



Zoning Bylaw No. 12800

Last revised July 2012

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970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone

1. General Purpose
2. Permitted Uses
3. Discretionary Uses
4. Development Regulations

970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone

1. General Purpose
2. Permitted Uses
3. Discretionary Uses
4. Development Regulations
5. Design

970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone

1. General Purpose
2. Permitted Uses
3. Discretionary Uses
4. Development Regulations
5. Design

970.10 (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone

1. General Purpose
2. Permitted Uses
3. Discretionary Uses
4. Development Regulations

Appendix I – Special Area Edmonton Energy and Technology Park

980 Special Area Heritage Valley Low Density Zone

1. General Purpose
2. Area of Location
3. Permitted Uses
4. Discretionary Uses
5. Development Regulation
6. Additional Development Regulations for Discretionary Uses

Appendix I – Special Area Heritage Valley Low Density

990 Special Area Heritage Valley Town Centre Zone

1. General Purpose
2. Area of Location
3. Zones Created by Special Area Provisions

990.4. (TC-C) Heritage Valley Town Centre Commercial Zone

1. General Purpose

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- 2. Permitted Uses**
- 3. Development Regulations**
 - Appendix I – Special Area Heritage Valley Town Centre**
 - Appendix II – Concept Plan**

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Interpretive Clauses

1. *Title and Contents*

1.1 Title

This Bylaw is the City of Edmonton Zoning Bylaw and is referred to as the Edmonton Zoning Bylaw.

1.2 Contents of Bylaw

The contents of this Bylaw shall include:

1. Part I, comprising this Section 1 to Section 109, both inclusive, and also all appurtenant Schedules and Appendices to those Sections;
2. Part II, comprising all of the Zoning clauses, being Section 110 to Section 999, both inclusive, and also all appurtenant Schedules and Appendices to those Sections;
3. Part III, comprising the Zoning Map; and
4. Part IV, comprising all Direct Control Provisions adopted by City Council pursuant to the provisions of Section 720 of this Bylaw.

1.3 Headings and Titles

Notwithstanding any other provision of this Bylaw or any other Bylaw passed by Council to the contrary, headings and titles within this Bylaw shall be deemed to form a part of the text of this Bylaw.

Zone is to be interpreted as the same as District and a Rezoning Amendment is to be interpreted as the same as a Redistricting Amendment.

2. *Repeal, Enactment and Transition Procedures*

- 2.1 No provisions of any other Bylaw with respect to zoning, development control, development schemes and Land Use Classifications shall hereafter apply to any parts of the City described in this Bylaw.
- 2.2 City of Edmonton Land Use Bylaw 5996, as amended is repealed.
- 2.3 The provisions of this Bylaw come into effect 90 days after the date of its enactment (the "Effective Date").

*Bylaw 12807
April 18, 2001*

- 2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development

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Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.

*Bylaw 12809
May 30, 2001*

- 2.5 Part III of this Bylaw is hereby amended to incorporate all changes to Bylaw 5996 that took place between November 15, 2000 and the Effective Date.
- 2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.
- 2.7 Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

3. Other Provisions

3.1 Community and Neighbourhood Improvement Plans

Wherever the regulations of this Bylaw require reference to the policies or provisions of a Statutory Plan, the Development Officer shall in the case of Calder, Canora, Groat Estate and Norwood also refer, for that purpose, to the policies and provisions of the applicable Community Plan or Neighbourhood Improvement Plan adopted prior to July 3, 1980. Where the provisions of plans refer to Zones of Zoning Bylaw 2135 or the Land Use Classification Guide, the Development Officer shall have regard to them, insofar as they are applicable, with respect to the closest equivalent Zone of this Bylaw.

3.2 Other Provisions for Direct Control Provision with Daytime Child Care Services Use Class

For all Direct Control Provisions created prior to the passage of Bylaw 11095, which contain Daytime Child Care Services as a listed Use, this Use Class shall be replaced by the Use Class Child Care Services and the development of such Uses shall be in accordance with the regulations of Section 80 Child Care Services.

3.3 Other Provisions for Direct Control Provision with Single Detached, Semi-detached or Duplex Housing, and Secondary Suite Use Classes

For all Direct Control Provisions created prior to the passage of Bylaw 11844, which contain any of the Single Detached, Semi-detached and Duplex Housing and Secondary Suite Use Classes as listed Uses, the maximum number of Single Detached Dwellings per lot shall be one, the maximum number of Semi-detached or Duplex Dwellings per lot shall be two, and the maximum number of Secondary

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Suites per lot, in addition to the principal Single Detached Dwelling, shall be one, unless specifically noted otherwise in the Direct Control bylaw.

3.4 Other Provisions for existing Development Permits, and Direct Control Provisions

In any Development Permit, Direct Control Provision or Overlay issued or created prior to the enactment of this Bylaw:

1. the use Funeral Services or Cremation and Interment Services is deemed to be the Funeral, Cremation and Interment Services Use Class;
2. the use Minor Home Occupation or Office-in-the-Home is deemed to be the Minor Home Based Business Use Class;
3. the use Major Home Occupation or Homecraft is deemed to be the Major Home Based Business Use Class;
4. the use Linked Housing is deemed to be the Row Housing Use Class;
5. the use Major Eating and Drinking Establishments is deemed to be Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs Use Classes;
6. the use Minor Eating and Drinking Establishments is deemed to be the following Use Classes:
 - a. Specialty Food Services;
 - b. Restaurants; and
 - c. Bars and Neighbourhood Pubs for less than 100 occupants.

*Bylaw 12808
May 30, 2001*

3.5 Foster Homes

Notwithstanding anything contained in any Direct Control Provision no person shall require a Permit for a Use identified as "Foster Homes" in a Direct Control Provision.

3.6 Transitional and Interpretive

1. In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw (including Part III, the Zoning Map) the text shall govern.
2. In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
3. In the case of any conflict between information expressed in metric units and in imperial units, the metric shall govern.

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*Bylaw 15786
July 18, 2011*

3.7 Other Provisions for Statutory Plans and the Medium Scale Residential Infill Overlay

1. Wherever the policies or provisions of a Statutory Plan make reference to the Medium Density Residential Overlay applying to the RF6 or RA7 zones, the Development Officer shall instead refer to the regulations contained within Section 823 of this Bylaw, the Medium Scale Residential Infill Overlay.

4. *The Zoning Map*

- 4.1** The Zoning Map Part III of this Bylaw, divides the City into Zones and specifies the Zones or Overlay Provisions applying to particular lands.

4.2 Zoning and Overlay Boundaries

Should uncertainty or dispute arise relative to the precise location of any zoning boundary or Overlay boundary, as depicted on the Zoning Map, the location shall be determined by applying the following rules:

1. where a zoning boundary is shown as approximately following the centre of streets, Lanes or other public thoroughfares, it shall be deemed to follow the centre line thereof;
2. where a zoning boundary is shown as approximately following the boundary of a Site, the Site boundary shall be deemed to be the boundary of the Zone for that portion of the zoning boundary which approximates the Site boundary;
3. where a zoning boundary is shown approximately following City limits, it shall be deemed to be following City limits;
4. where a zoning boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it shall be deemed to follow the centre line of the right-of-way thereof;
5. where a zoning boundary is shown as approximately following the edge or shore lines of the North Saskatchewan River, or other bodies of water, it shall be deemed to follow such lines, and in the event of change in such edge or shorelines, it shall be deemed as moving with the same;
6. where a zoning boundary is shown as being parallel to or as an extension of features noted above, it shall be so construed;
7. where a zoning boundary is shown as approximately following a topographic contour line or a top-of-the-bank line, it shall be deemed to follow such line, and in the event of change in such line, it shall be deemed as moving with that line;

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8. where features on the ground are at variance with those shown on the Zoning Map or in other circumstances not mentioned above, the Development Officer shall interpret the zoning boundaries. Any such decision may be appealed to the Subdivision and Development Appeal Board; and
9. where a zoning boundary is not located in conformity to the provisions of clauses (1) to (8) above, and in effect divides or splits a registered parcel of land, the disposition of such boundary shall be determined by dimensions indicated on the Zoning Map or by measurements directly scaled from that Map.

4.3 Street and Highway Boundaries

*Bylaw 16032
March 16, 2012*

1. Notwithstanding anything contained in this Bylaw, no Zone shall be deemed to apply to any public roadway and any public roadway may be designed, constructed, widened, altered, redesigned and maintained in such manner as may be determined by Transportation Services.
2. Where any public roadway is closed pursuant to the provisions of the Municipal Government Act, the land contained therein shall there upon be deemed to carry the same Zone as the abutting land, even where the abutting land is designated as a Direct Control Provision.
3. Where such abutting lands are governed by different Zones, the centre line of the public roadway shall be deemed to be the zoning boundary.
4. Where through the operation of subsection 4.3(2) the boundaries of a Direct Control Provision are extended to include a closed portion of public roadway, the Area of Application for the Direct Control Provision, as set out in the regulations governing that zoning boundary, which are within Part IV of the Zoning Bylaw, shall be automatically amended by the Development Officer to include, as part of the Area of Application, reference to the closed portion of public roadway which becomes part of the Direct Control Provision.

5. *Approval Required For Development*

5.1 No Person:

1. shall commence, or cause or allow to be commenced, a Development without a development Permit therefor issued under the provisions of Section 12 of this Bylaw; or
2. shall carry on, or cause or allow to be carried on a development without a Development Permit therefor issued under Section 12 of this Bylaw.

5.2 An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove

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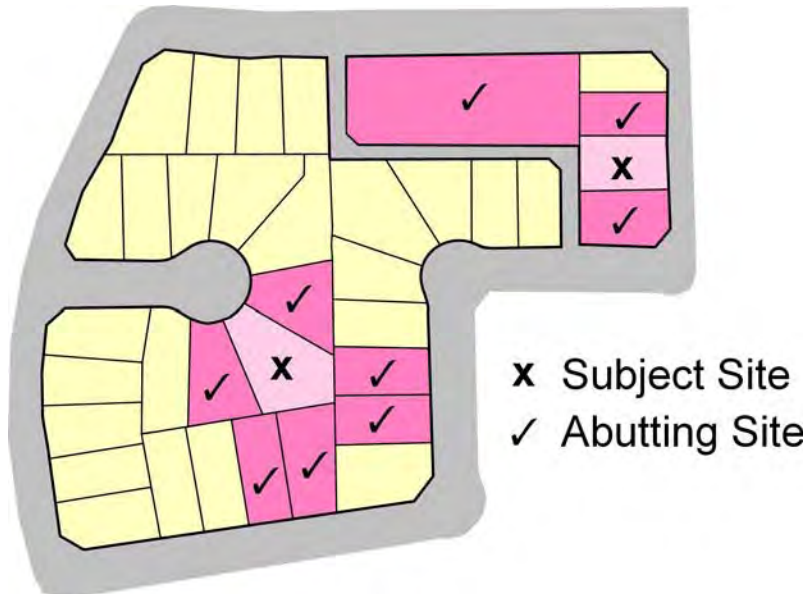
obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

6. General Definitions

Terms and words in this Bylaw which are defined in the Municipal Government Act, 1994, have the meaning expressed in that Act. Other terms and words, unless the context requires otherwise, are defined as follows:

1. **Abut** or **abutting** means immediately contiguous to or physically touching, and when used with respect to a lot or Site, means that the lot or Site physically touches upon another lot, Site, or piece of land, and shares a property line or boundary line with it;

*Bylaw 15414
May 25, 2010*

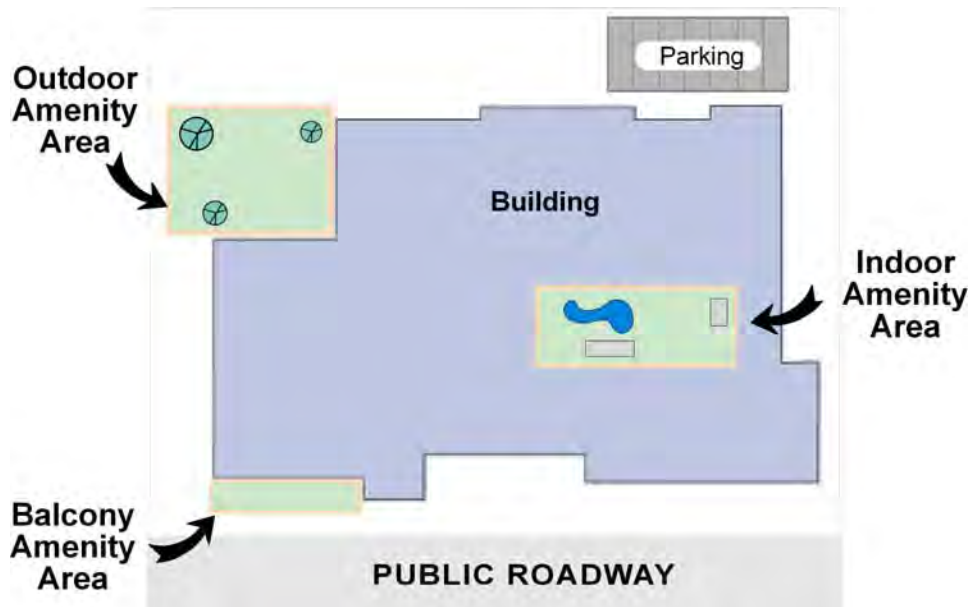


2. **Accessory** means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and exclusively devoted to the principal Use or building, and located on the same lot or Site;
3. **Act** or **Municipal Government Act**, means the Municipal Government Act, S.A. 1994, c.M-26.1, as amended. References in this Bylaw to other Acts shall have the following meanings:
 - a. Condominium Property Act, shall mean the Condominium Property Act, R.S.A. 1980, c. C 22, as amended;
 - b. Environmental Protection and Enhancement Act, shall mean the Environmental Protection and Enhancement Act, S.A. 1992, c. E-13.3, as amended;
 - c. Highway Traffic Act, shall mean the Highway Traffic Act, R.S.A. 1980,

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- c. H-7, as amended;
 - d. Historical Resources Act, shall mean the Historical Resources Act, R.S.A. 1980, c. H-8, as amended;
 - e. Railway Act, shall mean the Railway Act, R.S.A. 1980, c. R-4, as amended;
 - f. Safety Codes Act, shall mean the Safety Codes Act, S.A. 1991, c. S-0.5, as amended; and
 - g. Universities Act, shall mean the Universities Act, R.S.A. 1980, c. U-5, as amended;
4. **Amateur Radio Antenna and Support Structure** means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators;
5. **Amenity Area** means:
- a. with respect to Residential Use Classes, space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw; and
 - b. with respect to Non-Residential Use Classes, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw;

Bylaw 15414
May 25, 2010



Edmonton Zoning Bylaw 12800

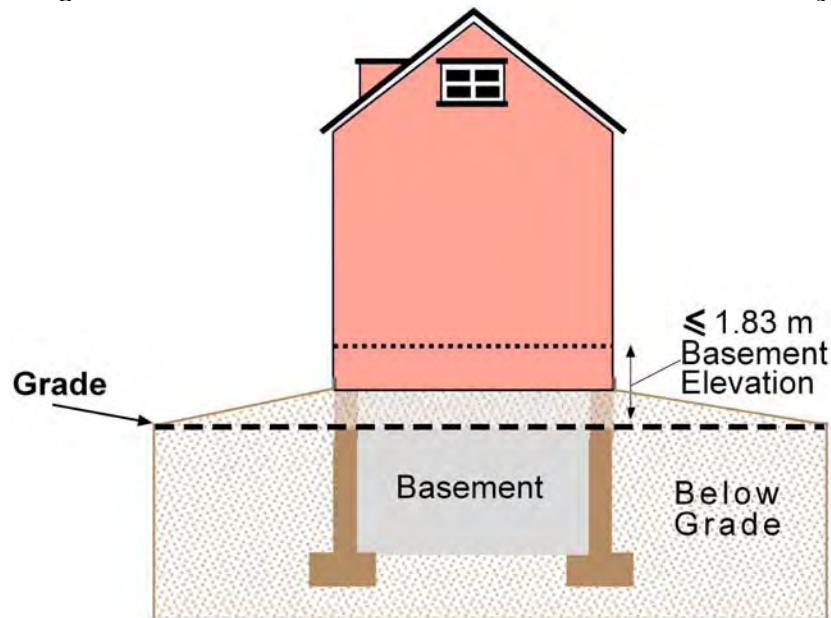
6. **Animal Unit** means the number of animals of a particular category of livestock that shall excrete 73 kg of total nitrogen in a 12 month period;
7. **Bachelor Suite** and **Bed Sitting Room** means a Dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a Dwelling containing one or more bedrooms;

*Bylaw 14241
February 7, 2007*

8. **Bare Land Condominium** means a condominium development containing Bare Land Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.
9. **Bare Land Condominium Unit** means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.

*Bylaw 15414
May 25, 2010*

10. **Basement** means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.83 m of its clear Height which lies below the finished level of the floor directly above;



11. **Bed and Breakfast Operation** means a Dwelling where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public;
12. **Bicycle Parking** means a rack, railing, locker, or other structurally sound device which is designed for the securing of one or more bicycles in an orderly fashion;
13. **Blank Walls** means exterior walls containing no windows, doors or other similar openings;
14. **Calliper** means the trunk diameter of a tree measured at a point 300.0 mm

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above the top of the root ball;

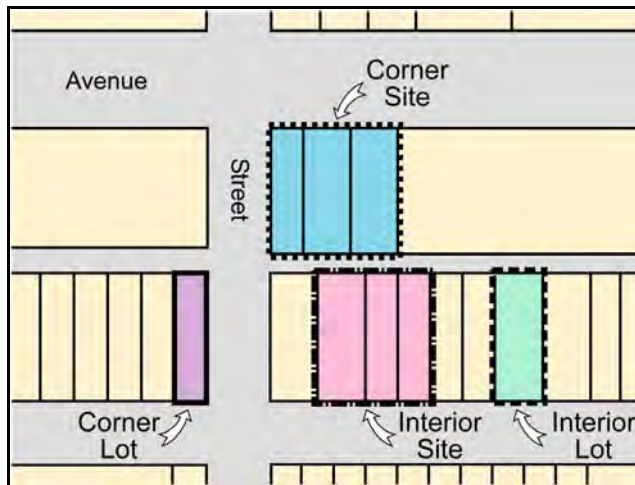
15. **Conversion** means a change in Use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the Use of such land or building with or without involving major structural alterations;

*Bylaw 14934
June 16, 2008*

16. **Corner Lot** means:

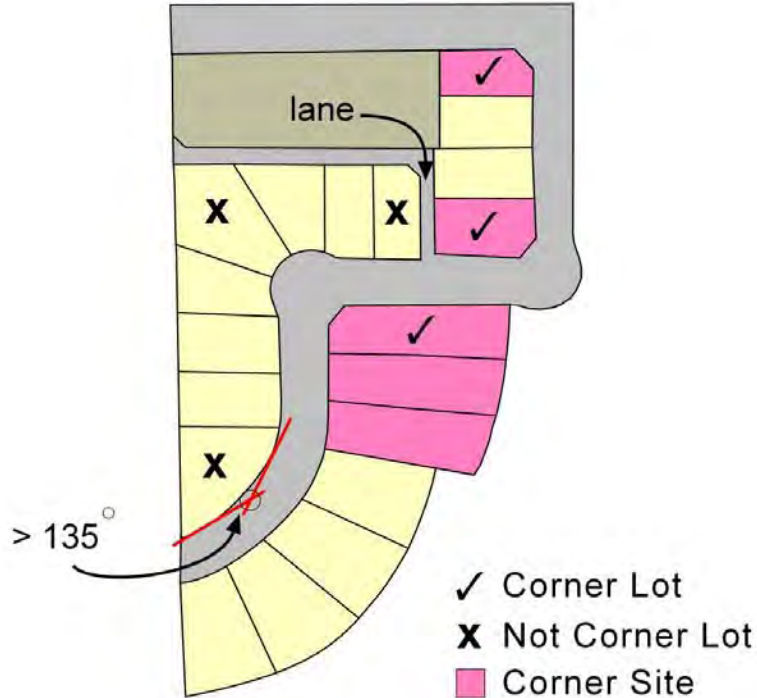
- a. a Lot located at the intersection of two public roadways, other than Lanes; or
- b. a Lot located abutting a public roadway, other than a Lane, which changes direction at any point where it abuts the Lot;

provided that in both cases the Lot shall not be considered a Corner Lot where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Lot shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.



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May 25, 2010



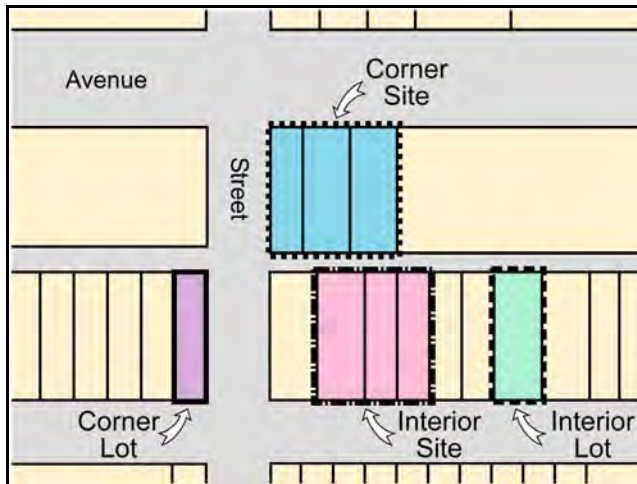
Examples

Bylaw 14934
June 16, 2008

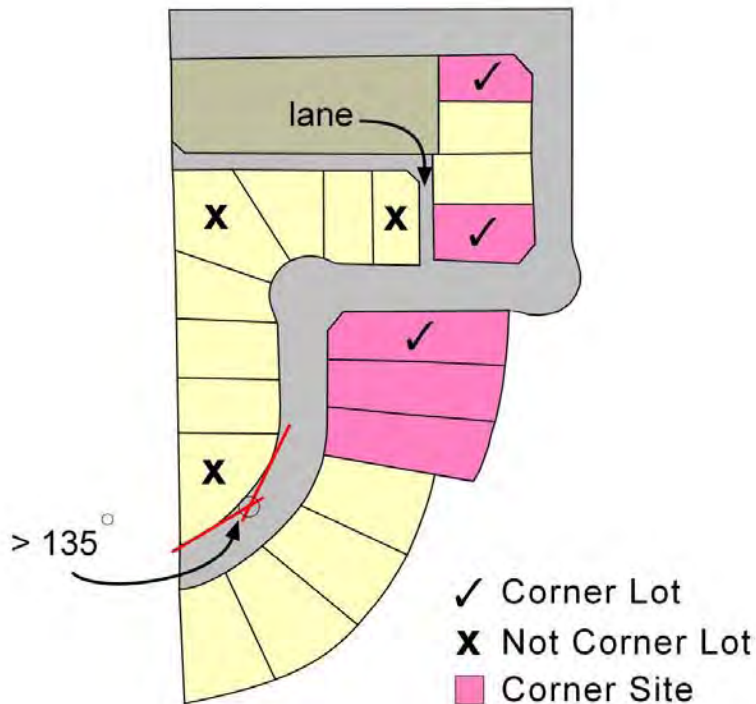
17. **Corner Site** means an area of land consisting of one or more adjacent Lots where at least one Lot is:
- located at the intersection of two public roadways, other than Lanes; or
 - abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;

provided that in both cases the Site shall not be considered a Corner Site where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Site shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.

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*Bylaw 15414
May 25, 2010*



Examples

- 18. **Council** means the Council of the Municipal Corporation of the City of Edmonton;
- 19. **Curb Cutting** means the cutting or lowering of a curb, sidewalk or boulevard, or any of them, to provide a driveway for vehicular and pedestrian access to a Site;

*Bylaw 15643
May 2, 2011*

- 20. **Dangerous Goods** means Dangerous Goods as defined in the Alberta Fire

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Code, as may be amended from time to time, and are produced, processed, handled, stored, used or disposed of on any site.

21. **Density** means, when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;
22. **Discretionary Uses** means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer;
23. **Double Fronting Site** means a Site which abuts two public roadways, not including Lanes as defined in the Highway Traffic Act, which are parallel or nearly parallel in the vicinity of the Site;

*Bylaw 15634
September 26, 2011*

24. **Driveway** means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.
25. **Dwelling** means one or more self-contained rooms provided with sleeping and cooking facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a Household and either up to two lodgers, roomers or boarders;

*Bylaw 15643
May 2, 2011*

26. **Eco-Industrial Development** means a community of manufacturing and service businesses seeking enhanced environmental and economic performance through collaboration in managing environmental and resources issues including energy, water and materials. By working together, the community of businesses seeks a collective benefit which is greater than the sum of the individual benefits each company would realize if it optimized its individual performance only.

*Bylaw 15643
May 2, 2011*

27. **Eco-Industrial Networking (EIN)** means embraces a systems approach and lessons from nature. In practice, EIN creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people. Possible benefits are:

- More efficient land use planning
- Greater returns for capital investment
- Leveraged partnerships between public and private organizations
- Integral consideration of ecological, social, and economic impacts
- Multi-objective infrastructure systems (utilities / services)
- Sustainable economic development
- Green buildings, technologies & practices
- "Waste = food" synergies

28. **Edmonton Zoning Bylaw** means a land use bylaw, as that term is used in

Edmonton Zoning Bylaw 12800

the Municipal Government Act;

29. **Enclosed Front Porch** means an entrance structure typically located at the front or side of a Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure have been enclosed by solid walls or windows;

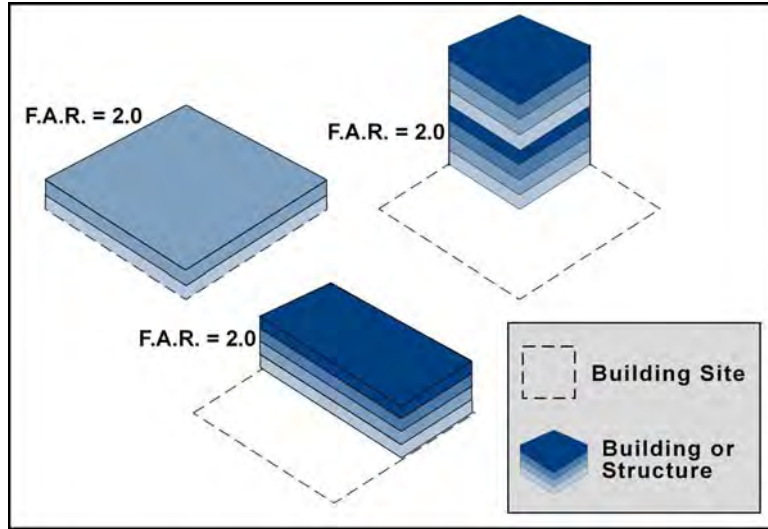
*Bylaw 15201
December 13, 2010*

30. **Façade** means the exterior outward face of a building. Typically, the façade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public façades
31. **Family Oriented Dwelling** means a Dwelling suitable as a residence for a Household with children and meeting the following criteria:
- a. the lowest Storey of the Dwelling is no higher than the third Storey of the building;
 - b. the Dwelling has two bedrooms or more, and the average number of bedrooms per Dwelling is not less than 2.25 for all such Dwellings in a development;
 - c. the Dwelling has individual and private access to grade, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing; and
 - d. the Dwelling has direct access to a Private Outdoor Amenity Area;
32. **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;

*Bylaw 15414
May 25, 2010*

33. **Floor Area Ratio** means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding: (a) Basement areas used exclusively for storage or service to the building; (b) parking areas below grade; (c) walkways required by the Development Officer; and (d) Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site;

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Bylaw 15201
December 13, 2010

34. **Floor Plate** means the total floor area of a Storey within a building or structure contained within the outside surface of the exterior walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

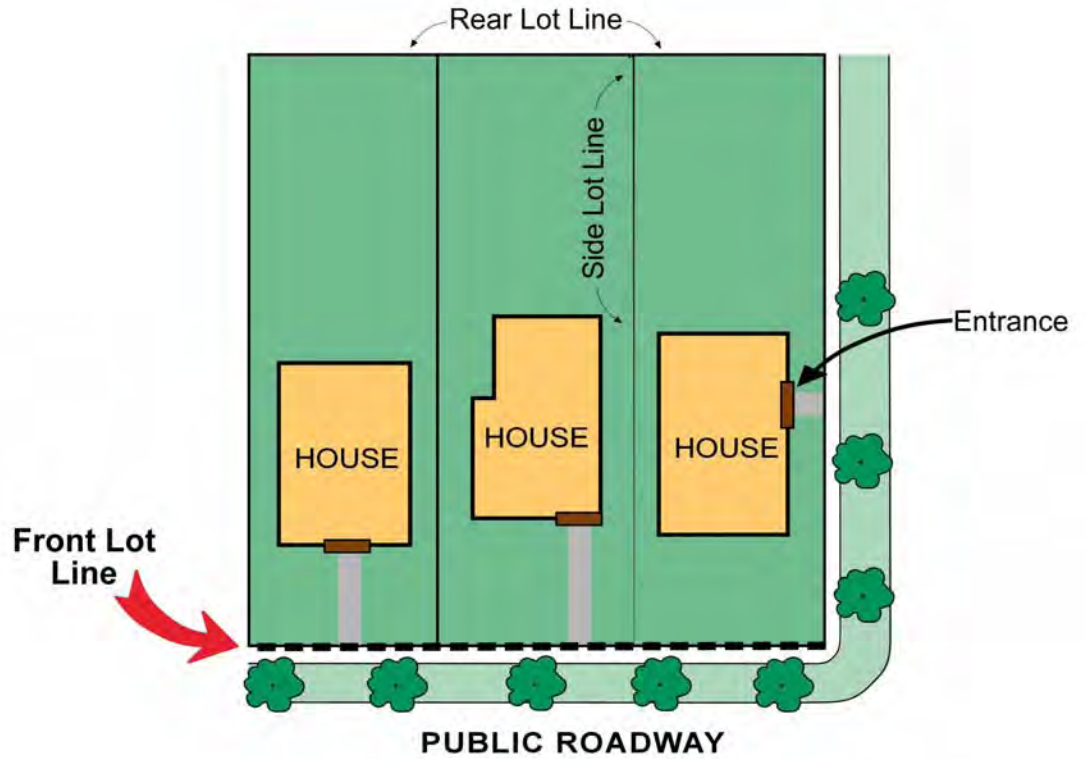
Bylaw 15414
May 25, 2010

35. **Frontage** means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public roadway, not including a Lane, which is directly accessible from the development. The Frontage of an individual premises in a multiple occupancy development shall be considered as the total width of the bays occupied by that premises which have exposure parallel to any Frontage of the multiple occupancy development;

Bylaw 15414
May 25, 2010

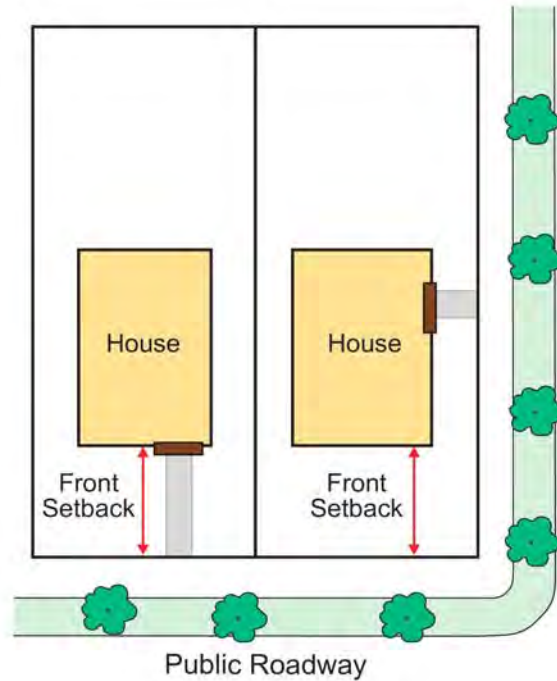
36. **Front Lot Line** means the property line separating a lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line;

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*Bylaw 15735
June 20, 2011*

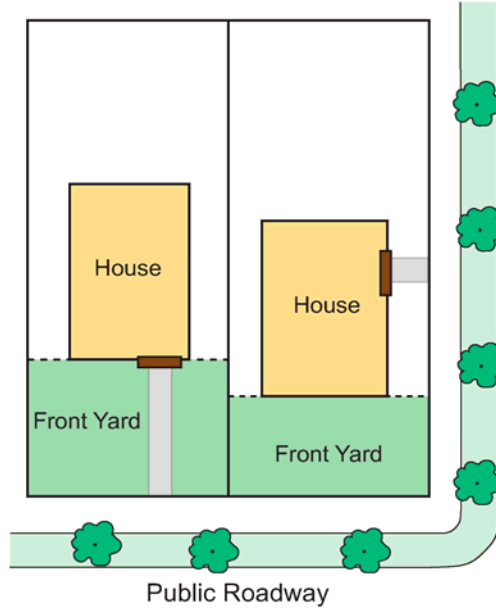
37. **Front Setback** means the distance that a development or a specified portion of it, must be set back from a Front Lot Line. A Front Setback is not a Front Yard, Amenity Space or Separation Space;



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Bylaw 15735
June 20, 2011

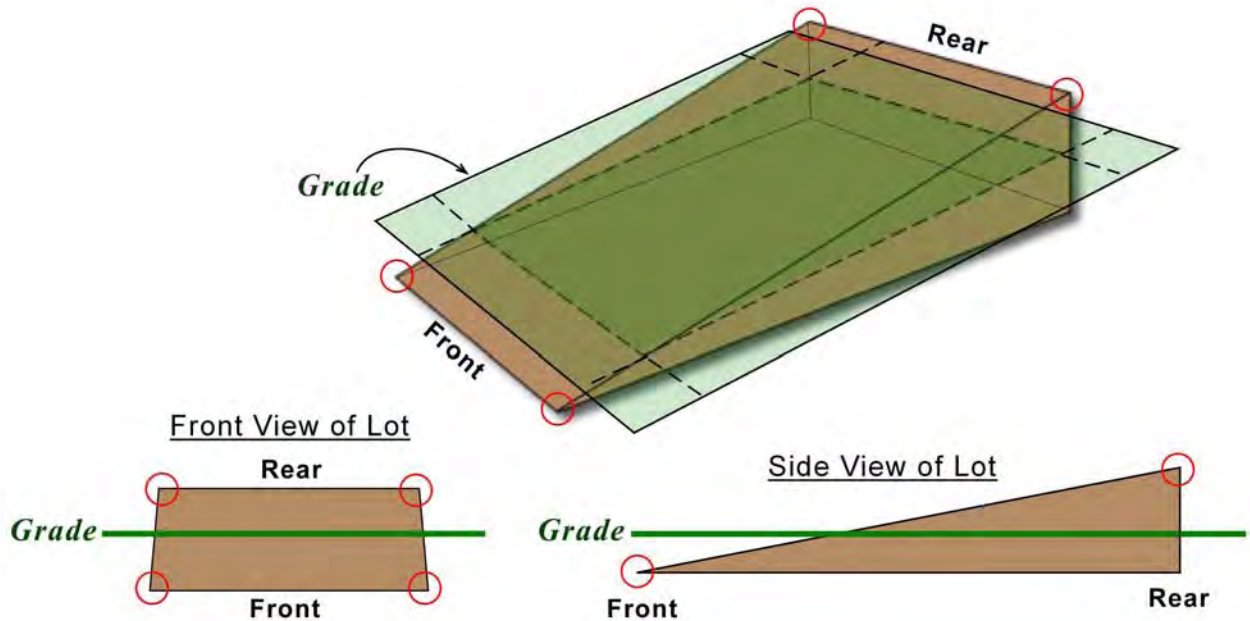
38. **Front Yard** means the portion of a Site abutting the Front Lot Line extending across means the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections;



39. **Garage** means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;

Bylaw 15414
May 25, 2010

40. **Grade** means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.



"This illustrates an example of grade calculation as per Section 52.5.b."

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*Bylaw 15643
May 2, 2011*

41. **Green Buildings** refers to buildings that strive to balance environmental, economic, and social considerations in design, construction and operation. Energy, water and resource efficiency; occupant comfort and well-being; site development and community context; and the economics of building construction and operation are key considerations. In comparison to conventional buildings, green buildings take advantage of natural processes to generate less waste, less pollution, and reduce their overall environmental footprint;

*Bylaw 15643
May 2, 2011*

42. **Green Parking Lots** refer to surface parking lots which integrate Permeable Paving Materials, substantial tree cover and plant material, and direct surface runoff toward landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets include measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater run-off on-site, and preserving and enhancing the environment;

*Bylaw 15643
May 2, 2011*

43. **Green Roof** means the installation of vegetated roofs and site/building systems that either reduce the amount of storm water runoff and/or reuse storm water on-site or within buildings. Also known as green roof tops, vegetated roofs, planted roofs, rooftop gardens, or eco-roofs which utilize a variety of techniques for growing vegetation on a building rooftop. "Extensive" green roofs are usually lightweight green roof retrofits on existing building roofs, and cannot usually accommodate foot traffic. "Intensive" green roofs usually involve a deeper soil layer, and are easier to incorporate into new building designs;

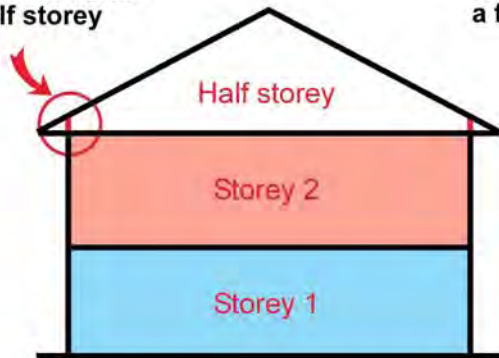
44. **Habitable Room** means any room in a Dwelling other than a Non-habitable Room;

*Bylaw 15414
May 25, 2010*

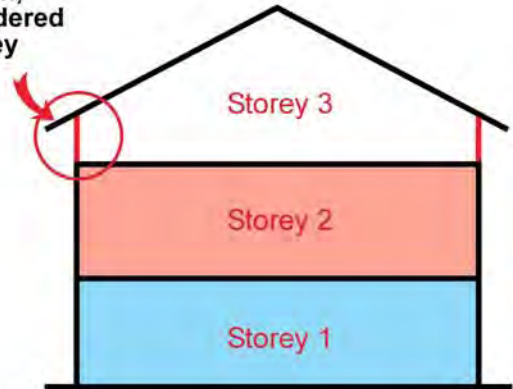
45. **Half Storey** means a Storey under a gable, hip, or gambrel roof, the wall plates of which, on at least two opposite walls, are not more than 0.66 m above the floor of such Storey;

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If less than or equal to 0.66 m high, it is considered a half storey



If more than 0.66 m high, it is considered a full storey



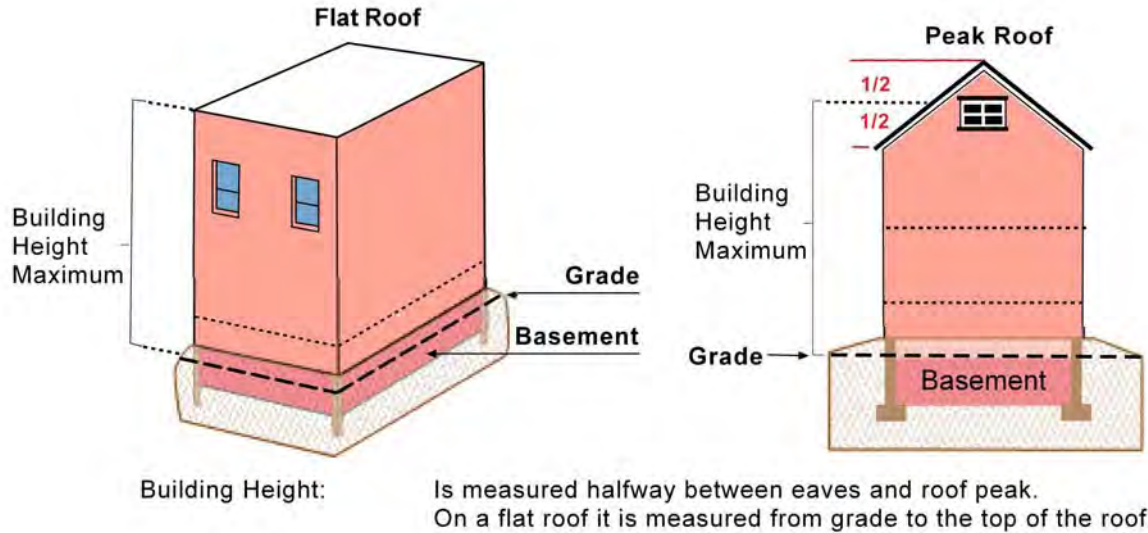
46. **Height** means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:
- the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and

*Bylaw 14750
December 12, 2007*

- the average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height of the Zone or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw;

Edmonton Zoning Bylaw 12800

Bylaw 15414
May 25, 2010



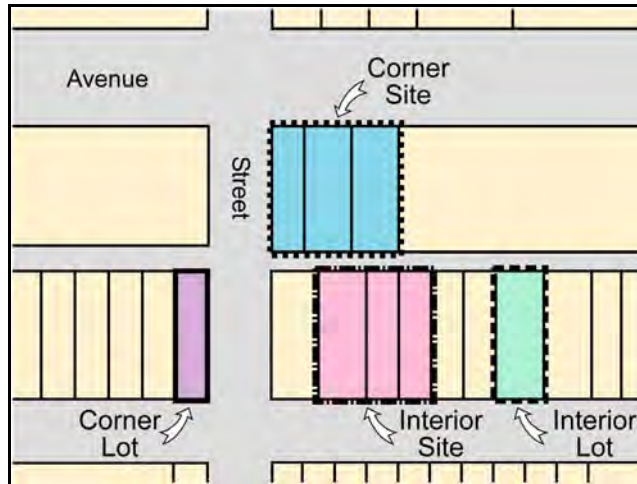
47. **Household** means:

- a. a person; or
- b. two or more persons related by blood, marriage or adoption; or
- c. a group of not more than five persons who are not related by blood, marriage, or adoption; or
- d. a combination of (b) and (c), provided that the total of the combination does not exceed five;

all living together as a single housekeeping group and using cooking facilities shared in common. A Household may also include domestic servants;

Edmonton Zoning Bylaw 12800

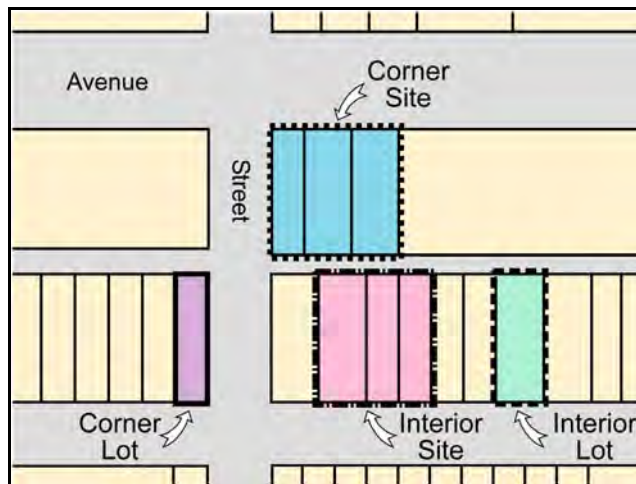
48. **Interior Lot** means any Lot other than a Corner Lot;



Examples

*Bylaw 14934
June 16, 2008*

49. **Interior Site** means any Site other than a Corner Site;



Examples

50. **Isolation** means, when used with reference to a Site, that the Site is so situated with respect to a proposed development, and abutting existing development, proposed development for which a Development Permit has been issued, public roadways and natural features, that such Site would not comply with the minimum requirements of this Bylaw. Isolate has a similar meaning;

51. **Landscaping** means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

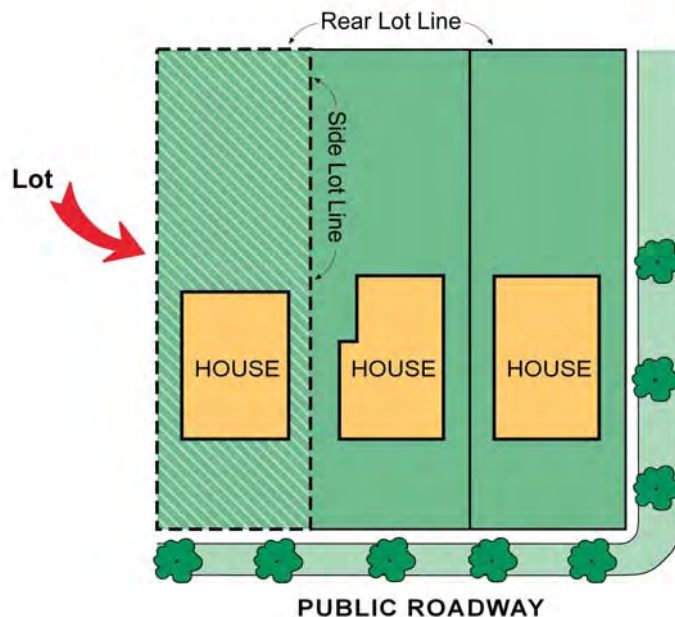
- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;

Edmonton Zoning Bylaw 12800

- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
 - c. architectural elements such as decorative fencing, walls and sculpture;
52. **Lane** means an alley as defined in the Highway Traffic Act, 1980;
53. **Living Room** means any room in a Dwelling used for the common social activities of the occupants, and designed for general living, whether or not combined with specific activities such as dining, food preparation, or sleeping. Unless provided in such combination, a kitchen or dining room is not a Living Room;

Bylaw 14934
June 16, 2008
Bylaw 15414
May 25, 2010

54. **Lot** means "lot" as defined under Part 17 of the *Municipal Government Act*;



55. **Mobile Home Lot** means the space allotted for the installation of one Mobile Home in any Mobile Home Park or Mobile Home Subdivision;
56. **Mobile Home Park** means a parcel of land under one title which has been divided into Mobile Home Lots;
57. **Mobile Home Subdivision** means an area designated RMH Zone under this Bylaw and subdivided by a registered plan into individual lots of Mobile Homes;

Edmonton Zoning Bylaw 12800

*Bylaw 15359
March 23, 2010*

58. **Multi-unit Project Developments** are developments of three or more Dwellings, Commercial or Industrial uses developed on a Site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Typical Multi-unit Project Developments include rental projects and conventional Condominium developments, developed in accordance with the Condominium Property Act, RSA 2000, c. C-22.

*Bylaw 14679
August 28, 2007*

59. **Natural Area Management Plan** means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.
60. **Non-habitable Room** means a space in a Dwelling providing a service function and not intended primarily for human occupancy, including bathrooms, entry ways, corridors, or storage areas;
61. **Non-required Habitable Room Windows** includes any windows, in any Habitable Room, not required to meet the ventilation and natural light requirements of the regulations of the Safety Codes Act;

*Bylaw 15643
May 2, 2011*

62. **Nuisance** means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building;
63. **Occupants** means, when referring to Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs, people that may occupy Public Space within any of these Uses, to be calculated at 1 Occupant per 1.2 m² of Public Space;
64. **Overlay** means additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying Zone;
65. **Parking Area** means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.
66. **Parking Garage** means an Accessory Building or Structure, or any portion of a principal building or structure, containing communal parking spaces used for vehicular parking or storage;
67. **Party Wall** means either:

Edmonton Zoning Bylaw 12800

- a. a wall erected at, or upon, a line separating two parcels of land, each of which is, or is capable of being, a separate legal parcel subdivided under the Municipal Government Act; or
- b. a wall separating two Dwellings, each of which is, or is capable of being, a separate legal parcel divided under the Condominium Property Act;

*Bylaw 15643
May 2, 2011*

68. **Permeable Paving Materials** are materials can include gravel, interlocking brick (with spacers), permeable concrete, permeable asphalt, soil pavement (e.g. poly-pavement), and structured grass surfaces. Each of these systems requires proper sub-grade preparation to allow infiltration and/or subsurface water storage;
69. **Permitted Uses** means those uses of land, buildings or structures for which Permits must be issued by the Development Officer, if the development meets all applicable regulations;

*Bylaw 14898
April 14, 2008*

70. **Platform Structures** means structures projecting from the wall of a building that may be surrounded by guardrails or parapet walls. Common structures include: balconies, raised terraces and decks;

*Bylaw 15643
May 2, 2011*

71. **Preferential Parking** means a conveniently located parking space set aside exclusively for use by a specified type of vehicle or class of users;
72. **Principal Living Room Windows** means the main or largest glazed area of a Living Room;

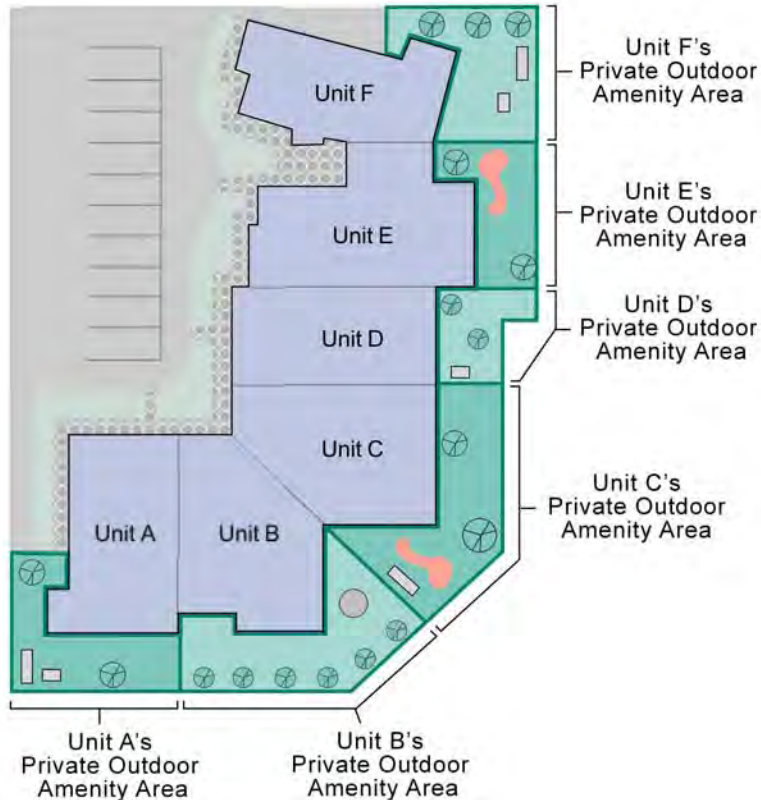
*Bylaw 14934
June 16, 2008*

73. **Privacy Zone** means an area within the minimum Separation Space which shall be free of buildings, public roadways, walkways, on-site roadways, communal parking areas and communal Amenity Areas;

*Bylaw 15414
May 25, 2010*

74. **Private Outdoor Amenity Area** means required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;

Edmonton Zoning Bylaw 12800

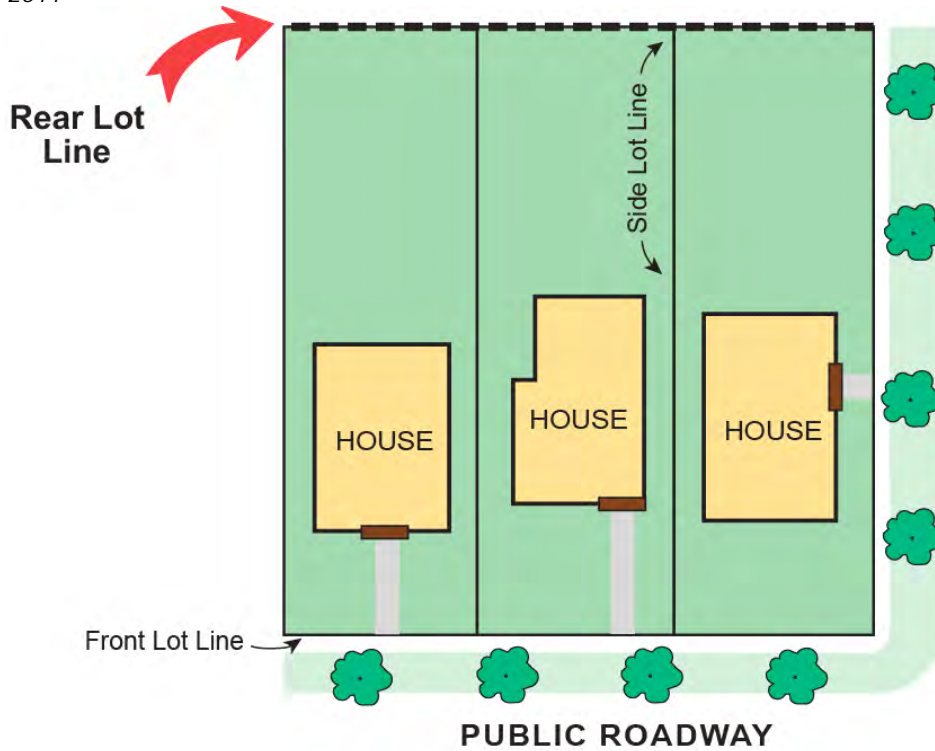


Bylaw 15201
December 13, 2010

75. **Public Amenity Space** means a space in the form of such things as an open space, park, plaza furnishings and includes locations of art, seating areas and other amenities at grade that are complementary to the adjacent streetscape and are visually and physically accessible to the public.
76. **Public Space** means space within an establishment, which is open to the public and not restricted to employees only. This definition does not include kitchens, administrative offices, food or drink preparation areas;
77. **Rear Lot Line** means either the property line of a lot which is furthest from and opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line;

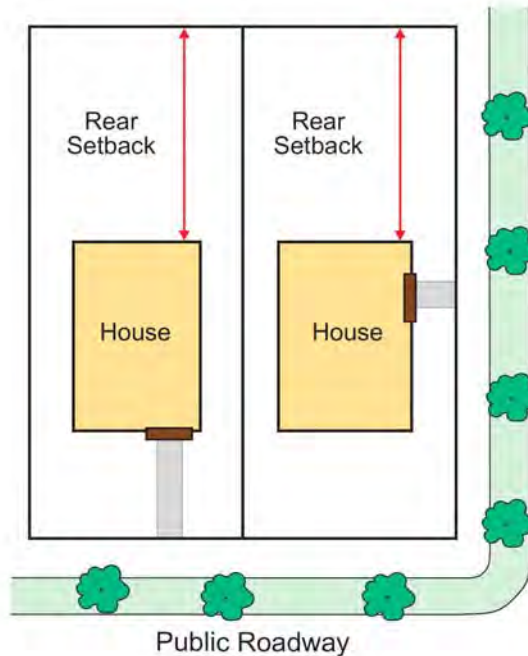
Edmonton Zoning Bylaw 12800

Bylaw 15735
June 20, 2011



Bylaw 15735
June 20, 2011

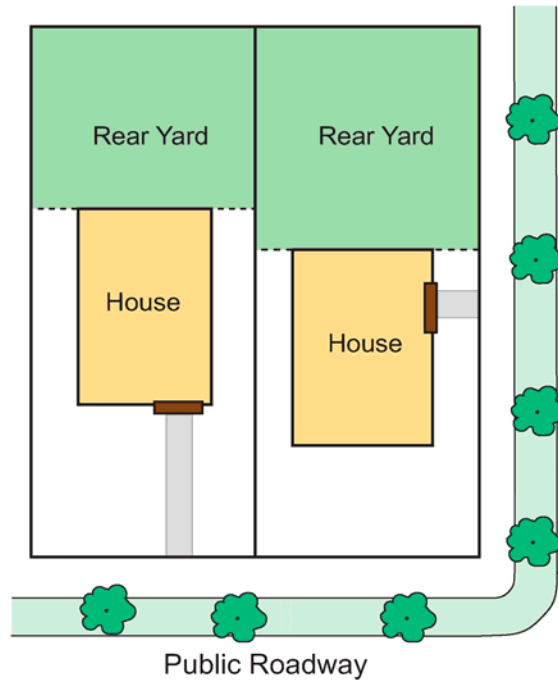
78. **Rear Setback** means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space;



Edmonton Zoning Bylaw 12800

Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011

79. **Rear Yard** means the portion of a Site abutting the Rear Lot Line extending across the full width of the Site, situated between the Rear Lot Line and the nearest wall of the principal building, not including projections;



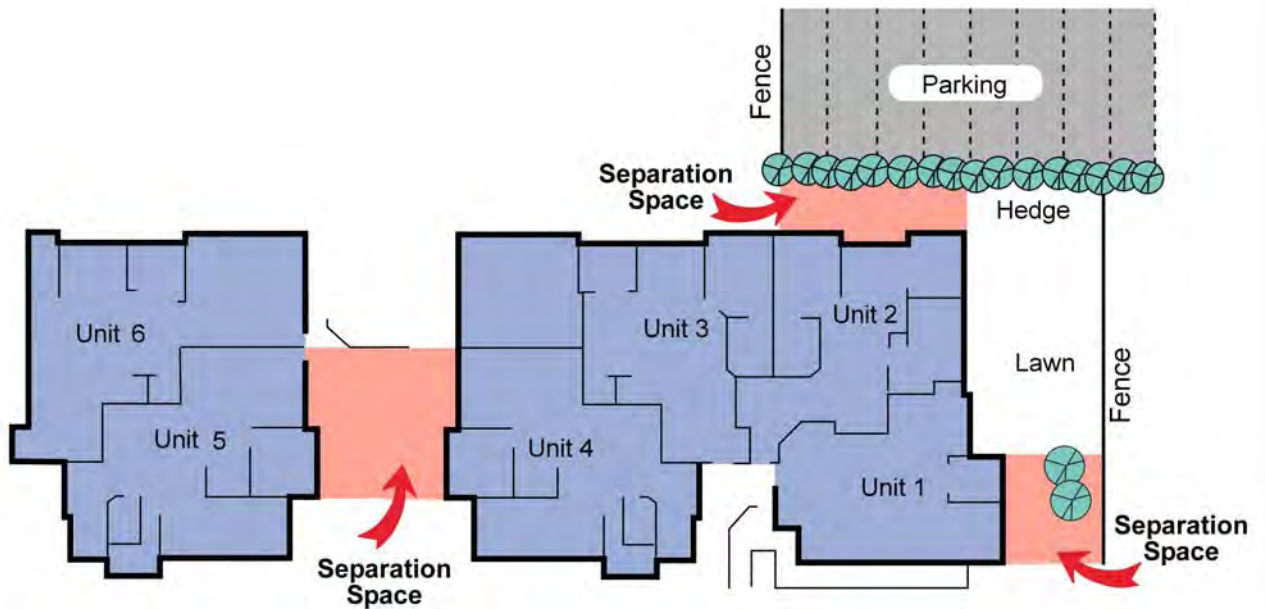
Bylaw 15643
May 2, 2011

80. **Renewable Energy Device** also known as Alternative Energy System or Power Generation Device means a device where energy is derived from sources that are not depleted by using them, these include:
- Co-generation** production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp).
 - District Energy** refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity).
 - Solar-electrical (PV)** Photovoltaic solar panels/modules use the sun's energy to produce electricity. That electricity can be used immediately, stored in batteries for later use or fed back to the electricity grid for use by others.
 - Solar Thermal** uses the sun's energy to produce solar hot water. There are two main types of solar hot water systems to choose from: flat plate and tube collectors.
 - Geothermal/ Earth Energy** refers to tapping the heat of the earth itself kilometers deep into the earth's crust. This type of energy is also referred to as geo-thermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth's surface.

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- f. **Wind Energy Conversion System** commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back onto the power grid.
- 81. **Satellite Signal Receiving Antenna** means an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. Such an antenna (also referred to as a "satellite dish") is usually circular in shape, concave on the receiving side, and may be fixed or rotatable so that it is capable of tracking more than one satellite. This definition does not include an amateur radio, citizens' band, or any other type of antenna, and does not include dishes under 1.0 m in diameter;
- 82. **Seasonal Bedding Sites** means an overwintering area where mature breeding animals and their unweaned young are fed and sheltered;
- 83. **Separation Space** means open space around Dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy. Separation Space is not a Yard;

*Bylaw 15414
May 25, 2010*



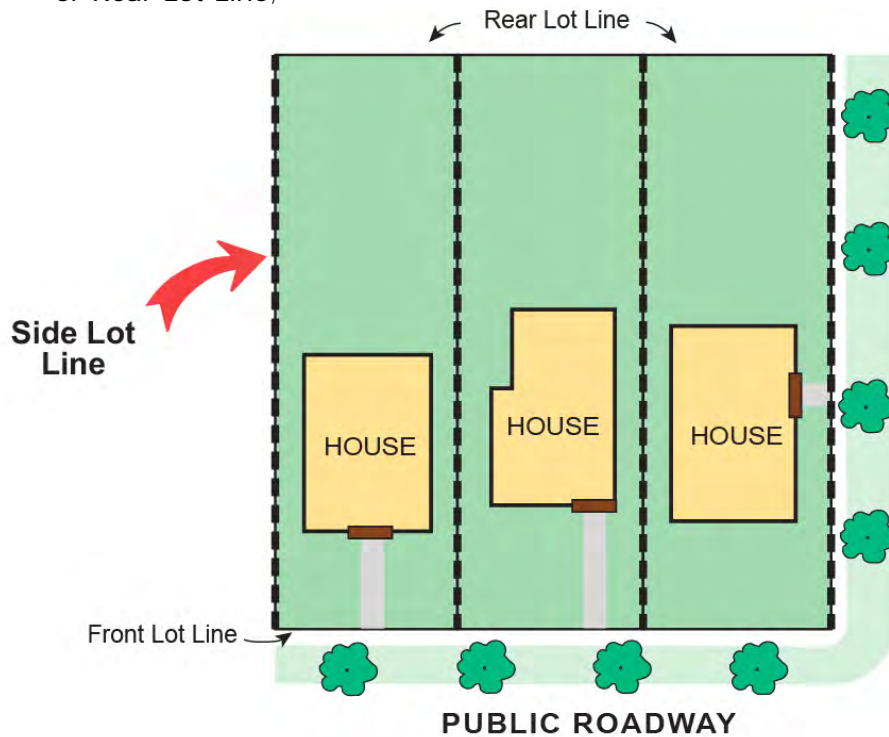
*Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011*

- 84. **Setback** means the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space;

Edmonton Zoning Bylaw 12800

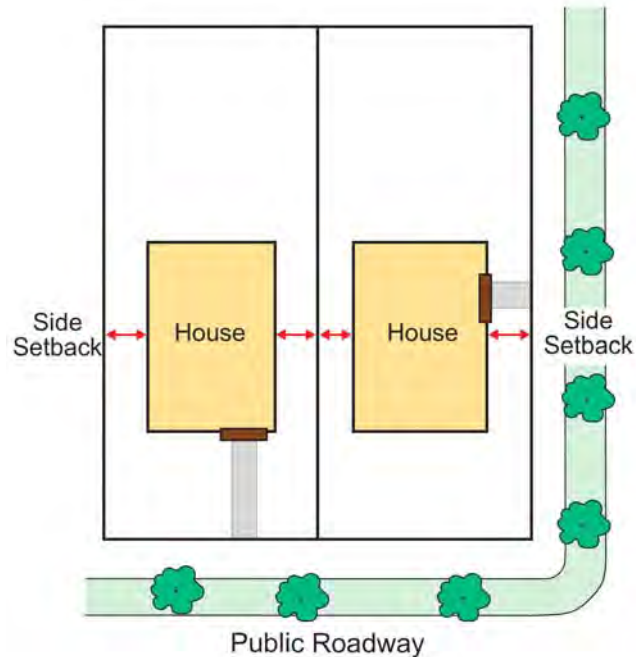
Bylaw 15735
June 20, 2011

85. **Side Lot Line** means the property line of a lot other than a Front Lot Line or Rear Lot Line;



Bylaw 15735
June 20, 2011

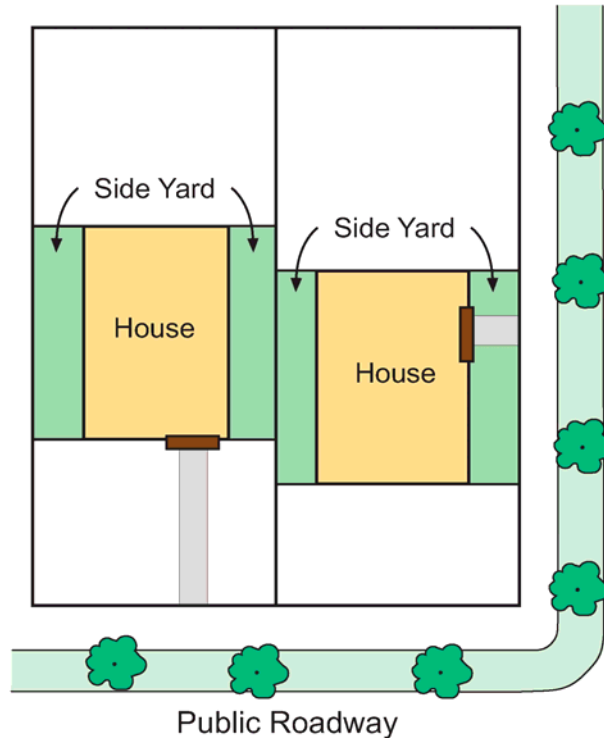
86. **Side Setback** means the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.



Edmonton Zoning Bylaw 12800

Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011

87. **Side Yard** means that portion of a Site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot Line and the nearest wall of principal building, not including projections;



Bylaw 14934
June 16 2008

88. **Site** means an area of land consisting of one or more abutting Lots;
89. **Site Coverage** means the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above grade, including Accessory Buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:
- steps, eaves, cornices, and similar projections;
 - driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above grade; or
 - unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above grade;

Bylaw 15735
June 20, 2011

90. **Site Width** means the horizontal distance between the side boundaries of

Edmonton Zoning Bylaw 12800

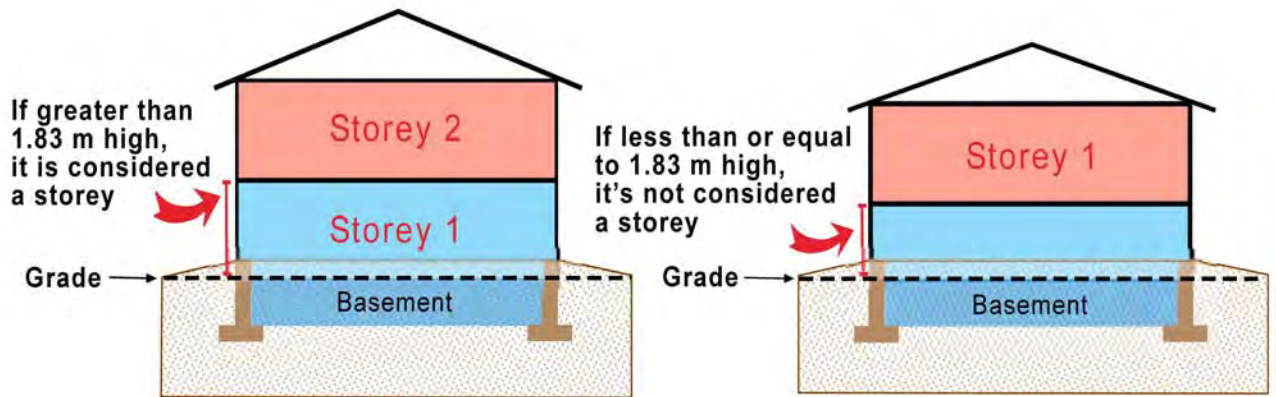
the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone;

91. **Sleeping Unit** means a Habitable Room, or a group of two or more Habitable Rooms, not equipped with self-contained cooking facilities, providing accommodation for not more than two persons;
92. **Statutory Plan** means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.

*Bylaw 15414
May 25, 2010
Bylaw 15038
April 15, 2009*

93. **Stepback** means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.
94. **Storey** means that portion of a building, which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the Storey is the portion of the building, which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is more than 1.83 m above grade, such Basement shall be considered a Storey for the purpose of this Bylaw;

*Bylaw 15414
May 25, 2010*



*Bylaw 15201
December 13, 2010*

95. **Street Wall** means a series of continuous building façades that are typically parallel to the road right-of-way.
96. **Tandem Parking** means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle;
97. **Temporary Development** means a development for which a Development Permit has been issued for a limited time only;

*Bylaw 15201
December 13, 2010*

98. **Tower** means a building within the boundary of the Capital City Downtown

Edmonton Zoning Bylaw 12800

Area Redevelopment Plan over 26 m tall with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts;

99. **Traffic Generation** means the volume of vehicular traffic generated over a prescribed area within a prescribed time frame, which can be directly attributed to a particular development or geographic area;

*Bylaw 15785
June 20, 2011*

100. **Transit Avenue** means a transportation corridor, served by one or more bus routes that provide service throughout the day, seven days a week, as shown in Appendix I to Section 54.2. The bus routes serving these areas operate with at least 15 minute frequency during weekday peak, weekday midday periods, Saturday midday periods, and Sunday midday periods and may connect major trip generators, LRT stations and Transit Centres. The land uses along these corridors are oriented toward the street.

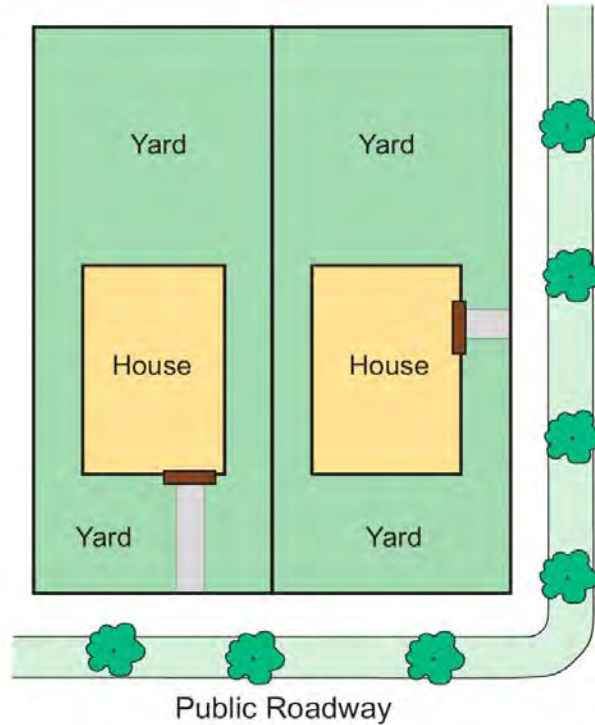
*Bylaw 15785
June 20, 2011*

101. **Transit Centre** means a connection point where multiple buses are able to stop simultaneously to allow cross route transfers between other buses or, where an LRT station exists, a transfer to an LRT vehicle. Transit Centres typically include bus shelters, benches or other amenities located adjacent to one or more roadways where multiple bus stops are accommodated.
102. **Treed Landscaped Boulevard** means that portion of public road right-of-way which has been landscaped with trees planted at intervals;
103. **Unenclosed Front Porch** means an entrance structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements;
104. **Use** means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained;
105. **Violation Notice** means the document issued by the City to a person who has committed an offence under Section 23 of this Bylaw;

*Bylaw 15735
June 20, 2011*

106. **Yard** means the part of a Site unoccupied by any portion of a building or structure 1.0 m or more above grade, unless otherwise permitted in this Bylaw. A Yard is not a Setback, Amenity Area or Separation Space;

Edmonton Zoning Bylaw 12800



107. **Zone** means a specific group of listed Use Classes and Development Regulations which regulate the use and development of land within specific geographic areas of the City. The Use Classes and Development Regulations are contained in Parts II and IV of this Bylaw, and may be subject to the regulations contained in Part I of this Bylaw, while the geographic areas to which they apply are shown on the Zoning Map, comprising Part III of the Bylaw;

*Bylaw 15735
June 20, 2011*

108. **Zoning Bylaw Compliance Certificate** ("Compliance Certificate") means a document which may be issued by a Development Officer, upon request and upon payment of the required fees, indicating that a building(s) located on a Site is (are) located in accordance with the Setback regulations of this Bylaw and the Setbacks specified in Development Permits which may have been issued for the Site. A Compliance Certificate shall not operate as a Development Permit nor shall it approve any variance to the Setback regulations of this Bylaw not previously approved.

Edmonton Zoning Bylaw 12800

6.2 General Sign Definitions

Terms and words used in this Bylaw regarding the regulations of signs, unless the context otherwise requires, are defined as follows:

1. **Abandoned Signs** means any On-premises or Off-premises Sign that, have either intentionally or unintentionally been allowed to fall into a state of disrepair, or any Sign which is not in a readable state;

*Bylaw 15892
October 11, 2011*

2. **Changeable Copy** means that portion of a Sign on which Copy can be readily changed manually through the utilization of attachable characters, or automatically through the electronic switching of lamp banks or illuminated tubes. Changeable Copy includes mechanically controlled time and temperature displays;
3. **Copy** means the letters, graphics or characters that make up the message on the Sign face;
4. **Copy Area** means the total area within one or more rectangles which enclose the entire limits of the Copy;

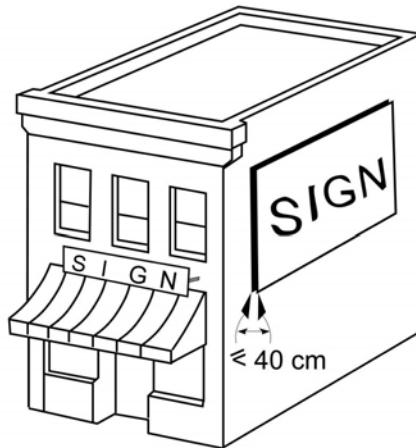
*Bylaw 15892
October 11, 2011*

5. **Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components;
6. **Directional Signs** means an On-premises Sign providing direction to pedestrian or vehicular traffic that may include advertising Copy, such as business Logograms. Directional Signs include such Signs as exit and parking Signs;

*Bylaw 15414
May 25, 2010*

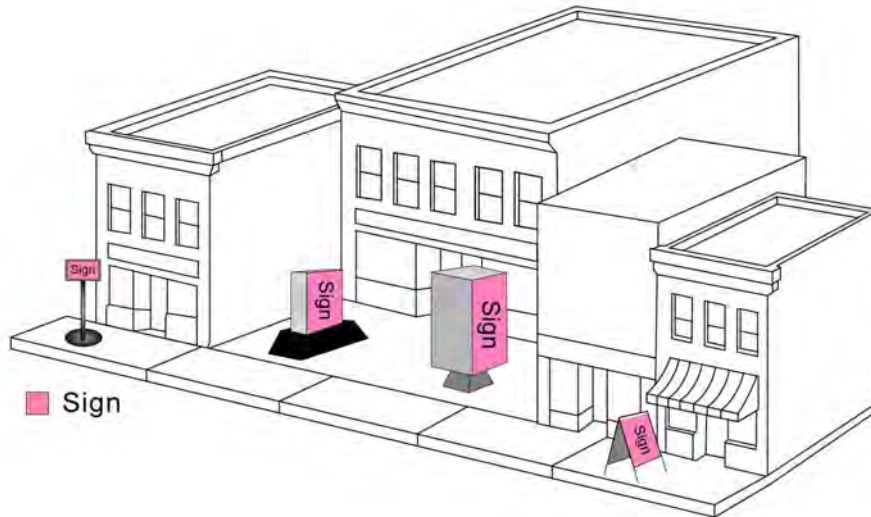
7. **Fascia Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed, so that the Sign does not extend more than 40 cm out from the wall or structure nor beyond the horizontal limits of the wall. Fascia Signs may or may not be permanent. This definition includes banners or any other two dimensional medium;

Edmonton Zoning Bylaw 12800



Bylaw 15414
May 25, 2010

8. **Freestanding Signs** means any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground;



9. **Frontage Signs** means the Site perimeter boundaries abutting a public road right-of-way other than a Lane;
10. **Height Signs** means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign;
11. **Identification Signs** means a Sign which contains only the name and addresses of a building, Site, premises or occupants and the activity carried on in the building, Site or premises, but does not include any other advertising Copy;
12. **Illuminated Signs** means any Sign having lighting directed on the Sign

Edmonton Zoning Bylaw 12800

face or from a light source located within the Sign which is transmitted through a transparent or translucent Sign face;

13. **Local Advertising Signs** means a Sign or portion of a Sign on which the Copy refers only to products or merchandise produced, offered for sale or obtainable at the premises on which the Sign is displayed and which are related to the principal function of such premises;
14. **Logogram** means a readily identifiable symbolic representation used exclusively by an individual company or person to simplify product or business recognition which contains no additional advertising message;

*Bylaw 15892
October 11, 2011*

15. **Mechanical Signs** means a Sign or part of a Sign which revolves or has mechanically moving parts;

*Bylaw 15892
October 11, 2011*

16. **Message Duration** means the period of time Copy is fixed or displayed on a Digital Sign face. Message Duration is measured in seconds and rounded to the nearest second;
17. **Official Signs** means a Sign required by, or erected pursuant to, the provisions of federal, provincial or municipal legislation;

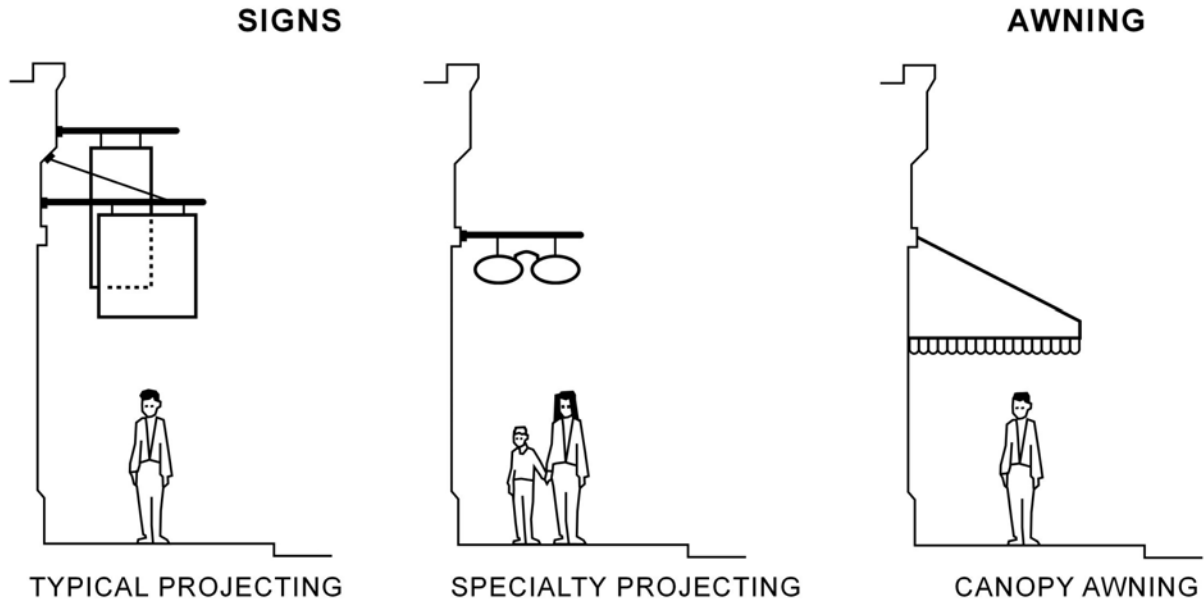
*Bylaw 15892
October 11, 2011*

18. **Off-Premise Sign** means any Sign displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, service or entertainment provided on the premises or Site where the Sign is displayed;
19. **Permanent Signs** means any Sign that is anchored to a footing extending below grade or affixed to, or painted on, a building or other structure in which the Copy has been painted or affixed in a durable manner. The Copy on the Sign shall relate to an activity, Use or event of indefinite time duration;

*Bylaw 15414
May 25, 2010*

20. **Projecting Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall by more than 40 cm. Projecting Signs may or may not be permanent. Such Signs may have either a flexible or rigid structure which extends outward from a building's exterior wall; may include icon, symbolic representations or Volumetric Signs, and includes Signs suspended below the ceiling or roof of a building canopy. Typical Signs include canopies and awnings;

Edmonton Zoning Bylaw 12800



*Bylaw 15414
May 25, 2010*

21. **Roof Signs** means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building;

*Bylaw 15892
October 11, 2011*

22. **Seasonal or Holiday Decorations** means temporary ornaments and displays erected in conjunction with seasonal or holiday activities such as Christmas or Canada Day where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise or entertainment;
23. **Signs** means any visual medium, including its structure and other component parts, illuminated or not illuminated, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing Signs include banners, placards, and painted messages, and Signs attached to or painted on a vehicle (or trailer) that is parked on a property and being used for advertising purposes. Signs shall not include national flags, interior window displays of merchandise, or Signs painted on or attached to a motor vehicle on a public roadway;
24. **Sign Area** means the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area;
25. **Sign Structure** means any structure which supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts;

Edmonton Zoning Bylaw 12800

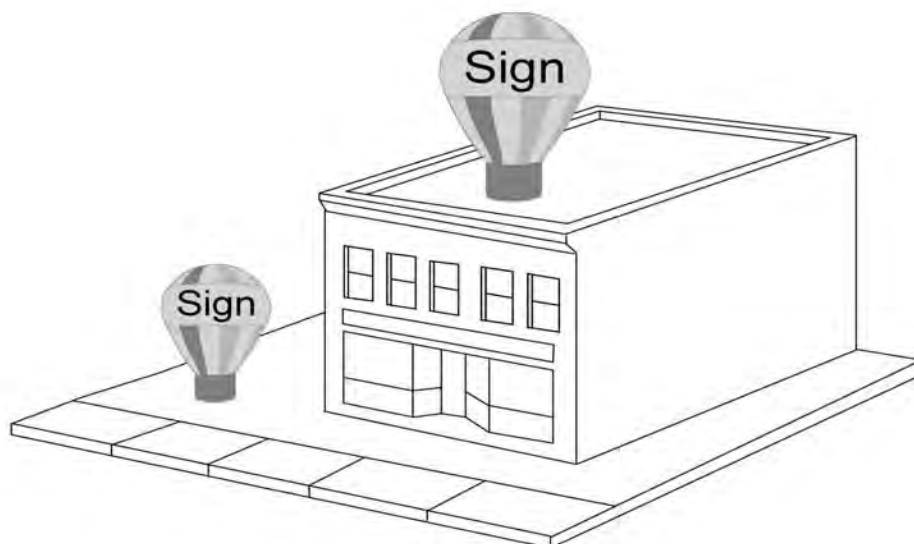
26. **Site Signs** means single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium;

*Bylaw 13117
July 8, 2002*

27. **Temporary Signs** means any On-premises or Off-premises Sign that is relocatable or removeable from a Site and used for advertising of a limited duration.

*Bylaw 15414
May 25, 2010*

28. **Volumetric Signs** means a Sign that is a three-dimensional representation of an object for either on-premises or off-premises advertising purposes. The Sign may have a rigid frame structure or be inflatable and may or may not be permanent;



29. **Warning Signs** means an On-premises Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs; and

*Bylaw 15892
October 11, 2011*

30. **Width** means that horizontal distance measured across the face of the Sign perpendicular to the Height of the Sign;
31. **Window Signs** means any Sign painted on, or affixed to, the inside or outside of a window, or installed inside a window and intended to be viewed from outside the premises. Window Sign does not include merchandise on display.

Edmonton Zoning Bylaw 12800

7. Use Class Definitions

*Bylaw 14127
January 11, 2006*

7.1 General

1. Use Class Categories, as set out in subsections 7.2 through 7.9 inclusive, group Use Classes with common functional or physical impact characteristics. A Use Class groups individual land Uses with common functional or physical impact characteristics.
2. The Use Classes of this Section are used to define the range of Uses which are permitted or discretionary within the various Zones of this Bylaw.
3. The following guidelines shall be applied in interpreting the Use Class definitions:
 - a. the typical Uses, which may be listed in the definitions, are not intended to be exclusive or restrictive. Reference should be made to the definition of the Use Class in determining whether or not a use is included within a particular Use Class;
 - b. where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Officer may, in his discretion, deem that the use conforms to and is included in that Use Class which he considers to be the most appropriate in character and purpose. In such a case, the use shall be considered a Discretionary Use, whether or not the Use Class is listed as Permitted or Discretionary within the applicable Zone; and
 - c. the Use Class headings such as Residential or Commercial do not mean that the Use Classes listed under these headings are permitted only in Residential or Commercial Zones of this Bylaw. Reference must be made to the lists of Permitted and Discretionary Use Classes within each Zone.

7.2 Residential Use Classes

1. **Apartment Housing** means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use Class.
2. **Duplex Housing** means development consisting of a building containing only two Dwellings, with one Dwelling placed over the other in whole or in part with individual and separate access to each Dwelling. This type of development shall be designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites.

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*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

3. **Garage Suite** means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.

*Bylaw 15036
February 2, 2009*

4. **Garden Suite** means a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites or Garage Suites.
5. **Mobile Home** means development consisting of transportable Single Detached Housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and which is, upon its arrival at the Site where it is to be located, ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities.
6. **Row Housing** means development consisting of a building containing a row of two or more Dwellings joined in whole or in part at the side only with no Dwelling being placed over another in whole or in part. Each Dwelling shall be separated from the one adjoining, where they are adjoining, by a vertical Party Wall which is insulated against sound transmission. Adjoining rooms may or may not be Habitable Rooms. Each Dwelling shall have separate, individual, and direct access to grade. This Use Class includes Semi-detached Housing.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

7. **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single

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Detached Dwelling. This Use Class does not include Duplex Housing, Semi-detached Housing, or Apartment Housing, and does not include Garage Suites, Garden Suites, or Boarding and Lodging Houses.

8. **Semi-detached Housing** means development consisting of a building containing Row Housing consisting of only two Dwellings. This Use Class includes two family Dwellings.
9. **Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 78 of this Bylaw.
10. **Stacked Row Housing** means development consisting of Row Housing, except that Dwellings may be arranged two deep, either vertically so that Dwellings may be placed over others, or horizontally so that Dwellings may be attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to grade, provided that no more than two Dwellings may share access to grade, and such access shall not be located more than 5.5 m above grade. This Use Class includes Duplex Housing and Row Housing.

7.3 Residential-Related Use Classes

1. **Apartment Hotels** means development consisting of Dwellings contained within a building or a part of a building having a principal common entrance, in which the Dwellings are not available for daily lease and there are cooking facilities within each Dwelling, the Dwellings are furnished including dishes and linen, and either maid service, telephone service, or desk service is provided. Apartment Hotels shall not contain Commercial Uses, unless such Uses are a Permitted or Discretionary Use in the Zone where the Apartment Hotel is located.
2. **Boarding and Lodging Houses** means a development consisting of a building containing Sleeping Units, which may be in addition to a Dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This Use Class does not include Group Homes, or Fraternity and Sorority Housing. Typical uses include student co-operative housing and lodges for senior citizens.
3. **Fraternity and Sorority Housing** means development consisting of a building used for social or cultural purposes, which may include Sleeping Units all provided and maintained by a national or local student society formed chiefly for social or cultural purposes.
4. **Group Home** means development consisting of the Use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for seven residents or more, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral

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problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. The Use Class does not include Extended Medical Treatment Services such as drug and alcohol addiction treatment centres. A typical Use is a "half way house" of seven residents or more, excluding staff.

5. **Limited Group Home** means development consisting of the Use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for six residents or less, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary, with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This Use Class does not include Extended Medical Treatment Services such as drug and alcohol addiction treatment centres. A typical Use is a "half way house" of six residents or less, excluding staff.

*Bylaw 15038
April 15, 2009*

6. **Live Work Unit** means a business operated from a Dwelling by the principal resident of the Dwelling, where:
 - a. the business does not exceed 50 per cent of the gross floor area of the Dwelling;
 - b. the business is limited to:
 - i. Personal Service Shops
 - ii. Professional, Financial and Office Support Services
 - iii. Custom Manufacturing Establishments
 - iv. Health Services
 - v. Private Education Services; and
 - c. the associated Dwelling does not contain a Minor Home Based Business or a Major Home Based Business.

*Bylaw 13228
December 5, 2002*

7. **Major Home Based Business** means development consisting of the use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use Class includes Bed and

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Breakfast Operations but does not include General Retail Sales.

8. **Minor Home Based Business** means development consisting of the Use of an approved Dwelling by a resident of that Dwelling for one or more businesses such businesses shall not require more than one business associated visit per day at the Dwelling. The business Use must be secondary to the residential Use of the building and no aspects of the business operations shall be detectable from outside the property. The Dwelling shall not be used as a workplace for non-resident employees of the business. This Use Class does not include General Retail Sales.
9. **Residential Sales Centre** means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.
10. **Temporary Shelter Services** means development sponsored or supervised by a public authority or non-profit agency for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical Uses include hostels and overnight shelters.

7.4 Commercial Use Classes

1. **Aircraft Sales/Rentals** means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.
2. **Animal Hospitals and Shelters** means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This Use Class does not include Small Animal Breeding and Boarding Establishments.
3. **Auctioneering Establishments** means development specifically intended for the auctioning of goods and equipment, including Temporary Storage of such goods and equipment. This Use Class does not include Flea Markets.
4. **Automotive and Equipment Repair Shops** means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This Use Class includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This Use Class does not include body repair and paint shops.
5. **Automotive and Minor Recreation Vehicle Sales/Rentals** means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships. This Use Class does not include dealerships for the sale of trucks with a gross vehicle weight rating of 4 000 kg or greater, or the sale of motorhomes with a gross vehicle weight rating greater than 6 000 kg or a length of more than 6.7 m.

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6. **Bars and Neighbourhood Pubs** means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site. This Use Class typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical Uses include neighbourhood pubs, bars, beverage rooms, and cocktail lounges.
7. **Broadcasting and Motion Picture Studios** means development used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
8. **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; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.
9. **Carnivals** means temporary development providing a variety of shows, games and amusement rides, for a period of less than 30 days, in which the patrons take part.
10. **Casinos and Other Gaming Establishments** means development providing facilities for patrons to participate in gaming opportunities as the principal Use. Typical Uses include Bingos and Casinos. This Use Class does not include Major and Minor Amusement Establishments or other Use Classes where a Bingo or Casino occurs on an infrequent basis as an Accessory Use to another principal Use.
11. **Commercial Schools** means development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. This Use Class does not include schools defined as Public Education or Private Education. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.
12. **Convenience Retail Stores** means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275 m² in gross Floor Area. Typical Uses include small food stores, drug stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.
13. **Convenience Vehicle Rentals** means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities. This Use Class does not include Professional, Financial and Office Support Services,

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Fleet Services or establishments for the rental of trailers.

14. **Custom Manufacturing Establishments** means development used for small scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools and provided such developments have fewer than five production employees. Typical Uses include jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.
15. **Drive-in Food Services** means development used for eating and drinking which offer a limited menu produced in a manner that allows rapid customer service and include one or more of the following features: car attendant services; drive-through food pickup services; or parking primarily intended for the on-site consumption of food within a motor vehicle.
16. **Drive-in Motion Picture Theatres** means development specifically designed for the showing of motion pictures on an outdoor screen for viewing by patrons from within their motor vehicles.
17. **Equipment Rentals** means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This Use Class does not include the rental of motor vehicles or industrial equipment.
18. **Flea Market** means development used for the sale of new or used goods by multiple vendors renting tables or space in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Such operations are usually conducted on weekends and holidays only. This Use Class does not include Major or Minor Secondhand Stores.
19. **Fleet Services** means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This Use Class includes ambulance services, taxi services, bus lines, messenger and courier services. This Use Class does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3 000 kg.
20. **Funeral, Cremation and Interment Services** means development used for the preparation of the dead for burial, the purification and reduction of the human body by heat and the keeping of bodies other than in a cemetery and the holding of associated services. Typical Uses include Funeral Homes, Crematoriums, Mausoleums, Cinerariums and Columbariums.
21. **Gas Bars** means development used for the retail sale of gasoline, other petroleum products, and incidental auto accessories. This Use Class does not include Minor and Major Service Stations.
22. **General Contractor Services** means development used for the provision of building construction, landscaping, concrete, electrical, excavation,

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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. Any sales, display, office or technical support service areas shall be Accessory to the principal General Contractor Services Use only. This Use Class does not include Professional, Financial and Office Support Services.

23. **General Retail Stores** means development used for the retail sale of groceries, beverages, household goods, furniture and appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, video sales and rentals, office equipment, stationery and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots, are permitted within General Retail Stores. This Use Class includes Convenience Retail Stores, and excludes Warehouse Sales. General Retail Stores does not include developments used for the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or secondhand goods.
24. **Greenhouses, Plant Nurseries and Market Gardens** means development used primarily for the raising, storage, basic processing and sale of fruits and vegetables, bedding, edible, household and ornamental plants.
25. **Health Services** means development used for the provision of physical and mental Health Services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical Uses include medical and dental offices, health clinics and counseling services.
26. **Hotels** means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include Accessory food and beverage facilities, meeting rooms, and Personal Services Shops.
27. **Household Repair Services** means development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use Class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This Use Class does not include Personal Service Shops.
28. **Limited Contractor Services** means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the Accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no Accessory manufacturing activities or fleet storage of more than four vehicles.

*Bylaw 14547
April 17, 2007*

29. **Major Alcohol Sales**, where located no less than 500 metres from any

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other Major or Minor Alcohol Sales Use, means development used for the retail sales of any and all types of alcoholic beverages to the public where the Floor Area for the individual business premises is greater than 275 m². This Use Class may include retail sales of related products such as soft drinks and snack foods.

30. **Major Amusement Establishments** means development providing facilities within any building, room or area having three or more table games or electronic games played by patrons for entertainment. This Use Class does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.
31. **Major Secondhand Stores** means development used for the retail sale of secondhand or used major and minor household goods, including the refurbishing and repair of the goods being sold. Such establishments generally require a larger display, storage and loading space. This Use Class includes Minor Secondhand Stores. Typical Uses include the resale of relatively bulky items such as antique or used furniture and major appliances. This Use Class does not include the sale of used vehicles, recreation craft or construction and industrial equipment. This Use Class does not include Flea Markets or any Use Class involving the sale of used vehicles, recreation craft or construction and industrial equipment.
32. **Major Service Stations** means development used for the servicing, washing, and repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major Service Stations may include typical Uses including truck stops and highway service stations.

*Bylaw 14547
April 17, 2007*

33. **Minor Alcohol Sales**, where located no less than 500 metres from any other Major or Minor Alcohol Sales Use, means development used for the retail sale of any and all types of alcoholic beverages to the public. This Use Class may include retail sales of related products such as soft drinks and snack foods. The maximum Floor Area for this Use Class shall be no more than 275 m² per individual business premises.
34. **Minor Amusement Establishments** means development providing facilities within any building, room or area having two or less table games or electronic games played by patrons for entertainment. This Use Class does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.
35. **Minor Secondhand Stores** means development used for the retail sale of secondhand or used personal and minor household goods, including the minor repair of such goods. Goods sold in such establishments are characterized by their relatively small demand for storage, display and loading space. Typical Uses include the resale of clothing, jewelry, stereos and musical instruments. This Use Class does not include Flea Markets.

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36. **Minor Service Stations** means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.
37. **Mobile Catering Food Services** means development using a fleet of three or more vehicles for the delivery and sale of food to the public.
38. **Motels** means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include Accessory food and beverage facilities and Personal Service Shops.
39. **Nightclubs** means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility. Typical Uses include dance clubs, cabarets, nightclubs, lounges, neighbourhood pubs and bars, beverage rooms, and cocktail lounges.
40. **Outdoor Amusement Establishments** means permanent development providing facilities for entertainment and amusement activities which primarily take place out-of-doors, where patrons are primarily participants. This Use Class does not include Drive-in Motion Picture Theatres, Carnivals or Circuses. Typical Uses include amusement parks, go-cart tracks and miniature golf establishments.
41. **Non-accessory Parking** means development providing vehicular parking which is not primarily intended for the use of residents, employees or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below grade.
42. **Personal Service Shops** means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use Class does not include Health Services.
43. **Professional, Financial and Office Support Services** means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses.

*Bylaw 14757
March 10, 2008*

44. **Rapid Drive-through Vehicle Services** means development providing rapid cleaning, lubrication, maintenance or repair services to motor

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vehicles, where the customer typically remains within his vehicle or waits on the premises. Typical uses include automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments. This use class does not include automated teller machines.

45. **Recycling Depots** means development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This Use Class does not include Recycled Materials Drop-off Centres.
46. **Restaurants** mean development 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 never prohibited from any portion of the establishment at any time during the hours of operation. This Use Class typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family restaurants.
47. **Specialty Food Services** means development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. This Use Class typically relies primarily on walk-in clientele, and includes coffee, donut, bagel or sandwich shops, ice cream parlours, and dessert shops.
48. **Train Station** means a development using a building, structure or land for the loading and unloading of passengers, and passenger related items, onto and off of trains. This Use Class does not include Minor Impact Utility Services.
49. **Truck and Mobile Home Sales/Rentals** means development used for the sale or rental of new or used trucks, motorhomes, Mobile Homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and Mobile Home dealerships.
50. **Veterinary Services** means development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This Use Class includes pet clinics, small animal veterinary clinics and veterinary offices. This Use Class does not include Animal Hospitals and Shelters.
51. **Warehouse Sales** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This Use Class includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This Use Class does not include Flea Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.

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7.5 Industrial Use Classes

1. **Adult Mini-Theatre** means an establishment or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides or similar electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are shown as a principal Use, or are shown as an Accessory Use to some other business activity which is conducted on the premises, and where individual viewing areas or booths have a seating capacity of 10 persons or less.
2. **General Industrial Uses** means development used principally for one or more of the following activities:
 - a. the processing of raw materials;
 - b. the 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 Zones;
 - 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 or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers; or
 - f. the training of personnel in general industrial operations.

*Bylaw 13228
December 5, 2002*

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be Accessory to the General Industrial Use activities identified above. The Floor Area devoted to such Accessory activities shall not exceed 33 percent of the total Floor Area of the building(s) devoted to the General Industrial Use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place out of doors.

The Development Officer may approve as an Accessory Use in this Zone, a facility that is intended to provide temporary sleeping accommodation for employees and if so the following shall apply:

- i. the Applicant shall, in all cases, conduct a Phase 1 Environmental Site Assessment in accordance with the Canadian Standards Association Guide Z-768-94, as amended from time to time (ESA) and submit those results as part of the application;
- ii. if the Phase 1 ESA indicates potential contamination, further consideration of the application shall be suspended and the applicant shall conduct a Phase 2

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ESA and the Development Officer shall share the results of the Phase 2 ESA with Alberta Environment (or its successor) and the Capital Health Authority (or its successor);

- iii. taking into account the advice of Alberta Environment and the Capital Health Authority and all other relevant factors, the Development Officer shall determine whether a Phase 3 ESA is required; and
- iv. the Development Officer shall not issue a Development Permit for this Accessory Use until the Applicant has demonstrated that the required Phase 3 ESA has been completed.

The Applicant must demonstrate that the proposed Accessory Use is not larger than is necessary to support industrial activities on the Site and that the design and layout are not suitable for use as permanent accommodation. The Development Officer shall not approve as an Accessory Use in a facility that is suitable for use as a permanent residence.

This Use Class includes vehicle body repair and paint shops. This Use Class does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

3. **Land Treatment** means the distribution, placement and aeration of soils containing hydrocarbons for the purpose of reducing hydrocarbon concentrations in soils containing refined petroleum products that are used or could be used as fuel or lubricants. Soils containing benzene, toluene, ethyl benzene or xylene, or any combination of them as the sole contaminant, are excluded.
4. **Special Industrial Uses** means development used principally for one or more of the following activities:
 - a. the manufacture or assembly of products using innovative or advanced technology where substantial value is created or added to the product through the process of its manufacture or assembly; or
 - b. research and development Uses in which innovative or advanced technologies are employed.

Any indoor display, office, technical, administrative or employee support areas; or the storage, transshipment, distribution or sale of product shall be Accessory to the Special Industrial Use activities identified above. This Use Class includes the manufacture or assembly of electronic or other high technology components and products. This Use Class does not include Uses which process raw materials or petrochemical materials.

5. **Temporary Storage** means development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical Uses include pipe yards, or vehicle or heavy equipment storage compounds.
6. **Vehicle and Equipment Sales/Rentals**, means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and

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agricultural production. This Use Class does not include Truck and Mobile Home Sales/ Rentals.

7.6 Agricultural and Natural Resource Development Use Classes

1. **Farms** mean development for the primary production of farm products such as: dairy products; poultry products; cattle, hogs, sheep and other animals; wheat or other grains; and vegetables or other field crops. This does not include Livestock Operations.
2. **Livestock Operations** means development with an Animal Unit concentration of greater than 43 Animal Units per hectare and where this animal density exceeds a duration of 90 consecutive days or more.
3. **Natural Resource Development** means development for the on-site removal, extraction, and primary processing of raw materials found on or under the Site, or accessible from the Site. Typical Uses in this Use Class include gravel pits, sandpits, clay pits, oil and gas wells, coal mining, and stripping of topsoil. This Use Class does not include the processing of raw materials transported to the Site.
4. **Non-commercial Farms** means development for small-scale, non-commercial agricultural pursuits ancillary to Rural Residential Uses. This Use Class shall be developed so that it shall not unduly interfere with the general enjoyment of adjacent property. Animals shall be kept for the use or enjoyment of the householder only. This Use Class does not include Livestock Operations.
5. **Small Animal Breeding and Boarding Establishments** means development used for the breeding, boarding or training of small animals normally considered as household pets. Typical Uses are kennels and pet boarding establishments.

7.7 Basic Service Use Classes

1. **Cemeteries** means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following Accessory developments: crematories, cinerariums, columbariums, and mausoleums. Typical Uses in this class include memorial parks, burial grounds and gardens of remembrance.
2. **Detention and Correction Services** means development for the purpose of holding or confining, and treating or rehabilitating persons. Typical uses include prisons, mental institutions, jails, remand centres, asylums and correction centres.

*Bylaw 13117
July 8, 2002
Bylaw 14934
June 16, 2008*

3. **Essential Utility Services** means development which is part of the infrastructure of a principal utility, pumping stations, electrical power

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transformers, underground water reservoirs, wells, and dry ponds used for both storm water management and recreation or park purposes. Typical uses include regulating stations and dry ponds.

4. **Extended Medical Treatment Services** means development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and Accessory staff residences. Typical Uses include hospitals, sanitariums, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.
5. **Government Services** means development providing municipal, provincial or federal Government Services directly to the public. This Use Class does not include Protective and Emergency Services, Detention and Correction Services, Minor or Major Impact Utility Services, and Public Education Services. Typical Uses include taxation offices, courthouses, postal distribution offices, manpower and employment offices, social service offices and airport terminals.
6. **Major Impact Utility Services** means development for public utility infrastructural purposes which are likely to have a major impact on the environment or adjacent Uses by virtue of their potential emissions or effects, or their appearance. Typical Uses include sanitary land fill Sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

*Bylaw 12961
February 4, 2002
Bylaw 14934
June 16, 2008*

7. **Minor Impact Utility Services** means development for public utility infrastructural purposes which is likely to have some impact on the environment or adjacent land Uses by virtue of its appearance, noise, size, Traffic Generation or operational characteristics. Typical Uses in this Use class include vehicle, equipment and material storage yards for utilities and services; telephone exchanges; wire centres; switching centres; snow dumping sites; Light Rail Transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; hydrospheres; water treatment plants; power terminal and distributing substations; communication towers and gate stations for natural gas distribution.
8. **Minor Impact Utility Services** means development for public utility infrastructural purposes which is likely to have some impact on the environment or adjacent land Uses by virtue of its appearance, noise, size, Traffic Generation or operational characteristics. Typical Uses in this Use class include vehicle, equipment and material storage yards for utilities and services; telephone exchanges; wire centres; switching centres; snow dumping sites; Light Rail Transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs or storm water lakes; water towers; hydrospheres; water treatment plants; power terminal and distributing substations; communication towers and gate stations for natural gas

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distribution.

9. **Protective and Emergency Services** means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical Uses include police stations, fire stations and ancillary training facilities.
10. **Recycled Materials Drop-off Centre** means a municipally operated development used for the collection and temporary storage of recyclable materials. Recyclable materials includes, but is not limited to, cardboard, plastics, paper, metal and similar household goods. Recyclable material left at the Drop-off Centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. These Drop-off Centres are intended to operate out of doors within a fenced compound. This Use Class does not include Recycling Depots.

7.8 Community, Educational, Recreational and Cultural Service Use Classes

1. **Community Recreation Services** means development for recreational, social or multi- purpose Use without fixed seats and an occupancy capacity of less than 500 persons, primarily intended for local community purposes. Typical Uses include community halls, community centres, and community league buildings operated by a local residents' organization.

*Bylaw 15735
June 20, 2011*

2. **Child Care Services** means a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use Class typically includes daycare centres; out-of-school care centres; preschools; and dayhomes (providing child care within the care provider's residence).
3. **Exhibition and Convention Facilities** means a development which is owned and managed by a public authority or non-profit agency and provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions. Typical uses include exhibition grounds and convention centres.
4. **Indoor Participant Recreation Services** means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical Uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges, bowling alleys and racquet clubs.

*Bylaw 14679
August 28, 2007*

5. **Natural Areas** means areas identified for the conservation, preservation and/or restoration of natural features, biodiversity, and ecological

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processes. Typical uses in this Use Class include the preservation of natural landscapes, features and ecological processes associated with forests, woodlands, grasslands, wetlands, and other water bodies, rare species habitats, and landscape buffers and linkages with appropriate passive and appreciative recreation activities permitted such as hiking, walking, bird watching, and picnicking. This Use Class does not include programmable or ornamental parks.

6. **Natural Science Exhibits** means development for the preservation, confinement, exhibition or viewing of plants, animals and other objects in nature. Typical uses include zoos, botanical gardens, arboreta, planetarium, aviaries and aquaria.
7. **Outdoor Participant Recreation Services** means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. This Use Class does not include Community Recreation Services, Spectator Sports Establishments and Outdoor Amusement Establishments. Typical Uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.
8. **Private Clubs** means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private Clubs may include rooms for eating, drinking and assembly.
9. **Private Education Services** means development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction as a Home Based Business. This Use Class includes dormitory and Accessory buildings. This Use Class does not include Commercial Schools.
10. **Public Education Services** means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same Site. This Use Class includes public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices. This Use Class does not include Private Education Services and Commercial Schools.
11. **Public Libraries and Cultural Exhibits** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical Uses include libraries, museums and art galleries.
12. **Public Park** means development of public land specifically designed or reserved for the general public for active or passive recreational Use and includes all natural and man-made Landscaping, facilities, playing fields,

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buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical Uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

13. **Religious Assembly** means development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use Class does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.
14. **Spectator Entertainment Establishments** means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures. This Use Class does not include entertainment developments associated with Bars and Neighbourhood Pubs and Nightclubs and does not include Adult Mini-Theatres. Typical Uses include auditoria, cinemas, theatres and concert halls.
15. **Spectator Sports Establishments** means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. This Use Class does not include Indoor Participant Recreation Services or Outdoor Participant Recreation Services. Typical Uses include coliseums, stadia, arenas, animal racing tracks and vehicle racing tracks.
16. **Tourist Campsites** means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles, and is not used as year round storage, or accommodation for residential Use. Typical Uses include tourist trailer parks, campsites and tenting grounds.

7.9 Sign Use Classes

*Bylaw 13117
July 8, 2002*

1. **Fascia Off-premises Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. The Copy on such a Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

2. **Fascia On-premises Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. The Copy on such a Sign

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identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

3. **Freestanding Off-premises Signs** means any Sign supported independent of a building, displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

4. **Freestanding On-premises Signs** means any Sign supported independent of a building, displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

*Bylaw 15892
October 11, 2011*

5. **Major Digital Signs** means any Sign that is remotely changed on or off Site and has a varying Message Duration that may be less than 6 seconds. Major Digital Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. Major Digital Signs include moving effects, message transition effects, and video images;

*Bylaw 15892
October 11, 2011*

6. **Minor Digital Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed;

*Bylaw 15892
October 11, 2011*

7. **Minor Digital On-premises Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign may include Copy from Minor Digital On-premises Signs and Minor Digital Off-premises Signs;

*Bylaw 15892
October 11, 2011*

8. **Minor Digital On-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Signs incorporate a technology

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or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed;

*Bylaw 13117
July 8, 2002*

9. **Projecting Off-premises Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall. The Copy on such a Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

10. **Projecting On-premises Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall. The Copy on such a Sign identifies or advertising a business, activity, service or product located on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

11. **Roof Off-premises Signs** means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

12. **Roof On-premises Signs** means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

13. **Temporary Off-premises Signs** means any Sign that is relocatable or removable from a Site and used for advertising of a limited duration. The Copy on such a sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

*Bylaw 13117
July 8, 2002*

14. **Temporary On-premises Signs** means any Sign that is relocatable or removable from a Site and used for advertising of a limited duration. The Copy on such a sign identifies or advertises a business, activity, product, service or entertainment located on the premises or Site where the Sign is displayed.

Administrative Clauses

11. Authority and Responsibility of the Development Officer

11.1 Establishment and Appointment

1. The Office of the Development Officer is hereby established.
2. The Development Officer shall be:

*Bylaw 16032
March 16, 2012*

- a. the General Manager of Sustainable Development, or in his absence, the Acting General Manager of Sustainable Development;
 - b. any person within Sustainable Development occupying the position of Development Control Officer; and
 - c. any other person specifically delegated by the General Manager of Sustainable Development as having the authority to approve Development Permit applications.
3. For the purposes of this Bylaw, the Development Officer shall constitute the Development Authority of the City of Edmonton, pursuant to Development Authority Bylaw 11134.

11.2 Duties with Respect to Development Applications

The Development Officer shall receive all applications for development and:

1. shall ensure that a Register of Applications is maintained, and is made available to any interested person during normal office hours;
2. shall review each Development Application to ascertain whether it is complete in accordance with the information requirements of this Bylaw, and shall, if the application complies with such requirements, enter the application in the Register of Applications in accordance with the provisions of Section 11.5 of this Bylaw;
3. shall review each Development Application to ascertain its appropriate development class, and may require the applicant to apply for a Permit for a different class;
4. shall approve, without conditions, or with such conditions as required to ensure compliance, an application for development of a Permitted Use provided the development complies with the regulations of this Bylaw, or shall refuse an application for development of a Permitted Use if the development does not comply with the regulations of this Bylaw, unless he uses his discretion pursuant to Sections 11.3 and 11.4 of this Bylaw;
5. may relax a regulation in a Zone or other Section of this Bylaw in

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accordance with the regulations contained in that Zone or Section, or may relax regulations in accordance with Sections 11.3 and 11.4, and in such case, the development applied for shall be a Discretionary Development;

6. may refuse or approve, with or without conditions, with or without changes in the design of the development, or with or without the imposition of regulations more restrictive than those required by the specific Zone or General Development Regulations of this Bylaw, an application for development of a Discretionary Use, having regard to the regulations of this Bylaw and the provisions of any applicable Statutory Plan;
7. may refuse, or approve, with or without conditions, an application for a development in a Direct Control Provision, in accordance with the requirements of the zoning; and
8. shall give notice of his decision on applications for development as follows:
 - a. where an application has been approved, public notification shall be given in accordance with Section 20 of this Bylaw and notice to the applicant shall be given in writing by ordinary mail;
 - b. where an application has been refused, notice in writing shall be given to the applicant, by ordinary mail, and such notice shall state the reason for refusal; and
 - c. shall in the case of a Development Permit for a Temporary Sign specify the length of time that Permit remains in effect in accordance with the time limitations for such Signs set out in the Sign Section of this Bylaw.

*Bylaw 13117
July 8, 2002*

11.3 Variance to Regulations

The Development Officer may approve, with or without conditions as a Class B Development, an application for development that does not comply with this Bylaw where:

1. the proposed development would not, in his opinion:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
2. the proposed development would, in his opinion, conform with the use prescribed for that land or building in this Bylaw; and
3. the Development Officer may approve, with or without conditions as a Class B Development, an enlargement, alteration or addition to a legal

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non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in his opinion:

- a. unduly interfere with the amenities of the neighbourhood; or
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

11.4 Limitation of Variance

In approving an application for a Development Permit pursuant to Section 11.3, the Development Officer shall adhere to the following:

1. a variance shall be considered only in cases of unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone;
2. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, Floor Area Ratio and Density regulations, and the regulations specified in the Airport Protection Overlay; and
3. the General Purpose of the appropriate Zone.

11.5 Maintenance and Inspection of Bylaw

The Development Officer shall:

1. make available to the public during normal office hours copies of this Bylaw and all subsequent amendments thereto; and
2. charge the specified fee for supplying to the public copies of this Bylaw.

12. *Development Classes*

12.1 General

The following classes of development are hereby established:

1. Class A Permitted Development
2. Class B Discretionary Development

No Development Permit Required

*Bylaw 15635
January 31, 2011*

The following development does not require a Development Permit:

1. farm buildings, other than those used as Dwellings;
2. flood control and hydroelectric dams;

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3. a single Storey Accessory Building not greater than 10.0 m² in Floor Area;

*Bylaw 15635
January 31, 2011*

4. interior alterations and maintenance to a residential building, provided that such alterations and maintenance do not result in an increase in the number of Dwellings, within the building or on the Site, nor in a change of the Use Class or the introduction of another Use Class;
5. interior alterations and maintenance to a non-residential building, including mechanical or electrical work, provided that neither the Use Class nor the intensity of Use Class is changed, nor that another Use Class is added;
6. the use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidate's campaign office and any other official Temporary Use in connection with a federal, provincial or municipal election, referendum or census;
7. the erection of any fence, wall or gate not exceeding 1.85 m in height provided that the erection of such structure does not contravene any provision of this or any other bylaw of the City of Edmonton;
8. a temporary structure, the sole purpose of which is incidental to the erection, alteration or marketing of a building for which a Permit has been granted under this Bylaw, provided that such structure complies with the Airport Protection Overlay;
9. the erection of towers and poles, television and other communication aerials, masts or towers where:
 - a. the zoning of the Site is not residential and such structures are freestanding and do not cause a load to be placed upon a building through their attachment or placement upon such buildings;
 - b. such structures comply with the Airport Protection Overlay; and
 - c. such structures are to be used for cellular telephone or personal communication services signal transmission;

*Bylaw 13117
July 8, 2002*

10. the parking or storage, or both, of any uninhabited Recreational Vehicle in a Residential Zone, where such parking or storage fully complies with the regulations of Section 45 of this Bylaw;
11. the construction and maintenance of an Essential Utility Services development;
12. Landscaping, where the existing grade and natural surface drainage pattern is not materially altered, except where Landscaping forms part of a development which requires a Development Permit;

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*Bylaw 15635
January 31, 2011*

13. minor structures not exceeding 1.8 m in Height which are ancillary to Residential Uses, such as a barbecue, dog house, lawn sculpture or bird feeder;
14. demolition of a building or structure where a Development Permit has been issued for a new development on the same site, and the demolition of the existing building or structure is implicit in that permit;
15. the Temporary Use of a portion of a building or structure for which a Development Permit has been granted under this Bylaw, for the marketing of the building or structure; and
16. the erection of an uncovered deck which is located entirely within a Rear Yard, and which has a Height of less than 0.6 m , and which is Accessory to a residential structure;
17. the following Signs/Activities:
 - a. official notices, Signs, placards or bulletins required or permitted to be displayed pursuant to the provisions of federal, provincial or municipal legislation;

*Bylaw 15892
October 11, 2011*

- b. Signs erected on the authorization of the Transportation Services for the direction or control of traffic or pedestrian movement;
- c. municipal address numbers or letters displayed on premises to which they refer;
- d. Seasonal or Holiday Decorations;
- e. any Sign inside any building intended for viewing from within the interior of the building and Freestanding Signs, to a maximum Height of 3.0 m, located on the interior of a development not intended to be viewed from the abutting public roadways;

*Bylaw 15892
October 11, 2011*

- f. changing the Copy of any Changeable Copy Sign, Off-premises Sign, Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs;
- g. non-illuminated Fascia On-premises Signs not exceeding 0.5 m² in Area;
- h. Temporary non-illuminated Directional Signs not exceeding a Height of 1.0 m or a maximum Area of 0.5 m² when located within a Residential Zone;
- i. illuminated or non-illuminated Signs not exceeding a Height of 1.5 m or a maximum Area of 1.0 m² when located within a Non-

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residential Zone; including but not limited to Directional Signs, sandwich board Signs and real estate Signs;

- j. non-illuminated Temporary On-premises Signs for real estate 2.0 m or less in Height; and
 - k. any Sign painted on or affixed to the interior of a window in a commercial area; and
18. any minor development within a Direct Control Provision which is similar to other developments listed under subsection 12.2.

12.3 Class A Permitted Developments

This Class includes all developments for which applications are required and are for a Permitted Use or Accessory Building or activities and the Development Application complies in all respects to the regulations of this Bylaw. Applications for Signs, accessory functions and the occupancy of existing buildings on Sites regulated by a Direct Control provision and conforming to that provision shall also be considered a Class A Permitted Development

12.4 Class B Discretionary Development

This Class includes all developments for which applications are required and are for a Discretionary Use or require a variance to any of the regulations of this Bylaw. This Class of Permit also includes all applications on Sites designated Direct Control not noted in Section 12.4.

13. Development Application Submission

13.1 General Conditions

- 1. For the purposes of subsection 16(1) of this Bylaw, applications for a Development Permit are not received until the applicant has:
 - a. submitted all information required pursuant to Sections 13 and Section 14 of this Bylaw;
 - b. submitted any information specifically required pursuant to the regulations of the applicable Zone or any other Section of this Bylaw; and
 - c. paid the appropriate fee as determined by City Council.
- 2. Notwithstanding clause (1) above, the Development Officer may consider an application if, the development is of such a nature as to enable a decision to be made on the application without all of the information required in this Section.
- 3. The Development Officer may require an applicant to submit such

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additional information as he considers necessary to verify the compliance of the proposed Use or development with the regulations of this Bylaw.

4. The approval of any application, drawing, or the issuing of a Development Permit shall not prevent the Development Officer from thereafter requiring the correction of errors, nor from prohibiting the development being carried out when the same is in violation of this Bylaw.
5. In the event of a discrepancy between any written description and the drawings, the written description shall prevail.
6. Where an application for a Development Permit is determined to contain incorrect information, no Development Permit shall be issued until such information is corrected by the applicant.
7. Any Development Permit issued on the basis of incorrect information contained in the application shall be invalid.
8. Unless otherwise specified in this Bylaw, all drawings submitted shall be drawn on substantial standard drafting material to a scale of not less than 1:100 or such other scale as the Development Officer may approve, and shall be fully dimensioned, accurately figured, explicit and complete.

13.2 Class A Development Excluding Signs

*Bylaw 13858
January 13, 2005*

Four copies of the following information shall be submitted with an application for a Class A Development, and the appropriate application form fully and accurately completed in accordance with the following requirements:

1. the municipal address of land and buildings presently occupying the Site, if any;
2. a legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;
3. the applicant's name, address and interest in the land;
4. a detailed Site, showing the location of the proposed development relative to the boundaries of the Site;
5. description of the work to be performed with respect to:
 - a. change in current occupancy or land use; and
 - b. proposed development or building operations;
6. identification of the scale of the development with respect to:

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- a. Floor Area of the development, in square metres;
 - b. area of the Site covered, in square metres;
 - c. Height of the structure, in metres; and
 - d. number of floors or Storeys;
7. the estimated value, in dollars, of the proposed work; and
8. if required by the Development Officer, a Site Plan, at a minimum scale of 1:500, showing the following:
- a. a directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawing;
 - b. Setbacks and Yard dimensions;
 - c. the location of all buildings or structures in relation to property lines; and
 - d. dimensioned layout of existing and proposed parking areas, driveways, entrances and exits, abutting public roadways, median breaks and auxiliary Lanes; and
9. if required by the Development Officer, the applicant shall submit four copies of the following:
- a. identification of the scale of the development with respect to the number of Dwellings, or establishments for commercial, industrial or other purposes;
 - b. a Site Plan of sidewalks, walkways, Separation Spaces, transit stops; and, where applicable, garbage storage and collection areas; parking, loading, storage, outdoor service and display areas; the location of fences, screening, retaining walls, trees, landscaping, Amenity Areas and other physical features both existing and proposed on the Site and adjoining boulevard, if any;
 - c. floor plans at a minimum scale of 1:100, indicating all Uses or occupancies, storage and garbage holding areas;
 - d. elevations and drawings, indicating sections and the bulk of buildings, at a minimum scale of 1:100; and
 - e. number of parking and loading spaces required and provided.
10. If required by the Development Officer, for a development that is located within the (HA) Heritage Area Zone, the applicant shall submit four (4) copies of the following:
- a. an Urban Design Context Plan and vicinity map at a minimum 1:500 scale showing the proposed development and its relationship to on-

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site and surrounding natural physical features, existing development and other factors affecting development, including approximate building Heights and number of Storeys;

- b. a context building elevation of all of the buildings on the same block face(s) illustrating the relationship of the Height, number of Storeys, built form, and architectural treatment;
- c. a description of the exterior finishing materials to be used; and
- d. a statement describing how the design of the proposed development has responded to the following:
 - i. design quality, including material quality and detailing;
 - ii. style and character of the (HA) Heritage Area Zone including scale and massing;
 - iii. visual interest at street level;
 - iv. the streetscape of the block face;
 - v. siting; and
 - vi. distinct architecture/building that is different from others in the area.

In addition, the Development Officer may require the applicant to provide a colour and material sample board of the exterior cladding materials."

13.3 Class B Development Excluding Signs

- 1. In addition to the information required for a Class A Development, the applicant shall submit four copies of the following:
 - a. a plan showing the location of adjacent buildings and structures indicating the approximate Height and number of Storeys;
 - b. a description of the exterior finishing materials to be used; and
 - c. a written statement and other supportive material by the applicant that his proposal conforms to the policies of any applicable Statutory Plan.
- 2. If required by the Development Officer, the applicant shall also submit four copies of the following:
 - a. an Urban Design Context Plan and vicinity map at a minimum scale of 1:500 showing the proposed development and its relationship to on-site and surrounding natural physical features, existing development and other factors affecting the design of the proposed development, and a statement describing how the design of the

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proposed development has responded to the following:

- i. the Uses and amenities of surrounding properties within 100.0 m of the boundaries of the project Site;
- ii. the physical characteristics and human activity patterns characteristic of the Site, surrounding Land Uses and development;
- iii. the urban design statements of any Statutory Plan which are applicable to the Site; and
- iv. the context of the development, in relation to the type of structure, architectural detailing, and finishing materials prevalent in surrounding development; and

*Bylaw 14241
February 7, 2007*

- b. a Traffic Impact Assessment which shall indicate the effect of the proposed development on the existing and proposed roadway network in terms of additional traffic, and may suggest those roadway improvements necessary to accommodate the development. It shall be prepared by a qualified, registered Professional Engineer, and shall contain the following information:
 - i. trip generation of the development;
 - ii. trip distribution of traffic bound to and from the development;
 - iii. trip assignment of traffic bound to and from the development; and
 - iv. detailed Site Plan(s) showing vehicular circulation, location and geometrics of
 - v. access points and existing and proposed geometrics for adjacent roadway.

13.4 Sign Developments

Applications for all Signs:

1. shall include the following information in duplicate and the appropriate application form shall be fully and accurately completed:
 - a. the municipal address of the land or building where the Sign is to be erected, if any;
 - b. the legal description of the land on which the proposed Sign is to be erected;
 - c. the applicant's name, address, telephone number and interest in the land;

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- d. the name of the business or development where the Sign is to be erected;
- e. whether the development where the Sign is to be erected is a single occupancy or multiple occupancy development;
- f. a letter from the owner of the property on which the Sign is to be erected, or his agent, authorizing the applicant's Sign development; and
- g. detailed plans imprinted with the stamp or seal of a Professional Engineer showing:
 - i. the overall dimensions of the Sign, including all Sign boxes and cabinets;
 - ii. a description or illustration of the Copy to be displayed on the Sign;

*Bylaw 15892
October 11, 2011*

- iii. the method of illumination (if any);
- iv. the materials from which the Sign is to be constructed;
- v. the method used to support the Sign;

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- vi. the dimensions of any Changeable Copy, and Digital Signs panels;

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- vii. any revolving or mechanically moving Sign parts;
- viii. the total Height of the Sign above grade; and

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- ix. the Height and location on the Sign Structure of any photovoltaic cells, solar panels, or solar collectors and ancillary equipment used on the Sign Structure to provide electrical power to the Copy Area or to illuminate the Copy Area.

- 2. Applications for On-premises and Off-premises Fascia Signs shall include the following additional information:
 - a. a photograph or elevation drawing of each building façade or structure on which a Sign is to be erected that shows the building façade for a distance of at least 15.0 m on either side of the location of the proposed Sign; and
 - b. a detailed plan showing:

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- i. the location of the Sign on the building or structure;
 - ii. the clearance from Grade from the lowest portion of the Sign;
 - iii. maximum extension of the Sign above the building roof or parapet wall;
 - iv. the distance of the maximum projection of the Sign beyond the building wall;
 - v. any sidewalks, pedestrian passageways, or public roadways that the proposed Sign shall extend over;
 - vi. for Off-premises Signs, the horizontal distance from the proposed Sign to the nearest existing Off-premises Sign; and
 - vii. for Off-premises Signs, the horizontal distance to the nearest building wall which serves as a backdrop for the Sign, where applicable.
3. Applications for On-premises and Off-premises Freestanding Signs shall include the following additional information:
 - a. a photograph that shows the entire Frontage of the Site where the Sign is proposed; and
 - b. a Site Plan showing:
 - i. a north arrow;
 - ii. the curb line, property line and location of any existing or proposed buildings;
 - iii. the perpendicular distance from curb line to property line;
 - iv. the perpendicular distance from property line to building;
 - v. the location of the proposed Sign on the Site;
 - vi. the location of any existing Freestanding Signs on the Site, and whether such Sign shall be replaced by the proposed Sign;
 - vii. the length of the Frontage of the Site where the Sign is to be erected;
 - viii. the horizontal separation distance between the proposed Sign and other Freestanding Signs located on the Site; and
 - ix. for Off-premises Signs, the horizontal distance from the proposed Sign to the nearest existing Off-premises Sign.
4. Applications for On-premises and Off-premises Projecting and Roof Signs shall include the following additional information:

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- a. a photograph or elevation drawing of each building façade or structure on which a Sign is to be erected that shows the building façade for a distance of at least 15.0 m on either side of the location of the proposed Sign;
 - b. a Site Plan showing:
 - i. a north arrow;
 - ii. the curb line, property line and location of any existing or proposed buildings on which Signs are to be displayed;
 - iii. the perpendicular distance from curb line to property line; and
 - iv. the perpendicular distance from property line to building; and
 - c. detailed plans showing:
 - i. the location of the Sign on the building;
 - ii. the clearance from grade from the lowest portion of the Sign;
 - iii. maximum extension of the Sign above the building roof or parapet wall;
 - iv. the distance of the maximum projection of the Sign beyond the building wall;
 - v. any sidewalks, pedestrian passageways, or public roadways that the proposed Sign shall extend over;
 - vi. the location of any existing Projecting Signs on the building and whether such Sign(s) shall be replaced by the proposed Sign; and
 - vii. for Signs which project beyond the property line, the horizontal distance from the curb to the part of the Sign nearest the curb.
5. In addition to the requirements listed above, Comprehensive Sign Design Applications shall include the following additional information:
- a. a coloured rendering of the Sign(s) development and a narrative outlining the following information:
 - i. the exception(s) to the Sign Schedule required by the Comprehensive Sign Design Plan; and
 - ii. an explanation of how these exceptions achieve a greater degree of visual harmony between the proposed Sign(s) and the building or Site than would be possible through the provisions of the Sign Schedule having regard for:
 - a. the compatibility of the design, scale and location of the

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Sign(s) in relation to the scale and architectural character of the building upon which the Sign is to be erected and the type, scale and location of other Signs on the building;

- b. the compatibility of the materials from which the Sign is constructed and the illumination of the Sign in relation to the architectural character and the exterior finish of the building; and
 - c. the compatibility of the proposed Sign(s) with land use and landscape and architectural character of surrounding development.
6. Applications for Temporary Signs shall include the following information:
- a. the municipal address of the land or building where the Sign is to be located;
 - b. the name and address of the business or group advertising on the Sign;
 - c. the applicant's name, address and telephone number and where the applicant is not the owner of the Sign, the name, address and telephone number of the Sign owner;
 - d. whether the Site where the Sign is to be located is a single occupancy or multiple occupancy development;
 - e. the length of time the Sign is to be displayed at the location address;
 - f. where a Sign is to be used for off-premises advertising, a letter from the owner of the property where the Sign is to be located or his agent authorizing the placement of the Sign;
 - g. a scaled Site Plan including information on the location of curb lines, property lines, and location of driveways (access points); and
 - h. an indication on how the Sign is marked for ownership in accordance with subsection 59.2(6).

*Bylaw 15892
October 11, 2011*

7. Applications for Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Sign, and Minor Digital On-premises Off-premises Signs shall include the following additional information:
- a. confirmation from the Digital Sign manufacturer that:
 - i. the light intensity of the Sign has been preset not to exceed the illumination levels established in Section 59.2(5) of the Zoning Bylaw; and

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- ii. the Sign has an installed ambient light monitor;
- b. an off site plan for each Digital Sign face, containing:
 - i. a north arrow;
 - ii. location of the nearest traffic control devices or traffic control signals, and all traffic control devices or traffic control signals along the sign's block face;
 - iii. location of the nearest roadway intersections, and all adjacent roadway intersections;
 - iv. location of the nearest Digital Sign that is greater than 8 m²;
 - v. location of the nearest Off-premises Sign; and
 - vi. location of all transit stops and shelters along the block face;
- c. an on site plan, containing:
 - i. a north arrow;
 - ii. the curb line, property line and location of any existing or proposed buildings;
 - iii. perpendicular distance from the curb line to the property line;
 - iv. perpendicular distance from the property line to the building(s);
 - v. the directional orientation of any Copy Area;
 - vi. location of the proposed Sign on the Site;
 - vii. location of any existing Signs on Site, and whether such Sign shall be replaced by the proposed Sign;
 - viii. Digital Signs that are Fascia Signs shall also include:
 - a. a photograph or elevation drawing of each building façade or structure on which a Sign is to be erected that shows the building façade for at least 15.0 m on either side of the location of the proposed Sign;
 - b. the maximum extension of the Sign above the building roof or parapet wall;
 - c. the clearance from Grade from the lowest portion of the proposed Sign;
 - d. any sidewalks, pedestrian passageways or public roadways that the proposed Sign shall extend over; and

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- e. the distance of the maximum projection of the Sign beyond the building wall;
- d. a traffic safety study imprinted with the stamp or seal of a Professional Engineer is required for all Major Digital Sign applications near traffic conflict points such as intersections, merge points, exit ramps, traffic control signals or curved roadways. A traffic safety study imprinted with the stamp or seal of a Professional Engineer may be required at the discretion of the Development Officer in consultation with Transportation Services for any Minor Digital On-premises Sign, Minor Digital Off-premises Sign, Minor Digital On-premises Off-premises Sign, or Major Digital Sign. The study shall contain, but is not limited to, an analysis of possible traffic safety impacts, including impacts on motor vehicle drivers, pedestrians, cyclists, and visibility of traffic control devices or traffic control signals;
- e. design measures incorporated into the application that mitigate possible safety impacts;
- f. a photograph that shows the length of the Frontage of the Site where the Sign is to be erected; and
- g. photographs of the abutting roadway(s) where the Sign is to be erected.

*Bylaw 14241
February 7, 2007*

13.5 Comprehensive Site Plan

- 1. All applications for multi-unit project developments, including conventional condominium and Bare Land Condominium projects, must submit a comprehensive Site plan prior to development and subdivision, if applicable;
- 2. All development shall conform to the comprehensive Site plan;
- 3. The comprehensive project site plan shall show:
 - a. project Site dimensions and area;
 - b. dimensions of the private Site area associated with each Dwelling, or Bare Land Condominium Unit boundary dimensions, as applicable;
 - c. total and individual areas of private Sites associated with Dwelling Units; and all Bare Land Condominium Units in the case of Bare Land Condominium subdivisions;
 - d. location of all buildings or structures if part of a development permit application;
 - e. building envelopes, including project perimeter Yards for all units, and in the case of Bare Land Condominium subdivisions, all

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minimum Yards

- f. area designated public roadway, if applicable;
- g. common areas, including dimensions for the following:
 - i. area dedicated to private roadway;
 - ii. emergency access routes;
 - iii. amenity areas;
 - iv. maintenance areas;
 - v. waste removal locations;
 - vi. common parking areas
- h. such other information as deemed necessary by the Development Officer or Subdivision Authority, as applicable, including any items listed in sections 13.2 or 13.3, as applicable.

14. Special Information Requirements

14.1 Slope and Soil Information

*Bylaw 16032
March 16, 2012*

1. When an application for a Development Permit is submitted to the Development Officer for the development of a site abutting, or partially or wholly contained within, the North Saskatchewan River Valley or its ravine system as defined on the North Saskatchewan River Valley and Ravine System Protection Overlay Schedule, the application may include, at the discretion of the Development Officer in consultation with the Community Services, information regarding the existing and proposed Grades at 0.5 m contour intervals. The final Grades shall be to the satisfaction of the Development Officer, the said application having been first reviewed by the Community Services.
2. Notwithstanding anything contained herein, the Development Officer may require a detailed Engineering Study of the soil conditions prepared to professional standards, by a registered Professional Engineer prior to the issuance of a Development Permit or the construction of any development abutting, or partially or wholly contained within, the North Saskatchewan River Valley or its ravine system as defined on the North Saskatchewan River Valley and Ravine System Protection Overlay Schedule.
3. The detailed Engineering Study shall conclude by the registered Professional Engineer certifying that the foundations proposed for the development were designed with full knowledge of the soil conditions and the proposed siting of the development upon this site.
4. The Development Officer may require the submission of a detailed Engineering Study as outlined in subsection 14.1(2) of this Bylaw with an application for a Development Permit at any location within the City which in the opinion of the Development Officer has unstable soil conditions.

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*Bylaw 16032
March 16, 2012*

5. The Development Officer, having required a detailed Engineering Study of the soil conditions may, acting on the advice of Transportation Services, apply conditions to the approval of the Development Permit to minimize erosion and to stabilize soil conditions.

14.2 Wind Impact Statement and Study

Where warranted, the Development Officer may require an applicant for a Development Permit to submit a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, for the proposed development.

1. A preliminary Wind Impact Statement shall be prepared by a qualified, registered Professional Engineer, to professional standards.
2. A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.

14.3 Sun Shadow Impact Study

1. The Development Officer shall require a Sun Shadow Impact Study where such a study is required in a Statutory Plan, and may require such a study for other applications if the proposed development warrants it.
2. This Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards.

14.4 Floodplain Information

1. When an application for a Development Permit is submitted to the Development Officer for the development of a parcel of land partially or wholly contained within Floodplain Protection Overlay Schedule, the Development Officer may require that the application contain information regarding the Grade elevation of the proposed building Site, the building and all openings, to be referenced to Geodetic Elevations. Geodetic elevation means the elevation of a point and its vertical distance determined by employing the principles of geodesy above or below an assumed level surface of datum.
2. Prior to the issuance of a Development Permit for the construction of any development within a Floodplain Protection Overlay Schedule, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:
 - a. Canada Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;

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- b. the flood-proofing of Habitable Rooms, electrical panel and heating units, and openable windows;
- c. Basement drainage; and
- d. Site drainage.

14.5 Environmental Nuisance and Health Impacts Assessment

*Bylaw 14127
January 11, 2006*

1. When an application for a Development Permit is for industrial activities designated for either approval or registration under the Environmental Protection and Enhancement Act, the Development Officer may require the application to contain an Environmental Nuisance and Health Impacts Assessment prepared by an environmental professional such as an engineer, biologist, planner, geologist or hydrogeologist and the Development Officer may impose any conditions necessary to mitigate environmental nuisances and health impacts identified in the assessment.
2. The Environmental Nuisance and Health Impacts Assessment shall:
 - a. identify the nature and quantities of substance releases;
 - b. identify the provincial standards for the proposed industrial operation;
 - c. identify any sensitive land uses or zoning that could contain sensitive land uses, existing or proposed, which could be detrimentally impacted by the substance releases;
 - d. demonstrate what remedial and mitigative measures shall be undertaken; and
 - e. identify and recommend any separation distances or other land use planning measures that could be undertaken.

14.6 Assessment of Risk for Industrial Activities

*Bylaw 14127
January 11, 2006*

1. When an application for a Development Permit is for an activity involving the use or storage of hazardous substances, the Development Officer may require the application to contain an Assessment of Risk prepared by an environmental professional such as an engineer, biologist, planner, geologist or hydrogeologist, and the Development Officer may impose any conditions necessary to mitigate the risks associated with the use or storage of hazard substances identified in the assessment."
2. The Assessment of Risk shall:

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- a. identify hazardous substances and their quantities;
- b. estimate the expected frequency of the occurrence of a hazardous event;
- c. assess the possible consequences of such an event;
- d. determine annual individual risk and compare to MIACC's risk acceptability criteria;
- e. demonstrate how the proposed facility and operations shall contribute to the following risk management objectives:
 - i. risk reduction at source (siting of facilities, modifications to processes, conformity to legislation e.g. The Safety Codes Act, the Dangerous Goods Act, monitoring, technical changes, training, etc.);
 - ii. risk reduction through land use planning around industrial Sites and pipeline and dangerous goods corridors;
 - iii. emergency preparedness;
 - iv. emergency response;
 - v. risk communication and public participation; and
 - vi. identify and recommend risk-based separation distances and other mitigative measures to reduce risk.

*Bylaw 14158
February 6, 2006*

14.7 That the Development Officer, prior to rendering a decision on the Development Permit application, shall refer such applications to the Edmonton Design Committee in accordance with Bylaw 14054 for the Committee to review. Before rendering a decision, the Development Officer shall consider the Committee's comments.

*Bylaw 14679
August 28, 2007*

14.8 Natural Area Management Plan

1. When an application for a Development Permit is for activity on lands zoned (NA) Natural Area, or is to rezone an identified Natural Area site to the NA Zone, the Development Officer shall require a Natural Area Management Plan be prepared by an environmental professional such as an environmental scientist or biologist.
2. The Development Office shall impose the requirements outlined in the Management Plan.

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3. The Natural Area Management Plan shall be prepared in accordance with the current requirements for preparing Management Plans for Edmonton's Natural Areas at time of application.
4. The Natural Area Management Plan shall include, but not be limited to, the following:
 - a. The boundary for the purpose of Zoning of the Natural Area, including the buffer;
 - b. The appropriateness of an Accessory Building within the Natural Area Site. If an Accessory Building is necessary within the Natural Area, then the Natural Area Management Plan shall:
 - i. State the purpose of the Accessory Building;
 - ii. Determine the size and location of the Accessory Building; and
 - iii. State the impacts of the Accessory Building onto the Natural Area and the necessary mitigating measures to reduce those impacts.
 - c. State the extent of human and recreational activities permitted within the NA Zone.

15. *Conditions Attached to Development Permit*

1. The Development Officer may only impose conditions on the approval of a Permitted Development if the power to do so is clearly specified elsewhere in this Bylaw. Nothing in this Section prevents a Development Officer from identifying on the Development Permit certain Sections of this Bylaw that the applicant would have to comply with in any event.
2. If an applicant applies for a Development Permit for a structure or a use that is intended to be temporary or that is inherently temporary, the Development Officer may impose conditions limiting the duration of the validity of the Development Permit. The Development Officer may exercise this power to add conditions to Permitted and Discretionary Uses.
3. The Development Officer may, with respect to a Discretionary Development or a Development in a Direct Control Provision, impose such conditions as he deems appropriate, having regard to the regulations of this Bylaw and the provisions of any Statutory Plan.
4. The Development Officer may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, vehicular and pedestrian access, or any of them, including payment of the costs of installation or constructing any such utility or facility by the applicant.
5. The Development Officer may, as a condition of issuing a Development

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Permit require that an applicant enter into an agreement, which shall be attached to and form part of such Development Permit, to do all or any of the following:

- a. to construct, or pay for the construction of, a public roadway required to give access to the development;
 - b. to construct or pay for the construction of:
 - i. a pedestrian walkway system to serve the development; or
 - ii. pedestrian walkways that will connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves, or is proposed to serve, an adjacent development, or both;
 - c. to specify the location and number of vehicular and pedestrian access points to Sites from public roadways;
 - d. to install, or pay for the installation of, utilities that are necessary to serve the development;
 - e. to construct or pay for the construction of, off-street or other parking facilities, or loading and unloading facilities; or
 - f. to repair or reinstate, or to pay for the repair or reinstatement, to original condition, any street furniture, curbing, sidewalk, boulevard Landscaping and tree planting which may be damaged or destroyed or otherwise harmed by development or building operations upon the Site.
6. The Development Officer may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement in a form satisfactory to the City, to pay an off-site levy or redevelopment levy, or both, imposed by a bylaw pursuant to the Municipal Government Act.

*Bylaw 13228
December 5, 2002*

7. If an applicant applies for a Development Permit for a structure that encroaches on City owned property, the Development Officer may impose conditions requiring the applicant to mitigate the impact of the encroachment, including compensation, indemnities, insurance and a duty to remove the encroaching structure on receipt of notice. If the Development Officer does not impose such a condition on an encroaching structure, this shall not be construed as granting the applicant a right to encroach and the applicant may require a separate encroachment agreement.
8. The Development Officer may require any agreement entered into pursuant to clauses (4) and (5) above to be filed against the title to the Site at the Land Titles Office.

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16. *Decisions on Development Applications*

1. An application shall, at the option of the applicant, be deemed to be refused if a decision of the Development Officer has not been made within 40 days of the receipt of the application.
2. The applicant may request confirmation in writing from the Development Officer that his application has been received.

17. *Validity of Development Permit*

17.1 General Provisions

1. When an application for a Development Permit has been approved by the Development Officer, the Development Permit shall not be valid unless and until:
 - a. any conditions of approval, save those of a continuing nature, have been fulfilled; and
 - b. no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1.
2. When an application for a Development Permit has been approved by the Subdivision and Development Appeal Board, it shall not be valid unless and until:
 - a. the Board has adopted the minutes of its meeting at which the application was approved; and
 - b. any conditions of approval, save those of a continuing nature, have been fulfilled.
3. Upon service on the City of Edmonton of an application for leave to appeal the decision of the Subdivision and Development Appeal Board, under the Municipal Government Act, the Development Officer shall suspend the Development Permit issued by the Subdivision and Development Appeal Board.
4. The Development Permit issued by the Subdivision and Development Appeal Board and suspended pursuant to the Municipal Government Act, remains suspended until:
 - a. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been finally determined; or
 - b. the Alberta Court of Appeal has granted leave to appeal, heard the appeal on the merits, made its decision, and any appeal to the Supreme Court of Canada from that determination by the Alberta Court of Appeal has been finally determined.

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18. *Resubmission Interval*

1. An application for a Development Permit for a Use within the same Use Class of this Bylaw shall not be accepted by the Development Officer from the same or any other applicant for the same Site:
 - a. within six months of the date of a refusal by the Development Officer; or
 - b. within six months of the date of a written decision of the Subdivision and Development Appeal Board on a previous application, if the previous application was appealed to, and subsequently refused by, the Subdivision and Development Appeal Board; or
 - c. within six months of the date of a written decision of the Alberta Court of Appeal on the previous application if the application has been appealed to the Alberta Court of Appeal; or
 - d. during the time prior to the decision of the Subdivision and Development Appeal Board or the Alberta Court of Appeal, if the application has been appealed to the Subdivision and Development Appeal Board or the Alberta Court of Appeal.
2. Subsection 18.1 shall not apply in the case of an Application for a Development Permit for a Permitted Use if the Application complies with all the regulations of this Bylaw.
3. If upon review of any application for a Development Permit, the Development Officer determines that subsection 18.1 applies, then the application shall be returned to the applicant, along with any fees that have been submitted. The application shall not be considered as having been refused, but shall be deemed not to have been submitted.
4. Notwithstanding subsection 18.1 above, if two or more Development Permit Applications for the same Use Class on the same Site have been refused by the Development Officer, the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or any combination of the above, the third and any subsequent Development Permit Application for that Use Class on that Site shall not be accepted by the Development Officer until one year from the date of the most recent refusal, unless that application is for a Permitted Use and complies in all respects with the Zoning.

19. *Development Permit and Agreement Fees*

19.1 Development Application Fees

1. Every application for a Development Permit shall be accompanied by the required fee. The schedule of fees for Development Permits shall be determined by City Council.

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19.2 Development Agreement Fees

1. When a Development Agreement is to be entered into, between the City and the applicant, as a condition of issuing a Development Permit pursuant to Section 15 of this Bylaw, other than a Development Agreement entered into solely for the purpose of collecting a redevelopment levy, the applicant shall pay to the Development Officer upon execution of the Development Agreement, in addition to any other fee required pursuant to this or any other bylaw, a Development Agreement fee as determined by City Council.

20. *Notification of Issuance of Development Permits*

20.1 Class B Development

1. Within seven days of the issuance of a Development Permit for Class B Development, the Development Officer shall dispatch a notice by ordinary mail to:
 - a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land, wholly or partly within a distance of 60.0 m of the boundary of the Site;
 - c. the President of each Community League operating within the notification boundaries described in clause (b), above; and
 - d. the President of each Business Revitalization Zone Association operating within the notification boundaries described in clause (b) above.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Within 10 days of the issuance of a Development Permit for Class B Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating his decision, and the right to appeal therefrom.
4. During any cessation of ordinary mail delivery, the written notice described above shall be given by such other alternative means as the Development Officer may specify.
5. Where, in the opinion of the Development Officer, a proposed development is likely to affect other owners of land beyond 60.0 m, the Development Officer must notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to the

*Bylaw 13228
December 5, 2002*

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development

21. *Appeals*

1. Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit or affected by a Permit issued by the Development Officer, shall appeal the decision of the Development Officer to the Subdivision and Development Appeal Board by serving a written notice of appeal on the Subdivision and Development Appeal Board within 14 days after notice of the decision or issuance of the Development Permit was given.
2. An application for a Development Permit shall, at the option of the applicant, be deemed to be refused in accordance with the provisions of Section 16 of this Bylaw, and the applicant shall appeal in writing to the Subdivision and Development Appeal Board as provided in subsection 21(1) above, as though the application has been refused at the end of the time period in Section 16.

22. *Expiry of Permit*

1. A Development Permit shall expire and shall no longer be valid after one year from the date of approval of the Permit, if no construction has been initiated. Construction includes, but is not limited to, site surface preparation or excavation. Furthermore:
 - a. work such as engineering studies, geotechnical investigations, site surveys, soils analysis, environmental assessment and the like shall not be considered as construction in the context of this subsection; and
 - b. in the case of a change of Use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new Use in operation within one year of the approval of the Development Permit.
2. Notwithstanding clause (1) above, if a Building Permit is issued for the development within the twelve month period, the Development Permit issued therefore shall not lapse unless and until the Building Permit so issued is cancelled or allowed to lapse by virtue of work not having commenced within the statutory minimum period.
3. Where a Development Permit is issued for a Site where any other Development Permit has been approved, all previous Permits shall be invalid if the physical aspects of the development conflict, or both could not occur simultaneously upon the Site, in conformity with the regulations of this Bylaw.
4. Notwithstanding subsection 22.1, time shall not run during an appeal of the Development Permit to the Subdivision and Development Appeal Board and any consequent court proceedings until:

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- a. the Subdivision and Development Appeal Board has issued a written decision of its approval of the Development Permit and there is no appeal from this decision of the Subdivision and Development Appeal Board; or
- b. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been fully determined; or
- c. the Alberta Court of Appeal has granted leave to appeal, heard the appeal on the merits, made its decision, and any appeal to the Supreme Court of Canada from that determination by the Alberta Court of Appeal has been finally determined.

23. *Enforcement and Penalties*

23.1 General

1. The enforcement powers granted to the Development Officer under this Bylaw are in addition to any enforcement powers the City or any of its officers may have under the Municipal Government Act or any other applicable legislation. The Development Officer may exercise all such powers concurrently.
2. The Council of the City shall from time to time, taking into account social and economic factors including the resources available to it and the various demands made upon those resources by the residents of the City, allocate resources to the General Manager of Sustainable Development, who shall then determine the extent of enforcement made under this Bylaw so as to optimize use of those resources.

23.2 Offences

1. Any owner, lessee, tenant or occupant of land, a building, a structure or a Sign thereon, who, with respect to such land, building, structure:
 - a. contravenes; or
 - b. causes, allows or permits a contravention of any provision of this Bylaw;commits an offence.
2. It is an offence for any person;
 - a. to construct a building or structure;
 - b. to make an addition or alteration thereto; or
 - c. to place a Sign on land;for which a Development Permit is required but has not been issued or is not valid under this Bylaw.

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3. If the corrective measures described in a Violation Notice issued pursuant to subsection 23.3 are not completed within the time specified by the Violation Notice, the person to whom the Violation Notice was issued is guilty of an offence and shall pay the penalty amount specified in Schedule 23A.
4. If development continues after a Permit has been revoked or suspended, the person to whom the Permit was issued or the person continuing the development is guilty of an offence and shall pay the penalty amount specified in Schedule 23A.
5. It is an offence to display a Temporary Sign without a valid Development Permit. It is an offence for a Temporary Sign to not have the Sign ownership displayed in a visible location on the Sign. It is an offence to deface, obscure or otherwise render the ownership identification illegible.
6. It is an offence to have a Sign in an abandoned state.
7. It is an offence to use residential, agricultural, institutional, commercial or industrial property without a valid Development Permit where the Use is listed as a Permitted or Discretionary Use in the Zone.
8. It is an offence to use residential, agricultural, institutional, commercial or industrial property without a valid Development Permit where the Use is not listed as a Permitted or Discretionary Use in the Zone.
9. It is an offence to commence any construction which requires a Development Permit in a residential, agricultural, institutional, commercial or industrial Zone without a valid Development Permit.

23.3 Enforcement

1. Once the City has found a violation of this Bylaw, the City may notify either the owner of the land, the building or the structure, the person in possession of the land, building or structure, the person responsible for the violation or any or all of them, of the contravention of this Bylaw, by:
 - a. delivering a Violation Notice delivered either in person or by ordinary mail:
 - i. to the owner of the land, building or structure at the address listed on the tax roll for the land in question; or
 - ii. to the owner of the Sign, at a location where the owner carries on business; or
 - b. in the case of Temporary Signs, verbal notification to the Sign owner or by delivering a Violation Notice in person to the Sign owner or by ordinary mail or by facsimile to an address where the Sign owner carries on business.

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2. Such notice shall state the following:
 - a. nature of the violation of this Bylaw;
 - b. corrective measures required to comply with this Bylaw; and
 - c. time within which such corrective measures must be performed.
3. The appearance of the name of an individual, organization, corporation or ownership on a Sign is prima facie proof that the individual, organization, corporation or owner named thereon caused, suffered or permitted the Sign to be placed on land, and is responsible for any contravention of the provisions of this Bylaw.
4. The City is not required to issue a Violation Notice before commencing any other enforcement action under the Municipal Government Act, or this Bylaw, or at all.

*Bylaw 16110
May 28, 2012*

23.4 Order and Right of Entry

1. Pursuant to the Municipal Government Act, the Development Officer may issue, to any or all of the following:
 - a. the owner of the land, building or structure;
 - b. the person in possession of the land, building or structure; and
 - c. the person responsible for the contravention,
an order under the Act.
2. Where a person fails or refuses to comply with the Order, the City may take such action as is necessary to carry out the order.
3. The costs and expenses incurred in carrying out an Order shall be placed on the tax roll. The amount so placed shall be deemed for all purposes to be a tax imposed pursuant to the Municipal Government Act, from the date it was added to the tax roll and forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

*Bylaw 16110
May 28, 2012*

4. After notice to the owner or occupant in accordance to the Municipal Government Act, a Development Officer, or Bylaw Enforcement Officer, may enter a property to conduct any inspection to determine compliance with this Bylaw.
5. A person shall not prevent or obstruct a Development Officer, or Bylaw Enforcement Officer, from carrying out any official duty under this Bylaw or the Act.

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23.5 Cancellation of Permit

1. The Development Officer may revoke a Development Permit where any person undertakes or causes or permits any development on a Site contrary to the Development Permit.
2. The Development Officer shall notify the Development Permit holder and the owner of the land, building, structure or Sign (if not the same) of the cancellation of the Development Permit. The revocation is effective upon receipt of the notice by the Development Permit holder.
3. Any person who undertakes, causes or allows any development after a Development Permit has been revoked, shall discontinue such development forthwith and shall not resume such development unless a new Development Permit has been issued.
4. All developments continuing after the Development Permit has been revoked shall be deemed to be developments occurring without a Development Permit under this Section.
5. The Development Officer may cancel a Development Permit where required fees have not been received.

*Bylaw 15630
December 13, 2010*

Section 23A - Specified Penalties for Offences

Offence	Section	Penalty
Development without Development Permit	23.2(2)	
Minimum Specified Penalty		\$400.00
Development with expired Development Permit	23.2(2)	
Minimum Specified Penalty		\$400.00
Development in contravention of a Development Permit	23.2(2)	
Minimum Specified Penalty		\$400.00
Failure to Comply with Violation Notice	23.2(3)	
Minimum Specified Penalty		\$400.00
Development After Revocation	23.2(4)	
Minimum Specified Penalty		\$400.00
Displaying Temporary Sign without Development Permit	23.2(5)	
Minimum Specified Penalty		\$250.00
Sign in an Abandoned State	23.2(6)	
Minimum Specified Penalty		\$250.00
No Permit where Use Permitted or Discretionary	23.2(7)	
Minimum Specified Penalty		\$400.00
Non-permitted Use in area	23.2(8)	
Minimum Specified Penalty		\$400.00
Construction Commenced without Development Permit	23.2(9)	
Minimum Specified Penalty		\$400.00

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24. Amendments

24.1 Text Amendments

1. Any person applying to amend Parts I and II of this Bylaw may apply in writing to the Development Officer including required fees, furnishing reasons in support of the application and requesting that the Development Officer submit the application to the Council.
2. If a person applies to the Council in any manner for an amendment to Parts I and II of this Zoning Bylaw, the Council may require him to submit his application and required fee to the Development Officer in accordance with the provisions of this Section before it considers the amendment proposed by such person.
3. Notwithstanding anything contained in this Section 24, an application for a proposed amendment to Part I or Part II of this Bylaw which has been rejected by the Council within the previous 12 months shall not be accepted.

24.2 Rezoning Amendments

1. Any person applying to amend Parts III and IV of this Bylaw to change the Zone governing any land, shall apply in writing to the Development Officer and submit the following to the Development Officer:
 - a. a Certificate of Title which has been issued not later than 30 days prior to the receipt of the amendment application by the Development Officer;
 - b. the applicant's name, address, telephone contact number and interest in the property;
 - c. a signed statement by the applicant stating that he is willing to pay for all costs incurred by the City in processing the proposed amendment, whether it be enacted or not, including, but not limited to, all mapping, printing, reproduction, surveys and advertising costs;
 - d. the appropriate application form and fee required in subsection 24.3(6); and
 - e. a brief written statement by the applicant in support of his application, and his reasons for applying.
2. upon receipt of an application for a Rezoning Amendment, the Development Officer shall provide a written notice of this application to:

*Bylaw 13228
December 5, 2002*

- a. each assessed owner of land, wholly or partially within a distance of

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- 60.0 m of the boundaries of the site which is the subject of the Rezoning Amendment;
- b. the President of each Community League operating within the distance described in clause a) above; and
 - c. the President of each Business Revitalization Zone Association operating with the distance described in clause a) above.
3. Upon receipt of an application for a Rezoning amendment, the Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed Zone. The analysis shall be based upon the full development potential of the uses and development regulations specified in the proposed Zone and not on the merits of any particular development proposal. The analysis shall, among other things, consider the following impact criteria:
- a. relationship to and compliance with approved Statutory Plans and Council policy. Should the application not conform with an applicable Statutory Plan the Development Officer shall require the applicant to submit an application to amend the applicable Plan before the application to amend Parts III or IV of the Zoning Bylaw is judged to be complete;

*Bylaw 12993
March 12, 2002*

- b. relationship to and compliance with the Alberta Gaming Licensing Policy, pertaining to licensed casino facilities. Should the application have the effect of adding Casinos and Other Gaming Establishments to the list of uses in the Provision, the Development Officer shall require submission of a letter of approval for a casino facility, issued by the Alberta Gaming and Liquor Commission subject to zoning, before the application to amend Parts III or IV of the Zoning Bylaw is judged to be completed;

*Bylaw 13117
July 8, 2002*

- c. relationship to authorized Statutory Plans in preparation;
- d. compatibility with surrounding development in terms of land use, function and scale of development;
- e. traffic impacts;
- f. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities and public facilities such as recreational facilities and schools;
- g. relationship to municipal land, right-of-way or easement requirements;
- h. effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;

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- i. necessity and appropriateness of the proposed Zone in view of the stated intentions of the applicant;
 - j. relationship to the documented concerns and opinions of area residents regarding the application; and
 - k. the potential impacts on municipalities where the area in question is an intermunicipal fringe as identified in the Municipal Development Plan.
4. Notwithstanding anything contained in this Section 24, an application for a proposed amendment to Part III of this Bylaw which has been rejected by the Council within the previous 12 months shall not be accepted.

24.3 Review and Processing of Amendments

1. The Development Officer shall:
 - a. examine the proposed amendment;
 - b. prepare a written report on the proposed amendment; and
 - c. advise the applicant in writing that:
 - i. he is prepared to recommend the amendment to the Council without further investigation; or
 - ii. he is not prepared to recommend the amendment; or
 - iii. he requires further investigation to make a recommendation; or
 - iv. he is prepared to recommend an alternative amendment.
2. Upon receiving the advice of the Development Officer, the applicant shall advise the Development Officer if:
 - a. he wishes the proposed amendment to proceed to City Council, in which case he must prepay the advertising costs referred to in subsection 24.2(1)(c) prior to the amendment proceeding to City Council; or
 - b. he does not wish to proceed to City Council with the proposed amendment, in which case the application is considered abandoned.
3. If the applicant does not respond to the Development Officer's notification, the application shall be cancelled after one year from the date of the notice of the Development Officer.
4. If requested by the applicant, the Development Officer shall submit the proposed amendment to Council, accompanied by the report of the Development Officer.

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5. The Development Officer, using discretion, may present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment shall be accompanied by the report and recommendations of the Development Officer.
6. Every Rezoning Amendment Application shall be accompanied by the required fee. The schedule of fees for the services provided shall be determined by City Council.
7. When a Development Agreement is to be entered into between the City and the applicant pursuant to a Direct Control rezoning, the applicant shall pay to the Development Officer, in addition to any other fee required pursuant to this or any other bylaw, a Development Agreement fee as determined by City Council.

24.4 Notification of Rezoning Amendments

1. Prior to consideration by Council of a proposed rezoning amendment, the Development Officer shall place a notice, complying with the Municipal Government Act, in two separate issues of a newspaper circulating within the City, and dispatch a notice by ordinary mail to:
 - a. the applicant;
 - b. the owners of the land subject to the proposed Rezoning Amendment;
 - c. each assessed owner of land, wholly or partially within a distance of 60.0 m of the boundaries of the Site which is the subject of the Rezoning Amendment, except that the Development Officer may exempt notification for City-initiated Rezoning Amendments:
 - i. for lands incorporated into the City zoned from the pre-annexation municipality's Zoning Bylaw to an equivalent Zone in the Edmonton Zoning Bylaw; or
 - ii. to replace existing Zones with new Zoning Bylaws which are generally consistent with the Uses and regulations of the Zone being replaced;
 - d. the President of each Community League operating within the notification boundaries described in clause (c) above; and
- Bylaw 13228
December 5, 2002*
- e. the President of each Business Revitalization Zone Association operating within the notification boundaries described in clause (c) above.

During any cessation of ordinary mail delivery, the notice to those described in clauses (1)(a), (b) and (d) above may be given by such other alternative means as the Development Officer may specify, and the notice to those described in clause (1)(c) above shall be provided

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in the newspaper only.

2. Where, in the opinion of the Development Officer, a proposed Rezoning Amendment is likely to affect other owners of land beyond 60.0 m, the Development Officer must notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to any development allowed under the proposed Zone or Direct Control Provision.
3. Prior to consideration by Council of an amendment to Parts I or II of this Bylaw, the Development Officer shall give such notice as is required by the Municipal Government Act.

*Bylaw 15059
January 19, 2009*

4. a) Except as provided in this section, in order to amend Parts III or IV of this Bylaw to change the Zone governing any land the owner or applicant shall erect a Rezoning Amendment Application Information Sign within 14 days of being directed to do so by the Development Officer. A Rezoning Amendment Application Information Sign is not required for any of the following:

*Bylaw 13228
December 5, 2002
Bylaw 15059
January 19, 2009*

- i. applications that propose to rezone lands in conformity with a Statutory Plan; and
- ii. City-initiated Rezoning Amendments for land brought into the City through annexation.

Where a Rezoning Amendment Application Information Sign is required, the public hearing for such Rezoning Applications before City Council may not take place until a minimum period of 21 days has passed since the date upon which a Rezoning Amendment Application Information Sign complying with the requirements of this Bylaw was erected unless City Council otherwise directs.

- b) The Rezoning Application Information Sign shall be erected at a prominent location on the Site, or within 4.5 m of the Site between the Site and a public roadway, other than a Lane, shall be readable from a distance of 15.0 m and shall be maintained in a reasonable and legible condition until such time as the application to amend Part III is approved by Council struck from Council's agenda, or withdrawn. If a Site is bounded by more than one public roadway, other than a Lane, one or more rezoning Application Information Sign(s) shall be required. Rezoning Application Information Signs shall be erected in a manner so as to be visible from each public roadway, other than a Lane.
- c) Rezoning Application Information Signs, as erected, shall be of a maximum Height above ground of 3.0 m, a minimum Area of 1 m² and a maximum Area of 3 m².

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- d) Rezoning Amendment Application Information Signs must contain at least the following information:
 - i. The municipal address of the Site;
 - ii. the present Zone applicable to the Site;
 - iii. the Zone proposed by the applicant;
 - iv. a general description of the Use Classes that could develop within the proposed Zone, together with a notice that the description may not be exhaustive;
 - v. a reference to the City's website where more information regarding the land development application may be sought;
 - vi. the telephone number of the Development Officer at which information regarding the land development application may be sought; and
 - vii. a graphic showing the location and shape of the subject Site.
- e) In addition to the information requirements listed in subsection 24.4(1), the applicant shall, within seven days of the erection of the Rezoning Application Information Signs, submit to the Development Officer a letter indicating that the Sign has been erected in accordance with the requirements of the Zoning Bylaw.
- f) Where the applicant is not the owner of the subject Site, the Development Officer shall authorize an alternative notification, which does not meet all of the requirements of subsection 24.4(4), on public property adjacent to the subject Site.
- g) All Rezoning Application Information Signs shall be removed no later than 30 days following the date of the approval or rejection of the relevant application by City Council.

25. *Zoning Bylaw Compliance Certificate and Certificate Fees*

1. The applicant for a Compliance Certificate shall provide to the Development Officer a Real Property Report for the Site prepared by a registered Alberta Land Surveyor. The applicant shall pay all costs associated with the preparation of the Real Property Report.
2. In determining whether a Compliance Certificate can be issued for a Site, the Development Officer shall rely on the Real Property Report provided by the applicant. The Development Officer shall not undertake independent Site inspections.
3. The Development Officer may issue a Compliance Certificate when, in

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his opinion, the building(s) located on a Site, and shown on the Real Property Report, is located on the Site in accordance with the Yard regulations of this Bylaw and the Yards specified in any Development Permit which may have been issued for the Site. The Compliance Certificate shall only cover those buildings and structures, or parts thereof, shown on the Real Property Report submitted by the applicant.

4. The Development Officer may refuse to issue a Compliance Certificate when, in his opinion, he does not have sufficient information from the applicant to determine if a building(s) located on a Site is (are) located in accordance with the Yard regulations of this Bylaw and/or the Yards specified in any Development Permit which may have been issued for the Site.
5. The Development Officer shall not be liable for any damages arising from the use of a Compliance Certificate containing errors where the errors are the result of incorrect or incomplete information on the Real Property Report.
6. The fee for the provision of Compliance Certificates shall be as determined by City Council.

Development Regulations

40. *Applicability*

The General Development Regulations shall apply to all developments on all Sites, and shall take precedence except in the case of the Airport Protection Overlay or where the regulations of a Zone, Overlay or Development Control Provision specifically exclude or modify these provisions with respect to any Use.

41. *Lot Dimensions and Areas*

41.1 Subdivision

1. The Subdivision Authority may approve the subdivision of land in the AG Zone to subdivide from a quarter section:
 - a. parcels which are too small for economic agricultural development because of isolation by natural features such as ravines or water bodies or by man-made features such as roadways or railways; or
 - b. parcels which are to be used for Essential Utility Services.
2. The Subdivision Authority may approve the subdivision of land which includes parcels of a size less than the minimum Site size required in the AGU Zone and in the AGI Zone, if:
 - a. these parcels are to be used for Essential Utility Services;
 - b. these parcels are remnants or other parcels which result from the planned subdivision process where such parcels are likely to be created for a temporary period and shall subsequently be incorporated into a consolidation or another subdivision or development pattern, and zoned in a manner consistent with proposed Land Use Zones prior to development; or
 - c. the AGU or AGI Zoning is to be temporary and is soon to be replaced with another Land Use Zone.

41.2 Minimum Site Area Exceptions for Single Detached, Semi-detached and Duplex Housing

*Bylaw 14750
December 12, 2007*

1. The Development Officer shall not refuse an application for a Development Permit for Single Detached Housing on a Site with a depth of at least 30.0 m and a width of at least 10.0 m, or Semi-detached Housing or Duplex Housing on a Site with a Site area of at least 470 m² and a width of at least 13.5 m only for the reason that the Site does not meet the minimum area and dimensions set out in this Bylaw, if:
 - a. the Site in question is a lot, which was created prior to October 2, 1961;

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- b. the Site in question is a lot approved by the Subdivision Authority; or
- c. in the case of Single Detached Housing within the RF4 Zone, the Site is within a Zone Outline Plan area or Area Structure Plan area and the subdivision creating the Site was approved by the Municipal Planning Commission prior to the effective date of Bylaw 6934, that being June 14, 1982.

*Bylaw 15735
June 20, 2011*

42. General Regulations for Separation Space, Amenity Area And Setbacks

- 1. Other than in the RPL Zone, no portion of any Amenity Area, Private Outdoor Amenity Area, Separation Space, or Setback shall be provided by an adjacent Site.
- 2. In the RPL Zone, the required Separation Space for any development may be provided in part by open space on an adjacent Site, provided that a required Separation Space shall in all cases be subject to the regulations for Separation Space as contained in Section 48 of this Bylaw and therefore shall, where Section 48 requires, be free of those buildings or structure, or portions of them which may otherwise be allowed in a Yard.
- 3. A Separation Space, or Setback shall not be required below grade, except that the Development Officer may require that a Yard, or any portion of it, be unobstructed and undisturbed below grade in order to preserve existing vegetation, or to provide an adequate growing environment for any proposed or required Landscaping.
- 4. Setback requirements in any Zone apply to Accessory Buildings or Structures, except those in Residential Zones, in which case subsection 50.3 applies.

43. Yards on Corner Sites and Double Fronting Sites in Residential Zones

- 1. In the case of a corner Site, the Front Yard shall be the Yard abutting the Front Lot Line, except:
 - a. in the case of a corner Site comprised of more than one lot, the Front Yard of the Site shall be taken on the same public roadway, other than a Lane, as the Front Yard of the Corner Lot; or
 - b. where the two boundaries of a corner Site are equal, the location of the Front Yard of the Site shall be determined by the Development Officer.
- 2. Notwithstanding clause (1) above, the Development Officer may require any corner Site to provide an additional Front Yard or Yards other than that required, having regard to the orientation and access of any development, and the Front Yard requirements of adjacent properties.
- 3. Double Fronting Sites shall have two Front Yards. The Development Officer may exercise his variance powers under subsection 11.3 and 11.4 to allow only

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one Front Yard on a Double Fronting Site, but may not allow fewer than one Front Yard.

*Bylaw 15735
June 20, 2011*

44. Projection into Setbacks and Separation Spaces

The following features may project into a required Setback or Separation Space as provided for below:

1. a) verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. Where unenclosed steps extend into Side Setbacks which are not used for vehicular access, such steps shall not exceed a Height of 1.0 m above Grade; and
- b) the Development Officer may exercise variance power to allow projections of eaves or similar architectural features on Accessory Buildings provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater, and 0.46 m for Setbacks or Separation Spaces of less than 1.2 m;
2. a) cantilevered projections with windows, such as bay, oriel or similar windows, or cantilevered projections without windows, provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces. In all cases, a minimum distance of 0.6 m from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained; and
- b) where a cantilevered projection as specified in subsection 44(2)(a) above is proposed in a Side Setback, the length of any one projection shall not exceed a wall opening length of 3.1 m. In the case of more than one projection, the aggregate total shall not exceed one third of the length of that house side wall excluding attached Garage walls. In the case of a Corner Lot, this restriction is applicable only to the interior Side Setback and not the flanking Side Setback. This restriction shall not apply to projections into the Front or Rear Setback.
3. a) Platform Structures provided such projections do not exceed 2.0 m into Setbacks or Separation Spaces with a depth of at least 4.0 m;
- b) Platform Structures provided such projections do not exceed 0.60 m for Setbacks or Separation Spaces with a depth of less than 4.0 m; and
- c) Platform Structures provided such projections do not exceed 2.5m into any Front Setback.
4. swimming pools, fish ponds, ornaments, flagpoles, or the like provided that swimming pools shall not be constructed within any Front Setback;
5. any loading space required under the provisions of this Bylaw, provided it shall

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not be in a Front Setback;

*Bylaw 15634
September 26, 2011*

6. a Parking Area when comprised of parking spaces required under this Bylaw, provided that no Parking Area in any Zone shall be located within the Front Yard. This shall not prohibit the use of a Front Yard for Driveways; and
7. notwithstanding any other provisions of Section 44, projections and steps shall not be allowed where a minimum Side Setback of 3.0 m is required for vehicular access to the rear of the Site unless a minimum vertical clearance of 3.0 m is maintained from the finished Grade to the lowest point of the projection.

45. Objects Prohibited or Restricted in Residential Zones

1. No person shall keep in any part of a Site in any Residential Zone:

*Bylaw 15444
December 13, 2010*

- a. any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.) exceeding 4 500 kg;

*Bylaw 14934
June 16, 2008*

- b. more than one commercial vehicle of a maximum gross vehicle weight (G.V.W.) of 4 500 kg or less, for longer than is reasonably necessary while load or unload such vehicle.

2. For the purpose of subsection 45(1) a commercial vehicle means a vehicle that:

- a. is intended or designed for commercial purposes; or
- b. is used for commercial purposes.

*Bylaw 15735
June 20, 2011*

3. No person shall keep, in the Front Yard in any Residential Zone, or in the case of a corner Site, in the Front Yard or the required flanking Side Yard in any Residential Zone, any large Recreational Vehicle for any longer than is reasonably necessary to load or unload such vehicle.
4. Notwithstanding subsection 45.3, from April 1 through October 31 inclusive, on a residential Site with no rear Lane, large Recreational Vehicles may be parked to within 2.0 m of the interior edge of the sidewalk, or within 2.0 m of the curb if there is no sidewalk:
 - a. where vehicular access is solely available through the Front Yard; or
 - b. in the case of a corner Site, where vehicular access is solely available through the Front Yard or through the exterior flanking Side Yard,

subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum Setback requirement on a Site by Site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

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5. For the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.
6. For the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall not include: small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks; boats; snowmobiles; all-terrain vehicles; jet skis; or motorcycles and trailers to carry them.

*Bylaw 15634
September 26, 2011*

7. In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone:
 - a. vehicles shall not be located on the landscaped portion of the Yard; and
 - b. vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

46. Amenity Area

1. Where required in any Zone, a development shall provide Amenity Area in accordance with the requirements of the Zone.
2. Amenity Area shall:
 - a. with respect to Residential Use Classes, be located and designed to serve as space for the active or passive recreation and enjoyment of the occupants of a residential development; and
 - b. with respect to Non-residential Use Classes, be located and designed to serve as space for the active or passive recreation and enjoyment of the public so as to maximize the accessibility and use of the Area by the public during the hours which the development is open to the public. Access to the Amenity Area shall be at no cost to the public.
3. Amenity Area may include:
 - a. with respect to Residential Uses Classes, patios, balconies with a minimum depth of 2.0 m, roof terraces, communal lounges and Recreational Facilities and other areas within the Site which are of the nature described in clause (2)(a) above; and
 - b. with respect to Non-residential Use Classes, courtyards, interior landscaped open spaces, arcades, plazas, atriums, public seating areas and other areas within the Site which are of the nature described in clause (2)(b) above.
4. Required Amenity Area may be located:

*Bylaw 15735
June 20, 2011*

- a. with respect to Residential Use Classes, within any Yard, other than a Front

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Yard; and

- b. with respect to Non-residential Use Classes, within any Yard.
5. Required Amenity Area may be located within a required Separation Space, but only if it is intended for the private use of the Dwelling for which the Separation Space is provided.
6. Where landscaped space at grade on the Site is in excess of 30% of the Site area, the excess may be included in the required residential Amenity Area.

47. Private Outdoor Amenity Area

1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.
2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.
3. Private Outdoor Amenity Area shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.

*Bylaw 15735
June 20, 2011*

4. Private Outdoor Amenity Area may be provided above grade, and may be located within any Yard other than a required Front Yard.
5. Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
6. Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.

48. Separation Space

48.1 Separation Space: General

1. Where required in any Zone, any residential or residential-related development shall provide Separation Space in accordance with this Section 48.
2. Except as provided for elsewhere in this Section 48, the Separation Space shall be contained fully within the Site of the proposed development unless otherwise specified in the applicable Land Use Zone.
3. The minimum Separation Space in front of any windows, entry or similar

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opening shall be applied along the full length and height of the exterior wall of the room in which the particular opening or window is located, and it shall be measured horizontally outward from, and at right angles to, that exterior wall.

4. Except as provided for elsewhere in this Section, the specified Separation Space shall be free of buildings and public roadways.

*Bylaw 14934
June 16, 2008*

5. The minimum separating distance between two Dwellings shall be equal to the sum of the minimum Separation Spaces for the opposite windows and openings, except as provided in subsection 48.3(2) and Section 48.4(2).
6. In the event that buildings are not parallel, or diagonal views between opposite windows and openings in different Dwellings become critical, the Separation Space requirements may be increased or reduced by the Development Officer.
7. Notwithstanding these regulations, the Development Officer may exercise variance power to reduce Separation Space where other design solutions offer equivalent daylight, sunlight, ventilation, quiet, visual privacy and views.

*Bylaw 15735
June 20, 2011*

8. A required Separation Space may be provided wholly or partly within a Setback

48.2 Principal Living Room Window

1. In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 m shall be provided.
2. The following facilities or activity areas may be located within a required Separation Space adjacent to a Principal Living Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:

*Bylaw 14750
December 12, 2007*

- a. local public roadway including a Lane;
- b. walkway;
- c. on-site roadway;
- d. on-site parking area;
- e. on-site Amenity Area; and
- f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space

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reserved for a future sidewalk.

3. Where the sill of a Principal Living Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 m out from the Window, no minimum Privacy Zone is required.

*Bylaw 15036
February 2, 2009*

4. No minimum Privacy Zone is required for Garden Suites or Garage Suites at-Grade.

48.3 Habitable Room Window

1. In front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 m shall be provided.
2. Where a Habitable Room Window on a building of two Storeys or less directly faces a Blank Wall of an adjacent building also of two Storeys or less, the minimum separating distance may be reduced to 3.0 m.
3. The following facilities or activity areas may be located within a required Separation Space adjacent to a Habitable Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:
 - a. local public roadway other than a Lane;
 - b. walkway;
 - c. on-site roadway;
 - d. on-site parking area;
 - e. on-site Amenity Area; and
 - f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

4. Where Habitable Room Windows face onto exterior corridors or access ways for Dwellings located above grade, the Development Officer may modify the Privacy Zone requirements of clause (3) above.
5. Where the sill of a Habitable Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 3.0 m out from the Window, no minimum Privacy Zone is required.

*Bylaw 15036
February 2, 2009*

6. No minimum Privacy Zone is required for Garden Suites or Garage Suites at-

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Grade.

48.4 Non-habitable Room Windows, Non-required Habitable Room Windows, Entries and Blank Walls

1. In front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space with a minimum depth of 1.2 m plus 0.3 m for each additional Storey above the first Storey to a maximum of 3.0 m shall be provided.
2. Where two Blank Walls face one another, the required minimum Separation Space shall be calculated from only one of the Blank Walls. Where the two Blank Walls are of different heights, the Separation Space shall be calculated from the Blank Wall having the greater height.

*Bylaw 15635
January 31, 2011*

49. *Fences, Walls and Gates in Residential Zones*

1. The regulations contained within Section 49 of this Bylaw apply to:
 - a. the Height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.
2. Notwithstanding subsection 49(1), the regulations for fences, walls, and gates contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the fence, wall, or gate.
3. A fence, wall, or gate on a Site in a Residential Zone shall be less than or equal to 1.85 m in Height, measured from the general ground level 0.5 m back of the property line of the Site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
 - a. the Front Yard, or
 - b. a Side Yard abutting a public roadway other than a Lane.
4. A fence, wall, or gate on a Site in a Residential Zone shall be less than or equal to 1.2 m in Height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the Site, into:
 - a. the Front Yard, or
 - b. a Side Yard abutting a public roadway other than a Lane, provided that the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 1.85 m.

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5. In the case of Double Fronting Sites, the Development Officer may grant a variance to allow a fence, wall, or gate of up to 1.85 m in Height in one of the Front Yards, having regard to the location of fences, walls, and gates in the surrounding area and the requirement for screening.

*Bylaw 15887
September 26, 2011*

6. Notwithstanding Section 11.3 of this Bylaw, the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 2.44 m in order to provide additional screening from public roadways or incompatible adjacent land uses.

50. Accessory Uses and Buildings

50.1 Accessory Uses and Buildings: General

1. A Use shall be Accessory to a Permitted or Discretionary Use which is a principal Use on the Site, if such Use complies with the definition of Accessory in this Bylaw. Notwithstanding the foregoing, Accessory parking may be on the same Site as the principal Use or comply with subsection 54.2(2) of this Bylaw.
2. Accessory Uses and Buildings are permitted in a Zone when Accessory to a principal Use which is a Permitted Use in that same Zone and for which a Development Permit has been issued.
3. Accessory Uses and Buildings are discretionary in a Zone when Accessory to a principal Use which is a Discretionary Use in that same Zone and for which a Development Permit has been issued.
4. Where any building or structure on a Site is attached to a principal building on the Site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a Parking Garage or a corridor or passageway connecting the buildings, it is a part of the principal building and is not an Accessory Building.

*Bylaw 15735
June 20, 2011*

5. An Accessory Building or Structure on a corner Site or a Double Fronting Site, in any Zone, shall be subject to the Front Setback requirements for the Site as determined by Section 43 of this Bylaw.

*Bylaw 13228
December 5, 2002*

6. Notwithstanding the foregoing, no Sign may be approved as an Accessory Use. Signs may only be approved as a Use if they are listed as a Use in a Direct Control Provision or if they are a Permitted or Discretionary Use in the Zone.

50.2 Accessory Buildings in Non-residential Zones

*Bylaw 14679
August 28, 2007*

1. In any Zone other than a Residential or a Natural Area Zone, an Accessory

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Building or Structure is subject to the Development Regulations for that Zone.

2. Notwithstanding clause (1) above, an Accessory Building or Structure on a Site in a Non-residential Zone which abuts a Site in a Residential Zone shall not be less than 1.5 m from the boundary of the Site in the Residential Zone.

50.3 Accessory Buildings in Residential Zones

In a Residential Zone:

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

1. an Accessory Building or Structure shall not be used as a Dwelling, except where it contains a Garage Suite or Garden Suite in accordance with Section 87.

*Bylaw 14757
March 10, 2008*

2. an Accessory Building or Structure shall not exceed 4.3 m nor one Storey in Height, except:
 - a. as provided in the RPLt, RF4t, RF5t, TSDR, and TSLR Zones, where the maximum Garage Height shall not exceed 5.0 m;
 - b. in the case of a Garage containing a Garage Suite where listed as a Permitted or Discretionary Use, where the height shall be in accordance with Section 87.
 - c. as provided in subsections 50.4, 50.5.

*Bylaw 15036
February 2, 2009
Bylaw 15632
December 13, 2010*

3.
 - a. the Site Coverage of Accessory Buildings, with or without a Garage Suite, or Structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.
 - b. notwithstanding (a) above, the maximum Site Coverage of Accessory Buildings may be increased only where a detached Garage and a Garden Suite or a detached Garage and a Garage Suite (at Grade) are both developed on the same Site, in accordance with the following:
 - i. the total maximum Site Coverage of Accessory Buildings may not exceed 18%;
 - ii. the total maximum Site Coverage including Accessory Buildings and the principal Dwelling shall not exceed the total maximum Site Coverage as prescribed by the regulations of the Zone.
4. Accessory Buildings and Structures shall be located on an Interior Site as

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follows:

*Bylaw 15735
June 20, 2011*

- a. an Accessory Building or Structure shall be located not less than 18.0 m from the Front Lot Line, unless it complies with the Setback requirements for a principal building;

*Bylaw 14750
December 12, 2007
Bylaw 15735
June 20, 2011*

- b. an Accessory Building or Structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory Building does not exceed the permitted fence height or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section 87.
- c. an Accessory Building or Structure shall be located not less than 0.9 m from a principal building;
- d. subject to clauses (e) and (f) below, an Accessory Building or Structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line;

*Bylaw 14444
May 1, 2007
Bylaw 14750
December 12, 2007*

- e. where the Accessory Building is a detached Garage and where the vehicle doors of the detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 4.88 m from the Rear Lot Line, except in the following cases:

*Bylaw 15632
December 13, 2010*

- i. on any Site governed by the RPL, RF5, RF6 or UCRH Zone, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;
- ii. on any Site zoned RF4 that has a Site width of less than 10.4 m, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;
- iii. those lots within the Mature Neighbourhood Overlay, where the regulations in Section 814.3 shall apply;
- iv. if the principal building was developed before October 2, 1961, this distance may be reduced, provided that the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.

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5. Accessory Buildings and Structures shall be located on a corner Site as follows:

*Bylaw 15735
June 20, 2011*

- a. in addition to the provisions of subsection 50.3(4)(b), and subject to subsection 50.3(5)(b), the distance between an Accessory Building and the lot line running parallel to any flanking public roadway, other than a Lane, shall not be less than the Side Setback required for the principal building; and
- b. where an Accessory Building is a detached Garage, and where the vehicle doors of the detached Garage face any flanking public roadway other than a Lane, the distance between the Garage and the lot line running parallel to that flanking public roadway shall not be less than 4.5 m. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.

50.4 Accessory Buildings in the (NA) Natural Areas Protection Zone

*Bylaw 14934
June 16, 2008*

1. Purpose of the Accessory Building.

In accordance with the Natural Area Management Plan for a specific Natural Area, an Accessory Building can only be constructed for the specific purpose of servicing the Natural Area.

2. Size of the Accessory Building
 - a. An Accessory Building shall not exceed 4.0 m nor one storey in height.
 - b. An Accessory Building floor area shall not exceed 15 m².

50.5 Satellite Signal Receiving Antenna

1. A Satellite Signal Receiving Antenna shall, except as is provided in subsection 50.4(4):
 - a. be a free-standing, ground-mounted unit;
 - b. be located in a Rear Yard only;
 - c. be located so that no portion, when rotated, is within 0.9 m of any lot line, with the exception that no portion, when rotated, shall be closer than 4.5 m to a lot line abutting a flanking public roadway, other than a Lane;
 - d. be limited to a maximum height of 5.0 m. For the purpose of this subsection 50.4 only, the maximum Height of an Antenna shall be determined by measurement from the point at which the main support enters the typical ground surface, to the highest point of the Antenna, resting in its highest possible position; and

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- e. form part of the calculation of total Site Coverage for Accessory Structures, to be calculated using the area of the dish circumference.
2. A Satellite Signal Receiving Antenna shall not be illuminated, nor shall it have any advertising words or graphics displayed on it.
3. A Satellite Signal Receiving Antenna shall be Landscaped to screen the base of the antenna and reduce the negative visual impact on adjacent properties.
4. a. Notwithstanding subsection 50.4 (1):
 - i. the Development Officer shall allow a Satellite Signal Receiving Antenna to be placed on the roof of a non-residential building or on the roof of Apartment Housing containing more than 12 Dwellings, provided that the Antenna complies with the provisions of this subsection 50.4(4); and
 - ii. a roof-mounted unit shall be allowed where the applicant can demonstrate that a ground-mounted unit would prohibit adequate reception of broadcasts. The impediments to the reception of broadcasts by a typical free-standing, ground-mounted unit shall be clearly identified on a diagram or Site Plan, provided in accordance with subsection 13.2 of this Bylaw;
- b. In the case of a roof-mounted unit permitted pursuant to subsection 50.4 (4)(a)(i), an Antenna may exceed the Height of the building on which it is mounted, provided that the maximum height shall not be greater than that provided in the regulations of the Zone governing the Site.
- c. In the case of any roof-mounted unit which is allowed by the Development Officer pursuant to subsection 50.4(4)(a)(ii), a Satellite Signal Receiving Antenna shall:
 - i. if mounted on any other Accessory structure, have a maximum Height of 10.0 m;
 - ii. if mounted on the principal building, have a maximum Height of 11.5 m at its highest point, but in no case shall the Height of the Antenna's highest point exceed the highest point of the principal building; and
 - iii. not be visible from the Front Yard of the Site.

50.6 Amateur Radio Antenna and Support Structure

1. An Amateur Radio Antenna and Support Structure shall:
 - a. be a free-standing, ground-mounted unit;
 - b. be located in a Rear Yard only;
 - c. be located so that no portion is within 0.9 m of any lot line, except that, on

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a Corner Lot, no portion shall be closer than 4.5 m to any lot line abutting a flanking public roadway, other than a Lane; and

- d. be limited to a maximum Height of 18.0 m at its highest point. For the purpose of this subsection 50.5 only, the Height of a ground-mounted Amateur Radio Antenna and Support Structure shall be determined by measurement from the point at which the Support Structure enters the typical ground surface, to the top of the Antenna at its highest position.
2. An Amateur Radio Antenna and Support Structure shall not be illuminated, nor shall it have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device.
3. An Amateur Radio Antenna shall be Landscaped to screen the base of the antenna and reduce the negative visual impact on adjacent properties. The Development Officer may require screening and Landscaping around the lower portion of the support structure where, in the opinion of the Development Officer, such measures would reduce potential negative visual impact of the structure on adjacent properties.
4. Notwithstanding subsection 50.5(1) of this Bylaw, a roof-mounted unit shall be allowed, where the applicant can demonstrate that a ground-mounted unit would prohibit adequate transmission or reception of radio signals. The Antenna and Support Structure of a roof-mounted unit shall be installed on the roof of a building to a maximum combined height of 18.0 m from the typical ground surface to its highest point.

51. *Lighting of Sites*

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.

52. *Height*

In determining whether a development conforms to the maximum Height permissible in any Zone, the following regulations shall apply:

*Bylaw 12808
May 30, 2001*

1. In any Zone other than a residential zone, the following features shall not be considered for the purpose of Height determination: chimney stacks, either free-standing or roof mounted, steeples, belfries, domes, or spires, monuments, elevator housings, roof stairways, entrances, water or other tanks, ventilating equipment, skylights, fire walls, parapet walls, receiving or transmitting structures, masts, flag poles, clearance markers or other similar erections;
2. in any Residential Zone, those features specified in subsection 52.1 shall not be considered for the purpose of Height determination, except that the maximum Height of receiving or transmitting structures, where these are Satellite Signal Receiving Antennae or Amateur Radio Antennae and Support Structures, shall

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be calculated in accordance with the regulations of subsections 50.4 and 50.5, respectively, of this Bylaw. The maximum Height for all other receiving or transmitting structures, other than those which may normally be required for adequate local television reception, shall be the maximum Height in the Zone, and not the maximum Height for Accessory Buildings in Residential Zones specified in subsection 50.3(2);

3. notwithstanding clauses (1) and (2) above, any developments shall comply:
 - a. with the requirements contained in the Airport Protection Overlay Schedules governing the height of buildings and structures; and
 - b. with the requirements for operation of the Alberta Government Telephones microwave beams;
4. an applicant shall submit, for any Development Permit to construct, rebuild or increase the Height of a structure, a grading plan that shows the elevation of the Site at each corner of the Site before and after construction;
5. the Development Officer shall determine Grade by selecting, from the methods listed below, the method that best ensures compatibility with surrounding development:
 - a. if the applicant can show by reference to reliable topographical maps that the elevation of the Site varies by no more than one meter in 30 lineal meters, the Development Officer may determine Grade by calculating the average of the highest and lowest elevation on the Site;
 - b. the Development Officer may determine Grade by calculating the average of the elevation at the corners of the Site prior to construction as shown on the applicant's grading plan; or
 - c. the Development Officer may determine Grade by calculating the average elevation of the corners of the buildings on all properties abutting the Site or separated from the Site by a Lane;
6. the applicant shall submit all information the Development Officer requires to determine Grade by the method the Development Officer has chosen; and
7. the Development Officer may use his variance power to determine Grade by a method other than the ones described in subsection 52.5. If so, this shall be a Class B Discretionary Development.

Access to Sites

*Bylaw 16032
March 16, 2012*

1. All access locations and curb crossings shall require the approval of Transportation Services.

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*Bylaw 15634
September 26, 2011
Bylaw 16032
March 16, 2012*

2. No person shall construct an access or egress for vehicles from a Site to a public roadway, if the public roadway, in the opinion of Transportation Services, carries or shall carry a heavy traffic volume or such access or egress would create an unnecessary traffic hazard, unless there is no other practical method of vehicular access to the Site and a turning space is provided on the Site connected to the access or egress, so that every vehicle leaving the Site by the egress shall face the public roadway which the access or egress enters.

*Bylaw 16032
March 16, 2012*

3. Where the Site abuts a Lane, vehicular access to the loading space shall be provided from the Lane unless otherwise authorized by Transportation Services.

54. Parking, Loading and Passenger Drop-off

54.1 Off-street Parking and Loading Regulations

1. Applicability and Exceptions
 - a. When any development takes place on any Site, off-street parking and loading facilities for each building type or Use, including Accessory Uses, shall be provided and maintained in accordance with the regulations and standards of this Bylaw.
 - b. Notwithstanding the above, the regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of this Bylaw, except that:
 - i. where any building or structure undergoes an increase in Floor Area due to addition or external renovation, off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in size;
 - ii. where any building or Use undergoes a change of Use, intensity of Use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in use; and
 - iii. where off-street parking facilities or loading facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Bylaw.

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- c. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

2. General Requirements

- a. Where provision of off-street vehicular parking, Garage spaces, Bicycle Parking or loading spaces is required by this Bylaw with the exception of Single Detached Housing, Duplex Housing, and Semi-detached Housing, a plan of the proposed Site layout shall be included with the Development Permit Application. The Site Plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, site access, parking and loading spaces, on-site circulation and any other details relevant to the review of the development proposal.
- b. The number of off-street vehicular parking spaces, Bicycle Parking spaces and loading spaces required for any Use is specified in Schedule 1, Schedule 2 and Schedule 3 respectively.
- c. Where Schedules 1, 2 and 3 do not clearly define regulations for a particular development, the single Use Class or combination of Use Classes most representative of the proposed development shall be used by the Development Officer to determine the vehicular parking, Bicycle Parking and loading requirements.
- d. Where the total number of vehicular parking spaces, Bicycle Parking spaces or loading facilities is determined by reference to a unit such as the number of seats or Floor Area, the next higher whole number shall be required where the calculation results in a fractional number of required spaces.

*Bylaw 15634
September 26, 2011*

- e. Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:
 - i. parking spaces shall not be located within a Front Yard; and
 - ii. on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Yard abutting the flanking public roadway, other than a Lane. Where the amount of parking provided on a Corner Lot is in excess of the minimum requirements of this Bylaw, the Development Officer shall have the discretion to allow such additional spaces within a Side Yard flanking a public roadway, other than a Lane.
- f. Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.
- g. The Development Officer may use his variance power to relax the vehicular

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parking requirements in Schedule 1, the Bicycle Parking requirements in Schedule 2 and the loading requirements in Schedule 3, however such a variance shall only be considered in cases where the nature of the Use, the size of the Site, or other physical constraints result in a situation where the requirements cannot be met on-site without unnecessary hardship or practical difficulties.

- h. In the case of the multiple Use of a Site, the Development Officer shall calculate the vehicular parking, Bicycle Parking and total off-street loading requirement for each individual Use and the total shall be deemed to be the required vehicular parking, Bicycle Parking or off-street loading for the Site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.

3. Parking for People with Disabilities

- a. Parking spaces for the disabled shall:
 - i. be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists;
 - ii. be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and
 - iii. be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards.

*Bylaw 15634
September 26, 2011*

4. The Front Yard of any at-grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for a Driveway, not including the area used as a walkway, shall have:
 - a. a minimum width of 3.1 m; and
 - b. a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage.

The Driveway shall lead directly from the roadway to the required Garage or Parking Area.

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54.2 Required Off-street Vehicular Accessory Parking

1. Number of Vehicular Spaces
 - a. The minimum number of off-street parking spaces required for each Use is specified in Schedule 1.

*Bylaw 15785
June 20, 2011*

- b. Where Apartment Housing, Row Housing or Stacked Row Housing Uses, outside of the Downtown Special Area, contain three or more dwelling units and are located within 400 metres of an existing LRT station, within 400 metres of an existing Transit Centre, or within 100 metres of a Transit Avenue, reduced minimum parking requirements and maximum parking requirements shall apply, as specified in Schedule 1(A). Such distances shall be measured from the nearest point of the LRT station, Transit Centre, or Transit Avenue, to the nearest point of the Site where the building(s) or Use(s) are located.

*Bylaw 15785
June 20, 2011*

- c. Where Apartment Housing, Row Housing or Stacked Row Housing Uses, outside of the Downtown Special Area, contain three or more dwelling units and are located within 400 metres of a future LRT station with a Council-approved Concept Plan, within 400 metres of a future Transit Centre with a Council-approved Concept Plan, or within 100 metres of a Transit Avenue, reduced minimum parking requirements and maximum parking requirements shall apply, as specified in Schedule 1(A). Such distances shall be measured from the nearest point of the LRT station, Transit Centre or Transit Avenue, to the nearest point of the Site where the building(s) or Use(s) are located.

*Bylaw 15785
June 20, 2011*

- d. Notwithstanding sub-section. 54.2.1.b and sub-section 54.2.1.c, where Semi-Detached Housing, Duplex Housing, or Apartment Housing consisting of fewer than three dwelling units, constitutes part of a Multi-Unit Project Development, outside of the Downtown Special Area, and is located within 400 metres of an existing LRT station or a future LRT station with a Council-approved Concept Plan, within 400 metres of an existing Transit Centre or a future Transit Centre with a Council-approved Concept Plan, or within 100 metres of a Transit Avenue, reduced minimum parking requirements and maximum parking requirements, applicable to Apartment Housing, Row Housing and Stacked Row Housing Uses, shall apply, as specified in Schedule 1(A). Such distances shall be measured from the nearest point of the LRT station, Transit Centre, or Transit Avenue, to the nearest point of the Site where the building(s) or Use(s) are located.

*Bylaw 15201
December 13, 2010
Bylaw 16032
March 16, 2012*

- e. Where the applicant for a Development Permit can demonstrate through a vehicular parking demand study prepared and submitted with respect to

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the proposed development, that by virtue of the use, character, or location of the proposed development, and its relationship to public transit facilities and other available parking facilities, the parking requirement for the proposed development is less than any minimum or more than any maximum set out in the Parking Schedule, the Development Officer may allow a reduction from the minimum or an increase from the maximum in the number of parking spaces. The Development Officer shall submit the demand study to Transportation Services for analysis, and the proposed reduction or increase may be approved by the Development Officer with the advice of Transportation Services.

- f. For mixed use developments of greater than 28 000 m² of Floor Area, which accommodate restaurant, entertainment and or cinema uses exceeding 20% of the Floor Area, a shared use parking impact assessment shall be submitted to the Development Officer in order to assist in the determination of the required off-street vehicular parking supply. The Development Officer shall submit the parking study to Transportation Services for analysis, and the proposed reduction or increase may be approved by the Development Officer with the advice of Transportation Services.

2. Location of Vehicular Parking Facilities

- a. For all residential developments, the required parking spaces shall be wholly provided on the same Site as the building.
- b. For all other Uses, parking spaces may be provided on a Site located remotely, but no further than 120.0 m from the Site. Such distance shall be measured along the shortest public pedestrian route from the nearest point of the parking area to the nearest point of the Site where the building or Use is located. Where off-site parking is provided pursuant to this provision, the development shall be considered as Class B Development.
- c. Where required parking spaces are not on the same Site of the development or Use, these parking spaces shall be identified as parking spaces for that development or Use through the use of appropriate signage.
- d. Notwithstanding the definition of Accessory in this Bylaw, Accessory parking spaces for non-residential Uses may be located on another Site where:
 - i. the principal Use Class to which the parking is an Accessory Use is a Permitted or a Discretionary Use on the Site to be used for additional parking; or
 - ii. Non-accessory Parking is a Permitted or a Discretionary Use on the Site to be used for parking.

*Bylaw 15735
June 20, 2011*

- e. Except as otherwise provided for in this Bylaw, parking spaces required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:

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- i. parking spaces shall not be located within a Front Yard, except Single Detached, Duplex and Semi-detached Housing; and
 - ii. on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Yard abutting the flanking public roadway, other than a Lane. Where the amount of parking provided on a Corner Lot is in excess of the minimum requirements of this Bylaw, the Development Officer shall have the discretion to allow such additional spaces within a required Side Yard flanking a public roadway, other than a Lane.
3. Landscaped Islands Within Parking Areas
 - a. Every off-street parking or loading area required by this Bylaw to accommodate 30 or more vehicles at grade, shall incorporate landscaped open space within the parking area, calculated on the basis of 2.0 m² of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with this Bylaw.
 - b. For parking areas containing required parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.
4. Vehicular Parking Dimensions and Configuration
 - a. All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:
 - i. except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.
 - ii. for parking spaces other than parallel parking spaces, up to 30% of the required parking spaces may be of a length shorter than that required above, to a minimum of 4.6 m . Such spaces shall be clearly signed as small car spaces, easily located and convenient to use;
 - iii. where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 m.
 - iv. where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.0 m.

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- v. aisles shall be a minimum of 7.0 m wide for 90° parking, 5.5 m wide for 60° parking, and 3.6 m wide for 45° parking and parallel parking;
- vi. disabled parking spaces shall be a minimum of 3.7 m in width and 5.5 m in length; and
- vii. where parking spaces are located with access directly off a Lane, the required width of the aisle may be reduced by the width of the Lane, but the entire parking space must be provided on the site.

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54.2 Schedule 1

Schedule 1 - Vehicular Parking Requirement

*Bylaw 15201
December 13, 2010*

Schedule 1 (A) Areas Outside of the Downtown Special Area	
Use of Building or Site	Minimum Number of Parking Spaces or Garage Spaces Required
<p>1. Apartment Housing Row Housing Stacked Row Housing</p>	<p><i>Bylaw 15785 June 20, 2011</i></p> <p>1 parking space per Bachelor Suite and Bed Sitting Room, plus 1 parking space per 1 bedroom Dwelling, plus 1.5 parking spaces per 2 bedroom Dwelling, plus 1.75 parking spaces per 3 or more bedroom Dwelling, plus 1 parking space per 7 Dwellings for visitor parking.</p> <p>Where such Uses contain three or more dwelling units (or where Semi-Detached Housing, Duplex Housing, or Apartment Housing consisting of fewer than three dwelling units, comprise part of a Multi-Unit Project Development) and are located within 400 metres of an existing LRT station or a future LRT station with a Council-approved Concept Plan, within 400 metres of an existing Transit Centre or a future Transit Centre with a Council-approved Concept Plan, or within 100 metres of a Transit Avenue, the following minimum parking requirements and maximum parking requirements shall apply:</p> <p>0.7 parking space per Bachelor Suite and Bed Sitting Room, to a maximum of 1.0 space per Bachelor Suite and Bed Sitting Room, plus 0.8 parking space per 1 bedroom Dwelling, to a maximum of 1.0 space per 1 bedroom Dwelling, plus 1.0 space per 2 bedroom Dwelling, to a maximum of 1.5 spaces per 2 bedroom Dwelling, plus 1.25 spaces per 3 or more bedroom Dwelling, to a maximum of 1.75 spaces per 3 or more bedroom Dwelling, plus 1 parking space per 7 Dwellings for visitor parking.</p> <p>The visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking.</p> <p>The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.</p>
<p><i>Bylaw 15036 February 2, 2009</i></p> <p>2. Boarding and Lodging Houses Fraternity and Sorority Housing Garage Suite Garden Suite Secondary Suite</p>	<p><i>Bylaw 14750 December 12, 2007</i> <i>Bylaw 15036 February 2, 2009</i></p> <p>1 parking space per 2 Sleeping Units in addition to the parking requirements for primary Dwelling.</p> <p>Tandem Parking is allowed for Secondary Suites, Garage Suites and Garden Suites.</p>

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<p>3. Duplex Housing Mobile Homes (excluding Mobile Home Parks) Semi-detached Housing Single Detached Housing</p>	<p>2 parking spaces per Dwelling, may be in tandem and may include 1 Garage space.</p> <p>Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.</p>
<p>4. Group Home</p>	<p>1 parking space per 3 Sleeping Units and 1 parking space per resident staff member.</p>
<p>5. Major Home Based Business Except: a) Bed and Breakfast</p>	<p>1 parking space in addition to parking required for primary Dwelling.</p> <p>1 parking space per guest room is required in addition to the parking required for the primary Dwelling.</p>
<p>6. Mobile Home Parks</p>	<p>1 parking space per Mobile Home Lot plus 1 parking space per 7 Mobile Home Lots as visitor parking. The visitor parking shall be dispersed, to be conveniently located for all lots.</p>
<p>7. Residential Sales Centres</p>	<p>5 parking spaces per 100 m² of Floor Area</p>
<p>Non-residential Use Classes</p>	
<p>Commercial Use Classes</p>	
<p>8. Any development within a Commercial Use Class not listed separately in this table, with a Floor Area of:</p>	
<p>a. less than 4 500 m² b. 4 500m² - 9 000m² c. 9 000 m² - 28 000 m² d. greater than 28 000 m²</p>	<p>2.5 parking spaces per 100 m² of Floor Area 3.0 parking spaces per 100 m² of Floor Area 3.5 parking spaces per 100 m² of Floor Area 4.0 parking spaces per 100 m² of Floor Area</p>
<p>9. Apartment Hotels Hotels and Motels</p>	<p>1 parking space per Sleeping Unit</p>
<p>10. Bars and Neighbourhood Pubs</p>	<p>1 parking space per 3.0 m² of Public Space</p>
<p>11. Casinos and Other Gaming Establishments</p>	<p>1 parking space per 2.4 m² of Public Space</p>
<p>12. Commercial Schools</p>	<p>1 parking space per 10 seats, plus auditorium requirements where applicable.</p>
<p>13. Flea Markets</p>	<p>6.5 parking space per 100 m² of Floor Area in the building used for this Use Class.</p>
<p>14. Funeral, Cremation and Interment Services</p>	<p>1 parking space per 4 seats plus 1 parking space per funeral home vehicle</p>
<p>15. Health Services</p>	<p>4.5 parking space per 100 m² of Floor Area</p>
<p>16. Major Alcohol Sales</p>	<p>4.3 parking space per 100 m² of Floor Area</p>
<p>17. Minor Alcohol Sales</p>	<p>3.2 parking space per 100 m² of Floor Area</p>
<p>18. Nightclubs</p>	<p>1 parking space per 3.0 m² of Public Space</p>
<p>19. Professional, Financial and Office Support Services</p>	<p>3.4 parking space per 100 m² of Floor Area</p>
<p>20. Restaurants</p>	<p>1 parking space per 3.6 m² of Public Space</p>
<p>21. Specialty Food Services</p>	<p>1 parking space per 3.6 m² of Public Space</p>

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22. Warehouse Sales	1 parking space per 100 m ² of Floor Area
Industrial	
23. Any development within the Industrial Use Classes and Industrial Performance Use Classes except for Adult Mini-Theatres	1 parking space per 100 m ² of Floor Area provided this is not less than 3 parking spaces per tenant or establishment
24. Adult Mini-Theatre	1 parking space per 3 seats, provided that a minimum of 1 parking space per each individual viewing area or booth with 3 seats or less, is provided.
Basic Service Use Classes	
25. Extended Medical Treatment Services Except: a. Auxiliary Hospitals b. Nursing Homes	1.1 parking spaces per 100 m ² of Floor Area 1 parking space per 3 beds 1 parking space per 3 beds
Community, Educational, Recreational and Cultural Service Use Classes	
26. Any development within the Community, Educational, Recreational and Cultural Service Use Class not listed separately.	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons
<i>Bylaw 15735 June 20, 2011</i> 27. Child Care Services	1 parking space for the first 2 employees, plus 0.5 spaces per additional employee Except: a. Dayhomes (providing care to 7 or more children within the residence of the child care provider): 1 parking space per non-resident employee, in addition to parking required for Primary Dwelling. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.
28. Community Recreation Services	16 parking spaces, plus where multipurpose room greater than 93 m ² is present and is used for general assembly purposes, an additional 2.2 parking spaces per 10 m ² over 93 m ² of Floor Area in a multipurpose room is required. The multipurpose area shall not include dressing rooms, change rooms, washrooms, storage areas, and cooking or kitchen areas, which are normally incidental to the primary function of the Community Recreation Services. Where the Community Recreation Service facility parking area immediately abuts a parking area for a school, a maximum of 50% of the additional parking spaces required pursuant to the above clause may be provided by including the parking facilities on the abutting school parking area.
29. Conversions of existing Public or Private Elementary, Junior High and High Schools to any other Public or Private Education Service	1.4 parking spaces for each classroom, plus 1 parking space for every 12 students.
30. Colleges, Business or Technical Schools	1 parking space per 10 seats, plus auditorium requirements where applicable.
31. Exhibition and Convention Facilities	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons

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32. Indoor Participant Recreation Services Except:	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons
<ul style="list-style-type: none"> a. Bowling Alleys b. Curling Rinks c. Health and Fitness Clubs d. Hockey Rink and Swimming Pools e. Racket Sport Facilities 	<p>4 parking spaces per Lane plus parking requirements for Accessory Uses</p> <p>8 parking spaces per sheet plus parking requirements for Accessory Uses</p> <p>1 parking space per 10 m² of Floor Area</p> <p>1 parking space per 3.5 seats or 1 parking space per 5 m² playing/water surface or assembly area</p> <p>2 parking spaces per court plus parking requirements for Accessory Uses</p>
33. Natural Science Exhibits	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons
34. Outdoor Participant Recreation Services Except:	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons
<ul style="list-style-type: none"> a. Golf Course or Driving Range b. Sports Fields in association with school / park sites 	<p>5 parking spaces per hole (Golf Course) or 1 parking space per T-box (Driving Range) plus parking requirements for Accessory Uses</p> <p><i>Bylaw 16032</i> <i>March 16, 2012</i></p> <p>A maximum of 10 parking spaces per field to be developed provided that the sports and playing fields are developed prior to the development of other Uses on the Site, such as Community Recreation Service facilities or other school Uses. The number and design of the parking spaces and the surface treatment of the parking area shall be approved by the Development Officer in consultation with Transportation Services, Community Services and the School Boards.</p>
35. Private Clubs	1 parking space per 3.6 m ² of Public Space
36. Public Libraries and Cultural Exhibits	1 parking space per 10 m ² of Floor Area used by patrons
37. Public or Private Elementary and Junior High Schools	<p>1.4 parking spaces per classroom</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a Community Recreation Service facility, a maximum of 50% of the smaller parking requirement between the school and the Community Recreation Service facility may be provided by including the parking facilities on the abutting Community Recreation Service parking area.</p>
38. Public or Private High Schools	<p>1.4 parking spaces for each classroom, plus 1 parking space for every 12 students.</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a Community Recreation Service facility, a maximum of 50% of the smaller parking requirement between the school and the Community Recreation Service facility may be provided by including the parking facilities on the abutting Community Recreation Service parking area.</p>
39. Religious Assembly	1 parking space per 4 seats
40. Spectator Entertainment Establishments	1 parking space per 3.5 seats or 3.1 parking spaces per 10 m ² of Floor Area used by patrons
41. Spectator Sports Establishments	1 parking space per 5 seats

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Bylaw 15489
January 18, 2011
Bylaw 15784
June 20, 2011

Schedule 1(B) Areas Within the Downtown Special Area								
Residential and Residential-Related Uses								
Area of Application	Number of Required Parking Spaces by Zone							
	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
1. Bachelor Suite or Bed Sitting Room								
Minimum Parking Requirement per unit	0	0	0	0	0.4	0	0	0
Maximum Parking Requirement per unit	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2. 1 Bedroom Dwelling or Residential-Related Unit								
Minimum Parking Requirement per unit	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0
Maximum Parking Requirement per unit	1.25	0.75	0.75	0.75	1.0	0.75	1.0	0.75
3. 2 or more Bedroom Dwelling or Residential-Related Unit								
Minimum Parking Requirement per unit	0.4	0.8	0.8	0.8	0.8	0.8	0.8	0
Maximum Parking Requirement per unit	1.25	1.25	1.25	1.25	1.5	1.25	1.5	1.25
4. Visitor Parking								
Minimum Parking Requirement per unit	0	0	1.0 per 10 units	0	1.0 per 10 units	0	1.0 per 10 units	0
Maximum Parking Spaces	10	10	10	10	10	10	10	10
5. Other Parking Regulations	<ol style="list-style-type: none"> 1. Where visitor parking is required, it must be readily available to an entrance of the building and be clearly identified as visitor parking. 2. The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem. 3. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem. 4. Employee Parking for Live Work Units shall not be required. 							

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Bylaw 15489
January 18, 2011
Bylaw 15784
June 20, 2011

Non-Residential Uses								
Area of Application	Number of Required Parking Spaces by Zone							
	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
6. Any development within a Non-Residential Use Class not listed separately in this table								
Minimum Parking Space Required (space/sq. m of GFA)	1.0 per 400m ²	1.0 per 400m ²	1.0 per 300 m ²	1.0 per 400m ²	1.0 per 350m ²	1.0 per 400m ²	1.0 per 400m ²	0
Maximum Parking Space Required (space/sq. m of GFA)	1.0 per 200m ²	1.0 per 200m ²	1.0 per 200m ²	1.0 per 200m ²	1.0 per 100 m ²	1.0 per 100 m ²	1.0 per 100 m ²	1.0 per 200m ²
7. Convenience Retail Stores	No parking is required							
8. Restaurants, Bars and Neighbourhood Pubs, Specialty Food Services	Less than 200 occupants and 240m ² of Public Space, no parking is required. Zero minimum parking requirement for the UW zone.							
9. All other Zones and Uses not listed above	All other Zones and Uses within the boundaries of the Capital City Downtown Area Redevelopment Plan not listed above shall meet the parking requirements established by the abutting Downtown Special Area Zone with the longest shared zoning boundary.							

54.3 Bicycle Parking Facilities

1. Number of Bicycle Spaces
 - a. In addition to the required vehicular parking, Bicycle Parking shall be provided in accordance with Schedule 2.
2. Size and Location of Bicycle Parking Facilities
 - a. Each Bicycle Parking space shall be a minimum of 0.6 m in width with a minimum clear length of 1.8 m. Bicycle Parking spaces shall have a vertical clearance of at least 2.0 m.
 - b. Required Bicycle Parking spaces shall be wholly provided on the same Site as the building.
 - c. Adequate access to and exit from individual Bicycle Parking spaces shall be provided with an aisle of not less than 1.5 m in width, to be provided and maintained beside or between each row of Bicycle Parking.
 - d. Required Bicycle Parking spaces and accesses shall be located on hard paved surfaces.
 - e. Bicycle parking shall be separated from vehicular parking by a physical barrier or a minimum 1.5 m of open space.
 - f. Bicycle Parking spaces shall be visibly located where possible and provided in one or more of the following ways:
 - i. secure bicycle storage rooms, lockers, racks, railings or other such

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device inside the building, preferably at the ground level;

- ii. secure bicycle storage rooms, lockers, racks, railings or other such device in any Accessory parking area; or
- iii. within any Yard of a Site but not more than 15.0 m from a principal entrance of the building, except: in the case of educational services developments where the students are restricted from using the principal entrance of the building, Bicycle Parking spaces may be provided in any Yard of a Site, no more than 15.0 m from the principal entrance of the building designated for student use.
- g. Where Bicycle Parking is not visibly located on site, directional signage shall be displayed indicating its location.
- h. All Bicycle Parking spaces shall be situated to maximize visibility so as to discourage theft and vandalism, and shall be illuminated.

*Bylaw 15735
June 20, 2011*

3. Design of Bicycle Parking Facilities

- a. Bicycle Parking shall be designed so that bicycles may be securely locked to the rack, railing or other such device without undue inconvenience and shall be reasonably safeguarded from intentional or accidental damage, in accordance with the following standards:
 - i. Bicycle Parking shall hold the bicycle securely by means of the frame. The frame shall be supported so that the bicycle cannot fall or be pushed over causing damage to the bicycle.
 - ii. Bicycle parking shall accommodate:
 - a. locking both the frame and the wheels to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist removes the front wheel;
 - b. locking the frame and one wheel to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist leaves both wheels on the bicycle; and
 - c. locking the frame and wheels both to the rack, railing or other such device with a chain or cable not longer than 2.0 m without the removal of any wheels.
- b. Bicycle parking racks, railings or other such devices shall be anchored securely to a hardsurface or fixed structure.

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54.3 Schedule 2

Schedule 2 - Bicycle Parking Requirement

Use of Building or Site	Minimum Number of Bicycle Parking Spaces
1. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes outside the boundaries of the Downtown Area Redevelopment Plan.	5% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces with 5 Bicycle Parking spaces being the minimum to be provided.
2. Administration Use and Educational Facilities	10% of the number of vehicular parking spaces required under Schedule 1, with 5 Bicycle Parking spaces being the minimum number of spaces to be provided.
3. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes within the boundaries of the Downtown Area Redevelopment Plan	20% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided.

54.4 Off-street Vehicular Loading Facilities

1. Number of Spaces
 - a. The number of off-street loading spaces, required for each Use is specified in Schedule 3.

2. Location of Loading Spaces

*Bylaw 15735
June 20, 2011*

- a. Off-street loading spaces shall be provided entirely within the property of the development being served, and shall be subject to all Setbacks requirements specified elsewhere in this Bylaw.
 - b. Off-street loading shall be oriented away from residential developments.
 - c. All required loading spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions.
3. Size and Access
 - a. Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload. Each required loading space shall be a minimum of 3.0 m in width, a minimum of 9.0 m in length and maintain a minimum overhead clearance of 4.0 m, unless larger dimensions are required, having regard to the type of vehicle loading and

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unloading without projecting into a public roadway.

- b. Access to any loading area shall be provided, wherever possible, internally to the development or from a Lane abutting the development.
- c. Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the Site causes interference with traffic on the abutting streets or Lanes.

54.4 Schedule 3

Schedule 3 - Loading Spaces Requirement

Use of Building or Site	Total Floor Area of Building	Minimum Number of loading Spaces Required
1. Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465 m ²	1
	465 m ² to 2 300 m ²	2
	Each additional 2 300 m ² , or fraction thereof	1 additional
2. Any development within the Residential-Related, Basic Services or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Office Support Services	Up to 2 800 m ²	1
	Each additional 2 800 m ²	1 additional

54.5 Passenger Drop-off Spaces for Public and Private Elementary, Junior High and High Schools

- 1. Applicability
 - a. When any new school development is proposed, Passenger Drop-off Spaces shall be provided in accordance with Schedule 4.
 - b. Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, the Development Officer shall apply the standards for Passenger Drop-off Spaces, as identified in Schedule 4, to the total school enrolment capacity. Where Site constraints do not feasibly permit the full application of the standards identified in Schedule 4, the Development Officer, may use his variance power to apply a lesser standard, at his discretion.
 - c. Where the calculation of the number of Drop-off Spaces results in a fractional number of spaces, the next highest whole number of Drop-off Spaces shall be required.

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- d. Required on-site parking spaces shall not be used to satisfy the requirements for the provision of Passenger Drop-off Spaces.
2. Location of Passenger Drop-off Spaces
- a. Passenger Drop-off Spaces located on-site shall be placed on land other than that used or designated for future use as required on-site parking, and shall be located so as to provide for safe and efficient movement of vehicles.
 - b. Passenger Drop-off Spaces may be located within the roadway plan in accordance with Schedule 4 and subject to the approval of the Transportation and Street Department.

*Bylaw 16032
March 16, 2012*

- c. The Development Officer shall consult with Transportation Services and Community Services, as well as the applicable School Board, to obtain information relevant to the determination of the number and location of Passenger Drop-off Spaces for school developments.
 - d. Notwithstanding the foregoing, the Development Officer may use his variance power to reduce or eliminate the required number of Passenger Drop-off Spaces for the development of new schools in new subdivisions, in consultation with Transportation Services and Community Services, as well as the applicable School Board, where:
 - i. there are demonstrated physical Site constraints for a specific development which shall limit the location and number of on-site Passenger Drop-off Spaces which can be provided; or
 - ii. there are no physical Site constraints, but where all parties are agreed on alternate solutions to the development of Passenger Drop-off Spaces, and where the Development Officer is satisfied that such alternate solutions are adequate.
 - e. The total number of Passenger Drop-off Spaces shall be calculated on the basis of the ultimate Drop-off requirements for all potential future school development on the Site in question, whether contained in a core facility or in attached portable pods.
3. Design of Passenger Drop-off Spaces
- a. Passenger Drop-off Spaces shall be a minimum of 7.0 m in length and a minimum of 2.6 m in width.
 - b. Passenger Drop-off Spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or significant turning movements.
4. Drive-through/Turn Around Route

*Bylaw 16032
March 16, 2012*

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When any new school development is proposed, provision must be made, to the satisfaction of Transportation Services, for vehicles that are dropping off or picking up passengers, to safely turn around.

54.5 Schedule 4

Schedule 4 - Passenger Drop-off Spaces for Public and Private Elementary, Junior High School and High Schools

Use of Building or Site	Total Number of Drop-Off Spaces Required	Number of On-Site Drop-Off Spaces Required
1. Elementary or Junior High School	3 spaces per 100 students, but in no case less than 5 spaces.	1 spaces per 100 students, or 5 spaces, whichever is greater.
2. High School	1.5 spaces per 100 students, but in no case less than 5 spaces.	0.5 spaces per 100 students, or 5 spaces, whichever is greater.
<i>Bylaw 16032 March 16, 2012</i> Note: For the purposes of this Schedule, "On-site Drop-off Spaces" means those Drop-off Spaces located on school lands, and "Total Number of Drop-off Spaces" means the total of On-site Drop-off Spaces plus any Drop-off Spaces located on City-owned property within the roadway plan, as approved by Transportation Services.		

54.6 Hardsurfacing and Curbing of Parking and Loading Spaces

1. General Requirements
 - a. Required parking and loading facilities shall provide for, and include, an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, loading of motor vehicles all in relation to buildings and entry points to buildings on the Site. Such facilities shall comply with the following design, development and maintenance standards:
 - i. all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hardsurfaced. Hardsurfacing shall mean the provision of a durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads;
 - ii. where the street or Lane from which access is available to any loading or required parking space is hardsurfaced after the time at which the parking space is provided or required, the person responsible for the construction or maintenance of such parking or loading space shall forthwith hardsurface such spaces and the access thereto, and the whole area contained within the City-owned land to which a curb crossing permit applies;
 - iii. notwithstanding anything contained in the above clause, where hardsurfacing has been provided on a Site to the minimum required, then the type of surface permitted on the balance of the Site shall be of such material as Transportation Services approves;

*Bylaw 16032
March 16, 2012*

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- iv. in parking areas and similarly congested locations, curbs and other protective measures shall be used to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the Site or an adjacent Site;
- v. continuous raised or pre-cast curbing of not less than 100 mm in height shall be provided adjacent to streets and required landscaped areas, 600 mm from the front of the parking stall. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly demarcate the required portion of driveway leading to an internal roadway, aisle, ramp, parking space or loading space;
- vi. where continuing curbs are used as wheel stops, the measured size of parking spaces shall be reduced 1.0 m in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by 1.0 m and such overhang areas must be clear of all obstructions (Signs, shrubs, trees, etc.) and shall not be regarded as a required landscaped area; and
- vii. in situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses.

2. Residential Zones

*Bylaw 15634
September 26, 2011*

- a. Every Driveway, off-street parking or loading space, and access provided or required in any Residential Zone, including the area contained within City-owned land from which access or egress is obtained, shall be hardsurfaced if access is from a public roadway which is hardsurfaced or gravelled.
- b. For an on-site Driveway or Parking Area in any Residential Zone, except the RPL and RF4 zones, the area required to be hardsurfaced may be constructed on the basis of separated tire tracks, with natural soil, grass, or gravel between the tracks, but shall be constructed so that the tires of a parked or oncoming vehicle will normally remain upon the hardsurface.

3. Commercial and Industrial Zones

- a. Every off-street parking or loading space provided or required in any Commercial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be hardsurfaced if the access is from a public roadway which is hardsurfaced.
- b. Every off-street parking or loading space provided or required in an Industrial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applied, shall be hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be hardsurfaced, but shall be of

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such a surface that shall minimize the carrying of dirt or foreign matter upon the highway.

54.7 Parking Garages

1. Parking Garages shall be developed in accordance with the following:
 - a. in any Commercial Zone, Commercial Uses other than the parking shall be provided at grade along the street Frontage of Parking Garages when required by the Development Officer to provide continuity of commercial Frontage along the street. In the case of a corner Site the Development Officer shall pay due regard to the nature of the adjacent Uses on the flanking public roadway;
 - b. in any Commercial Zone, a Parking Garage with queuing access shall provide a minimum of 30.0 m for queuing of motor vehicles on-site before any control device is reached. A reduced queuing space may be considered at the discretion of the Development Officer in consultation with Transportation Services;
 - c. no dangerous goods, or flammable or combustible liquids, shall be permitted within a Parking Garage, other than as contained within, or permanently installed or connected to the fuel system of a motor vehicle using the Parking Garage;
 - d. Parking Garages and interior stairwells shall be designed for visual accessibility. Machine rooms, heating systems, elevators and stairwell shafts, building columns and other major visual obstructions shall be located to enable visual supervision of the parking spaces and stairwells;
 - e. entrapment spots in a Parking Garage shall be eliminated wherever possible. Potential entrapment areas such as storage rooms shall be provided with locking mechanisms. Entrapment areas can be closed with chain link fence or other types of intrusion resistant material;
 - f. clear safety glass panels shall be incorporated in all doors leading to stairwells, corridors and entrances including elevator lobbies to allow for clear sightlines;
 - g. sharp blind corners on stairs or corridors in a Parking Garage shall be eliminated wherever possible. If blind corners can not be avoided, security mirrors or others devices such as video cameras shall be utilized;
 - h. landscaping around the Parking Garage shall be of a type that permits the widest possible view from the street of all pedestrian entry and exit areas; and
 - i. directional and information signage consistent in design, colour, symbols and graphics shall be provided to:

*Bylaw 16032
March 16, 2012*

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- i. direct patrons to pedestrian exits;
 - ii. direct patrons to vehicular exits;
 - iii. identify areas so that patrons can locate their vehicles;
 - iv. advise patrons to lock their vehicles and remove all valuables;
 - v. direct patrons to the nearest intercom system;
 - vi. advise patrons of the presence of security patrols; and
 - vii. advise patrons of the presence of CCTV security cameras.
2. The Development Officer shall require a Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security consultant for any development which includes a Parking Garage.
 3. The Development Officer shall advise the applicant of and strongly encourage compliance with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City.

55. *Landscaping*

55.1 General Purpose

The intent of these Landscaping regulations is to contribute to a reasonable standard of liveability and appearance for developments, from the initial placement of the Landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship.

55.2 Applicability

1. The provision of Landscaping, in accordance with this Bylaw, shall be a condition of the issuance of a Development Permit for any of the following types of new development:
 - a. Single Detached, Semi-detached, Duplex and Secondary Suite Housing in the RF1, RSL, RF2, RPL, RF3 and RF4 Zones;
 - b. Row Housing and Apartment Housing in the RF3 Zone;
 - c. any development in the CMU, CCA, JAMSC, HA, HDR, RA7, RA8, RA9, RF5, UCRH, RF6, RMU and UW Zones;
 - d. any Religious Assembly development in any Residential Zone;
 - e. any development in all Commercial Zones;

*Bylaw 15201
Bylaw 15632
December 13, 2010*

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- f. any development in all Industrial Zones;
 - g. any development in the US, PU, AP, MA, MA1, MA2, and MA3 Zones; and
 - h. any development in all Direct Control Provisions unless specifically modified or excluded in a Direct Control Provision Bylaw or Area Redevelopment Plan Bylaw.
2. The provision of Landscaping, in accordance with this Bylaw, shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development shall be, as a consequence of the work that is the subject of the Development Permit, substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements or change of use that does not alter the building shell.
3. Landscaping in the RPL Zone shall be provided in accordance with subsection 130.4(17) of this Bylaw.

*Bylaw 15632
December 13, 2010*

4. Landscaping for Single Detached, Semi-detached, Duplex and Secondary Suite Housing in the RF1, RSL, RF2, RF3, RF4, RF5 and UCRH and Row Housing and Stacked Row Housing in the RF5 Zone and the UCRH Zone, where they are not part of a Multi-unit Site Project Development, shall be provided in accordance with the following:
- a. the owner of the property, or the owner's successors or assignees, shall be responsible for the placement and proper maintenance of landscaping on the Site. The Development Officer may require, as a condition of Development Permit approval, that the owner provide a guaranteed security in accordance with the provisions of subsection 55.6 of this Bylaw;
 - b. except in the case that Dwellings are part of a Multi-unit Project Development, all Yards, visible from a public roadway, other than a Lane, on a Site developed with Single Detached, Semi-detached, Duplex or Secondary Suite or, in the RF5 or UCRH Zone, Row Housing or Stacked Row Housing, shall be seeded or sodded within 18 consecutive months of the occupancy of the development. Alternate forms of Landscaping, including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens; and
 - c. except as required in subsection 130.4(17), the tree and shrub planting requirements of subsection 55.4(6) shall not apply to Single Detached, Semi-detached, Duplex or Secondary Suite Housing, or, in the RF5 or UCRH Zone, Row Housing and Stacked Row Housing unless they are part of a Multi-unit Project Development, in which case the requirements in subsection 55.4(6) shall apply.

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55.3 Landscape Plan and Content

1. Every application for a development listed in subsection 55.2 shall include a Landscape Plan, drawn at a scale of 1 300 or larger, which clearly indicates and accurately identifies the following:
 - a. a key plan with a north arrow;
 - b. the property lines and dimensions of the Site;
 - c. the approximate or estimated location of land uses, building perimeters, and Landscaping on adjacent Sites;
 - d. adjacent public area features, such as streets, Lanes, driveways, vehicular entrances, street furniture and boulevard trees;
 - e. overhead, surface and underground utilities, and limits of easements;
 - f. outlines of all Site structures to include the building footprints at grade, location and type of underground structures and overhangs within the first two Storeys;
 - g. building entrances, porches, decks, steps, walkways, other hardsurfacing or hard landscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
 - h. existing and final Site grading, including the established lot boundaries, elevations, berming shown in half-metre contours, direction of Site drainage, proposed catch basin rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;
 - i. the height and materials of all fencing, screens and walls;
 - j. existing trees and shrubs labelled by common name, botanical name, size, and condition of health. The sizes shall be graphically illustrated by the spread or canopy. In addition, the Calliper of tree trunks shall be identified. The Landscape Plan shall graphically illustrate the spread of the trees to be removed or relocated by the proposed construction;
 - k. proposed trees, shrubs, flower beds and ground covers labelled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting; and
 - l. the method of watering the proposed Landscaping.
2. The Development Officer may consider an application for a Development Permit that does not provide all the information required by subsection 55.3(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the Landscaping provisions of the Bylaw shall be met.
3. The Development Officer shall approve the Landscape Plan as a condition of the Development Permit approval. Any changes to an approved Landscape Plan

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require the approval of the Development Officer prior to the Landscaping being installed.

55.4 General Requirements

*Bylaw 15735
June 20, 2011*

1. All open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.
2. Hardsurfaced areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer. Provision shall be made for adequate on-site pedestrian circulation, by means of sidewalks or walkways, to connect with public sidewalks and walkways adjacent to roadways or within right-of-ways abutting the Site.
3. Any parking lot having eight or more parking spaces that is visible from an adjoining Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a Light Rail Transit line, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining Residential or Commercial Zone, and enhance the view of the parking area from any adjacent public roadway or Light Rail Transit line.
4. Any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an adjoining Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a Light Rail Transit line, shall have screen planting. The location, length, thickness and height of such screen planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to block the view from any adjoining Residential or Commercial Zone, or from the public roadway or Light Rail Transit line. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.85 m. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution.
5. If the height of materials in an outdoor storage area would limit the effectiveness of screen planting required by subsection 55.4(4), a fence, wall,

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earth berm, or a combination thereof, may be substituted, subject to the approval of the Development Officer.

6. Trees and shrubs shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:

*Bylaw 15735
June 20, 2011*

- a. one tree for each 35 m² and one shrub for each 15 m² of Setback at grade; and
- b. one tree for each 20 m² and one shrub for each 10 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.

7. For development consisting of Non-residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:

*Bylaw 15735
June 20, 2011*

- a. one tree for each 25 m² and one shrub for each 15 m² of Setback at grade; and
- b. one tree for each 20 m² and one shrub for each 10 m² of required parking area islands. In no case shall there be less than one tree per required parking area island

8. Existing vegetation shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate the proposed development. Trees and shrubs preserved on the Site may, at the discretion of the Development Officer, be credited to the total landscaping requirements.

9. All planting shall be installed to the finished Grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.

*Bylaw 16126
June 18, 2012*

10. Landscaping that extends onto or over City-owned lands shall be developed in accordance with Traffic Bylaw 5590 and the City Design & Construction Standards.
11. The Development Officer may, where the Development Officer considers it appropriate, vary any or all of the General Landscaping regulations of this Bylaw. Before granting a variance of the landscaping regulations, the Development Officer may require the applicant seeking the reduction of the minimum landscaping standards of this Bylaw to submit a report from a qualified landscape professional, such as a horticulturist, or landscape architect, explaining and justifying the reduction.

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55.5 Additional Landscaping Regulations for Specific Land Uses

1. The Development Officer shall require the application of additional Landscaping regulations to those specified in subsection 55:
 - a. there is a likelihood that the proposed development shall generate undesirable impacts on surrounding Sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - b. there is a likelihood that undesirable impacts may be generated on the Site, and cause conflicts among Use Classes within the development; or
 - c. such additional Landscaping is warranted due to combinations of Use Classes including, but not limited to the following:
 - i. Row Housing or Stacked Row Housing development, where the Private Outdoor Amenity Area of the Row Housing or Stacked Row Housing units faces Single Detached Housing or Sites zoned for Single Detached Housing as a Permitted Use, public roadways other than Lanes, or Light Rail Transit lines;
 - ii. Low Rise Apartments, where developed on an infill basis abutting existing Single Detached Housing or land Sites for Single Detached Housing as a Permitted Use;
 - iii. Religious Assembly development directly adjacent to a Residential Use Class;
 - iv. any Non-accessory Parking development; or
 - v. Vehicle Oriented Uses where located on a Site adjacent to residential uses.
2. The additional Landscaping that may be required at the discretion of the Development Officer may include, but is not limited to, the following:
 - a. additional Separation Space between incompatible Use Classes;
 - b. the use of trees, shrubs, fences, walls and berms to buffer or screen Use Classes that generate negative impacts; and,
 - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.
3. The Development Officer may consult with a qualified landscape professional, such as a horticulturist or landscape architect, in determining if additional Landscaping requirements are to be imposed, and the type of additional Landscaping required.

*Bylaw 15632
December 13, 2010*

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55.6 Letters of Credit

1. The Development Officer may require, as a condition of Development Permit approval, a guaranteed security, from the property owner, to ensure that Landscaping is provided and maintained for two growing seasons. Only the following forms of security are acceptable:
 - a. cash to a value equal to 100% of the Landscaping cost; or
 - b. an irrevocable Letter of Credit in the amount of 100% of the Landscaping cost.
2. The projected cost of the Landscaping shall be calculated by the owner or the owner's representative and shall be based on the information provided on the Landscape Plan. If, in the opinion of the Development Officer, these projected costs are inadequate, the Development Officer may establish a higher Landscaping cost figure for the purposes of determining the value of the Landscaping security.
3. If cash is offered as the Landscaping security, it shall be held, by the City, without interest payable, until, by confirmation through inspection by the Development Officer, the Landscaping has been installed and successfully maintained for two growing seasons. Partial refund after installation of the Landscaping or after one growing season shall be considered upon request of the owner, at the sole discretion of the Development Officer.
4. If a Letter of Credit is offered as the Landscaping security, it shall be in a form satisfactory to the Development Officer. The initial term of the Letter of Credit shall be one year. The Letter of Credit shall be renewed by the owner 30 days prior to expiry and delivered to the Development Officer until such time as the Landscaping has been installed and maintained for two growing seasons.
5. Upon application by the owner or the owner's representative, a Letter of Credit may be amended to a reduced amount, for attachment to the original Letter of Credit, at the discretion of the Development Officer, when any of the following events occur:
 - a. the required Landscaping has been properly installed; and
 - b. the required Landscaping has been well maintained and is in a healthy condition after one growing season.
6. Upon application by the owner or the owner's representative, a Letter of Credit shall be fully released if the required Landscaping has been well maintained and is in a healthy condition after two growing seasons.
7. Any Letter of Credit shall allow for partial draws by the City if the Landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development; or the Landscaping is not well maintained and in a healthy condition two growing seasons after completion of the Landscaping. The City may draw on a cash security or a Letter of Credit and the amount thereof shall be paid to the City for its use

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absolutely. All expenses incurred by the City, to renew or draw upon any Letter of Credit, shall be reimbursed by the owner to the City by payment of invoice or from the proceeds of the Letter of Credit.

8. In the event the owner does not complete the required Landscaping, or fails to maintain the Landscaping in a healthy condition for the specified periods of time, and the cash or the proceeds from the Letter of Credit are insufficient for the City to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the owner indicating how the proceeds of the Letter of Credit were applied, within 60 days of completing or maintaining the landscaping.

55.7 Inspections

Upon receipt of a written request from the parties involved in the development, including but not limited to the property owner, condominium association or the issuer of the Letter of Credit, an inspection of the finished Landscaping shall be completed by the Development Officer. Inspections shall be made during the normal growing season, between May 01 and September 30. All reasonable effort shall be made by the Development Officer to perform the inspection within 20 working days of receipt of the inspection request.

55.8 Specifications for Plant Materials

1. All plant materials shall be hardy to the Edmonton area and to the actual Site conditions. The most current edition of the "Alberta Horticultural Guide" shall be used as a reference by the Development Officer.
2. All plant materials shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock", produced by the Canadian Nursery Trade Association.
3. All planting shall conform to the following:
 - a. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50; and
 - b. the following mix of tree sizes shall be used:
 - i. 50% of required deciduous trees shall be a minimum 50 mm Calliper and 50% shall be a minimum 75 mm Calliper; and
 - ii. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum 3.5 m in height.
4. The regulations regarding the required Specifications for Plant Materials of this Bylaw may be waived by the Development Officer at the request of a qualified landscape professional, such as a horticulturist or landscape architect, acting on behalf of the property owner.

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56. Excavation, Stripping and Grading

1. For the purpose of this Section, Excavation shall mean Excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, top soil stripping, and construction of artificial bodies of water.
 2. A person wishing to excavate, strip or grade land shall provide the following details in his application:
 - a. the location and area of the Site on which the Excavation, stripping or grading is to take place;
 - b. the existing land Use and vegetation;
 - c. the type and dimensions of the Excavation to be made, and the effect on existing drainage patterns; and
 - d. the condition in which the Excavation is to be left when the operations are complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action that is to be taken for restoring the condition of the surface of the land to be affected, for preventing, controlling or lessening the creation of erosion or dust from the land, and for preventing any siltation or erosion into any surrounding water courses.
 3. The Development Officer shall consider every application for a Permit to excavate land, and shall not issue a Permit unless he is satisfied that:
 - a. the operation shall be carried out so as to create a minimum of dust and environmental disturbance;
 - b. the operation is one that, in the opinion of the Development Officer, is reasonably necessary for the Use and development of the land in question, considering the need for preservation of prime agricultural land, the need for natural preservation, and the future need for soil on the site;
 - c. the operation shall not destroy, disturb, or alter any historical resource designated in accordance with the Alberta Historical Resources Act; and
 - d. the operation shall not sterilize the Site for future development.
 4. The Development Officer may require, as a condition of issuing a permit to excavate land, that the applicant take the precautions and follow the methods prescribed by the Development Officer for the prevention or control of dust or any other nuisance caused by the proposed operation, and for the reclamation of the Site if required.
- Bylaw 16032
March 16, 2012*
5. A person who reclaims a Site must obtain a letter of completion from Transportation Services.

57. General Performance Standards

*Bylaw 14127
January 11, 2006*

57.1 General Performance Standards for Industrial Developments

Any development or Site used for any Permitted or Discretionary Use in the IB, IL, IM or IH Zones shall comply with the performance standards of this Section.

1. Any Use or activity in the IB or IL Zones shall comply with the following appearance standards:
 - a. all Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals;
 - b. all loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, landscape materials, berms, fences or a combination of these;
 - c. the Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone; and
 - d. all buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
2. Any Use or activity in the IM or IH Zones shall comply with the following appearance standards:
 - a. all outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building. Loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building. The areas and facilities referred to in this clause shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, unless the public roadway is a local road serving only Sites in an IM or IH Zone, or the adjacent Site is Zoned IM or IH. Notwithstanding the above, trash collection areas located to the front of the principal building shall be screened from view from any public roadway, including a Lane, and from any adjacent Site; and

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- b. outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.

57.2. General Performance Standards for Non-industrial Developments

1. In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

58. *General Performance Standards for a Safe Physical Environment*

The Development Officer shall encourage the inclusion of design elements that readily allow for casual surveillance, particularly for commercial, industrial, multi-unit residential Uses and parkade structures. These elements may include, but are not limited to, large window areas, high quality interior and exterior lighting, physical layout that reduces the vulnerability of pedestrians (avoiding long public corridor spaces, stairwells, or other movement predictors), the placement and use of Landscaping that limits areas of concealment, and the location of parking areas close to building access points. The Development Officer shall require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant for multi-unit residential/commercial/institutional/industrial developments that, in the opinion of the Development Officer, requires such an assessment. The Development Officer shall advise applicants of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. In addition, the Development Officer shall apply the requirements of subsection 54(7) to Parking Garages.

59. *Sign Regulations*

59.1 Applicability

Any person applying to erect any Sign, or to change or relocate any existing Sign shall comply with the provisions of this Section and the applicable Sign Schedule, unless exemption from the regulations of this Section has been granted elsewhere in this Bylaw.

59.2 General Provisions

*Bylaw 15892
October 11, 2011*

1. No Sign shall be erected, operated, used or maintained that:
 - a. due to its position, shape, colour, format or illumination obstructs the view of, or shall be confused with, an official traffic Sign, signal or device, as determined by the Development Officer in consultation with the Transportation Services;

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- b. displays lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles; and
 - c. uses spot or reflector lights directed at on-coming traffic or displays travelling or flashing messages that create a hazard to traffic on a public roadway from which the Sign is visible.
 2. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer and Transportation Services shall be satisfied that each Copy Area:
 - a. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
 - b. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
 - c. is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
 - d. illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
 3. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use Class, shall not face an abutting or adjacent Residential-Related Use Class, and shall not face the Extended Medical Treatment Services Use Class to the satisfaction of the Development Officer.
 4. The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1100 lumens.
 5. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada;
 - b. Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and

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- c. Signs abutting or adjacent to Natural Areas or Public Parks shall be de-energized daily between 12:00 AM – 5:00 AM.
6. For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.
7. For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.
8. All Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign.
9. The Development Officer shall not approve an application for an On-premises Sign for a business that does not have a valid development approval to operate from the Site.
10. An approved Sign is not an approval for development on the Site.
11. The Development Officer may attach conditions to any Sign permit to ensure compliance to the regulations and to mitigate any effect that a Sign may have on surrounding properties. Conditions may include the duration that a permit is valid, the landscaping associated with a Sign, the maximum size of a Sign, the appearance of a Sign, the lighting of a Sign, and require applicants to at any time mitigate safety concerns identified by Transportation Services near traffic conflict points in accordance with 59.2(2).
12. All Freestanding Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located so that all portions of the Sign and its support structure are completely located within the property and no part of the Sign may project beyond the property lines unless otherwise specified in a Sign Schedule.
13. Unless otherwise stated on an application, all Signs are permanent.
14. Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may be part of the Sign structure in order to provide electrical power solely to the Copy Area. Photovoltaic cells, solar panels, or solar collectors and ancillary equipment may extend above the maximum Sign Height to the satisfaction of the Development Officer. It must be demonstrated that the additional Height is required to achieve sufficient solar exposure to provide electrical power to the Sign.

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*Bylaw 16032
March 16, 2012*

15. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall not be Roof Signs, Projecting Signs or Temporary Signs.

59.3 Comprehensive Sign Design Plan

1. An applicant may submit a Comprehensive Sign Design Plan for Sign development that shall comply with the regulations of the applicable Sign Schedule. A Comprehensive Sign Design Plan is subject to the provisions of this subsection and subsection 13.4. A Comprehensive Sign Design Plan may be applied for in any Zone.
2. Comprehensive Sign Design Plans shall be consistent with the overall intent of this Bylaw and the provisions of the applicable Sign Schedule with respect to the type of allowable Signs listed in the land use Zones and the maximum Sign Area regulations.
3. The Development Officer shall assess the merits of the Comprehensive Sign Design Plan and may use his variance power to grant exceptions to the Sign Schedule to permit the Comprehensive Sign Design Plan if the Plan complies with the following requirements:
 - a. the Comprehensive Sign Design Plan is consistent with the Sign development intended in the Sign Schedule which applies to the Zone in that it is proposed; and
 - b. the Comprehensive Sign Design Plan results in a greater degree of visual harmony between the proposed Sign and the building or Site than would be possible through the provisions of the applicable Sign Schedule having regard for the factors listed in clause (a) above.

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Schedule 59A

*Bylaw 15892
October 11, 2011*

59A.1 The following Zones refer to regulations found in Schedule 59A

100	RF1	Single Detached Residential Zone
115	RSL	Residential Small Lot Infill
120	RF2	Low Density Infill Zone
130	RPL	Planned Lot Residential
140	RF3	Low Density Development Zone
150	RF4	Semi-detached Residential Zone
160	RF5	Row Housing Zone
165	UCRH	Urban Character Row Housing
170	RF6	Medium Density Multiple Family Zone
240	RR	Rural Residential Zone
250	RMH	Mobile Home Zone
570	CS1	Community Services 1 Zone
571	CS2	Community Services 2 Zone
572	CS3	Community Services 3 Zone
573	CS4	Community Services 4 Zone
610	AG	Agricultural Zone
620	AGU	Urban Reserve Zone
630	AGI	Industrial Reserve Zone
920.8	TSDR	Terwillegar Single Detached Residential
920.9	TSLR	Terwillegar Small Lot Residential Zone
940.5	GLD	Griesbach Low Density Residential Zone
940.9	GLG	Griesbach Low Density Residential with Garage Suites Zone
950.6	CCLD	Clareview Campus Low Density Residential Zone
950.7	CCSF	Clareview Campus Single Family Residential Zone
980	HVLD	Special Area Heritage Valley Low Density Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59A.2 Regulations for Permitted Signs

1. On a Site for a Show Home or Residential Sales Centre, Fascia On-premises Signs identifying the builder, contractor or real estate company associated with

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the Show Home or Residential Sales Centre shall be allowed on Site. The maximum Area for any such single Sign shall not exceed 2.0 m² and the top of the Sign shall not be located higher than the second Storey.

2. A maximum of two Fascia On-premises Signs on any Site of a Non-residential Use shall be allowed. The Signs shall only face a public roadway other than a Lane and the Signs may be illuminated. The maximum Area for any such single Sign shall not exceed 2.0 m². A Fascia Sign shall not extend higher than 75 cm above the floor of the second Storey. The top of a Fascia Sign on a one Storey building shall not extend more than 30 cm above the building roof or parapet wall. Any Fascia Sign, which extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
3. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed a Height of 1.8 m and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area they refer. The marketing name shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.
4. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed the Height of the structure and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

59A.3 Regulations for Discretionary Signs

1. On any Site of a Non-residential Use, the Development Officer may approve a Freestanding On-premises Sign if the design of the Sign is compatible with the character of the existing development and the neighbourhood. A maximum of two Freestanding On-premises Signs shall be allowed. The Signs shall only face a public roadway other than a Lane, and the Signs may be illuminated. The maximum Area for any such Sign shall not exceed 3 m² and the maximum Height shall be 1.8 m.
2. In developing areas, one Temporary Sign shall be allowed for each entrance roadway, to a maximum of three Signs. The Temporary Sign shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies, and shall not encroach onto any public roadway, City right-of-way or boulevard. The maximum Height and Area of the Sign shall be determined in the following manner:

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- a. where the proposed Temporary Sign location is within 60.0 m of an existing developed residential area, the maximum Height of the Sign shall be 3.0 m and the maximum Area shall be 3 m². The Sign must be non-illuminated; and
 - b. where the proposed Temporary Sign location is not within 60.0 m of an existing residential area, the maximum Height of the Sign shall be 4.0 m and the maximum Area shall be 6 m². The Sign may be illuminated.
3. The Temporary Sign shall be removed once Development Permits have been issued to more than 90% of the area under development to which it refers, provided that in all cases the Sign shall be removed within two years.
 4. On a Site for a Show Home or Residential Sales Centre, one Temporary Sign shall be allowed. The maximum Area of this Sign shall not exceed 3 m² and the maximum Height shall not exceed 3.0 m.
 5. Freestanding Off-premises Signs shall be subject to the following Regulations:
 - a. Freestanding Off-premises Sign permits may be approved for a period of up to five years; and
 - b. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment.

*Bylaw 15892
October 11, 2011*

6. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Schedule 59B

*Bylaw 15892
October 11, 2011*

59B.1 The following Zones refer to the regulations found in Schedule 59B:

210	RA7	Low Rise Apartment Zone
220	RA8	Medium Rise Apartment Zone

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230	RA9	High Rise Apartment Zone
860		The Quarters Overlay
910.8	HDR	High Density Residential Zone
910.10	RMU	Residential Mixed Use Zone
950.4	CCHD	Clareview Campus High Density Residential Zone
950.5	CCMD	Clareview Campus Medium Density Residential Zone
960.4	RA7a	Ambleside Low-Rise Apartment Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59B.2 Regulations for Permitted Signs

1. Fascia On-premises Signs other than those Fascia On-premises Signs listed in clause (b) below, shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. the maximum Area for any Fascia On-premises Sign shall not exceed 3 m²;
 - c. Fascia On-premises Signs shall not extend higher than 75 cm above the floor of the second Storey. The top of a Fascia On-premises Sign shall not extend more than 30 cm above the building roof or parapet wall;
 - d. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - e. Fascia On-premises Signs may be illuminated.
2. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed a Height of 1.8 m and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and an official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the area they refer. The marketing name shall not be the same as the official municipal name previously assigned to another neighbourhood in the City of Edmonton.
3. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed the Height of the structure and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official

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municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

4. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than 2.4 m above grade;
 - b. the top of any Projecting On-premises Signs on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 1.5 m;
 - d. the horizontal separation distance between any Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. Projecting On-premises Signs may be illuminated;
 - f. not more than one Projecting On-premises Sign shall be allowed for each individual premises Frontage; and
 - g. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design, and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way.

59B.3 Regulations for Discretionary Signs

1. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. Freestanding On-premises Signs may be allowed on Frontages abutting a public roadway other than a Lane to a maximum of two Freestanding On-premises Signs;
 - b. Freestanding On-premises Signs shall only face a public roadway other than a Lane;
 - c. the maximum Height for Freestanding On-premises Signs shall be 1.8 m;
 - d. the maximum Area for any Freestanding On-premises Sign shall not exceed 3 m²; and
 - e. Freestanding On-premises Signs may be illuminated.
2. Temporary Signs shall be subject to the following regulation:
 - a. in developing areas, one Temporary Sign shall be allowed for each entrance

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roadway, to a maximum of three Signs. The Sign shall be located wholly within the boundary of the subdivision or neighbourhood, which it identifies and shall not encroach onto any public roadway, City right-of-way or boulevard. The maximum Height and Area of the Sign shall be determined in the following manner:

- i. where the proposed Temporary Sign location is within 60.0 m of an existing residential area, the maximum Height of the Sign shall be 3.0 m and the maximum Area shall be 3 m². The Sign shall not be illuminated;
- ii. where the proposed Temporary Sign location is not within 60.0 m of an existing residential area, the maximum Height of the Sign shall be 4.0 m and the maximum Area shall be 6 m². The Sign may be illuminated; and
- iii. the Temporary Sign shall be removed once Development Permits have been issued to more than 90% of the Sites within the area under development to which it refers, provided that in all cases the Sign shall be removed within two years.

*Bylaw 15892
October 11, 2011*

3. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Schedule 59C

*Bylaw 15892
October 11, 2011*

59C.1 The following Zones refer to the regulations found in Schedule 59C:

510	US	Urban Services Zone
520	PU	Public Utility Zone
530	AP	Public Parks Zone
570	CS1	Community Services 1 Zone
571	CS2	Community Services 2 Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

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59C.2.Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. The maximum Area for any single Fascia On-premises Sign shall not exceed 3 m²;
 - c. Any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the second Storey. The top of a Fascia Sign shall not extend more than 30 cm above the building roof or parapet wall;
 - d. Any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall only face a public roadway other than a Lane;
 - b. the maximum area for any single Projecting On-premises Sign shall not exceed 3 m²;
 - c. any Projecting On-premises Sign shall not be less than 2.4 m above grade;
 - d. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - e. any Projecting On-premises Sign and its supporting structure may project a maximum of 1.5 m;
 - f. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - g. not more than one Projecting On-premises Sign shall be allowed for each individual premises Frontage;
 - h. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - i. Projecting On-premises Signs may be illuminated.
3. Temporary Signs shall be subject to the following regulations:

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- a. one Temporary Sign shall be allowed per Site;
- b. the maximum duration of display for each Temporary Sign shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
- c. for activities of a seasonal or short-term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;
- d. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary Signs shall have a maximum Height of 3.0 m and a maximum Area of 3 m²;
- g. All Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- h. Temporary Signs shall be removed on or before the date that the permit expires.

59C.3 Regulations for Discretionary Signs

1. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. Freestanding On-premises Signs may be allowed on Frontages abutting a public roadway other than a Lane to a maximum of two Freestanding On-premises Signs;
 - b. Freestanding On-premises Signs shall only face a public roadway other than a Lane;
 - c. where the Freestanding On-premises Sign location is within 60.0 m of a Residential Zone and not separated by an arterial roadway, the maximum Height of the Sign shall not exceed 3.0 m and the maximum Area shall not exceed 3 m². The Sign shall not be illuminated;
 - d. Where a Freestanding On-premises Sign location is more than 60.0 m from a Residential Zone and abuts an arterial roadway or a Sign location is more than 60.0 m from a Residential Zone and abuts a Commercial Zone, the maximum Height of the Sign shall not exceed 8.0 m and the maximum

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Area shall not exceed 20 m²;

- e. Freestanding On-premises Signs may be illuminated; and
- f. Freestanding On-premises Signs may have corporate sponsor's Logogram(s) up to a total of 25% of the Sign Area.

*Bylaw 15892
October 11, 2011*

- g. deleted

2. Freestanding Off-premises Signs shall be subject to the following Regulations:

- a. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
- b. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment; and

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 15892
October 11, 2011*

3. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. The maximum Height shall be 8.0 m;
- b. The maximum Width shall be 8.0 m;
- c. The maximum Area shall be:
 - i. 3.0 m² for proposed Signs that are Fascia Signs; or
 - ii. 8.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy included on the same Sign face shall not exceed 20 m²;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

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Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

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he separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.

*Bylaw 15892
October 11, 2011*

- 4. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. The maximum Height shall be 8.0 m;
 - b. The maximum Width shall be 8.0 m;
 - c. The maximum Area shall be:
 - i. 3.0 m² for proposed Signs that are Fascia Signs; or
 - ii. 8.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy included on the same Sign face shall not exceed 20 m² ;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

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Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback; and
- j. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level_controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Schedule 59D

*Bylaw 15892
October 11, 2011*

59D.1 The following Zones refer to the regulations found in Schedule 59D:

- 310 CNC Neighbourhood Convenience Commercial Zone
- 920.10 TMU Terwillegar Mixed Use Zone
- 950.8 CCNC Clareview Campus Neighbourhood Commercial Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

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59D.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
 - d. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Projecting On-premises Sign shall not be less than 2.4 m above Grade;
 - c. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - d. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - e. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - f. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - g. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - h. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of a Freestanding On-premises Sign shall be 8.0 m;

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- b. the maximum Area of a Freestanding On-premises Sign shall not exceed 20 m²;
- c. the maximum number of Freestanding On-premises Signs shall not exceed one per Frontage abutting a public roadway;

*Bylaw 15735
June 20, 2011
Bylaw 15892
October 11, 2011*

- d. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs on a Site shall be four;

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs shall have a 30.0 m radial separation distance from any other Freestanding On-premises Sign or Digital Sign that is a Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the Freestanding On-premises Sign; and
 - f. Freestanding On-premises Signs may be illuminated.
4. Temporary Signs shall be subject to the following regulations:
- a. for a single tenant Site with a Frontage of greater than 30.0 m, not more than one Temporary Sign shall be allowed per Frontage;
 - b. for a multiple tenant development (Shopping Centre) with a Frontage of greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage provided that not more than a maximum of four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of 30.0 m between each Sign; in no case shall there be more than four Temporary Signs per Site;
 - c. notwithstanding the above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Sign;
 - d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
 - e. for Uses of a seasonal or short-term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the Use;

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- f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- h. Temporary Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²;
- i. Temporary Inflatable Signs shall not exceed the maximum Building Height of the Zone and shall not be located within any Setback;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

*Bylaw 15735
June 20, 2011*

59D.3 Regulations for Discretionary Signs

- 1. Roof On-premises Signs shall be subject to the following regulations:
 - a. Roof On-premises Signs shall only be allowed on shopping centre Sites with a minimum Area of 2 ha;
 - b. the combined Height of any Roof On-premises Sign and building shall not exceed the Height of the Zone;
 - c. Roof On-premises Signs shall not face an abutting Residential Zone;
 - d. a Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or character of the Zone;
 - e. the maximum Area of any Roof On-premises Sign shall not exceed 20 m²;
 - f. Roof On-premises Signs may be illuminated;
 - g. all proposed Roof On-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements;

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- h. the maximum number of Freestanding On-premises Signs and Roof On-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs on a Site shall be four.
2. Freestanding Off-premises Signs shall be subject to the following Regulations:
- a. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
 - b. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment.

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 15892
October 11, 2011*

3. Minor Digital On-premises Signs shall be subject to the following regulations:
- a. The maximum Height shall be 8.0 m;
 - b. The maximum Width shall be 8.0 m;
 - c. The maximum Area shall be:
 - i. 10.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 10.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

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Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

*Bylaw 15892
October 11, 2011*

- 4. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. The maximum Height shall be 8.0 m;
 - b. The maximum Width shall be 8.0 m;
 - c. The maximum Area shall be:
 - i. 10.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 10.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 10.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

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Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Schedule 59E

*Bylaw 15892
October 11, 2011*

59E.1 The following Zones refer to the regulations found in Schedule 59E:

- 320 CSC Shopping Centre Zone
- 819 Pedestrian Commercial Shopping Street Overlay
- 821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay

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- 940.6 GVC Griesbach Village Centre Zone
- 960.5 CSCa Ambleside Shopping Centre Zone
- 960.6 UVCa Ambleside Urban Village Commercial Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59E.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
 - d. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. any Projecting On-premises Sign shall not be less than 2.4 m above Grade;
 - b. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and

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g. Projecting On-premises Signs may be illuminated.

3. Freestanding On-premises Signs shall be subject to the following regulations:

a. the maximum Height of a permitted Freestanding On-premises Sign is 8.0 m. The Development Officer may use his variance power to allow a Freestanding On-premises Sign up to 10.0 m in Height if a Site zoned residential is not within 60.0 m of the commercial Site;

b. the maximum allowable Freestanding On-premises Sign Area shall be 20 m²;

*Bylaw 15892
October 11, 2011*

c. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four;

*Bylaw 15735
June 20, 2011*

d. Freestanding On-premises Sign locations shall have a minimum Setback 3.0 m where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

e. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign, Major Digital Sign, Minor Digital On-premises Sign, Minor Digital Off-premises Sign or Minor Digital On-premises Off-premises Sign that is a Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign; and

*Bylaw 15892
October 11, 2011*

f. Freestanding On-premises Signs may be Mechanical Signs.

4. Temporary Signs shall be subject to the following regulations:

a. for a single tenant Site with a Frontage of greater than 30.0 m, not more than one Temporary Sign shall be allowed;

b. for a multiple tenant development (Shopping Centre) with a Frontage of greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage provided that not more than four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of 30.0 m between each Temporary Sign; in no case shall there be more than four Temporary Signs per Site;

c. notwithstanding clause (b) above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary Sign;

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- d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
- e. for businesses of a seasonal or short term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;
- f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- h. Temporary Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²;
- i. Temporary Signs that are inflated shall not exceed the maximum Building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined Height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

*Bylaw 15735
June 20, 2011*

59E.3 Regulations for Discretionary Signs

- 1. Roof On-premises Signs shall be subject to the following regulations:
 - a. Roof On-premises Signs shall only be allowed on shopping centre Sites with a minimum area of 2 ha;
 - b. the combined Height of the Roof On-premises Sign and building shall not exceed the Height of the Zone;
 - c. Roof On-premises Signs shall not face an abutting Residential Zone;
 - d. A Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or

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character of the Zone;

- e. the maximum Area of any Roof On-premises Sign shall not exceed 20 m²;
- f. Roof On-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- g. all proposed Roof On-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements;
- h. the maximum number of Freestanding On-premises Signs and Roof On-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four.

2. Freestanding Off-premises Signs shall be subject to the following Regulations:

- a. Freestanding Off-premises Signs may be allowed only on Sites that are an integral part of a commercial strip;
- b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
- c. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment;
- d. the maximum Height of Freestanding Off-premises Sign shall be 8.0 m;
- e. the maximum Area of Freestanding Off-premises Sign shall be 20 m²;

*Bylaw 15735
June 20, 2011*

- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;

*Bylaw 15892
October 11, 2011*

- g. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location

- h. Freestanding Off-premises Signs may be Illuminated; and

*Bylaw 15892
October 11, 2011
Bylaw 12832
July 4, 2001*

- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

3. Fascia Off-premises Signs shall be subject to the following regulations:
- a. Fascia Off-premises Signs may be allowed only on Sites that are an integral part of a commercial strip;
 - b. Fascia Off-premises Sign permits may be approved for a period of up to five years;
 - c. the maximum Area of any Fascia Off-premises Sign shall be 20 m²;
 - d. any Fascia Off-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Off-premises Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - e. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;

*Bylaw 15892
October 11, 2011*

- f. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

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The separation shall be applied from the larger Off-premises Sign or Digital Sign location

- g. Fascia Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- h. all proposed Fascia Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; the civic square plan; and any streetscape improvements; and
- i. Fascia Off-premises Signs shall have the structural elements concealed from view.

*Bylaw 15892
October 11, 2011*

- 4. Minor Digital On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height shall be 8.0 m;
 - b. the maximum Width shall be 8.0 m;
 - c. the maximum Area shall be:
 - i. 10.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 10.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;

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- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m, and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

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- 5. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. The maximum Height shall be 8.0 m;
 - b. The maximum Width shall be 8.0 m;
 - c. The maximum Area shall be:
 - i. 20.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 20.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out

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from the wall or structure and shall not extend beyond the horizontal limits of the wall; and

- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

*Bylaw 15892
October 11, 2011*

- 6. Major Digital Signs shall be subject to the following regulations:
 - a. The maximum Height shall be 8.0 m;
 - b. The maximum Width shall be 8.0 m;
 - c. The maximum Area shall be:
 - i. 10.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 10.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital

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Sign location. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback; and
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Schedule 59F

*Bylaw 15892
October 11, 2011*

59F.1 The following Zones refer to the regulations found in Schedule 59F

330	CB1	Low Intensity Business Zone
340	CB2	General Business Zone
350	CHY	Highway Corridor Zone
360	CO	Commercial Office Zone
370	CB3	Commercial Mixed Business Zone
400	IB	Industrial Business Zone
410	IL	Light Industrial Zone
553	MA3	Municipal Airport General Business Zone
910.5	CCA	Core Commercial Arts Zone
910.6	CMU	Commercial Mixed Use Zone
910.9	JAMSC	Jasper Avenue Main Street Commercial Zone
910.11	UW	Urban Warehouse Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

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59F.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;

*Bylaw 12961
February 4, 2002*

- c. any Fascia On-premises Sign that extends over a public right-of way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and

*Bylaw 15892
October 11, 2011*

- d. Fascia On-premises Signs may be illuminated.

2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Sign shall not be less than 2.4 m above grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. not more than one Projecting On-premises Sign shall be allowed for each Frontage of a business premises;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of a Freestanding On-premises Sign is 8.0 m. The Development Officer may allow a Freestanding On-premises Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m of the

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commercial Site. The distance shall be measured from the Sign location to the nearest Site zoned residential;

- b. the maximum allowable Freestanding On-premises Sign Area shall be 30 m²;

*Bylaw 15892
October 11, 2011*

- c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Signs, or Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign;

*Bylaw 15735
June 20, 2011*

- d. Freestanding On-premises Sign locations shall have a minimum Setback of 3.0 m where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

- e. The maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- f. Freestanding On-premises Signs may be Mechanical Signs.

4. Temporary Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than one Temporary Sign shall be allowed;
- b. for a multiple tenant development (Shopping Centre) with a Frontage greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage provided that not more than of four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of 30.0 m between each Temporary Sign; in no case shall there be more than four Temporary Signs per Site;
- c. notwithstanding the above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more; in order to allow placement of a Temporary Sign;
- d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free

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of Temporary Signs for a minimum of 30 consecutive days;

- e. for businesses of a seasonal or short-term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;
- f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- h. Temporary Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²;
- i. Temporary Signs that are inflated shall not exceed the maximum Building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

*Bylaw 15735
June 20, 2011*

59F.3 Regulations for Discretionary Signs

- 1. Roof On-premises Signs shall be subject to the following regulations:
 - a. Roof On-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. Roof On-premises Signs are prohibited when the Sign location is within 30.0 m of a Residential Zone. The distance shall be measured from the Sign location to the nearest Site zoned residential;
 - c. the combined height of any Roof On-premises Sign and building shall not exceed the Height of the Zone;
 - d. Roof On-premises Signs shall not face an abutting Residential Zone;
 - e. any Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or

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character of the Zone;

- f. The maximum Area of any Roof On-premises Sign shall not exceed 20 m²;
- g. Roof On-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- h. all proposed Roof On-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements;
- i. the maximum number of Freestanding On-premises Signs and Roof On-premises Signs on a Site shall be four; and

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October 11, 2011*

- j. The maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four.

2. Freestanding Off-premises Signs shall be subject to the following regulations:

- a. Off-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
- c. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Freestanding Off-premises Sign or may refuse a permit adversely impacts the built environment;
- d. the maximum Height of any Freestanding Off-premises Sign shall be 8.0 m;
- e. the maximum Area of any Freestanding Off-premises Sign shall be 65 m²;

*Bylaw 15735
June 20, 2011*

- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;

*Bylaw 15892
October 11, 2011*

- g. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- h. Freestanding Off-premises Signs may be illuminated; and

*Bylaw 12832
July 4, 2001
Bylaw 15892
October 11, 2011*

- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw

3. Fascia Off-premises Signs shall be subject to the following regulations:

- a. Off-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. Fascia Off-premises Sign permits may be approved for a period of up to five years;
- c. all proposed Fascia Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; the civic square plan; and any streetscape improvements;
- d. the maximum Area of any Fascia Off-premises Sign shall be 65 m²;
- e. any Fascia Off-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
- f. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;

*Bylaw 15892
October 11, 2011*

- g. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location

- h. Fascia Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- i. Fascia Off-premises Signs shall have the structural elements concealed from view.

- 4. Roof Off-premises Signs shall be subject to the following regulations:

- a. the maximum Area of a Roof Off-premises Sign shall be 20 m²;
- b. Roof Off-premises Sign permits may be approved for a period of up to five years;

*Bylaw 16032
March 16, 2012*

- c. all proposed Roof Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Roof Off-premises Sign or may refuse a permit adversely impacts the built environment;
- d. the combined Height of the Roof Off-premises Sign and building shall not exceed the Height of the Zone;
- e. any Roof Off-premises Sign shall be located 30.0 m from the property line of a Residential Zone;

*Bylaw 15892
October 11, 2011*

- f. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- g. Roof Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- h. Roof Off-premises Signs shall have the structural elements concealed from view.

*Bylaw 15892
October 11, 2011*

- 5. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be 8.0 m;
- b. the maximum Width shall be 8.0 m;
- c. the maximum Area shall be:
 - i. 20.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 20.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;

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- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

*Bylaw 15892
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- 6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. the maximum Height shall be 8.0 m;
 - c. the maximum Width shall be 16.0 m;
 - d. the maximum Area shall be:
 - i. 65.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 65.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 m²;
 - e. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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- f. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- j. proposed Signs with an Area greater than 8 m² shall not be located within any Setback;
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

*Bylaw 15892
October 11, 2011*

- 7. Major Digital Signs shall be subject to the following regulations:
 - a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. the maximum Height shall be 8.0 m;
 - c. the maximum Width shall be 8.0 m;
 - d. the maximum Area shall be:
 - i. 12.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 12.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;
 - e. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

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Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

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he separation shall be applied from the larger Off-premises Sign or Digital Sign location. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area.

- f. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- j. proposed Signs with an Area greater than 8 m² shall not be located within any Setback; and
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Schedule 59G

*Bylaw 15892
October 11, 2011*

59G.1 The following Zones refer to the regulations found in Schedule 59G

- 420 IM Medium Industrial Zone
- 430 IH Heavy Industrial Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

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59G.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - d. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than 2.4 m above Grade;
 - b. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of a Freestanding On-premises Sign is 10.0 m;
 - b. the maximum allowable Freestanding On-premises Sign Area shall be 30 m²;

*Bylaw 15892
October 11, 2011*

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- c. Freestanding On-premises Signs shall have a 30.0 m radial separation distance from any other Freestanding On-premises Sign on the same Site;

*Bylaw 15892
October 11, 2011*

- d. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs may be Mechanical Signs.

- 4. Roof On-premises Signs (not within 100.0 m of a Residential Zone) shall be subject to the following regulations:

- a. the combined Height of the Roof On-premises Sign and building shall not exceed the Height of the Zone;
- b. Roof On-premises Signs shall not face an abutting Residential Zone;
- c. any Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion if the addition of the Sign does not adversely impact the amenities or character of the Zone;
- d. the maximum Area of the Roof On-premises Sign shall not exceed 20 m²;
- e. Roof On-premises Signs may be illuminated;

*Bylaw 15892
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- f. all proposed Roof On-premises Sign locations shall be reviewed in the context to the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements; and

- g. support elements for Roof On-premises Signs shall be concealed.

- 5. Freestanding Off-premises Signs (not within 100.0 m of a Residential Zone) shall be subject to the following regulations:

- a. the maximum Height of any Freestanding Off-premises Sign shall be 8.0 m;
- b. the maximum Area of any Freestanding Off-premises Sign shall be 65 m²;

*Bylaw 15735
June 20, 2011*

- c. no part of any Freestanding Off-premises Sign shall be located within any Setback;

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*Bylaw 15892
October 11, 2011*

- d. Freestanding Off-premises Sign locations shall be separated from any other Off-premises Sign location by a minimum of 100.0 m. For Off-premises Signs with an area of 20 m² to 40 m², this separation shall be increased to 200.0 m. For Off-premises Signs with an Area over 40 m², this separation shall be increased to 300.0 m. The separation shall be applied from the larger Off-premises Sign location regardless of the size of any proposed Off-premises Sign;
- e. Freestanding Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- f. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

*Bylaw 12832
July 4, 2001*

- h. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.
6. Fascia Off-premises Signs (not within 100.0 m of a Residential Zone) shall be subject to the following regulations:
- a. the maximum Area of any Fascia Off-premises Sign shall be 65 m²;
 - b. any Fascia Off-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Off-premises Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;

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- d. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. Fascia Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- f. all proposed Fascia Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area, any historic designations; the requirements of any Statutory Plan; the civic square plan; and any streetscape improvements; and
- g. Fascia Off-premises Signs shall have the structural elements concealed from view.

7. Temporary Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than one Temporary Sign shall be allowed;
- b. for a multiple tenant development (Shopping Centre) with a Frontage greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage, provided that not more than a maximum of four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of 30.0 m between each Sign; in no case shall there be more than four Temporary Signs per Site;
- c. notwithstanding the above, where a lot with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary Sign;
- d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
- e. for businesses of a seasonal or short term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;

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- f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- h. Temporary Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²;
- i. Temporary Signs that are inflated shall not exceed the maximum Building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined Height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

*Bylaw 15735
June 20, 2011*

59G.3 Regulations for Discretionary Signs

- 1. Roof Off-premises Signs shall be subject to the following regulations:
 - a. the maximum Area of a Roof Off-premises Sign shall be 65 m²;
 - b. the combined Height of the Roof Off-premises Sign and building shall not exceed the Height of the Zone;
 - c. any Roof Off-premises Sign shall be located 30.0 m from the property line of a Residential Zone;
 - d. proposed Sign locations shall be separated from Digital Signs greater than 8 m² or Off-premises Signs as follows:

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Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8 m ² or other Off-premises Sign
less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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- e. Roof Off-premises Signs may be illuminated; and

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- f. Roof Off-premises Signs shall have the structural elements concealed from view.

- 2. Roof On-premises Signs (within 100.0 m of a Residential Zone) shall comply with the permitted regulations above and the following additional regulations:

- a. any Roof On-premises Sign shall be located 30.0 m from the property line of any Residential Zone; and

*Bylaw 15735
June 20, 2011*

- b. any Roof On-premises Sign shall have a minimum Front Setback of 6.0 m.

- 3. Freestanding Off-premises Signs (within 100.0 m of a Residential Zone) shall be subject to the following regulations:

- a. any Freestanding Off-premises Sign shall be located 30.0 m from the property line of any Residential Zone; and

*Bylaw 15735
June 20, 2011*

- b. any Freestanding Off-premises Sign shall have a minimum Front Setback of 6.0 m.

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw

- 4. Fascia Off-premises Signs (within 100.0 m of a Residential Zone) shall comply with the permitted regulations above and the following additional regulations:

- a. any Fascia Off-premises Sign shall be located 30.0 m from the property line of any Residential Zone; and

*Bylaw 15735
June 20, 2011*

- b. any Fascia Off-premises Sign shall have a minimum Front Setback of 6.0 m.

*Bylaw 15892
October 11, 2011*

- 5. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be 8.0 m;
- b. the maximum Width shall be 8.0 m;
- c. the maximum Area shall be:

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- i. 20.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 20.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

*Bylaw 15892
October 11, 2011*

- 6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. the maximum Height shall be 8.0 m;
 - b. the maximum Width shall be 16.0 m;
 - c. the maximum Area shall be:

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- i. 65.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 65.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 m²;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

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7. Major Digital Signs shall be subject to the following regulations:
- a. the maximum Height shall be 8.0 m;
 - b. the maximum Width shall be 8.0 m;
 - c. the maximum Area shall be:
 - i. 12.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 12.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;
 - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- i. proposed Signs with an Area greater than 8 m² shall not be located within any Setback; and
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor

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Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Schedule 59H

*Bylaw 15892
October 11, 2011*

59H.1 The following Zones refer to the regulations found in Schedule 59H:

540	A	Metropolitan Recreation Zone
560	AJ	Alternative Jurisdiction Zone
710	DC1	Direct Development Control Provision
720	DC2	Site Specific Development Control Provision
910.7	HA	Heritage Area Zone
910.12	AED	Arena & Entertainment District Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59H.2 Regulations for Discretionary Signs

1. Signs requiring a Development Permit shall be Discretionary Developments in the DC1 Provision and HA Zone. The Development Officer may consider Sign Applications having regard for all or any of the following:
 - a. the Sign Use provisions and criteria of an applicable Area Structure Plan or Area Redevelopment Plan;
 - b. the Sign provisions of a Sign Schedule specified for the DC1 Provision in an applicable Area Structure Plan or Area Redevelopment Plan;
 - c. the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development;
 - d. any relevant development criteria or conditions applying to a Site as a result of its designation as a historical resource under the Historical Resources Act, 2000, or listed on the Inventory of Historical Resources of Edmonton in consultation with the City of Edmonton Heritage Planner; and
 - e. the Sign regulations of the Sign Schedules applicable to the Land Use Zones abutting the DC1 Provision and HA Zone in cases where there are no Sign regulations for the DC1 Provision and HA Zone, pursuant to clauses (a), (b) and (d) above.
2. Where there is no Sign Schedule or criteria contained within the DC2 Provision, Signs requiring a Development Permit shall be Discretionary Developments in a

*Bylaw 15892
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DC2 Provision. The Development Officer may consider Sign Applications having regard for all or any of the following:

- a. Sign criteria specified within the Development Agreement approved by Council to regulate the Use and development of the Site where the Sign is proposed;
 - b. the Sign provisions of the Sign Schedules applicable to the Land Use Zones abutting the DC2 Site where the proposed Sign is to be erected; and
 - c. the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development.
3. The following shall apply for Signs in the AJ Zone:
- a. On-premises Signs in the AJ Zone do not require a Development Permit if the Signs are for a Use in this Zone that is consistent with those Uses, activities and operations prescribed in the appropriate superior legislation;
 - b. Off-premises Signs shall be at the discretion of the Development Officer in consideration with those Uses, activities and operations prescribed in the appropriate superior legislation and the Sign Schedule applicable to the most restrictive abutting Zone;

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw; and

*Bylaw 12832
July 4, 2001*

- d. No Signs are allowed in an AJ Zone that do not meet the criteria as stated in clauses (a), (b) and (c) above.

Schedule 59I

*Bylaw 15892
October 11, 2011*

59I.1 The following Zones refer to the regulations found in Schedule 59I :

- | | | |
|-----|-----|--|
| 550 | MA | Municipal Airport Zone |
| 551 | MA1 | Municipal Airport Airfield Zone |
| 552 | MA2 | Municipal Airport Business Industrial Zone |

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

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591.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - d. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than 2.4 m above grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. not more than one Projecting On-premises Sign shall be allowed for each Frontage of a business premises;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of any Freestanding On-premises Sign is 8.0 m. The Development Officer may allow a Freestanding On-premises Sign up to 10.0 m in Height if a residential area is not within 60.0 m of the location;
 - b. the maximum allowable Freestanding On-premises Sign Area shall be

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October 11, 2011*

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20 m²;

- c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign on the same Site;

*Bylaw 15735
June 20, 2011*

- d. Freestanding On-premises Sign locations shall have a minimum Setback 3.0 m where the Site shares a property line with another Site;
- e. the maximum number of Freestanding On-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- f. Freestanding On-premises Signs may be Mechanical Signs.
4. Temporary Signs shall be subject to the following regulations:
- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than one Temporary Sign shall be allowed;
 - b. for a multiple tenant development (Shopping Centre) with a Frontage of greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage provided that not more than four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of 30.0 m between each Temporary Sign; in no case shall there be more than four Temporary Signs per Site;
 - c. notwithstanding the above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary Sign;
 - d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
 - e. for businesses of a seasonal or short-term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;
 - f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
 - g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
 - h. Temporary Freestanding Signs shall have a maximum Height of 3.0 m and

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a maximum Area of 5 m²;

*Bylaw 15735
June 20, 2011*

- i. Temporary Signs that are inflated shall not exceed the maximum Building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined Height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

59I.3 Regulations for Discretionary Signs

1. Freestanding Off-premises Signs shall be subject to the following regulations:
 - a. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
 - b. all proposed Freestanding Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Off-premises Sign or may refuse a permit that adversely impacts the built environment; and
 - c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 12832
July 4, 2001*

*Bylaw 15892
October 11, 2011*

2. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

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Schedule 59J

*Bylaw 15892
October 11, 2011*

59J.1 The following Zones refer to the regulations found in Schedule 59J:

- 930.4 EIB Ellerslie Industrial Business Zone
- 930.5 EIM Ellerslie Medium Industrial Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59J.2 Regulations for Permitted Signs

*Bylaw 15892
October 11, 2011
Bylaw 16032
March 16, 2012*

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - d. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than 2.4 m above Grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - e. not more than one Projecting On-premises Sign shall be allowed for each

*Bylaw 15892
October 11, 2011*

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Frontage of a business premises;

- f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
- a. the maximum Height of any Freestanding On-premises Sign is 8.0 m for a business premises or multiple occupancy development having a Frontage of at least 30.0 m but not greater than 60.0 m. The Development Officer may allow a Freestanding On-premises Sign up to 10.0 m in Height for a business premises or multiple occupancy development having a Frontage greater than 60.0 m;
 - b. the maximum allowable Freestanding On-premises Sign Area shall be 24 m²;

*Bylaw 15892
October 11, 2011*

- c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign or Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign;

*Bylaw 15735
June 20, 2011*

- d. Freestanding On-premises Sign locations shall have a minimum Setback 3.0 m where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs shall not have flashing lights or running lights; and

*Bylaw 15892
October 11, 2011*

- f. Freestanding On-premises Signs shall not be Mechanical Signs.

4. Temporary Signs shall be subject to the following regulations:
- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than one Temporary Sign shall be allowed;
 - b. for a multiple tenant development (Shopping Centre) with a Frontage greater than 30.0 m, one Temporary Sign shall be allowed for each 30.0 m of Frontage provided that not more than four Temporary Signs shall be displayed on the same street Frontage with a minimum separation space of

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30.0 m between each Temporary Sign; in no case shall there be more than four Temporary Signs per Site;

- c. notwithstanding clause (b) above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary Sign;
- d. the maximum duration of display for each Temporary Sign location shall be a total of 180 days in a calendar year, provided that no Temporary Sign shall remain at a location for more than 90 consecutive days, during which time, unlimited changes to the Copy of the Signs shall be allowed. Following each removal of a Temporary Sign, the location shall remain free of Temporary Signs for a minimum of 30 consecutive days;
- e. for businesses of a seasonal or short-term nature that operate for six months or less in a calendar year, a Temporary Sign shall be allowed for the operating period of the business;
- f. Temporary Signs shall be located within the property lines of the Site and be located at least 1.0 m inside of the property line. A Temporary Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- g. Temporary Signs may be illuminated but shall not have any flashing or running lights;
- h. Temporary Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²;
- i. Temporary Signs that are inflated shall not exceed the maximum Building Height of the Zone and shall not be located within any required Setback. When the inflated Sign is located on a building, the combined height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

*Bylaw 15735
June 20, 2011*

*Bylaw 16032
March 16, 2012*

59J.3 Regulations for Discretionary Signs

- 1. Minor Digital On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height shall be 8.0 m;

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- b. the maximum Width shall be 8.0 m;
- c. the maximum Area shall be:
 - i. 12.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 12.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8 m ² or Off-premises Sign
Greater than 8 m ² to less than 20 m ²	100 m
20 m ² to 40 m ²	200 m
Greater than 40 m ²	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.

*Bylaw 14679
August 28, 2007*

Schedule 59K

*Bylaw 15892
October 11, 2011*

59K.1 The following Zones refer to the regulations found in Schedule 59K:

531 NA Natural Areas Protection Zone

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the

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Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59K.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premise Sign shall be located on the entrance wall of an Accessory Building where permitted.
 - b. The Sign shall be designed to be compatible with and not negatively impact the Natural Area.
 - c. The maximum Area of any such Sign shall not exceed 2 m².
2. Freestanding On-premises Sign shall be subject to the following regulations:
 - a. The Sign and signposts shall be designed to be compatible with and not negatively impact the Natural Area.
 - b. The maximum Area of any such Sign shall not exceed 2 m².

*Bylaw 15892
October 11, 2011*

2. No Sign shall be illuminated.

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*Bylaw 14241
February 7, 2007*

60 Bare Land Condominium

1. A Bare Land Condominium project must comply with all the general regulations of this Bylaw and with the regulations of the applicable Zone such that each Bare Land Condominium Unit is to be treated in the same respect as a lot.
2. An application for a Bare Land Condominium project shall include a comprehensive Site plan, in accordance with Section 13.5 of this Bylaw.

*Bylaw 15359
March 23, 2010*

3. In the case where a Bare Land Condominium subdivision is served by a private roadway, the following shall apply:
 - a. a private roadway includes a Lot, Bare Land Condominium Unit, Common Property or portion of Common Property that may be created pursuant to the Condominium Property Act, RSA 2000, c. C-22, created for the purpose of vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the roadway;
 - b. for the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in Section 60(3)(a), shall be deemed to be the same as a "public roadway";
 - c. the private roadway must allow for the safe and efficient movement of emergency vehicles and be designed to a standard acceptable to the Development Authority or Subdivision Authority;
 - d. where the physical parameters of the private roadway exceed the legally prescribed boundary of private roadway, the boundary of the private roadway shall be deemed to be the edge of the carriageway or sidewalk parallel with the carriageway.

Special Land Use Provisions

70. Special Land Use Provisions

70.1 Applicability

The Special Land Use Provisions apply to the Uses listed in the Land Use Zone in which they are located. They shall take precedence and be applied in addition to the requirements of the Zone, except in the case of an Airport Protection Overlay or where a Zone or Overlay specifically excludes or modifies these provisions with respect to any Use.

71. Religious Assembly

A Religious Assembly shall comply with the following special provisions:

1. the minimum Frontage shall be 30.0 m and the minimum Site area shall be 930 m²;
2. where a manse, rectory, parsonage or other building for a minister's residence is to be erected on the same Site as the Religious Assembly, the minimum Site area shall be 1 300 m²;
3. where the a Religious Assembly is to be developed on a Site that is within 60.0 m of a Site zoned to allow a Single Detached Dwelling as a Permitted Use, the following regulations shall apply:
 - a. the maximum Site area shall be 4 000 m²;
 - b. the maximum total Site Coverage shall not exceed 40%;
 - c. a minimum building Setback of 4.5 m shall be required along a Side Yard flanking an abutting Site Zoned Residential;
 - d. a minimum building Setback of 7.5 m along a Rear Yard shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone or is not separated from it by a public roadway more than 10.0 m wide;
 - e. a minimum building Setback of 6.0 m shall be required along a Front Yard separated by a public roadway not wider than 20.0 m from any Site zoned residential. Where the roadway is wider than 20.0 m, the Front Setback applicable in the relevant Zone shall apply;
 - f. vehicular access to on-site parking and loading spaces shall be provided from an abutting arterial or collector roadway, except that the Development Officer may allow access from a public roadway including a Lane in accordance with the following guidelines:
 - i. access may be allowed from a local roadway that does not abut another

*Bylaw 15735
June 20, 2011*

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Site zoned to allow a Single Detached Dwelling as a Permitted Use, provided such access shall not interfere with access to other Sites abutting the roadway and shall not direct excess traffic onto a local roadway;

- ii. access may be allowed from a Lane that does not abut another Site zoned to allow a Single Detached Dwelling as a Permitted Use, provided such access shall not interfere with access to other abutting Sites and shall not direct excess traffic onto a local residential roadway; and
 - iii. access to a maximum of five parking spaces may be allowed from a Lane that abuts a Site zoned to allow a Single Detached Dwelling as a Permitted Use.
4. Where a Religious Assembly is a Discretionary Use, the Development Officer may impose conditions intended to reduce the perceived mass of the structure through techniques including, but not limited to, increased Setbacks, articulation of elevations and rooflines, and the colour of finishing materials.

72. Vehicular - Oriented Uses

72.1 Applicability

1. Developments in the following Use Classes shall comply with the special regulations of this Section:
 - a. Drive-in Food Services;
 - b. Gas Bars;
 - c. Minor and Major Service Stations; and
 - d. Rapid Drive-through Vehicle Services.
2. The Development Officer may also require that developments not included in the Use Classes listed in clause (1) above, such as drive-through automated teller machines or other similar Uses, shall comply with the regulations of this Section if such developments provide drive-in service or service in which patrons remain within their vehicle.

72.2 Development Regulations

1. Sites shall be located:
 - a. at the intersection of two or more public roadways, but not including Lanes, provided that a Site may be located between intersections where there is a service road or a centre dividing strip on the public roadway; or
 - b. adjacent to a traffic interchange, but not including a rotary or traffic circle; or

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*Bylaw 16032
March 16, 2012*

- c. as part of a shopping centre or in conjunction with other commercial development, if Transportation Services is satisfied that the development shall not adversely affect the functioning of surrounding public roadways, or traffic circulation on the Site.
2. The minimum Frontage shall be 30.0 m.
3. Service Stations and Rapid Drive-through Vehicle Services shall have a minimum lot depth of 30.0 m.
4. Site area and Coverage shall be provided as follows:
 - a. the minimum Site area for Drive-in Food Services, or developments defined in subsection 82.1(2), shall be 930 m², and the maximum Site Coverage shall be 15%;
 - b. the minimum Site area for a Service Station as an independent development shall be 1 200 m² and the maximum Site Coverage, including pump islands, shall not exceed 20%;
 - c. where two or more of the aforementioned Uses are part of a mixed use development on the same Site, the total Site area requirements shall be the sum of the requirements of the Uses computed separately, unless the applicant can demonstrate to the Development Officer that there is a complementary use of space which would warrant a reduction in Site area requirement.
5. Queuing Space shall be provided as follows:
 - a. for Drive-in Food Services and other developments having a drive-through service window, a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;

*Bylaw 14757
March 10, 2008*

- b. for Rapid Drive-through Vehicle Services, a minimum of five in-bound and three out-bound queuing spaces shall be provided for each service bay, except that in the case of:
 - i. a complete service car wash or multi-bay single entrance self-service car wash the number of required queuing spaces shall be as follows:
 - A. a minimum of five in-bound to a maximum of ten queuing spaces for facilities with up to ten bays, and a minimum of one out-bound queuing space shall be provided;
 - B. a minimum of five in-bound to a maximum of fifteen queuing spaces for facilities with eleven or more bays, and a minimum of 1 out-bound queuing space shall be provided;

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- ii. a multi-bay multi-entrance self-service car wash a minimum of two in-bound and a minimum of one out-bound queuing space shall be provided for each bay. The actual number of queuing spaces shall be determined to the satisfaction of the Development Officer.

*Bylaw 16032
March 16, 2012*

- c. for Rapid Drive-through Vehicle Services and Drive-in Food Services, access aisles and queuing spaces associated with these Use Classes shall be located no less than 7.5 m from any property line where the Site containing these Use Classes abuts any Site containing existing residential or residential-related Uses, including situations where such Sites are separated by a road or Lane 10.0 m or less in width. The orientation of access aisles, queuing spaces and on-site vehicular circulation shall be designed to the satisfaction of the Development Officer, in consultation with Transportation Services, having regard to the minimization of traffic circulation conflicts, and to other on-site and off-site impacts, particularly with regard to existing off-site and adjacent Residential or Residential-Related Uses; and
 - d. all queuing spaces shall be a minimum of 6.5 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.
6. Gas Bars and Service Stations shall adhere to the following additional regulations:
- a. all pump islands shall be located at least 6.0 m from any boundary of the Site, parking area on the Site, or Laneways intended to control traffic circulation on the Site; and
 - b. any canopy over a gas pump island shall be no closer than 3.0 m to any boundary of the Site, and shall be designed, finished, and of a height such that the canopy is not obtrusive, and maintains consistency with the design and eave line of the principal building on Site. The canopy area shall not be included in the calculation of Site Coverage for the purpose of this subsection 82.2; and
 - c. where these Use Classes are adjacent to Sites zoned residential or separated from them by a Lane, or are directly visible to residential Uses across a public roadway, the design, finishing, lighting and siting of development, including the orientation of gas pump islands and service bays with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.
7. Rapid Drive-through Vehicle Services shall adhere to the following additional regulations:

*Bylaw 16032
March 16, 2012*

- a. the orientation of service bays, vehicular circulation and queuing aisles shall be to the satisfaction of the Development Officer, in consultation with the Transportation Services, having regard to the minimization of on-site and off-site traffic impacts; and

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- b. where the proposed development includes an automatic car wash, the Development Permit application shall include information identifying the anticipated noise impacts of the development as identified in the manufacturer's specifications. The Development Officer may require, as a condition of Development Permit approval, that the applicant provide a Noise Impact Assessment identifying the noise attenuation measures necessary to ensure compliance with City of Edmonton Noise Bylaw, or any other measures determined by the Development Officer and that may be determined in consultation with Transportation Services.
8. Rapid Drive-through Vehicle Services and Drive-in Food Services shall adhere to the following additional regulations:
- a. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways; and

*Bylaw 15735
June 20, 2011*

- b. these Use Classes shall be located not less than 15.0 m from any property line where the Site containing these Use Classes abuts any Site zoned residential or any Site containing residential or residential-related Uses, including situations where such Sites are separated by a road or Lane 10.0 m or less in width. This 15.0 m Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-Related Uses shall be minimal due to structural and design measures incorporated into the proposed development;
 - c. where these Use Classes and associated access aisles and queuing spaces are located within 30 m of a property line where the Site containing these Use Classes abuts any Site zoned residential or any Site containing existing residential or residential-related Uses, including situations where such Sites are separated by a road or Lane 10.0 m or less in width, the following fencing and Landscaping requirements shall apply:
 - i. solid, screen fencing constructed of wood or suitable wood-like synthetic substitute, 1.83 m in height; and
 - ii. required fencing shall be augmented with tree and shrub planting designed to soften the visual effect of the required fencing, and shall be provided in accordance with the standards identified in Section 55.
9. Drive-in Food Services and other developments having a drive-through service window shall adhere to the following additional regulations:

*Bylaw 16032
March 16, 2012*

- a. the location, orientation and setback of drive-through service windows shall

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be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts.

73. Carnivals

73.1 Applicability

The following regulations shall apply to Carnivals that are located on a Site other than Exhibition Grounds approved under this Bylaw, except the regulations shall not apply to Carnivals sponsored by non-profit community organizations developed in accordance with the provisions for such Uses within the A and AP Zones.

73.2 Development Regulations

1. An application to develop a Carnival shall be made to the Development Officer by the owners or managers of the subject Site.
2. The maximum period of time a Development Permit shall remain in effect for a Carnival shall be 30 days.
3. Sites shall be located as follows:
 - a. a Carnival shall be located as part of a shopping centre Site of a minimum of 4 ha in area, or on the Site of an Outdoor Amusement Establishment for which a Development Permit has been issued;
 - b. notwithstanding clause (a) above, the Development Officer may refuse the proposed location for a Carnival development if the size or operational characteristics of such developments are likely to cause a nuisance or undue annoyance to residents in the immediate vicinity of the Site by reason of such factors as noise, dust, odour, animal waste and traffic circulation; and
 - c. where a Carnival is listed as a Permitted or Discretionary Use in any other Zone of this Bylaw, the location shall be subject to the approval of the Development Officer having regard to any nuisance or undue annoyance that the development may cause to property owners in the immediate vicinity of the Site by reason of such factors as noise, dust, odour, animal waste and traffic circulation.

74. Minor Home Based Business

A Minor Home Based Business shall comply with the following regulations:

1. there shall be no exterior signage, display or advertisement other than a business identification plaque or Sign 10.0 cm x 30.5 cm in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;

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3. the Minor Home Based Business shall not employ any person on-site other than a resident of the Dwelling;
4. there shall be no outdoor business activity, or outdoor storage of materials or equipment associated with the business allowed on the Site. Indoor storage shall only be allowed inside the Dwelling;
5. the Minor Home Based Business shall not change the principal character or external appearance of the Dwelling involved; and
6. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Class Minor Home Based Business shall include a description of the business to be undertaken in the Dwelling, an indication of the anticipated number of business visits per week and details for the provision of parking.

75. *Major Home Based Business*

A Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;
7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Class Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and

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9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garage Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

76. *Boarding and Lodging Houses*

For the purpose of calculating the density of this Use Class, a Sleeping Unit shall be considered to be a Dwelling. The same shall apply to any other Use Class for which the residential component is, by definition, a Boarding and Lodging House.

77. *Conversion of Single Detached, Semi-detached, or Duplex Dwellings to Professional, Financial and Office Support Services.*

1. In considering any application for the Conversion of a Single Detached, Semi-detached, or Duplex Dwelling to a Professional, Financial and Office Support Service, the Development Officer shall ensure the development complies with the following requirements:
 - a. parking shall be provided in accordance with Section 54 of this Bylaw;
 - b. where the Conversion involves exterior renovation, such renovation shall be of a nature that maintains a Height and coverage that is generally in keeping with the Height and coverage of existing adjacent Single Detached, Semi-detached and Duplex Housing;
 - c. existing vegetation shall be governed by the provisions of subsection 55.4(8) of this Bylaw, provided that any replacement vegetation shall be of a species that is in keeping with other vegetation in the area; and
 - d. exterior lighting shall be provided in a manner that provides safety for pedestrians on the Site and adjacent to it, and in accordance with Section 51 of this Bylaw.
2. In addition, the Development Officer shall have regard to the following in exercising his discretion to approve such developments:
 - a. a proposed Conversion should not be approved where approval would result in a concentration of such Conversions on a group of adjacent Sites, or within a block, which would alter the residential character of the area;

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- b. the level of activity resulting from the Use should not be an intrusion into an area primarily residential in character, nor should it generate traffic or parking in excess of the capacity of adjacent public roadways;
 - c. the Conversion should not adversely affect pedestrian movement on adjacent sidewalks; and
 - d. the Conversion should maintain an external appearance that is generally in keeping with the external appearance of existing adjacent Single Detached, Semi-detached and Duplex Housing.
3. The Development Officer shall also be guided by the provisions of any applicable Statutory Plan.

78. Mobile Homes

Mobile Homes shall comply with the following:

1. in any Zone, other than the RMH Zone, where a Mobile Home is the development proposed in an application for a Development Permit for Single Detached Housing, the following regulations shall apply:
 - a. the Mobile Home shall be not less than 5.5 m in width or length; and
 - b. the Mobile Home shall be placed on a permanent foundation.

79. Group Homes

A Group Home shall comply with the following regulations:

1. the maximum number of residents shall be established by the Development Officer who shall have regard for the nature of the Group Home and the density of the Zone in which it is located; and
2. the Group Home shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the Zone in which it is located.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

3. a Group Home or Limited Group Home shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or a Garden Suite and an associated principal Dwelling.

*Bylaw 15783
June 20, 2011*

80. Child Care Services

A Child Care Service shall comply with the following regulations:

1. in all low density Residential Zones the Development Officer shall, when making

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a decision on the suitability of the Child Care Service for the location proposed, give preference to those facilities that are located:

- a. abutting a collector or arterial road,
 - b. on a corner Site,
 - c. adjacent to or in community facilities such as a school, park, church or community centre; or
 - d. adjacent to commercial areas or multi-family development;
2. Child Care Services in the HDR, RA7, RA8, RA9, RF5, RF6, RMU, TMU or UCRH Zones shall be in a separate facility, either within the principal building on the Site or in an Accessory or secondary Building, with a separate access to ground level;
 3. a Child Care Service in any Residential Zone shall not change the principal character or external appearance of the Dwelling in which it is located. If a new building is constructed, it must retain the character of a residential Dwelling. Any associated signage on the Dwelling must not detract from the residential character of the neighbourhood;
 4. the Development Officer shall, when deciding whether to approve or refuse a Child Care Service in a Commercial Zone, take into account, among other matters, traffic, noise and proximity to hazardous uses to ensure the proposed Child Care Service is in a safe location;
 5. no portion of a Child Care Service Use, including the building or bay of building and, where provided, on-site outdoor play space, shall be located within 50.0 m of a Major or Minor Service Station or a Gas Bar. This distance shall be measured from the pump island, fill pipes, vent pipes, or service station or gas bar building, depending on whichever is closest to the child care facility;
 6. parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, drop-off parking shall be provided as follows:
 - a. a separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children;
 - b. each drop-off space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length; and
 - c. the drop-off area shall be located within 60.0 m from the main entrance of the Child Care Service facility;
 7. exterior lighting of the facility shall provide for a well lit environment;
 8. where on-site outdoor play space is provided, pursuant to the Provincial *Child Care Licensing Regulation*, it shall comply with the following regulations:
 - a. noisy, noxious or hazardous adjacent Uses such as, but not limited to,

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loading/unloading areas, garbage bins, large parking lots, arterial roads, passenger drop-off areas, rail lines, Light Rail Transit lines or stormwater lakes should either be avoided or their effects mitigated through landscaping, buffering, fencing, or other means;

- b. outdoor play space shall be located at ground level. If no reasonable opportunity exists for at grade outdoor play space, the Development Officer may approve an above grade outdoor play space provided that the following conditions are met:
 - i. secure perimeter fencing is provided that is at least 1.83 m in height and is located a reasonable distance from the edge of the building;
 - ii. roof top mechanical equipment is located a reasonable distance away from the play space to avoid sources of noise and fumes unless the mechanical equipment is designed so that it does not create adverse effects related to noise and fumes and can be integrated into the play area;
- c. outdoor play space shall be securely enclosed on all sides with the exception of developments proposed on zoned Sites US and AP where existing play fields are proposed as outdoor play space;
- d. in a Residential Zone, outdoor play space may be allowed in any Yard, providing it is designed to limit any interference with other Uses, or the peaceful enjoyment of the properties of nearby residents, through fencing, landscaping, buffering and the placement of fixed play equipment;
 - i. in any Non-residential Zone, the outdoor play space shall not be located in any Yard that abuts a public roadway unless the design, size and other characteristics of the proposed play space mitigate the potential impact from the roadway traffic upon children using the play space; and
9. all Development Permit applications for Child Care Services shall include: plans that show all elevations; floor plans that show indoor play and rest areas, including the location of windows; a Site Plan that shows the required on-site parking, drop-off facilities, and, where provided, on-site outdoor play areas, including the location and type of fixed play equipment, as well as fencing, landscaping and any buffering to be provided.

81. Fraternity and Sorority Housing

Fraternity and Sorority Housing shall comply with the development regulations of the Zone in which it is to be located, subject to the following exceptions:

1. the minimum Site area shall be 400 m² in all cases and a minimum of 100 m² of Site area shall be provided for each Sleeping Unit;
2. in the RF3 Zone not more than four Sleeping Units may be developed upon a Site; and
3. where existing Single Detached, Semi-detached or Duplex Housing is

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converted to Fraternity and Sorority Housing in the RA7, RA8, or RA9 Zones, the minimum Site Width, Amenity Area and Separation Space requirements of these Zones shall not apply.

82. Residential Sales Centres

The following regulations shall apply to all Residential Sales Centres except those developments provided for in subsections 12.2(8) and 12.2(15) of this Bylaw:

1. Sites containing Residential Sales Centres shall be located and developed such that their impacts on local roadways and surrounding residential development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to arterial or neighbourhood collector roadways, and to occupied residential development;
2. where Sites are located within 60.0 m of existing development, the applicant shall demonstrate that sufficient parking is available on or adjacent to the Site so that parking congestion shall not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre. The Development Officer shall determine the adequacy of parking based on a requirement of five parking spaces per 100 m² of Floor Area of the Residential Sales Centre;
3. the siting and development of Residential Sales Centre buildings shall comply with the regulations of the Land Use Zone applying to the Site except that:
 - a. the Development Officer may attach conditions requiring additional setbacks to minimize any adverse impacts on adjacent development;
 - b. in the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed one Storey or 4.0 m; and
 - c. all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts and, in consultation with the Transportation and Street Department;
4. where a Site is located within a Residential Zone or is visible from residential development located within 60.0 m of the Site, the colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising Copy, shall be compatible with those commonly found in Residential Zones;
5. any exterior lighting shall be developed in accordance with Section 51 of this Bylaw;
6. a Development Application for a Residential Sales Centre shall be accompanied by the following information in addition to the information required by subsection 13.3 of this Bylaw:
 - a. a context plan identifying the nature of the land uses and development within a 60.0 m radius of the proposed Site;

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- b. a description of the exterior finish materials and colours for any temporary sales structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front; and
 - d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs that shall exceed 1.0 m² in area 1.5 m in Height, and a description of the proposed location for the Signs; and
7. the Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.

83. Adult Mini-Theatre

An Adult Mini-Theatre shall comply with the development regulations of the Zone in which it is to be located, subject to the following exceptions:

1. there shall be no minimum Site area requirement; and
2. an Adult Mini-Theatre shall be located only on a Site with a minimum radial separation distance of 150.0 m or more from the property line of any Site zoned residential, any Site with an existing Public Education Services or Private Education Services, any Site with an existing Religious Assembly, Public Park or other Use that may have a playground as an ancillary element, and any Site with another existing Adult Mini-Theatre.

84. Recycled Materials Drop-off Centres

A Recycled Materials Drop-off Centre shall comply with the following regulations:

1. the maximum area of this Use Class on a given Site shall not exceed 650 m²;
2. the area of the Drop-off Centre shall be demarcated by a curb and temporary screening at least 1.82 m in height. When this use is Discretionary the Development Officer may attach conditions relating to the design and appearance of this screening;
3. the Drop-off Centre shall be suitable for vehicular access and egress;
4. Landscaping shall be placed along the sides of the Drop-off Centre that are visible from any adjacent roadway, not including a Lane, or are visible from adjacent lands Sites zoned residential. The Landscaping shall consist of coniferous trees and shrubs, or a mix of coniferous and deciduous trees and shrubs, of a height and density sufficient to substantially screen the development from view from an adjacent roadway, not including a Lane, or adjacent Sites zoned residential. Such Landscaping may be placed in temporary, movable planters or containers;

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5. any on-site lighting provided specifically for a Drop-off Centre development shall comply with the provisions of Section 51 of this Bylaw; and
6. any signage placed on or within a Drop-off Centre shall comply with both the applicable Sign regulations contained in Section 59 of this Bylaw, and the applicable Sign Schedule for the Land Use Zone governing the Site on which the Drop-off Centre is located.

85. Major and Minor Alcohol Sales

Major and Minor Alcohol Sales shall comply with the following regulations:

1. the Development Officer may require lighting, signage or screening measures that, in his opinion, make the proposed development compatible with adjacent or nearby residential or commercial development;

*Bylaw 16032
March 16, 2012*

2. the Development Officer may require that a Traffic Impact Study be conducted for Major Alcohol Sales Use Classes prior to the issuance of a Development Permit, if it appears that traffic volumes or vehicular turnover may create a significant negative impact on surrounding development. This Traffic Impact Study shall be prepared to the satisfaction of Transportation Services;

*Bylaw 14547
April 17, 2007*

3. any Major or Minor Alcohol Sales Use shall not be located closer than 500.0 m from any other Major or Minor Alcohol Sales Use. For the purposes of this subsection only:
 - i. the 500.0 m separation distance shall be measured from the closest point of the Major or Minor Alcohol Sales Use to the closest point of any other existing or approved Major or Minor Alcohol Sales Use; and
 - ii. if there are two or more Major or Minor Alcohol Sales Uses lawfully operating within 500 m of each other as of the date of the enactment of this Section they shall be considered legal non-conforming uses.
4. the Development Officer may consider Crime Prevention Through Environmental Design Criteria by ensuring:
 - a. the exterior of all stores have ample glazing from the street to allow natural surveillance;
 - b. exterior lighting should be in accordance with the minimum safety standards prescribed by the Illuminating Engineers Society;
 - c. any landscaping around the facilities be low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance;
 - d. no customer parking is in behind a facility and that all parking areas in front of the building be well-lighted; and

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- e. customer access to the store is limited to a store front that is visible from the street, shopping centre parking lot or a mall access that allows visibility from the interior.

86. Secondary Suites

*Bylaw 12691
February 4, 2002
Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

A Secondary Suite shall comply with the following regulations:

1. the minimum Site area for a Single Detached Dwelling containing a Secondary Suite is 360 m² except in the case of the RR Zone, where it shall be the same as the minimum Site area for the Zone.
2. the maximum Floor Area of the Secondary Suite shall be as follows:
 - a. in the case of a Secondary Suite located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.
 - b. in the case of a Secondary Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m², whichever is the lesser.
3. the minimum Floor Area for a Secondary Suite shall be not less than 30 m².
4. a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.
5. only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
6. a Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;

*Bylaw 16126
June 18, 2012*

7. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
8. the Secondary Suite shall not be subject to separation from the principal

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- Dwelling through a condominium conversion or subdivision.
9. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
 10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw.

87. Garage and Garden Suites

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

Garage and Garden Suites shall be developed in accordance with the following regulations:

1. the minimum Site Area shall be as follows:
 - a. Garage Suite (above Grade): the minimum Site Area is that area required for the principal Single Detached Dwelling plus 100 m², except in the case of the RPL and RSL Zone, where the minimum Site area shall be 460 m² and in the RR Zone, where it shall be the same as the minimum Site area for the Zone.
 - b. Garden Suite and Garage Suite (at Grade): the minimum Site area shall be 525 m² except in the RR Zone, where it shall be the same as the minimum Site area for the Zone.
2. the maximum Height shall be as follows:
 - a. Garage containing a Garage Suite (above Grade):
 - i. 6.5 m or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.
 - ii. 5.5 m or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4°).
 - iii. notwithstanding (i) and (ii) above, in the case of the TSDR, TSLR and the GLG zones, the maximum height shall be 7.5m.
 - b. Garden Suite and Garage Suite (at Grade): the maximum height shall be 4.3 m.

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3. the maximum Floor Area shall be:
 - a. 60 m² for a Garage Suite (above Grade).
 - b. 50 m² for a Garden Suite and for a Garage Suite (at Grade).
 - c. notwithstanding (a) and (b) above, the maximum floor area may be increased by up to 7.5 m², only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.
4. the minimum Floor Area of a Garage Suite or Garden Suite shall be 30 m².
5. the minimum Site width for a Site with a Garden Suite, or a Garage Suite (at Grade) shall be 15 m, except in the case of the RR Zone, where it shall be the same as the minimum Site width for the Zone.

*Bylaw 15735
June 20, 2011*

6. the minimum Side Setback shall be:
 - a. for that portion of a detached Garage that contains a Garage Suite, the same as that for the principal Dwelling in the applicable Zone.
 - b. for a Garden Suite, the same as that for the principal Dwelling in the applicable Zone.
 - c. on a corner Site where a Garage Suite or Garden Suite abuts a flanking public roadway, other than a Lane, the minimum Side Setback shall not be less than that provided for the principal structure.
7. the minimum distance between a detached Garage containing a Garage Suite, and a Garden Suite and the principal Dwelling on the same Site, shall be 4 m.
8. windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:
 - a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any Side Yard abutting another property.
9. no decks on Garage Suite or Garden Suite roofs shall be allowed.

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10. Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.
11. only one of a Secondary Suite, Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.

*Bylaw 16126
June 18, 2012*

12. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
13. a Garage Suite or Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite or Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
14. where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:
 - a. compatibility of the Use with the siting, Grade elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
 - b. the effect on the privacy of adjacent properties;
 - c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.
15. a Garage Suite or Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
16. Garage Suites and Garden Suites shall not be included in the calculation of densities in this Bylaw.
17. notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton- Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay in Section 822 of this Bylaw.

88. Uses With Special Siting, Access and Traffic Impact Requirements

*Bylaw 16032
March 16, 2012*

1. The siting, vehicular access and traffic movements generated by the development of the following Use Classes may be reviewed by Transportation Services, to ensure that the traffic impacts generated by these developments are acceptable and do not prejudice safety and traffic movements on adjacent public roadways:

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- a. Child Care Services, where a passenger drop-off area is to be provided;
- b. General Retail Uses with more than 2 500 m² of Floor Area;
- c. Hotels;
- d. Major Amusement Establishments;
- e. Bars and Neighbourhood Pubs;
- f. Nightclubs;
- g. Professional, Financial and Office Support Services;
- h. Spectator Entertainment Establishments; and
- i. Warehouse Sales.

*Bylaw 16032
March 16, 2012*

2. The Development Officer, based upon the advice of Transportation Services, may as a condition of approval, limit the gross Floor Area and seating capacity for any of the Use Classes listed in this section, in order to minimize the adverse traffic impact of the development.

89. Food and Beverage, Hotel and Entertainment Uses

1. Any application for a Development Permit for a Hotel, an Indoor Participant Recreation Service, a Neighbourhood Pub and Bar, a Nightclub, a Motel, a Private Club, a Spectator Entertainment Establishment, or any combination thereof, where parking is required pursuant to subsection 54.2 Schedule 1 of this Bylaw for combined seating and/or occupancy by 500 patrons or more, and where the full provision of such parking is not provided for in the application, shall include a comprehensive Parking Demand Study. This Study shall contain, but not be limited to, the following:
 - a. design of the proposed development;
 - b. the parking requirements of all Use Classes within the development in accordance with the standards identified in Schedule 1 to Section 54 of this Bylaw;
 - c. the amount and location of parking available on the Site and available on nearby Sites; and
 - d. the means by which sufficient parking and circulation are to be provided for the proposed development, if not fully available on site.

*Bylaw 16032
March 16, 2012*

2. The Development Officer shall review such a Parking Demand Study, in consultation with Transportation Services, in order to determine the appropriate number and location of parking spaces for the development. This

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number may be higher or lower than the standard identified for parking in Section 54.2, Schedule 1 of this Bylaw, at the discretion of the Development Officer, based on the individual circumstances of the application, such as excessive demand for parking during certain hours, the staggered hours of operation of some Uses on the Site, which may allow complementary use of parking stalls, or the availability of guaranteed off site parking.

90. Outdoor Seating Associated With Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs

1. If any Specialty Food Service, Restaurant, Bar and Neighbourhood Pub or Nightclub abuts or is across a Lane from a Site zoned residential or a Site with a residential development, the Development Officer shall draw a line parallel to the boundary or Lane separating each such residential development or Zone and bisecting the Site containing the Specialty Food Service, Restaurant, Bar and Neighbourhood Pub or Nightclub Uses and shall not allow any outdoor seating on the side of any such line that is closest to the Residential Zone or development.
2. Outdoor speakers or amplification systems shall not be allowed on a Site that abuts or is across the Lane from a Site zoned residential.

91. Flea Markets

A Flea Market shall comply with the following regulations:

1. no Flea Market shall be developed within 50.0 m of a Residential Zone. This distance shall be measured from the closest portion of the Site containing the Flea Market to the closest portion of a Residential Zone;
2. parking shall be provided in accordance with the provisions of Section 54.2, Schedule 1, subject to the following additional regulations:
 - a. no more than 33% of the minimum required on-site parking, as specified in Schedule 1 shall be allowed on nearby properties as prescribed in subsection 54.2(2)(b) of this Bylaw. Parking for Flea Markets provided in excess of the minimum requirement is not subject to this provision;
 - b. for Flea Markets located on Sites where on-site parking is shared with other businesses having space in the same building or complex, the calculation for required parking shall not include parking spaces required for these other businesses, subject to clause (c) below; and
 - c. the Development Officer may allow use of off-site or other on-site parking spaces used by other businesses to fulfil up to 33% of the minimum parking requirement for the Flea Market, if these other businesses have hours of operation that have no overlap with the hours of operation of the Flea Market, and if the applicant can produce a written agreement with the owners/lessees of such other businesses that guarantees the complementary use of these spaces to the satisfaction of the Development Officer; and

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*Bylaw 16032
March 16, 2012*

3. Sites containing Flea Market development should have direct vehicular access to arterial roadways, unless the Site is located within an industrial park. The Development Officer shall consult with Transportation Services to determine if vehicular access to a Flea Market Site is satisfactory.

*Bylaw 15038
April 15, 2009*

92. Live Work Units

Live Work Units shall comply with the following regulations:

1. each unit shall have individual access at grade;
2. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;
3. the number of non-resident employees or business partners working on-site shall not exceed two per unit at any one time;
4. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the Business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
5. there shall be no nuisance created by the business by way of electronic interference, dust, noise, odor, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the Live Work unit; and
6. each application for a Development Permit for the Use Class Live Work Unit shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for vehicular and bicycle parking for visitors and employees, and where any materials or equipment associated with the business use are to be stored.

100 Residential Zones

110 (RF1) Single Detached Residential Zone

110.1 General Purpose

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

The purpose of this Zone is to provide primarily for Single Detached Housing and Secondary Suites under certain conditions.

110.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009*

3. Secondary Suites
4. Single Detached Housing
5. Fascia On-premises Signs

110.3 Discretionary Uses

1. Child Care Services

*Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009*

2. Garage Suites
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing,

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Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

3. Garden Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
4. Group Homes
5. Major Home Based Business
6. Religious Assembly
7. Residential Sales Centre

*Bylaw 14750
December 12, 2007*

8. Semi-detached Housing and Duplex Housing where a Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.
9. Freestanding On-premises Signs
10. Temporary On-premises Signs

110.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. The minimum Site area shall be 360 m² for each Single Detached Dwelling.
2. The minimum Site Width shall be 12.0 m.
3. The minimum site depth shall be 30.0 m.
4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.
5. The maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 40%.

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*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.

*Bylaw 15735
June 20, 2011*

8. Side Setbacks shall be established on the following basis:
 - a. The Side Setbacks shall be a minimum of 1.2 m;
 - b. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - c. on a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

9. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

*Bylaw 15036
February 2, 2009*

10. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, Garage Suites and Garden Suites are allowed in this Zone, and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.
11. Secondary Suites shall comply with Section 86 of this Bylaw.
12. Signs shall comply with the regulations found in Schedule 59A.

110.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. Notwithstanding Section 110.4, Semi-detached and Duplex Housing shall be developed in accordance with the provisions of the RF2 Zone.

*Bylaw 15036
February 2, 2009*

2. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

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115 (RSL) Residential Small Lot Zone

115.1 General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

115.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

3. Secondary Suites
4. Single Detached Housing
5. Fascia On-premises Signs

115.3 Discretionary Uses

1. Child Care Services

*Bylaw 14750
December 12, 2007
Bylaw 15509
July 19, 2010*

2. Garage Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

3. Garden Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or

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- c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
- 4. Group Homes
 - 5. Major Home Based Business
 - 6. Religious Assembly
 - 7. Residential Sales Centre

*Bylaw 14750
December 12, 2007*

- 8. Semi-detached Housing and Duplex Housing where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide
- 9. Freestanding On-premises Signs
- 10. Temporary On-premises Signs

115.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 14750
December 12, 2007
Bylaw 15509
July 19, 2010*

- 1. The minimum Site area shall be 312 m² for each Single Detached Dwelling.
- 2. The minimum Site Width shall be 10.4 m. In the RSL Zone the Site Width on pie shaped lots shall be measured 9 m into the Site from the front property line.
- 3. The minimum Site depth shall be 30.0 m.
- 4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.
- 5. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory Buildings.

*Bylaw 15735
June 20, 2011*

- 6. The minimum Front Setback shall be 5.5 m.

*Bylaw 15735
June 20, 2011*

- 7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.

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*Bylaw 15735
June 20, 2011*

8. Side Setbacks shall be established on the following basis:
 - a. Side Yards shall be a minimum of 1.2 m;
 - b. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - c. on a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.
9. Single Detached Housing shall be developed in accordance with the following regulations:
 - a. all Dwellings shall include a front attached Garage;
 - b. identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
 - c. the Development Officer may require a graduated transition between different housing styles which shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split-level designs between bungalow and two Storey designs; and
 - d. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 15036
February 2, 2009*

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:

*Bylaw 15735
June 20, 2011*

- a. between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and
- b. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

*Bylaw 14750
December 12, 2007*

11. Secondary Suites shall comply with Section 86 of this Bylaw.

*Bylaw 15036
February 2, 2009*

12. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, Garage Suites and Garden Suites are allowed in this Zone, and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.
13. Signs shall comply with the regulations found in Schedule 59A.

Last Revised – July 2012

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115.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. Notwithstanding subsection 115.4, Semi-detached and Duplex Housing in this Zone shall be developed in accordance with the provisions of the RF2 Zone.

*Bylaw 15036
February 2, 2009*

2. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

120 (RF2) Low Density Infill Zone

120.1 General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of the Zone is to retain Single Detached Housing, while allowing sensitive infill at a slightly higher density, including Secondary Suites under certain conditions.

120.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

*Bylaw 14757
March 10, 2008*

*Bylaw 15036
February 2, 2009*

2. Secondary Suites
3. Minor Home Based Business
4. Single Detached Housing
5. Fascia On-premises Signs

120.3 Discretionary Uses

1. Child Care Services
2. Duplex Housing where a Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.

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*Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009*

3. Garage Suites
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

4. Garden Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
5. Group Homes
6. Major Home Based Business
7. Religious Assembly
8. Residential Sales Centre
9. Semi-detached Housing
10. Freestanding On-premises Signs
11. Temporary On-premises Signs

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120.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. The minimum Site area shall be 360 m² for each Single Detached Dwelling, 300 m² for each Duplex or Semi-detached Dwelling.
2. The minimum Site Width shall be 7.5 m for each Duplex or Semi-detached Dwelling and 12.0 m for each Single Detached Dwelling, with or without a Secondary Suite.
3. The minimum Site depth shall be 30.0 m.
4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.
5. The maximum total Site Coverage shall not exceed 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building shall be 40%.

*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.

*Bylaw 15735
June 20, 2011*

8. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m, except that the minimum Side Setback for buildings over 7.5 m in Height shall be 2.0 m;
 - b. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting a flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - c. on a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.

*Bylaw 13117
July 8, 2002
Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

9. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

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*Bylaw 15036
February 2, 2009*

10. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, Garage Suites and Garden Suites are allowed in this Zone, and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.
11. Secondary Suites shall comply with Section 86 of this Bylaw.
12. Signs shall comply with the regulations found in Schedule 59A.
13. Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.

120.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. The Development Officer may exercise discretion in considering Duplex, or Semi-detached Housing development having regard to:
 - a. compatibility of the Duplex or Semi-detached Housing Use with the siting, Grade elevations, Height, building types and materials characteristic of surrounding low density ground-oriented Housing and development;
 - b. the effect on the privacy of adjacent properties;
 - c. the policies and guidelines for Duplex and Semi-detached Housing development contained in a Statutory Plan for the area.

*Bylaw 15036
February 2, 2009*

2. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

130 (RPL) Planned Lot Residential Zone

130.1 General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide for small lot Single Detached Housing that provides the opportunity for the more efficient utilization of suburban areas, while maintaining the privacy and independence afforded by Single Detached Housing forms; and also, a Zone that provides greater flexibility for infill development and the opportunity for Secondary Suites.

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130.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

3. Secondary Suites
4. Single Detached Housing
5. Fascia On-premises Signs

130.3 Discretionary Uses

1. Child Care Services

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

2. Garage Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

3. Garden Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
4. Group Homes

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5. Major Home Based Business
6. Residential Sales Centre
7. Freestanding On-premises Signs
8. Temporary On-premises Signs

130.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 270 m² except that:

*Bylaw 12923
March 15, 2002
Bylaw 14444
May 1, 2007
Bylaw 16126
June 18, 2012*

- a. the minimum Site Area shall be 258 m² for Sites with a Site Width of less than 9.0 m and not less than 8.6 m with a minimum Site depth of 30 m, and 283.8 m² on lots with a minimum Site depth of 33 m; and
- b. the minimum Site Area shall be 270 m² for Sites in neighbourhoods located within the boundary of the Mature Neighbourhood Overlay with a minimum Site depth of 30 m, and 297 m² on lots with a minimum Site depth of 33 m.

2. The minimum Site Width shall be 9.0 m; except that:

*Bylaw 12923
March 15, 2002*

- a. the minimum Site Width shall be 8.6 m for up to 30% of the RPL Sites within a registered plan of subdivision; and
- b. the minimum Site Width shall be 9.0 m for Sites in neighbourhoods located within the boundary of the Mature Neighbourhood Overlay.

*Bylaw 14444
May 1, 2007*

3. The minimum Site Depth shall be 30.0 m, except that:

- a. The minimum Site Depth shall be 30.0 m for lots with a minimum width of 10.4 m;
- b. the minimum Site Depth shall be 30.0 m for lots less than 10.4 m in width, for up to 20% of the RPL Sites within a registered plan of subdivision.

4. The maximum Height shall not exceed 10.0 m nor 2 ½ Storeys.

5. The following minimum Yards shall be provided on each lot or potential lot:

*Bylaw 14444
May 1, 2007
Bylaw 15735
June 20, 2011*

- a. the minimum Front Setback shall be 4.5 m, except that:

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- i. the Front Setback may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards;
 - ii. notwithstanding 5 (a) and 5 (a)(i), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.
- b. identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
 - c. the Development Officer may require a graduated transition between different house styles, which shall be accommodated by varied roof lines, architectural projections, and the interjection of bi-level or split level designs between bungalow and two-Storey designs;
 - d. corner Sites shall have flanking side treatments similar to the front elevation;

*Bylaw 15735
June 20, 2011*

- e. the minimum required Side Setback shall be 1.2 m; and

*Bylaw 15735
June 20, 2011*

- f. the minimum Side Setback for Side Yards abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater. Where a Garage is an integral part of the building in which the Dwelling is located, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall be not less than 4.5 m. The minimum Side Setback abutting a Lane shall be 1.2 m.

*Bylaw 15735
June 20, 2011*

- 6. Notwithstanding subsection 130.4(5)(e) above, the Development Officer may exercise variance power to allow the Side Setback to be less than 1.2 m where:
 - a. the wall facing onto such Side Yard shall be a blank wall; and
 - b. a maintenance easement shall be granted by the owner of the adjacent lot that shall:
 - i. be registered by caveat against the title of the adjacent lot; and
 - ii. include any required encroachment easements to establish a minimum separation distance of 2.4 m.

*Bylaw 15735
June 20, 2011*

- 7. The Rear Setback shall be based on a consideration of the requirements of

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clauses 8., 9., 10. and 11. and in no case shall be less than 4.0 m.

8. The maximum total Site Coverage shall not exceed 47% with a maximum of 35% for a principal building, and a maximum Site Coverage of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 47%.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 15735
June 20, 2011*

9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:
 - a. between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and
 - b. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

*Bylaw 14444
May 1, 2007
Bylaw 15735
June 20, 2011*

10. A minimum Private Outdoor Amenity Area of 45 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This Private Outdoor Amenity Area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve. Neither the width nor length of such Private Outdoor Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within any Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
11. On-site parking shall be provided in accordance with the following requirements:
 - a. One garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A hard surface walkway is required between the Garage or Garage Site and an entry to the Dwelling.
 - b. where no Garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.
12. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the

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proposed drainage of the Site.

13. Where there is no exterior access from a public roadway to a Rear Yard, the Dwelling shall be designed so as to provide adequate access to a Rear Yard for landscaping, gardening, maintenance and other activities typical of Rear Yard use.
14. Individual Development Permit applications shall be evaluated in terms of compatibility with existing structures on the block face, taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building façades, and finishing materials.
15. Where several Development Applications are received simultaneously, the Development Officer shall require the submission of Site Plans showing Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location and elevational treatment of wall openings, building façades, and finishing materials for all of the developments. The Development Officer shall require that the exteriors of the Dwellings that are the subject of the applications provide individuality and variety of building design in terms of Setbacks, entrances, elevations and finishing materials.
16. New plans of subdivision for RPL development must ensure that each proposed lot is serviced by both a public roadway and a Lane.
17. General Site Landscaping shall be developed in accordance with the following:
 - a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
 - b. all applications for a Development Permit shall include a site plan that identifies the location, species and size of landscaping required in subsection 130.4(17)(a);
 - c. the required Site Plan shall also identify the proposed Landscaping and screening for any required Private Outdoor Amenity Area which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and
 - d. all required Landscaping shall be consistent with the relevant requirements of subsection 55.4.

*Bylaw 15735
June 20, 2011*

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

18. Except where Secondary Suites, Garage Suites or Garden Suites are allowed in this Zone and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.
19. Secondary Suites shall comply with Section 86 of this Bylaw.

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*Bylaw 15036
February 2, 2009*

20. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.
21. Signs shall comply with the regulations found in Schedule 59A.

140 (RF3) Low Density Development Zone

140.1 General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide primarily for Single Detached and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to housing forms containing up to four Dwellings per building, and including Secondary Suites under certain conditions.

140.2 Permitted Uses

*Bylaw 14750
December 12, 2007*

1. Duplex Housing where a Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide
2. Limited Group Homes
3. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

*Bylaw 14757
March 10, 2008*

*Bylaw 15036
February 2, 2009*

4. Secondary Suites
5. Semi-detached Housing
6. Single Detached Housing
7. Fascia On-premises Signs

140.3 Discretionary Uses

1. Apartment Housing or Stacked Row Housing, provided that each building contain not more than four Dwellings
2. Boarding and Lodging Houses
3. Child Care Services

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*Bylaw 15036
February 2, 2009*

4. Duplex Housing other than where Permitted
5. Fraternity and Sorority Housing, where lawfully existing on a Site within the Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220

*Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009*

6. Garage Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

7. Garden Suites:
 - a. on corner lots; or
 - b. on lots fronting onto a service road; or
 - c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
8. Group Homes
9. Major Home Based Business
10. Religious Assembly
11. Residential Sales Centre
12. Row Housing, except Semi-detached Housing, in buildings of up to four Dwellings, each Dwelling having Frontage on a public roadway, other than a Lane

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13. Freestanding On-premises Signs
14. Temporary On-premises Signs

140.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site area shall be provided as follows:
 - a. 360 m² for each Single Detached Dwelling;
 - b. 300 m² for each Semi-detached or Duplex Dwelling;
 - c. 200 m² for each Row Housing end Dwelling that is not a Semi-detached Dwelling;
 - d. 150 m² for each Row Housing internal Dwelling;

*Bylaw 14750
December 12, 2007*

- e. 800 m² for each Apartment Housing or Stacked Row Housing Development.
2. The minimum site width shall be provided as follows:
 - a. 12.0 m for each Single Detached Dwelling, with or without a Secondary Suite;
 - b. 7.5 m for each Semi-detached or Duplex Dwelling;
 - c. 6.0 m for each Row Housing end Dwelling that is not a Semi-detached Dwelling;
 - d. 5.0 m for each Row Housing internal Dwelling; and
 - e. 20.0 m for each Apartment Housing or Stacked Row Housing development.
3. The minimum Site depth shall be 30.0 m;
4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.
5. The maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building is 40%.

*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be 6.0 m

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.

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*Bylaw 15735
June 20, 2011*

8. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width, but the requirement shall not be more than 6.0 m with a minimum Side Setback of 1.2 m except that the minimum Side Setback for buildings over 7.5 m in Height shall be 2.0 m;
 - b. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting a flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum requirement of 4.5 m; and
 - c. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

9. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
10. Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established Landscaping context in the area.

*Bylaw 15036
February 2, 2009*

11. The maximum number of Dwellings per lot shall be as follows:
 - a. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite, or Garden Suite per lot shall be allowed;
 - b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two Dwellings per lot shall be allowed;
 - c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per lot shall be allowed.
12. Secondary Suites shall comply with Section 86 of this Bylaw.
13. Signs shall comply with the regulations found in Schedule 59A.

140.5 Additional Development Regulations for Discretionary Uses

1. For Boarding and Lodging Houses, the following regulations shall apply:

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- a. no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling;
 - b. the minimum Site area shall be 360 m² in all cases and the Site area shall be comprised of the aggregate of 200 m² for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination; and
 - c. the Development Officer shall exercise his discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.
2. The Development Officer shall have regard to the following guidelines when exercising discretion in considering applications for Stacked Row Housing and Apartment Housing:
- a. the Use is compatible with the siting, Grade elevations, and Height of surrounding development;
 - b. the Side Lot Line abuts a Site zoned for an Industrial, Commercial, or Urban Service Zone or a Residential Zone where Single Detached Housing is not a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide;
 - c. the Site is a Corner Site or is adjacent to a Site containing a Row Housing, Stacked Row Housing or Apartment Housing development; and
 - d. the Use does not substantially affect privacy of adjacent properties.

*Bylaw 15036
February 2, 2009*

3. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

150 (RF4) Semi-detached Residential Zone

150.1 General Purpose

The purpose of this Zone is to provide a zone primarily for Semi-detached Housing.

150.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

3. Secondary Suites
4. Semi-detached Housing
5. Single Detached Housing
6. Fascia On-premises Signs

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150.3 Discretionary Uses

1. Child Care Services

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

2. Garage Suites:

- a. on corner lots; or
- b. on lots fronting onto a service road; or
- c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
- d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

3. Garden Suites:

- a. on corner lots; or
- b. on lots fronting onto a service road; or
- c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
- d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

4. Duplex Housing

5. Group Homes

6. Major Home Based Business

7. Religious Assembly

8. Residential Sales Centre

9. Freestanding On-premises Signs

10. Temporary On-premises Signs

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150.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 12923
March 15, 2002
Bylaw 14444
May 1, 2007*

1. The minimum Site Area shall be:
 - a. 360 m² for Single Detached Housing;
 - b. 247.5 m² for each Semi-detached or Duplex Dwelling on lots with a minimum depth of 33.0 m;
 - c. 225 m² for each Semi-detached, or Duplex Dwelling on lots with a minimum depth of 30.0 m;

*Bylaw 14750
December 12, 2007*

- d. notwithstanding 1(b) and (c), 300 m² for each Semi-detached, or Duplex Dwelling for Sites in neighbourhoods located within the boundary of the Mature Neighbourhood Overlay.
2. The minimum Site Width shall be 7.5 m for each Semi-detached or Duplex Dwelling and 12.0 m for each Single Detached Dwelling, with or without a Secondary Suite.

*Bylaw 14444
May 1, 2007*

3. The minimum Site Depth shall be 33.0 m, except that:
 - a. the minimum Site Depth shall be 30.0 m for lots with a minimum width of 10.4 m;
 - b. the minimum Site Depth shall be 30.0 m for lots less than 10.4 m in width, for up to 20% of the RF4 Sites within a registered plan of subdivision.
4. The maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys.

*Bylaw 12923
March 15, 2002
Bylaw 13259
January 22, 2003*

5. Site Coverage shall be established on the following basis:
 - a. the maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building shall be 40%; and
 - b. if the Site Width is less than 9.2 m, the maximum total Site Coverage shall not exceed 43%, with a maximum of 28% for a principal building and a maximum of 17% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building shall be 40%.

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*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be established on the following basis:

*Bylaw 14444
May 1, 2007*

- a. 6.0 m for Single Detached Housing with front access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling;

*Bylaw 12923
March 15, 2002*

- b. 5.5 m for Semi-detached or Duplex Housing with front access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling; and

*Bylaw 14444
May 1, 2007*

- c. 4.5 m for Semi-detached, Duplex, or Single Detached Housing with rear or flanking access to required off-street parking space or a Garage, except that:
- i. the Front Yard may be less than 4.5 m, to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards.
- d. notwithstanding 6 (a), (b) and (c), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site where it shall be 4.5 m.

*Bylaw 15735
June 20, 2011*

8. Side Setbacks shall be established on the following basis:

- a. Side Setbacks shall be a minimum of 1.2 m;
- b. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of the Dwelling;
- c. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting a flanking public roadway other than a Lane, shall be 20% of the Site Width, to a maximum requirement of 4.5 m; and
- d. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.

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*Bylaw 12923
March 15, 2002
Bylaw 13259
January 22, 2003
Bylaw 14444
May 1, 2007*

9. If the Semi-detached Housing includes an attached Garage or a Garage that is an integral part of the Dwelling, the following requirements apply:
 - a. in cases where the Site Width is less than 8.6 m; and access if provided from a fronting public roadway, the Garage may protrude a maximum of 2.5 m beyond the front wall and entry of the Dwelling and have a maximum width of 5.6 m. There shall be a minimum of 1.8 m frontage of the first storey of the principal building, other than a Garage, such that the front entry to the Dwelling is exposed to the public roadway.
 - b. front attached garages must be designed such that the garage is attached to a shared common wall and includes a shared driveway apron.

*Bylaw 12923
March 15, 2002
Bylaw 14444
May 1, 2007*

10. Where the required off-street parking space is located at the rear of any Site for Semi-detached or Duplex Housing the following requirements apply:
 - a. one Garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A hard surface walkway is required between the Garage or Garage Site and an entry to the Dwelling.
 - b. where no Garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground.
 - c. electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad.

11. General Site Landscaping shall be developed in accordance with the following:

*Bylaw 12923
March 15, 2002
Bylaw 14444
May 1, 2007
Bylaw 15735
June 20, 2011*

- a. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in accordance with 150.4(6)(c)(i), the tree may be placed within the Rear or Side Yard, rather than the Front yard;
- b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in

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subsection 150.4(11)(a); and

- c. all required Landscaping shall be consistent with the relevant requirements of subsection 55.4.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

12. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:

*Bylaw 15735
June 20, 2011*

- a. between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and
- b. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.

*Bylaw 14241
February 7, 2007
Bylaw 14444
May 1, 2007
Bylaw 15735
June 20, 2011*

13. A minimum Private Outdoor Amenity Area of 45 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This Private Outdoor Amenity Area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve. Neither the width nor length of such a Private Outdoor Amenity Area shall be less than 4.0 m. This Private Outdoor Amenity Area may be located within a required Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.

14. The maximum number of Dwellings per lot and applicable density regulations shall be as follows:

- a. Where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two Dwellings per lot or one Dwelling per Bare Land Condominium Unit shall be allowed.

*Bylaw 15036
February 2, 2009*

- b. Where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling per lot or Bare Land Condominium Unit, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite or Garden Suite per lot or Bare Land Condominium Unit shall be allowed.
- c. Notwithstanding Section 13(a) and (b), for multi-unit developments on Lots 750 m² or larger the maximum number of Dwellings shall be 34 Dwellings/hectare.

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*Bylaw 14750
December 12, 2007*

15. Secondary Suites shall comply with Section 86 of this Bylaw.

*Bylaw 15036
February 2, 2009*

16. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

*Bylaw 15359
March 23, 2010*

17. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and where an acceptable landscaped buffer is provided;
 - b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;
 - c. a solid screen fence, 1.83 m in height, shall be installed, except for along common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - f. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
18. Signs shall comply with the regulations found in Schedule 59A.

160 (RF5) Row Housing Zone

*Bylaw 15632
December 13, 2010*

160.1 General Purpose

The purpose of this Zone is to provide for relatively low to medium density housing, generally referred to as Row Housing.

160.2 Permitted Uses

1. Limited Group Homes

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2. Minor Home Based Business
3. Row Housing, on a Site of 1.4 ha or less
4. Semi-detached Housing, on a Site of 1.4 ha or less
5. Fascia On-premises Signs

160.3 Discretionary Uses

1. Child Care Services
2. Garage Suites
3. Garden Suites
4. Group Homes
5. Major Home Based Business
6. Religious Assembly
7. Residential Sales Centre
8. Row Housing, on a Site larger than 1.4 ha.
9. Semi-detached Housing, on a Site larger than 1.4 ha.
10. Secondary Suites, where developed within a Single Detached Housing form
11. Single Detached Housing
12. Stacked Row Housing, provided that each Dwelling has individual access to Grade
13. Freestanding On-premises Signs
14. Temporary On-premises Signs

160.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.

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2. Site Area and Site Dimensions for individual Dwellings shall be in accordance with Table 160.4(2).

Table 160.4(2) Site Area and Site Dimensions			
	Minimum Site Area ¹	Minimum Site Width	Minimum Site Depth ¹
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
(c) Semi-detached Housing, each Dwelling	210 m ²	6.7 m	30.0 m
(c) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m
(d) Single Detached Housing with Lane access parking – outside the boundaries of the Mature Neighbourhood Overlay	258 m ²	8.6 m	30.0 m
(e) Single Detached Housing with Lane access parking – within the boundaries of the Mature Neighbourhood Overlay	270 m ²	9.0 m	30.0m
(f) Single Detached Housing with Front attached Garage	312 m ²	10.4 m	30.0 m

1. Note: Exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 160.4(16).

3. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.
4. The maximum total Site Coverage shall be:
- for Multi-unit Site Project Developments 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%; or
 - for lots not part of a Multi-unit Site Project Development, maximum Site Coverage shall be in accordance with Table 160.4(4):

Table 160.4(4) Maximum Site Coverage – Individual Lots			
	Principal Dwelling/ building	Accessory building	Principal building with attached Garage or where parking is provided underground ¹
(a) Row Housing – internal Dwelling	35%	20%	55%
(b) Row Housing – end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing, or Single Detached Housing – corner Dwelling	28%	15%	40%

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(d) Semi-detached Housing – internal (non Corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%
(f) Single Detached Housing – not a corner Dwelling	28%	15%	43%

*Bylaw 15735
June 20, 2011*

5. The Front Setback shall be established on the following basis:
- a. a minimum of 5.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:
 - i. a minimum of 3.0 m where a treed landscaped boulevard is provided;
 - b. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m; or
 - c. notwithstanding 160.4(5) (a) and (b), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

*Bylaw 15735
June 20, 2011*

6. The minimum Rear Setback shall be 7.5 m, except the Rear Setback may be reduced to 5.5 m where an attached rear Garage is provided.

*Bylaw 15735
June 20, 2011*

7. Minimum Side Setbacks shall be provided, on the following basis:
- a. 1.2 m except where the Side Yard abuts a flanking roadway;
 - b. 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:
 - i. there is a treed landscaped boulevard along the flanking roadway;
 - ii. the depth of the Side Setback would be consistent with other development on the flanking block face; and
 - iii. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development; or
 - c. in the case of Multi-unit Site Project Developments, as prescribed in 160.4(14).

8. Separation Space shall be provided in accordance with Section 48 of this Bylaw,

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except that it shall not be required:

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June 20, 2011*

- a. between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site; or
 - b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each dwelling;
 - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
9. Minimum Private Outdoor Amenity Areas, shall be provided as follows:
- a. a minimum of 30 m² per Dwelling unit, at Grade, shall be provided;
 - b. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions; and
 - c. notwithstanding Sections 46 and 47 of this Bylaw and 160.4(9)(a) above, where a rear attached Garage is provided and where:
 - i. a minimum outdoor communal recreational space of not less than 50 m² is provided in accordance with 160.4(10) below, whether or not the development has Frontage on a public roadway and whether or not the development has less than 20 Dwellings; or
 - ii. a public Park is adjacent to the Dwelling or where the Dwelling is not separated from the Park by a roadway, other than a Lane;
 - A. a maximum of 50 percent of the required minimum Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Private Amenity Area is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as hedges;
 - B. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.
10. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as outdoor communal recreational space, and be aggregated into areas of not less than 50 m².
11. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
12. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

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13. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - a. 24 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO), unless exempted under subsection 160.4(16)(b) of this Zone; or
 - b. 12 m, provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay (MNO).
14. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided;
 - b. no outdoor parking, garbage collection, outdoor amenity areas, or outdoor storage areas shall be developed within 3.0 m;
 - c. a solid screen fence, 1.83 m in height, shall be installed, except along common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - f. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
15. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.
 16. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments:
 - a. the minimum Site Area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 160.4(1) of this Zone;
 - b. a building containing a rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(13)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).
 17. Except where modified through the regulations in this Zone:

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- a. Single Detached Housing with rear access parking in this Zone shall be developed in accordance with the provisions of the (RPL) Planned Lot Residential Zone;
 - b. Single Detached Housing with front attached Garages shall be developed in accordance with the provisions of the (RSL) Residential Small Lot Zone; and
 - c. Semi-detached Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone.
18. Signs shall comply with the regulations found in Schedule 59A.

165 (UCRH) Urban Character Row Housing Zone

*Bylaw 15632
December 13, 2010*

165.1 General Purpose

The purpose of this Zone is to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

165.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Row Housing, except those with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay
4. Semi-detached Housing
5. Fascia On-premises Signs

165.3 Discretionary Uses

1. Child Care Services
2. Group Homes
3. Major Home Based Business
4. Residential Sales Centre
5. Row Housing with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay
6. Stacked Row Housing

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- 7. Freestanding On-premises Signs
- 8. Temporary On-premises Signs

165.4 Development Regulations for Permitted and Discretionary Uses

- 1. Density Regulations
 - a. In the case of lotted subdivisions on Sites 1,700 m² or smaller, Density shall be determined by individual Site Area regulations for individual Dwellings as indicated in Table 165.4(2).
 - b. In the case of lotted subdivisions with a Site Area exceeding 1,700 m², and in the case of Multi-unit Project Developments not served by a private roadway, the density shall be a minimum of 35 Dwellings/hectare, to a maximum of 63 Dwellings/hectare.
 - c. In the case of Multi-unit Project Developments served by a private roadway, the density shall be a minimum of 30 Dwellings/hectare, to a maximum of 54 Dwellings/ha with a private, shared common roadway.
- 2. Site Area, Site dimensions, building Height shall be in accordance with Table 165.4(2).

Table 165.4(2) Site Area, Site Dimensions Building Height				
	(i) minimum Site Area ¹	(ii) minimum Site Width	(iii) minimum Site Depth ¹	(iv) maximum building Height
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m	12.0 m 3 Storeys
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m	12.0 m 3 Storeys
(c) Semi- detached Housing, per Dwelling	210 m ²	6.7 m	30.0 m	12.0 m 3 Storeys
(d) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m	12.0 m 3 Storeys

- 1. Note: exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 165.5.

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3. Front Setbacks shall be in accordance with Table 165.4(3).

Table 165.4(3) Front Setback Regulations				
	(a) rear Lane access		(b) no rear Lane access	
	(i) Treed Landscaped Boulevard	(ii) No Treed Landscaped Boulevard	(iii) front attached Garage	
			A. public roadway	B. private roadway
Front Setback, subject to 165.4(4)	3.0 m minimum 6.0 m maximum	4.5 m minimum 6.0 m maximum	5.5 m minimum 6.5 m maximum	6.0 m minimum 6.5 m maximum

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4. Notwithstanding Table 165.4(3), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

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5. Side Setback shall be in accordance with Table 165.4(5).

Table 165.4(5) Minimum Side Setback Regulations					
	(i) Side Setback building up to two Storeys, not to exceed 8.6 m in Height ¹	(ii) Side Setback – building exceeding two Storeys, not to exceed or 8.6 m in Height		(iii) Side Setback – flanking public roadway	
		(A) internal Side Setback	(B) Side Setback abutting a Zone with Single Detached as Permitted Use or RF5 Row Housing Zone ¹	(A) Without Treed Landscaped Boulevard	(B) With Treed Landscaped Boulevard, subject to 165.4(6)

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(a) Side Setback	1.2 m	2.2 m	3.0 m	4.5 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback option	1.2 m first two Storeys not to exceed 8.6 m in Height	1.2 m first two Storeys up to 8.6 m in Height plus 1.0 m Stepback above two Storeys or exceeding 8.6 m in Height	1.2 m first two Storeys up to 8.6 m in Height plus 1.8 m Stepback above two Storeys or exceeding 8.6 m in Height	4.5 m	3.0 m

1. Note: Increased Setback requirement applies to Multi-unit Project Developments, whether or not the Height exceeds two Storeys, in accordance with 160.4(14) of the RF5 Row Housing Zone

*Bylaw 15735
June 20, 2011*

6. Notwithstanding 165.4(5)(a)(ii) in Table 165.4(5), a reduced Side Setback flanking a Public Roadway shall be allowed where:
 - a. the depth of the Side Setback would be consistent with other development on the flanking block face; and
 - b. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development.

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7. Rear Setback shall be in accordance with Table 165.4(7).

Table 165.4(7) Minimum Rear Setback Regulations				
	(a) Rear Setback	(b) Rear Setback – Corner Lot	(c) Rear Setback – with attached rear Garage ¹	(d) Rear Setback in neighbourhoods located within, or abutting, a Site within, the Mature Neighbourhood Overlay (except with an attached rear Garage, where (c) applies)
Rear Setback	7.5 m	4.5 m	5.5 m	30% of lot depth

1. Notes:
 - a. Row Housing with a rear attached Garage: this Use is a Discretionary Development in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay.

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- b. Increased Setback requirement applies to Multi-unit Project Developments, whether or not the Height exceeds two Storeys, in accordance with 160.4(14) of the RF5 Row Housing Zone.

8. Site Coverage shall be in accordance with Table 165.4(8).

Table 165.4(8) Site Coverage Regulations			
Site Coverage – Individual Units			
	(i) Principal Dwelling/ building	(ii) Accessory building	(iii) Principal building with attached Garage or where parking is provided below Grade
(a) Row Housing – internal Dwelling	35%	20%	55%
(b) Row Housing – end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing – corner Dwelling	28%	15%	40%
(d) Semi-detached Housing – internal (non corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%
Site Coverage – Multi-unit Project Developments	Site Coverage for Project Site		
(f) Bare Land Condominium Projects	The Development Officer will calculate Site Coverage for individual Units at the standards indicated in Table 165.4(5)(a) to (e) above.		
(g) Standard Condominium Project (not Bare Land)	The Development Officer will calculate on a project basis: the maximum total shall not exceed 40%, with maximum of 28% for the principal buildings and 15% for Accessory buildings. Where parking is provided in an attached Garage, or parking is provided below Grade, the maximum for the principal building shall be 40%.		

- 9. On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows:
 - a. where there is no Lane access, parking may be located at the rear of the building, provided that where three or more Dwellings are attached, access from the public roadway shall be via a single common driveway;
 - b. where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed in accordance with subsection 165.4(11);
 - c. notwithstanding 165.4(9)(a) and (b) above, in no case shall parking be accessed directly from a collector roadway, or accessed via the front of lots or Dwellings that front onto a road located directly across from or adjacent to a school or public park Site.
- 10. Where the required off-street parking spaces are located at the rear of any Dwelling the following requirements apply:

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- a. one Garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A hard surface walkway is required between the Garage or Garage Site and an entry to the Dwelling;
 - b. where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - i. 24 m, provided that the building does not contain more than four separate Garages, outside of neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO), unless exempted under subsection 165.5(5) of this Zone;
 - ii. 12 m, provided that the building does not contain more than two separate Garages, in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO);"
 - c. parking area shall be developed in accordance with the following:
 - i. where no Garage is developed, a hard surface parking area to accommodate required parking to a minimum depth of 4.88 m, and otherwise in accordance with the requirements of subsection 54.2 and Schedule 55.4 of this Bylaw, shall be constructed at the rear of each Lot;
 - iii. Tandem parking shall be allowed in accordance with Section 54.2 Schedule 1, provided that at least one tandem parking space has a minimum depth of 5.5 m;
 - iii. Such hard surface parking area shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking area.
11. Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:
- a. the width of the Garages shall be developed in accordance with Table 165.4(11):

Table 165.4(11) Maximum Front or Side Garage widths	
Width of front of Dwelling at ground-level:	Maximum width front or side attached Garage
(i) $\geq 6.5\text{m} < 8.0 \text{ m}$	3.7 m, except that it may be increased, provided that it does not exceed 50 percent of the width of the front of the Dwelling
(ii) $\geq 8.0\text{m} < 9.2 \text{ m}$	4.2 m, provided that it does not to exceed 50 percent of the width of the front of the Dwelling
(iii) $\geq 9.2 \text{ m}$	6.0 m, provided that it does not to exceed 45 percent of the width of the front of the Dwelling

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- b. the Garage may protrude a maximum of 1.5 m beyond the front wall of the Dwelling and a maximum of 1.5 m beyond the front entry, or, where there is a front porch, a maximum of 1.5 m beyond the extent of the front porch;
 - c. in the case of a side attached Garage, the Garage may protrude a maximum of 1.5 m beyond the side wall of the Dwelling;
 - d. the maximum Height of a front or side attached Garage Door shall be 2.45 m.
 - e. front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing or Stacked Row Housing end unit, the abutting Dwelling already has a driveway shared with another abutting Dwelling;
 - f. driveway widths, including abutting walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:
 - i. single wide Garage: the width of the driveway including abutting walkway where it meets a public or private roadway shall not exceed 3.1 m;
 - ii. double Garage: the width of the driveway including abutting walkway where it meets a public or private roadway shall not exceed 5.2 m.
12. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
- a. in the case of Dwellings on separate Sites, each development complies with the minimum Side Yard requirements for each Dwelling;
 - b. in the case of Dwellings on the same Site, the total separation distance between Dwellings is the total of the minimum Side Yard requirements for both Dwellings.
13. Minimum Private Outdoor Amenity Areas, at Grade, directly accessible to each Dwelling, shall be provided in accordance with Section 47 of this Bylaw, and as follows:
- a. Row Housing Dwelling: 30 m² per Dwelling;
 - b. Stacked Row Housing Dwelling: 30 m² per Dwelling with livable floor space on the first floor; 15 m² per Dwelling with all livable floor space contained above the first floor;
 - c. Semi-detached Housing Dwelling: 45 m² per Dwelling;
 - d. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
 - e. notwithstanding the above and Sections 46 and 47 of this Bylaw, in the case of a Row Housing Dwelling with a rear attached Garage:
 - i. a maximum of 50 percent of the required Private Outdoor Amenity Area may be located within the Front Yard, including a front veranda, provided that it is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a

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decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;

- ii. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m² in area, with neither the width nor the depth less than 2.0 m.

14. Site Landscaping shall be developed in accordance with the following:
 - a. Row Housing, Stacked Row Housing attached horizontally (front to back as well as to the side) and Semi-detached Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard of each Dwelling, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the tree may be placed within the rear or Side Yard, rather than the Front yard;
 - b. Stacked Row Housing attached vertically (two deep, where Dwellings are placed over others): one deciduous tree or one coniferous tree, and two shrubs shall be required for each 6 m of linear Site Frontage, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the trees may be placed within the rear or Side Yard, as applicable, rather than the Front yard;
 - c. all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of subsection 55.3 of this Bylaw that identifies the location, species and size of Landscaping required in subsection 165.4(14)(a) or (b) as applicable; and
 - d. all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw.

165.5 Multi-unit Project Development Regulations

Where a Multi-unit Project Development is proposed within this Zone, it must adhere to all the regulations in the following subsection, as well as all other regulations within this Zone, unless exempted within this subsection, as follows.

1. All Dwellings must front onto a public roadway.
2. Notwithstanding Table 165.4(2), the minimum Site Area for individual Bare Land Condominium Units may be reduced, provided that the Multi-unit Project Development complies with the density regulations contained in subsection 165.4(1) of this Zone.
3. Notwithstanding Table 165.4(2), the minimum Site Depth may be reduced to not less than 22.5 m for Bare Land Condominium Units.

*Bylaw 15735
June 20, 2011*

4. Notwithstanding the Setback regulations of this Zone, where a Multi-unit Project Development abuts a Site Zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, any increased Setback requirements in subsection 160.4(14) of the RF5 Zone shall apply.
5. Where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, a solid screen fence, a minimum of 1.83 m in Height, shall be installed along all shared property lines, except for common flanking Front Yard boundaries.

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6. Notwithstanding Section 165.4(10)(b)(i), a building containing rear detached Garages may exceed the maximum width and total number of Garages specified outside of the boundaries of the Mature Neighbourhood Overlay (MNO).
7. Notwithstanding Section 165.4(14), the Landscape Plan shall address the entire Multi-unit Site Project Development, including individual Bare Land Condominium Units and common areas in accordance with the regulations of Section 55 of this Bylaw.

165.6 Additional Regulations for Specific Uses

1. Row Housing, Stacked Row Housing and Semi-detached Housing shall be developed in accordance with the following regulations:
 - a. each Dwelling shall have individual front door access to a public roadway, except in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings;
 - b. each Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape;
 - c. a transition area between the public street and semi-private area in front of dwellings should be defined using landscape features such as decorative fencing, change in Grade, shrub beds or rock gardens and/or built elements such as stairs, private entrance features and verandas or porches;
 - d. notwithstanding subsection 44(1)(a) of this Bylaw, unenclosed steps leading to a front entry way may project into a Front Setback, up to the Front Lot Line.
2. Row Housing and Stacked Row Housing shall be developed in accordance with the following regulations:
 - a. the maximum width of the front façade of a building containing Row Housing shall be 48 m, with no more than eight attached Dwellings along any one block face;
 - b. the maximum width of the frontage of the front façade of a building containing Stacked Row Housing shall be 48 m;
 - c. a generally similar unit form and design shall not be repeated more than six times on a block face;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks, articulation of building façades, and varied architectural designs shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development;
 - f. maintenance and/or drainage and utility easement(s) may be required

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between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

3. Semi-detached Housing shall be developed in accordance with the following regulations:
 - a. Dwellings within a single building may include symmetrical and asymmetrical designs, provided that a consistent architectural style applies to both Dwellings;
 - b. where there are more than two buildings along a block face, design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments shall be employed so as to prevent more than two identical building facades.
4. Signs shall comply with the regulations found in Schedule 59A.

170 (RF6) Medium Density Multiple Family Zone

170.1 General Purpose

The purpose of this Zone is to provide for medium density housing, where some units may not be at grade.

170.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Stacked Row Housing, including Row Housing, Semi-detached Housing and Duplex Housing, on a Site 1.4 ha or less
4. Fascia On-premises Signs

170.3 Discretionary Uses

1. Child Care Services
2. Fraternity and Sorority Housing, where lawfully existing on a site within the Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220

*Bylaw 14750
December 12, 2007*

3. Garage Suites

*Bylaw 15036
February 2, 2009*

4. Garden Suites
5. Group Homes
6. Major Home Based Business

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7. Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more
8. Religious Assembly
9. Residential Sales Centre
10. Secondary Suites, where developed within a Single Detached House
11. Single Detached Housing
12. Stacked Row Housing, including Row Housing, Semi-detached Housing and Duplex Housing, on a Site larger than 1.4 ha
13. Freestanding On-premises Signs
14. Temporary On-premises Signs

170.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The maximum Density shall be 80 Dwellings/ha; provided that this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 105 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. The maximum Height shall not exceed 14.0 m nor four Storeys.
3. The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setback of 1.0 m for each Storey or partial Storey shall be provided, except that a total of at least 2.0 m shall be provided in all cases. A Side Yard shall be not less than 4.5 m where it abuts a flanking public roadway, other than a Lane.

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*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
8. Minimum Private Outdoor Amenity Area of 30 m² per Dwelling for Dwellings any part of which is contained in the lowest Storey, and 15 m² per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those that contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided and be developed as communal recreational space and be aggregated into areas of not less than 50 m².

*Bylaw 16126
June 18, 2012*

10. Dwellings shall be Family Oriented, in accordance with the requirements of the definition within this Bylaw.

*Bylaw 15359
March 23, 2010*

11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m or 2 ½ Storeys in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided;
- b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;
- c. a solid screen fence, 1.83 m in height, shall be installed along all shared property lines, except along flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development;
- f. The Development Officer shall require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

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12. Signs shall comply with the regulations found in Schedule 59A.

*Bylaw 15359
March 23, 2010*

13. Notwithstanding the other regulations in this Zone, Single detached Housing in this Zone shall be developed in accordance with the provisions of the RF1 Zone, and Duplex and Semi-detached Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

170.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 15359
March 23, 2010*

1. The following regulations shall apply to Personal Service Shops and Convenience Retail Stores developments:
 - a. the total Floor Area of these Uses on any Site shall not exceed 275 m²; and
 - b. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

210 (RA7) Low Rise Apartment Zone

210.1 General Purpose

To provide a Zone for Low Rise Apartments.

210.2 Permitted Uses

1. Apartment Housing, on a Site of 1.4 ha or less, which does not isolate another Site within this Zone of less than 800 m²
2. Boarding and Lodging Houses, on a site that does not isolate another site within this Zone of less than 800 m²
3. Limited Group Homes
4. Minor Home Based Business
5. Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing, on a Site of 1.4 ha or less, which does not isolate another Site within this Zone of less than 800 m²
6. Fascia On-premises Signs
7. Projecting On-premises Signs

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210.3 Discretionary Uses

1. Apartment Housing, on a Site larger than 1.4 ha
2. A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than 800 m²
3. Child Care Services
4. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services
5. Fraternity and Sorority Housing

*Bylaw 14750
December 12, 2007*

6. Garage Suites

*Bylaw 15036
February 2, 2009*

7. Garden Suites
8. Group Homes
9. Major Home Based Business
10. Personal Service Shops and Convenience Retail Stores when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more
11. Religious Assembly
12. Residential Sales Centre
13. Secondary Suites, where developed within a Single Detached Housing form
14. Single Detached, Semi-detached, and Duplex Housing
15. Stacked Row Housing, including Row Housing on a site larger than 1.4 ha
16. Freestanding On-premises Signs
17. Temporary On-premises Signs

210.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be 125 Dwellings/ha.
2. The minimum Site Area shall be 800 m².
3. The minimum Site Width shall be 20.0 m.

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*Bylaw 13117
July 8, 2002*

4. The maximum Height shall not exceed 14.0 m nor 4 Storeys. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.
5. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.4 when underground parking is provided. In such a case, the application will be a Discretionary Development.

*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

8. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
10. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.

*Bylaw 15359
March 23, 2010*

11. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m or 2 ½ Storeys in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required except that:
 - i. where a building exceeds 10.0 m or 2 ½ Storeys in height, the portion of the building exceeding the said height shall have a minimum 10.0 m Setback from the property line;
 - ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a

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flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced where the proposed building abuts the south property line of a neighbouring site;

- iii. where a Stepback is provided, it shall be a minimum of 2.5 m.
 - b. The Development Officer may reduce the minimum Stepback where:
 - i. A sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
 - ii. Variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
 - c. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m;
 - d. a solid screen fence, 1.83 m in height, shall be installed, except along common flanking Front Yard boundaries;
 - e. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - f. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
 - g. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
12. Signs shall comply with the regulations found in Schedule 59B.

210.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- 1. Notwithstanding subsection 170.4, Single Detached Housing in this Zone shall be developed in accordance with the provisions of the RF1 Zone, and Duplex and Semi-detached Housing. Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
- 2. The following regulations shall apply to Personal Service Shops and Convenience Retail Stores development:

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- a. the total Floor Area of these Uses on any Site shall not exceed 275 m²; and
 - b. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.
3. The Development Officer may exercise his discretion in considering applications for Development Permits for Apartment Housing, Stacked Row or Row Housing or Boarding and Lodging Houses, which would isolate another Site within this Zone of less than 800 m² having regard to the location, age and nature of the use or uses on the Site that would be isolated.
 4. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services shall be in accordance with Section 77 of this Bylaw.

220 (RA8) Medium Rise Apartment Zone

220.1 General Purpose

The purpose of this Zone is to provide for Medium Rise Apartments.

220.2 Permitted Uses

*Bylaw 15787
June 20, 2011*

1. Apartment Housing

*Bylaw 15787
June 20, 2011*

2. Boarding and Lodging Houses
3. Limited Group Homes
4. Minor Home Based Business

*Bylaw 15787
June 20, 2011*

5. Row Housing

*Bylaw 15787
June 20, 2011*

6. Stacked Row Housing, excluding Semi-detached and Duplex Housing
7. Fascia On-premises Signs
8. Projecting On-premises Signs

220.3 Discretionary Uses

*Bylaw 15787
June 20, 2011*

1. Child Care Services

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2. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office and Support Services
3. Fraternity and Sorority Housing

*Bylaw 14750
December 12, 2007*

4. Garage Suites

*Bylaw 15036
February 2, 2009*

5. Garden Suites
8. Group Homes
9. Major Home Based Business

*Bylaw 15787
June 20, 2011*

10. Personal Service Shops
11. Religious Assembly
12. Residential Sales Centre

*Bylaw 15787
June 20, 2011*

13. Secondary Suites
14. Single Detached, Semi-detached and Duplex Housing
15. Freestanding On-premises Signs
16. Temporary On-premises Signs

220.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15787
June 20, 2011*

1. The maximum Density shall be 224 Dwellings/ha.
2. The minimum Site Area shall be 800 m².
3. The minimum Site Width shall be 20.0 m.

*Bylaw 15787
June 20, 2011*

4. The maximum Floor Area Ratio shall be 2.5.

*Bylaw 15787
June 20, 2011*

5. The maximum Site coverage shall be 50%.
6. The maximum Height shall not exceed 23.0 m nor six Storeys.

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*Bylaw 15735
June 20, 2011*

7. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

8. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

9. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 4.5 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway, other than a Lane.

*Bylaw 14750
December 12, 2007*

*Bylaw 15036
February 2, 2009*

*Bylaw 15787
June 20, 2011*

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - a. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;
 - b. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings.
11. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.

*Bylaw 15787
June 20, 2011*

12. Apartment Housing, Row Housing and Stacked Row Housing shall be located on Sites of 1.0 ha or less. The Development Officer may exercise discretion in those cases in which Apartment Housing, Row Housing and Stacked Row Housing would be located on Sites greater than 1.0 ha, having regard for Site design, building massing and scale.

*Bylaw 15787
June 20, 2011*

13. Apartment Housing, Boarding and Lodging Houses, Row Housing and Stacked Row Housing shall not isolate another Site within this Zone of less than 800 m². The Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated

*Bylaw 15359
March 23, 2010*

14. Notwithstanding the other regulations of this Zone, where any building exceeds

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10.0 m or 2 ½ Storeys in height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required except that:
 - i. where a building exceeds 10.0 m or 2 ½ Storeys in height, the portion of the building exceeding the said height shall have a minimum 10.0 m Stepback from the property line;
 - ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced where the proposed building abuts the south property line of a neighbouring site;
 - iii. where a Stepback is provided, it shall be a minimum of 2.5 m.

*Bylaw 15735
June 20, 2011*

- b. The Development Officer may reduce the minimum Stepback where:
 - i. A sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
 - ii. Variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
- c. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m;
- d. a solid screen fence, 1.83 m in height, shall be installed, except along common flanking Front Yard boundaries;
- e. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- f. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- g. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

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15. Signs shall comply with the regulations found in Schedule 59B.

220.5 Special Height Regulation

*Bylaw 13912
March 1, 2005*

On any Site in this Zone which was zoned RA8h under Land Use Bylaw 5996, at the Effective Date of this Bylaw, and which is designated as such on the Zoning Map, the maximum Height shall be 45 m.

220.6 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

1. Notwithstanding subsection 220.4, Single Detached, Semi-detached, and Duplex Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
2. The following regulations shall apply to Personal Service Shops and Convenience Retail Stores:
 - a. the total Floor Area of these Uses on any Site shall not exceed 275 m²;
 - b. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

*Bylaw 15787
June 20, 2011*

3. Secondary Suites shall be developed within a Single Detached Housing Form.
4. The Development Officer may exercise his discretion in considering Apartment Housing or Boarding and Lodging Houses, which would isolate another Site within this Zone of less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.

*Bylaw 15787
June 20, 2011*

220.7 Additional Development Regulations for Multi-unit Project Development on Sites Greater than 1 ha

1. Buildings shall address all street frontages, and may be configured in shapes such as an "L" or "U" in order to reduce the perceived massing of any particular elevation.
2. On-Site pedestrian circulation shall be encouraged by ensuring that walkways, Amenity Areas and parking areas are connected.
3. Perceived massing shall be minimized through the following design elements:
 - a. building setback variations, building orientation, window placement,

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awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;

- b. landscaping situated so as to mitigate the perceived mass of the street façade;
- c. the total length of any building façade shall be limited to 48.0 m.

230 (RA9) High Rise Apartment Zone

230.1 General Purpose

The purpose of this Zone is to provide for High Rise Apartment Buildings.

230.2 Permitted Uses

1. Apartment Housing on a Site of 1.0 ha or less, that does not isolate another Site within this Zone of less than 800 m²
2. Boarding and Lodging Houses, on a Site which does not isolate another Site within this Zone of less than 800 m²
3. Limited Group Homes
4. Minor Home Based Business
5. Stacked Row Housing including Row Housing but excluding Semi-detached and Duplex Housing, on a Site of 1.0 ha or less, which does not isolate another Site within this Zone of less than 800 m²
6. Fascia On-premises Signs
7. Projecting On-premises Signs

230.3 Discretionary Uses

1. Apartment Housing, on a Site larger than 1.0 ha
2. Apartment Hotels
3. A Permitted Use listed in this Zone, the Site of which isolates another Site within this Zone of less than 800 m²
4. Child Care Services
5. Conversion of Single Detached, Semi-detached or Duplex Dwellings to Professional, Financial and Office Support Services
6. Convenience Retail Stores
7. Fraternity and Sorority Housing

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*Bylaw 14750
December 12, 2007*

8. Garage Suites

*Bylaw 15036
February 2, 2009*

9. Garden Suites
10. Group Homes
11. Health Services
12. Major Home Based Business
13. Personal Service Shops
14. Private Clubs

*Bylaw 13228
December 5, 2002*

13. Professional, Financial and Office Support Services
14. Religious Assembly
15. Residential Sales Centre
16. Secondary Suites, where developed within a Single Detached Housing form
17. Single Detached Housing, Semi-detached and Duplex Housing
18. Specialty Food Services, for less than maximum seating of 40 occupants and 48 m² of Public Space, within developments containing 150 Dwellings or more
19. Stacked Row Housing, including Row Housing, on a Site larger than 1.0 ha
20. Freestanding On-premises Signs
21. Temporary On-premises Signs

230.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be:
 - a. 225 Dwellings/ha for any Site less than 1 350 m²; or
 - b. 325 Dwellings/ha for any Site of 1 350 m² or greater; and
 - c. 125 Dwellings/ha for any Site less than 885 m².
2. The minimum Site Area shall be 800 m².
3. The maximum Floor Area Ratio shall be 3.0, except that the Development Officer may use his variance power to increase this maximum for developments

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with larger individual unit floor plates and additional indoor Amenity Areas and facilities, and which comply with the density provisions of this Section. Any application for a development proposed to exceed 3.0 F.A.R. shall be a Class B Development.

4. The maximum Building Height shall be 45.0 m, except that the Development Officer may use his variance power to increase this maximum for developments with individual Dwellings ceiling heights over 2.75 m, and that comply with the density provisions of this Section. Any application for a development proposed to exceed 45.0 m in Height shall be processed as a Class B Development.

*Bylaw 15735
June 20, 2011*

5. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

6. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

7. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 7.5 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m where it abuts a flanking public roadway other than a Lane.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

8. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
9. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
10. Signs shall comply with the regulations found in Schedule 59B.

230.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

1. Notwithstanding subsection 220.4, Single Detached, Semi-detached, and Duplex Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
2. Personal Service Shops, Convenience Retail Stores, Professional Financial and Office Support Services, Health Services and Specialty Food Services shall not be in any freestanding structure separate from a structure containing Residential Uses, and shall not be developed above the lowest Storey, except in the case of the Conversion of Dwellings.
3. The Development Officer may exercise his discretion in considering Apartment

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Housing or Boarding and Lodging Houses, which would isolate another Site within this Zone of less than 800 m² having regard to the location, age, and nature of the Use or Uses on the Site that would be isolated.

240 (RR) Rural Residential Zone

240.1 General Purpose

The purpose of this Zone is to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan.

240.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

10. Secondary Suites
4. Single Detached Housing
5. Fascia On-premises Signs

240.3 Discretionary Uses

1. Child Care Services

*Bylaw 14750
December 12, 2007*

2. Garage Suites

*Bylaw 15036
February 2, 2009*

3. Garden Suites
4. Group Homes
5. Major Home Based Business
6. Non-commercial Farms
7. Small Animal Breeding and Boarding Establishments
8. Veterinary Services
9. Temporary On-premises Signs

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10. Freestanding On-premises Signs

240.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 1.0 ha.
2. The maximum Site Area shall be 4 ha.
3. The minimum Mean Width shall be 30.5 m.
4. The maximum Building Height shall be 10.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

6. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

7. The minimum Side Setback shall be 5.0 m.

8. Water supply and sewage disposal shall be provided in accordance with the Public Health Act regulations.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

9. The maximum number of Dwellings per Site shall be one Single Detached Dwelling, and, where the provisions of this Bylaw are met, up to one of either a Secondary Suite, Garage Suite, or Garden Suite per Site shall be allowed.
10. Secondary Suites shall comply with Section 86 of this Bylaw.
11. Signs shall comply with the regulations found in Schedule 59A.

240.5 Additional Development Regulations for Discretionary Uses

1. Non-commercial Farms, Small Animal Breeding and Boarding Establishments and Veterinary Services shall be located and developed on a Site in such a manner that the keeping of animals does not interfere with the Use and enjoyment of adjacent residential Sites.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

2. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

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250 (RMH) Mobile Home Zone

250.1 General Purpose

The purpose of this Zone is to provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

250.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Mobile Homes
4. Fascia On-premises Signs

250.3 Discretionary Uses

1. Child Care Services
2. Major Home Based Business
3. Residential Sales Centre
4. Single Detached Housing, not including Mobile Homes when in a Mobile Home Subdivision
5. Freestanding On-premises Signs
6. Temporary On-premises Signs

250.4 Development Regulations for Permitted and Discretionary Uses

1. The following regulations shall apply to all Permitted Uses:
 - a. each Mobile Home Lot shall have an area of not less than 400 m²;
 - b. the maximum Height shall not exceed 5.0 m;
 - c. the maximum total Site Coverage shall be 45% with the coverage of a principal building not to exceed 35%;

*Bylaw 15735
June 20, 2011*

- d. the minimum Front Setback shall be 4.5 m, which may, in the case of a Mobile Home Park, be reduced to 3.0 m where the Front Yard abuts an internal access road;

*Bylaw 15735
June 20, 2011*

- e. the minimum Rear Setback shall be 3.0 m, provided that where the Rear

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Yard abuts a public roadway other than a Lane, the Rear Setback shall not be less than 4.5 m;

*Bylaw 15735
June 20, 2011*

- f. the minimum Side Setback shall be established as follows:
 - i. Dwellings shall be separated from each other by a minimum of 4.5 m, provided that the minimum Side Setback shall be 1.2 m;
 - ii. the minimum Side Setback for an addition to a Dwelling shall not be less than 1.2 m. Where the addition contains a Habitable Room Window, which faces any opposing Habitable Room Window of a Dwelling or an addition thereto, the addition shall be separated from such Dwelling or addition to it by not less than 4.5 m; and
 - iii. where the Side Yard abuts a public roadway other than a Lane, the Side Setback shall not be less than 4.5 m;
 - g. the undercarriage of each Mobile Home shall be completely screened from view by the foundation or skirting, within 60 days of the placement of the Mobile Home;
 - h. all accessory structures, such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of an equivalent quality so that design and construction shall complement the Dwelling. Additions to a Mobile Home shall have a foundation and skirting equivalent to the finish of the Mobile Home;
 - i. the Mobile Home Park or Subdivision shall be designed to accommodate Dwelling units of different sizes, including expandable and double wide units, with variety in the street design and the placement of individual units to avoid monotony; and
 - j. any application to develop a Mobile Home Park shall be subject to Section 55 the Landscaping Regulations of this Bylaw.
2. The following regulations apply to Mobile Homes when developed as a Mobile Home Park:
- a. the minimum Site Area for a Mobile Home Park shall be 2 ha;
 - b. each lot in a Mobile Home Park shall be clearly marked off by permanent markers or other suitable means;
 - c. each Mobile Home Park lot shall provide a hardsurfaced, durable base on that the Mobile Home shall be placed;
 - d. all roads in a Mobile Home Park shall be hardsurfaced, well drained and maintained. The Mobile Homes and all community facilities in a Mobile Home Park shall be connected by a safe, convenient, hardsurfaced pedestrian walkway that shall be at least 1.0 m in width;

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- e. at least 5% of the gross Site area of the Mobile Home Park shall be devoted to outdoor communal amenity space and recreational Uses, and shall be provided in a convenient and accessible location;
 - f. in a Mobile Home Park, adequate common storage areas, separate from the Mobile Home Lot, shall be provided for the storage of seasonal recreational equipment and other equipment the Mobile Home Lot is not capable of storing. Such storage areas shall be enclosed or screened by trees, landscape features or fences; and
 - g. all utility lines shall be placed underground.
3. The following regulations apply to Mobile Homes when developed as a Mobile Home Subdivision:
- a. a permanent foundation shall be provided for each Mobile Home. The foundation or basement shall not exceed 1.0 m above grade; and

*Bylaw 12961
February 4, 2002*

- b. where the Development Officer conditionally approves an application to develop a Mobile Home on a Mobile Home Subdivision Lot, where such conditions are required to ensure compliance with the provisions of subsections 250.4(1)(f) and (g), the Development Officer may require, as a further condition, that the applicant deliver to the Development Officer an irrevocable Letter of Credit in a sum to be fixed by the Development Officer, naming as surety a corporation licensed as such in Alberta, the condition of the letter being that, if the development is completed but is not in accordance with subsections 250.4(1)(f) and (g) of this Bylaw, and any conditions of approval arising from them, then the surety shall pay to the City, for its use absolutely, the sum fixed.
4. Signs shall comply with the regulations found in Schedule 59A.

250.5 Additional Development Regulations for Discretionary Uses

*Bylaw 12961
February 4, 2002*

- 1. Notwithstanding subsection 250.4, Single Detached Housing in this Zone shall be developed in accordance with the provisions of the RF1 Zone only.

300 Commercial Zones

310 (CNC) Neighbourhood Convenience Commercial Zone

310.1 General Purpose

The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

310.2 Permitted Uses

1. Convenience Retail Stores
2. Health Services
3. Personal Service Shops
4. Professional, Financial and Office Support Services
5. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
6. Fascia On-premises Signs
7. Freestanding On-premises Signs
8. Projecting On-premises Signs
9. Temporary On-premises Signs

310.3 Discretionary Uses

1. Apartment Housing
2. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space
3. Child Care Services
4. Commercial Schools
5. Drive-in Food Services
6. Gas Bars
7. General Retail Stores
8. Individual business premises for a Permitted Use having a Floor Area greater than 275 m²

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9. Indoor Participant Recreation Services
10. Minor Amusement Establishments
11. Minor Secondhand Stores with a Floor Area less than 275 m²
12. Minor Service Stations
13. Public Libraries and Cultural Exhibits
14. Rapid Drive-through Vehicle Services
15. Religious Assemblies
16. Residential Sales Centre
17. Restaurants, for less than 100 occupants and 120 m² of Public Space
18. Veterinary Services

*Bylaw 15735
June 20, 2011*

19. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

*Bylaw 15892
October 11, 2011*

20. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
21. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
22. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
23. Roof On-premises Signs

310.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area of any individual business premises for a Permitted Use shall not exceed 275 m².
2. The maximum Floor Area of any individual business premises for a Discretionary Use shall not exceed 1 000 m², except that a grocery store or supermarket may be permitted a Floor Area of up to 2 500 m².
3. The maximum Site Area shall be 2.0 ha.
4. The maximum Floor Area Ratio shall be 1.0.

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*Bylaw 15735
June 20, 2011*

5. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

6. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone.

*Bylaw 15735
June 20, 2011*

7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
8. The maximum Building Height shall not exceed 10.0 m nor 2 1/2 Storeys.
9. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of Section 55 of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
10. Signs shall comply with the regulations found in Schedule 59D.

310.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at grade, which is separate from the access for the commercial premises; and
 - c. if a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area is required per Dwelling, in accordance with the provisions of Section 46 of this Bylaw.
2. The following regulations shall apply to Rapid Drive-through Vehicle Services

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developments:

- a. the total number of bays shall not exceed one for any given Site; and
- b. all operations and mechanical equipment associated with this Use Class shall be located within an enclosed building.

320 (CSC) Shopping Centre Zone

320.1 General Purpose

The purpose of this Zone is to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

320.2 Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
 2. Business Support Services
 3. Child Care Services
 4. Commercial Schools
 5. Convenience Retail Stores
 6. Drive-in Food Services
 7. Gas Bars
 8. General Retail Stores
 9. Government Services
 10. Health Services
 11. Indoor Participant Recreation Services
 12. Major Alcohol Sales, on a Site of 2 ha or larger
 13. Major Amusement Establishments, on a Site of 2 ha or larger
 14. Minor Alcohol Sales, on a Site of 2 ha or larger
 15. Minor Amusement Establishments
- Bylaw 15892
October 11, 2011*
16. Minor Digital Off-premises Signs, in a location where such Signs lawfully

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existed as of the effective date of Bylaw 15892

17. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
18. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
19. Minor Service Stations
20. Nightclubs, for less than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
21. Personal Service Shops
22. Professional, Financial and Office Support Services
23. Public Libraries and Cultural Exhibits
24. Restaurants, for less than 200 occupants and 240 m² of Public Space
25. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
26. Spectator Entertainment Establishments
27. Fascia On-premises Signs
28. Freestanding On-premises Signs
29. Projecting On-premises Signs
30. Temporary On-premises Signs

320.3 Discretionary Uses

1. Apartment Housing
2. Apartment Hotels
3. Automotive and Equipment Repair Shops, on a Site of 2 ha or larger
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
5. Broadcasting and Motion Picture Studios
6. Carnivals
7. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building

*Bylaw 13117
July 8, 2002*

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8. Flea Markets
9. Hotels
10. Major Alcohol Sales, on a Site of less than 2 ha
11. Major Amusement Establishments, on a Site of less than 2 ha
12. Minor Alcohol Sales, on a Site of less than 2 ha
13. Minor Secondhand Stores
14. Mobile Catering Food Services
15. Nightclubs, for less than 200 occupants and 240 m² of Public Space, on a site 2 ha or smaller
16. Nightclubs, for more than 200 occupants and 240 m² of Public Space, on a site 2 ha or larger
17. Private Clubs
18. Rapid Drive-through Vehicle Services
19. Recycled Materials Drop-off Centres
20. Religious Assembly
21. Residential Sales Centre
22. Restaurants, for more than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
23. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
24. Warehouse Sales
25. Veterinary Services
26. Fascia Off-premises Signs
27. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

28. Major Digital Signs
29. Minor Digital Off-premises Signs
30. Minor Digital On-premises Off-premises Signs
31. Minor Digital On-premises Signs

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32. Roof On-premises Signs

320.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 2 ha.
2. The maximum Floor Area Ratio shall be 1.0.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 6.0 m shall be required where a Site abuts a public roadway, other than a Lane, or the property line of a Site in a Residential Zone.

*Bylaw 15735
June 20, 2011*

4. In addition to the minimum Setback required by clause (3) above, a minimum building Setback of 15.0 m shall be required for all buildings, structures and Accessory Parking Garages other than at-grade parking lots where a Site abuts a Site zoned residential. This minimum Setback may be reduced to the minimum Setback requirements at the discretion of the Development Officer, where, in the opinion of the Development Officer, the provision of Landscaping, fencing, berming, building façade treatment or other design features adequately protect the amenities of nearby residential areas.

*Bylaw 12961
Feb. 4, 2002
Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
6. The maximum Building Height shall be 14.0 m.
7. All Uses shall be part of a purpose-designed shopping centre.
8. Signs shall comply with the regulations found in Schedule 59E.

320.5 Additional Development Regulations for Discretionary Uses

1. Apartment Housing shall be permitted only above the office or retail component of a shopping centre. Where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required in accordance with the provisions of Section 46 of this Bylaw. The housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.

330 (CB1) Low Intensity Business Zone

330.1 General Purpose

The purpose of this Zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

330.2 Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space.
2. Business Support Services
3. Commercial Schools
4. Convenience Retail Stores
5. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
6. General Retail Stores, up to a maximum Floor Area of 1 000 m²
7. Health Services
8. Household Repair Services
9. Minor Amusement Establishments
10. Personal Service Shops
11. Professional, Financial and Office Support Services
12. Restaurants, for less than 200 occupants and 240 m² of Public Space
13. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
14. Veterinary Services
15. Fascia On-premises Signs
16. Freestanding On-premises Signs
17. Projecting On-premises Signs
18. Temporary On-premises Signs

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330.3 Discretionary Uses

1. Apartment Housing
2. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
3. Automotive and Minor Recreation Vehicle Sales/Rentals
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential
5. Broadcasting and Motion Picture Studios
6. Child Care Services
7. Convenience Vehicle Rentals
8. Custom Manufacturing Establishments
9. Drive-in Food Services
10. Funeral, Cremation and Interment Services
11. Gas Bars
12. General Retail Stores with a Floor Area greater than 1 000 m²
13. Greenhouses, Plant Nurseries and Market Gardens
14. Hotels
15. Indoor Participant Recreation Services
16. Limited Contractor Services
17. Major Secondhand Stores
18. Major Amusement Establishments
19. Minor Alcohol Sales
20. Minor Secondhand Stores
21. Minor Service Stations
22. Mobile Catering Food Services
23. Nightclubs, but not to exceed 200 occupants and 240 m² of Public Space, if the site is adjacent to or across a lane from a Site zoned residential
24. Non-accessory Parking

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25. Private Clubs
26. Rapid Drive-through Vehicle Services
27. Recycling Depots, within an enclosed building
28. Recycled Materials Drop-off Centres
29. Residential Sales Centres
30. Restaurants, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential
31. Spectator Entertainment Establishments
32. Specialty Food Services, for more than 100 occupants and 240 m² of Public Space
33. Fascia Off-premises Signs
34. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

35. Major Digital Signs
36. Minor Digital Off-premises Signs
37. Minor Digital On-premises Off premises Signs
38. Minor Digital On-premises Signs
39. Roof Off-premises Signs
40. Roof On-premises Signs

330.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area for a Permitted Use shall be 2500 m²; otherwise the use shall be discretionary.
2. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 3.0 m shall be required where a Site abuts a public roadway, other than a Lane except:
 - a. where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, buildings shall be built at the property line of the Site;

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*Bylaw 15735
June 20, 2011*

4. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone;

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Vehicular parking, loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
6. Any business premises or multiple occupancy building having a Floor Area greater than 2 000 m² or a single wall length greater than 20.0 m that is visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
7. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
8. Where the Site is part of a pedestrian oriented shopping street, the following regulations shall apply, at the discretion of the Development Officer:
 - a. the architectural treatment of the building shall include features such as:
 - i. placement of windows to allow for viewing in the building by pedestrians;
 - ii. entrance features;
 - iii. canopies;
 - iv. features that lend visual interest and create a human scale; and
 - v. on corner Sites, the façade treatment shall wrap around the side of the building to provide a consistent profile;
 - b. vehicular access shall be from the abutting Lane. In the event there is no abutting Lane, the vehicular access shall be designed in a manner that has minimal impact on the pedestrian-oriented shopping street; and
 - c. vehicular parking, loading and facilities shall be located at the rear of the

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building.

9. The maximum Building Height shall not exceed 12.0 m nor three Storeys.
10. Signs shall comply with the regulations found in Schedule 59F.

330.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at grade, which is separate from the access for the commercial premises;
 - c. where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw; and
 - d. The maximum Floor Area Ratio of Apartment Housing shall be 1.5.
2. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:
 - a. the maximum Site Area for a business shall be 2 000 m²;
 - b. servicing and repair operations shall be permitted only as Accessory Uses;
 - c. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of this Bylaw;
 - d. all outdoor display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be obscured from direct view by providing a visual screen at least 1.8 m in height, in accordance with the provisions of subsection 55.4(4) of this Bylaw; and
 - e. lighting for the display area shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
3. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - a. the total number of bays shall not exceed four for any given Site; and
 - b. all operations and mechanical equipment associated with this Use Class shall be located within an enclosed building.

340 (CB2) General Business Zone

340.1 General Purpose

The purpose of this Zone is to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.

340.2 Permitted Uses

1. Apartment Hotels, to a maximum Height of 14.0 m
2. Automotive and Equipment Repair Shops
3. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
4. Business Support Services
5. Commercial Schools
6. Custom Manufacturing Establishments
7. Drive-in Food Services
8. Equipment Rentals
9. Funeral, Cremation and Interment Services
10. Gas Bars
11. General Retail Stores
12. Greenhouses, Plant Nurseries and Market Gardens
13. Health Services
14. Hotels, to a maximum Height of 14.0 m
15. Household Repair Services
16. Indoor Participant Recreation Services
17. Limited Contractor Services
18. Major Amusement Establishments and Minor Amusement Establishments
19. Minor Service Stations
20. Personal Service Shops
21. Professional, Financial and Office Support Services

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22. Recycling Depots
23. Restaurants, for less than 200 occupants and 240 m² of Public Space
24. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
25. Veterinary Services
26. Warehouse Sales
27. Fascia On-premises Signs
28. Freestanding On-premises Signs
29. Projecting On-premises Signs
30. Temporary On-premises Signs

340.3 Discretionary Uses

1. Animal Hospitals and Shelters
2. Apartment Hotels, to a Height greater than 14.0 m
3. Apartment Housing
4. Automotive/Minor Recreation Vehicle Sales/Rentals
5. Auctioneering Establishments
6. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned Residential
7. Broadcasting and Motion Picture Studios
8. Carnivals
9. Child Care Services
10. Convenience Vehicle Rentals
11. Flea Markets
12. Fleet Services
13. Funeral, Cremation and Interment Services
14. Government Services
15. Hotels to a Height greater than 14.0 m

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16. Major Alcohol Sales
17. Major Secondhand Stores
18. Major Service Stations
19. Minor Alcohol Sales
20. Minor Secondhand Stores
21. Mobile Catering Food Services
22. Motels

*Bylaw 13117
July 8, 2002*

23. Nightclubs, for less than 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a lane from a Site zoned Residential
24. Non-accessory Parking
25. Outdoor Amusement Establishments
26. Private Clubs
27. Rapid Drive-through Vehicle Services
28. Recycled Materials Drop-off Centres
29. Religious Assembly
30. Residential Sales Centre
31. Restaurants, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned residential
32. Spectator Sports Establishments
33. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
34. Spectator Entertainment Establishments
35. Truck and Mobile Home Sales/Rentals
36. Fascia Off-premises Signs
37. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

38. Major Digital Signs

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39. Minor Digital Signs
40. Minor Digital On-premises Off-premises Signs
41. Minor Digital On-premises Signs
42. Roof Off-premises Signs
43. Roof On-premises Signs

340.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Frontage shall be 30.0 m unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 3.5.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane. Where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required.

*Bylaw 15735
June 20, 2011*

4. A minimum Setback of 6.0 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site zoned residential.

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
6. The maximum Building Height shall not exceed 14.0 m nor four Storeys, except for Hotel Developments and Apartment Hotels.
7. Any business premises or multiple occupancy building having a Floor Area greater than 3 000 m² or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.

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8. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
9. Signs shall comply with the regulations found in Schedule 59F.

340.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals developments:
 - a. all storage, display and parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of this Bylaw;
 - b. all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of subsection 55.4(4) of this Bylaw; and
 - c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
2. The following regulations shall apply to Hotel Developments and Apartment Hotels:
 - a. the maximum building Height shall be 30.0 m; and
 - b. in addition to the Setback requirements of subsection 340.4(3), the Development Officer may, as a condition of approval, require an additional Setback for that portion of a Hotel that exceeds 14.0 m in Height in order to protect the amenity and privacy of development in any adjacent Residential Zone. The Development Officer shall not require a total Setback greater than the Height of the building.
3. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at grade, which is separate from the access for the commercial premises;
 - c. where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw; and
 - d. the maximum Floor Area Ratio of Apartment Housing shall be 2.0.

*Bylaw 15735
June 20, 2011*

350 (CHY) Highway Corridor Zone

350.1 General Purpose

The purpose of this Zone is to provide for high quality commercial development along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.

350.2 Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
2. Business Support Services
3. Convenience Retail Stores
4. Convenience Vehicle Rentals
5. Drive-in Food Services
6. Gas Bars
7. Hotels
8. Minor Alcohol Sales
9. Minor Amusement Establishments
10. Minor Service Stations
11. Motels
12. Personal Service Shops
13. Rapid Drive-through Vehicle Services
14. Restaurants, for less than 200 occupants and 240 m² of Public Space
15. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
16. Fascia On-premises Signs
17. Freestanding On-premises Signs
18. Projecting On-premises Signs
19. Temporary On-premises Signs

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350.3 Discretionary Uses

1. Apartment Hotels
2. Automotive and Equipment Repair Shops
3. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
5. Broadcasting and Motion Picture Studios
6. Government Services
7. Indoor Participant Recreation Services
8. Major Alcohol Sales
9. Major Amusement Establishments
10. Major Service Stations
11. Nightclubs, for less than 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
12. Professional, Financial and Office Support Services
13. Recycled Materials Drop-off Centres
14. Residential Sales Centre
15. Restaurants, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
16. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
17. Tourist Campsites
18. Veterinary Services
19. Fascia Off-premises Signs
20. Freestanding Off-premises Signs

*Bylaw 13117
July 8, 2002*

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*Bylaw 15892
October 11, 2011*

21. Major Digital Signs
22. Minor Digital Off-premises Signs
23. Minor Digital On-premises Off-premises Signs
24. Minor Digital On-premises Signs
25. Roof Off-premises Signs
26. Roof On-premises Signs

350.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 1.5.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 7.5 m shall be required where a Site abuts a public roadway including a Lane that serves a Residential Zone, or where a Site abuts the lot line of a Site zoned Residential;

*Bylaw 15735
June 20, 2011*

4. In addition to the Setback requirements of clause (3) above, the Development Officer may, as a condition of approving a Discretionary Use, require an additional Setback for that portion of any development that exceeds 14.0 m in Height in order to protect the privacy of any adjacent residential development. The Development Officer shall not require a total Setback greater than the Height of the building.

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw;
6. The maximum Building Height shall be 14.0 m, except the maximum Height for a Hotel or Apartment Hotel which shall be 30.0 m. Hotel or Apartment Hotel Developments exceeding 14.0 m in Height shall be a Class B Development.
7. Any business premises or multiple occupancy building having a Floor Area of 3 000 m² or a single wall length greater than 25.0 m visible from a public road

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shall comply with the following:

- a. the roof line and the building façade shall include design elements that reduce the perceived mass of the building; and
 - b. Landscaping adjacent to exterior walls shall be used to reduce the perceived mass of the building and provide visual interest.
8. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
 9. All exposed building faces shall have consistent and harmonious exterior finishing materials.
 10. Signs shall comply with the regulations found in Schedule 59F.

350.5 Additional Development Regulations for Permitted and Discretionary Uses

1. Convenience Retail Stores, Convenience Vehicle Rentals and Personal Service Shops may be developed only for uses ancillary to a Professional, Financial and Office Support Service, Motel, Hotel, Gas Bar, or Minor or Major Service Station development.
2. Indoor Participant Recreation Services may be developed only for a use ancillary to a Hotel, Motel or to a Professional, Financial, and Office Support Service development.
3. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of this Bylaw;
 - b. all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw; and
 - c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

360 (CO) Commercial Office Zone

360.1 General Purpose

The purpose of this Zone is to provide for medium intensity office, commercial and residential development in the inner city, around Light Rail Transit station areas or other locations offering good accessibility by both private automobile and transit.

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360.2 Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned Residential
2. Business Support Services
3. Commercial Schools
4. Government Services
5. Health Services
6. Minor Alcohol Sales
7. Minor Amusement Establishments
8. Professional, Financial and Office Support Services
9. Restaurants, for less than 200 occupants and 240 m² of Public Space
10. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Projecting On-premises Signs
14. Temporary On-premises Signs

360.3 Discretionary Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
5. Broadcasting and Motion Picture Studios
6. Child Care Services
7. Convenience Retail Stores

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8. Funeral, Cremation and Interment Services
9. General Retail Stores
10. Hotels
11. Indoor Participant Recreation Services
12. Major Alcohol Sales

*Bylaw 13117
July 8, 2002*

13. Nightclubs, for less than 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
14. Personal Service Shops
15. Private Clubs
16. Restaurants, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
17. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
18. Fascia Off-premises Signs
19. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

20. Minor Digital Off-premises Signs
21. Minor Digital On-premises Off-premises Signs
22. Minor Digital On-premises Signs
23. Roof Off-premises Signs
24. Roof On-premises Signs

360.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio shall be 4.0 for office and commercial development. This may be increased to a maximum Floor Area Ratio of 7.0 if the development includes Apartment Housing, provided the office and commercial development shall not exceed a Floor Area Ratio of 4.0.

*Bylaw 15735
June 20, 2011*

2. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, and where the Site abuts the lot line of a Site zoned residential except:

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- a. where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Yard shall be required.

*Bylaw 15735
June 20, 2011*

3. In addition to the Setback requirements in clause (2), above, the Development Officer may, as a condition of approval of a Discretionary Use, require an additional Setback for that portion of the development that exceeds 14.0 m in Height. The Development Officer shall consider privacy and a Sun Shadow Impact Study when any development is adjacent to a Residential Zone.

*Bylaw 15735
June 20, 2011*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
5. The maximum Building Height shall not exceed 23.0 m nor six Storeys, except that the Development Officer may, at his discretion, allow a greater Height, not to exceed a maximum of 40.0 m nor 10 Storeys where this would not adversely affect the privacy and amenity of development in any adjacent Residential Zone. Any development exceeding 23.0 m in Height shall be a Class B Development.
6. Signs shall comply with the regulations found in Schedule 59F.

360.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Apartment Housing developments:
 - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
 - b. the housing component shall have access at grade that is separate from the access for the commercial premises; and
 - c. if a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw.

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*Bylaw 15446
July 21, 2010
Bylaw 15834
July 18, 2011*

370 (CB3) Commercial Mixed Business Zone

370.1 General Purpose

The purpose of this Zone is to create a mixed-use zone to provide for a range of medium intensity commercial uses as well as enhance opportunities for residential development in locations near high capacity transportation nodes, including Transit Avenues or other locations offering good accessibility. This Zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking, nor is it intended to be located abutting any Zone that allows Single Detached Housing as a Permitted Use, without appropriate site interface provisions.

370.2 Permitted Uses

1. Apartment Housing
2. Bars and Neighbourhood Pubs
3. Boarding and Lodging Houses
4. Business Support Services
5. Child Care Services
6. Commercial Schools
7. Convenience Retail Stores
8. Custom Manufacturing Establishments
9. General Retail Stores
10. Government Services
11. Health Services
12. Household Repair Services
13. Minor Alcohol Sales
14. Minor Amusement Establishments
15. Minor Home Based Business
16. Minor Secondhand Stores
17. Personal Service Shops

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18. Private Education Services
19. Professional, Financial and Office Support Services
20. Public Education Services
21. Public Libraries and Cultural Exhibits
22. Restaurants
23. Specialty Food Services
24. Fascia On-premises Signs
25. Freestanding On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

370.3 Discretionary Uses

1. Apartment Hotels
2. Broadcasting and Motion Picture Studios
3. Extended Medical Treatment Centre
4. Hotels
5. Indoor Participant Recreation Services
6. Live Work Unit
7. Major Alcohol Sales
8. Major Amusement Establishments
9. Major Home Based Business
10. Major Secondhand Stores
11. Minor Impact Utility Services
12. Nightclubs
13. Non-accessory Parking
14. Private Clubs
15. Residential Sales Centre
16. Spectator Entertainment Establishments

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17. Veterinary Services
18. Warehouse Sales
19. Fascia Off-premises Signs
20. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

21. Major Digital Signs
22. Minor Digital Off-premises Signs
23. Minor Digital On-premises Off-premises Signs
24. Minor Digital On-premises Signs

370.4 Development Regulations

1. Residential, Residential Related and Basic Service Uses shall only be allowed:
 - a. where they are located primarily above Grade; and
 - b. as part of a mixed use development combined with Commercial or Community, Educational, Recreational and Cultural Service Uses.
2. Dwellings and Sleeping Units may be located at Grade provided they are developed:
 - a. at the rear of the building, adjacent to a Lane; or
 - b. in the case of a corner Site, at the rear of the building or on the flanking public roadway.
3. If Apartment Housing contains two or more Dwellings, a minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
4. Restaurants and Bars and Neighbourhood Pubs shall not exceed a capacity of 417 Occupants or 500 m² of Public Space, and shall be located on and oriented toward a public roadway where practical, other than a Lane.
5. Specialty Food Services shall not exceed a capacity of 167 Occupants or 200 m² of Public Space, and shall be located on and oriented toward a public roadway where practical, other than a Lane.
6. Nightclubs shall not exceed a capacity of 250 Occupants or 300 m² of Public Space, and shall not share a Site with, or a Site that is abutting, adjacent to, or across a Lane from, a Residential Zone.
7. General Retail Stores or Warehouse Sales shall not exceed a Floor Area of 2000 m². The Development Officer must consider, among other factors, building

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massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.

8. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - a. Live Work Units may be located above Grade with or without direct access to Grade;
 - b. For units at Grade, the business portion of the unit shall front onto a road; and
 - c. Employee parking shall not be required.
9. Any development with a drive-through service window shall conform to the following regulations:
 - a. the drive-through component shall form part of a mixed use building and shall not be located in a freestanding building onto itself;
 - b. the location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer and shall minimize the on-site and off-site traffic impacts and have regard for safety and the pedestrian environment of local shopping streets;
 - c. drive-through service windows shall be oriented away from the Front Yard and placed, wherever possible, at the rear of the building;
 - d. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways;
 - e. a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;
 - f. Landscaping shall be used to screen and soften the impact of the drive-through service window.

10. Floor Area Ratio:

The maximum Floor Area Ratio for non-Residential Use Classes shall be 4.0, and the maximum Floor Area Ratio for Residential and Residential-Related Use Classes shall be 6.0. In mixed use buildings, the total Floor Area Ratio for all Uses shall not exceed 7.0.

11. Building Height:

- a. The maximum building Height shall not exceed 6.0 m or ten Storeys;
- b. Notwithstanding the above, the Development Officer may increase the

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building Height to a maximum of 45.0 m or fourteen Storeys if the additional Height accommodates Residential or Residential-Related Uses and:

- i. Adjacent buildings abut the Lot line to form a pedestrian-oriented shopping street; or
- ii. the development consists of a podium that forms part of an existing or future pedestrian-oriented shopping street; or
- iii. the Site is located on a Transit Avenue.

Adverse environmental impacts such as sun shadow and wind shall be minimized in accordance with Section 14 of this Bylaw. Any development exceeding 36.0 m or ten Storeys in Height shall become a Class B Development.

12. Building Setback:

A minimum Setback of 3.0 m shall be required from all Lot lines except that there shall be no Setback from the Front or Side Lot Lines where:

- a. adjacent buildings abut the Lot line to form a pedestrian-oriented shopping street; or
- b. the development consists of a podium that forms part of an existing or future pedestrian-oriented shopping street; or
- c. the Site is located on a Transit Avenue.

If any of the criteria in 12(a), (b), or (c) above are met, the Development Officer may allow a maximum Setback of 2.5 m on the Front or Side Lot Lines to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area. Where no Setback is provided, development shall be subject to an encroachment agreement in accordance with Section 15(7) of this Bylaw.

13. A minimum Setback of 7.5 m shall be provided where the Rear Lot Line or Side Lot Line abuts a Zone that allows Single Detached Housing as a Permitted Use. This Setback may be reduced to 3.0 m where the new development consists of a commercial podium that forms part of a pedestrian-oriented shopping street and adverse environmental impacts such as sun shadow and wind are minimized, in accordance with Section 14 of this Bylaw.
14. Signs shall comply with the regulations of Schedule 59F.
15. Wherever feasible, vehicular access shall be from the flanking roadway or abutting Lane. In the event there is no abutting Lane or flanking roadway, the vehicular access shall be designed in a manner that has minimal impact on abutting public roadways.

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16. Vehicular parking, loading and facilities shall be located at the rear of the building.
17. On Sites where surface parking is provided, a concept plan shall be provided demonstrating how a minimum Floor Area Ratio of 0.8 could be achieved through future phases of development. Such concept plans are intended to illustrate how future densification could be accommodated without prejudicing future development, and shall not imply a commitment or obligation to such future development.
18. Non-accessory parking shall not be located at Grade, and shall not interfere with a pedestrian-oriented, mixed-use area.
19. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback area.
20. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking or an outdoor service or display area and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
21. Service function areas, such as loading docks, truck parking, and utility meters, shall be incorporated into the overall design theme of the building and/or landscape.

370.5 Urban Design Regulations

1. Any development with a Floor Area greater than 3000 m² or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
2. Where a building exceeds 14.0 m or four Storeys and abuts a Zone that allows Single Detached Housing as a Permitted Use, a minimum stepback of 1.0 m per Storey, to a maximum of 6.0 m, shall be required for that portion of the building exceeding 14.0 m or four Storeys.
3. Any development with a building Height greater than 23.0 m or six Storeys shall address massing and building articulation in accordance with the following regulations:
 - a. Podium
 - i. A podium shall be required, the maximum height of which shall not

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exceed 3 Storeys or 13.0 m.

- ii. The podium shall include design elements that create a pedestrian oriented built form, such as but not limited to articulation around entrance ways, roof treatment, setbacks and stepbacks in the building mass, building articulation, and the architectural treatment of the facades.
- iii. The podium shall incorporate weather protection in the form of a wide canopy or any other architectural element on façades wherever active commercial frontages exist.

b. Tower

- i. The tower shall be differentiated from the podium, but should reinforce some of the design details, materials, and architectural expression from the podium.
- ii. Towers shall stepback from the front podium wall a minimum of 3.0 m.
- iii. The minimum distance between non-residential towers shall be 20.0 m.
- iv. The minimum distance between a residential tower and any other tower shall be 25.0 m

- 4. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 5. Where the Site is part of a pedestrian oriented shopping street or a Transit Avenue, the following regulations shall apply, at the discretion of the Development Officer:
 - a. The architectural treatment of the building shall include features such as:
 - i. Entrance features;
 - ii. Canopies; and
 - iii. Features that lend visual interest and create a human scale.
 - b. A minimum of 60% of ground floor commercial façades fronting onto a public roadway other than a Lane shall have clear glazing on the exterior.
 - c. Building entrances and windows shall be oriented toward a public roadway, other than a Lane.
 - d. On corner Sites, the façade treatment shall wrap around the side of the building to provide a consistent profile.
- 6. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall

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be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

7. Residential and Residential-Related Uses shall have a separate entrance at Grade from non-Residential Uses. Entrances shall be differentiated through distinct architectural treatment.

400 Industrial Zones

400 (IB) Industrial Business Zone

*Bylaw 14127
January 11, 2006*

400.1 General Purpose

The purpose of this Zone is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

400.2 Permitted Uses

1. Business Support Services
2. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
3. Gas Bars
4. General Industrial Uses
5. Major Alcohol Sales
6. Minor Alcohol Sales
7. Minor Service Stations and Major Service Stations
8. Professional, Financial and Office Support Services
9. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
10. Fascia On-premises Signs
11. Freestanding On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

400.3 Discretionary Uses

1. Animal Hospitals and Shelters
2. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building

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3. Automotive and Equipment Repair Shops
4. Automotive and Minor Recreation Vehicle Sales/Rentals

*Bylaw 13117
July 8, 2002*

5. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space if adjacent to or across a Lane from a Site zoned residential
6. Broadcasting and Motion Picture Studios
7. Commercial Schools
8. Convenience Retail Stores
9. Convenience Vehicle Rentals
10. Drive-in Food Services
11. Flea Markets
12. Fleet Services
13. Funeral, Cremation and Interment Services
14. Greenhouses, Plant Nurseries and Market Gardens
15. Health Services
16. Indoor Participant Recreation Services
17. Limited Contractor Services
18. Minor Amusement Establishments
19. Mobile Catering Food Services

*Bylaw 13117
July 8, 2002*

20. Nightclubs, for less than 200 occupants and 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
21. Outdoor Participant Recreation Services
22. Personal Service Shops
23. Private Clubs
24. Rapid Drive-through Vehicle Services
25. Recycling Depots
26. Recycled Materials Drop-off Centres

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27. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings

28. Residential Sales Centres

*Bylaw 13117
July 8, 2002*

29. Restaurants, for less than 200 occupants and 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential

30. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space

31. Truck and Mobile Home Sales/Rentals

32. Warehouse Sales

33. Vehicle and Equipment Sales/Rentals

34. Veterinary Services

35. Fascia Off-premises Signs

36. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

37. Major Digital Signs

38. Minor Digital Off-premises Signs

39. Minor Digital On-premises Off-premises Signs

40. Minor Digital On-premises Signs

41. Roof On-premises Signs

400.4 Development Regulations for Permitted and Discretionary Uses

1. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.

2. The maximum Floor Area Ratio shall be 1.2.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane, or abuts the property line of a Site zoned residential.

*Bylaw 15735
June 20, 2011*

4. No parking, loading, storage, trash collection, outdoor service or display area

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shall be permitted within a Setback.

5. The maximum Height shall not exceed 12.0 m nor three Storeys, except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.
6. Signs shall comply with the regulations found in Schedule 59F.

400.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6 of this Bylaw;
 - b. all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened, in accordance with the provisions of subsection 55.4(4) of this Bylaw; and
 - c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
2. Automotive and Minor Recreational Vehicle Sales/Rentals, Vehicle and Equipment Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments. The Development Officer may attach conditions to this Discretionary Use regarding the size, location, screening and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.
3. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

410 (IL) Light Industrial Zone

*Bylaw 14127
January 11, 2006*

410.1 General Purpose

The primary purpose of this Zone is to provide for high quality, light industrial developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this Zone or dominate the use of the site. This Zone is intended for sites located on, or in proximity to, arterial or collector roadways within an industrial area; or wherever required to implement the objectives of a Plan or land use study.

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410.2 Permitted Uses

1. Animal Hospitals and Shelters
2. Broadcasting and Motion Picture Studios
3. Business Support Services
4. Fleet Services
5. General Industrial Uses
6. Limited Contractor Services
7. Professional, Financial and Office Support Services
8. Special Industrial Uses
9. Veterinary Services
10. Fascia On-premises Signs
11. Freestanding On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

410.3 Discretionary Uses

8. Auctioneering Establishments
9. Convenience Retail Stores
10. Convenience Vehicle Rentals
11. Equipment Rentals
12. Funeral, Cremation and Interment Services
13. Greenhouses, Plant Nurseries and Market Gardens
14. Recycling Depots
15. Specialty Food Services
16. Fascia Off-premises Signs
17. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

18. Major Digital Signs

Last Revised – July 2012

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19. Minor Digital Off-premises Signs
20. Minor On-premises Off-premises Signs
21. Minor Digital On-premises Signs
22. Roof On-premises Signs

410.4 Development Regulations for Permitted and Discretionary Uses

1. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30 m, unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 1.2. The maximum FAR may be increased to 1.6 where underground parking is provided. In such a case, the application shall be considered a Discretionary Use.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane, or abuts the property line of a Site zoned residential.

*Bylaw 15735
June 20, 2011*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
5. The maximum Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 18.0 m, where this is required to facilitate the industrial development of the Use involved.
6. Notwithstanding the other regulations of this Zone, where this Zone abuts a residentially zoned Site with a maximum height of 14 m or less, the following regulations shall apply:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required from any building to any property line common with a residential Zone. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m where an acceptable combination of screening and berming is provided to screen the parking and loading area from the abutting site;
- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a residentially zoned Site;
- c. a solid screen fence, 1.83 m in height, shall be installed along all property lines that abut a residentially zoned Site, except for common flanking Front

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Yard boundaries; and

- d. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
7. Convenience Retail Stores and Specialty Food Services shall not be allowed in any freestanding structure that is separate from a principal building and must be integrated with, and accessory to, a permitted or discretionary use within this zone.
8. Signs shall comply with the regulations found in Schedule 59F.

420 (IM) Medium Industrial Zone

*Bylaw 14127
January 11, 2006*

420.1 General Purpose

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

420.2 Permitted Uses

1. Animal Hospitals and Shelters
2. Equipment Rentals
3. Fleet Services
4. General Contractor Services
5. General Industrial Uses
6. Vehicle and Equipment Sales/Rentals
7. Land Treatment
8. Recycling Depots
9. Recycled Materials Drop-off Centres
10. Temporary Storage
11. Fascia On-premises Signs

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12. Fascia Off-premises Signs, where they are not within 100.0 m of a Residential Zone
13. Freestanding On-premises Signs
14. Freestanding Off-premises Signs, where they are not within 100.0 m of a Residential Zone
15. Projecting On-premises Signs
16. Roof On-premises Signs, where they are not within 100.0 m of a Residential Zone
17. Temporary On-premises Signs

420.3 Discretionary Uses

1. Auctioneering Establishments
2. Automotive and Equipment Repair Shops
3. Flea Markets
4. Natural Resource Developments
5. Residential Sales Centres
6. Fascia Off-premises Signs, where they are within 100.0 m of a Residential Zone
7. Freestanding Off-premises Signs, where they are within 100.0 m of a Residential Zone

*Bylaw 15892
October 11, 2011*

8. Major Digital Signs
9. Minor Digital Off-premises Signs
10. Minor On-premises Off-premises Signs
11. Minor Digital On-premises Signs
12. Roof Off-premises Signs
13. Roof On-premises Signs, where they are within 100.0 m of a Residential Zone

420.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio shall be 2.0.

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*Bylaw 15735
June 20, 2011*

2. A minimum Setback of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane. If any lot line of the Site abuts a property line of a Residential Zone, a minimum Setback of 6.0 m shall be required.

*Bylaw 15735
June 20, 2011*

3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
4. The maximum Building Height shall be 18.0 m.
5. Signs shall comply with the regulations found in Schedule 59G.

430 (IH) Heavy Industrial Zone

*Bylaw 14127
January 11, 2006*

430.1 General Purpose

The purpose of this Zone is to provide for industrial Uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, use, amenity or enjoyment of any surrounding Zones.

430.2 Permitted Uses

1. General Industrial Uses that are characterized by one or more of the following features:
 - a. large land requirements for storage, outdoor service, assembly, processing or fabricating operations;
 - b. the creation of nuisances that extend beyond the boundaries of the Site and that may have a deleterious effect on other Zones due to their appearance, noise, or odour; and
 - c. the use of materials or processing operations that requires separation from other developments, due to risk of toxic emissions or fire and explosion hazards.
2. Land Treatment
3. Fascia On-premises Signs
4. Fascia Off-premises Signs, where they are not within 100.0 m of a Residential Zone

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5. Freestanding On-premises Signs
6. Freestanding Off-premises Signs, where they are not within 100.0 m of a Residential Zone
7. Projecting On-premises Signs
8. Roof On-premises Signs, where they are not within 100.0 m of a Residential Zone
9. Temporary On-premises Signs

430.3 Discretionary Uses

1. Adult Mini-Theatres
2. Flea Markets
3. General Contractor Services
4. General Industrial Uses, other than those listed as Permitted Uses
5. Natural Resource Developments
6. Recycled Materials Drop-off Centres
7. Residential Sales Centres
8. Temporary Storage
9. Fascia Off-premises Signs, where they are within 100.0 m of a Residential Zone
10. Freestanding Off-premises Signs, where they are within 100.0 m of a Residential Zone

*Bylaw 15892
October 11, 2011*

11. Major Digital Signs
12. Minor Digital Off-premises Signs
13. Minor On-premises Off-premises Signs
14. Minor Digital On-premises Signs
15. Roof Off-premises Signs
16. Roof On-premises Signs, where they are within 100.0 m of a Residential Zone

430.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 1 ha.

Last Revised – July 2012

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2. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

5. Notwithstanding clause (3) above, the Development Officer may require a greater Setback for those components of an industrial development that may interfere with the safety or amenity of developments upon abutting lands, having particular regard to any Separation Spaces required by Provincial regulations.

6. The maximum Building Height shall be 30.0 m.

*Bylaw 12808
May 30, 2001*

7. Notwithstanding Clause (6), above, the Development Officer, using discretion, may vary Height to a maximum of 75.0m to accommodate building features necessary to the operation of an existing Industrial Use where the Height of the structure is consistent with the Height of existing development. This shall apply to additions to existing development but not to new development.

8. Signs shall comply with the regulations found in Schedule 59G.

500 Urban Service Zones

510 (US) Urban Services Zone

510.1 General Purpose

The purpose of this Zone is to provide for publicly and privately owned facilities of an institutional or community service nature.

510.2 Permitted Uses

1. Cemeteries
2. Child Care Services
3. Community Recreation Services
4. Government Services
5. Public Education Services and Private Education Services
6. Public Libraries and Cultural Exhibits
7. Religious Assembly
8. Fascia On-premises Signs
9. Projecting On-premises Signs
10. Temporary On-premises Signs

510.3 Discretionary Uses

1. Boarding and Lodging Houses for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
2. Commercial Schools, only when a temporary or part time use of an existing Permitted Use development
3. Detention and Correction Services
4. Exhibition and Convention Centres
5. Extended Medical Treatment Services
6. Funeral, Cremation and Interment Services
7. Health Services
8. Indoor Participant Recreation Services

*Bylaw 15404
April 26, 2010*

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9. Natural Science Exhibits
10. Outdoor Participant Recreation Services
11. Private Clubs
12. Protective and Emergency Services
13. Recycled Materials Drop-off Centres
14. Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and 120 m² of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
15. Spectator Entertainment Establishments
16. Spectator Sports Establishments
17. Temporary Shelter Services

*Bylaw 15735
June 20, 2011*

18. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
19. Freestanding On-premises Signs

*Bylaw 15892
October 11, 2011*

20. Minor Digital Off-premises Signs
21. Minor On-premises Off-premises Signs
22. Minor Digital On-premises Signs

510.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 4.5 m.
4. The maximum Building Height shall be 10.0 m.
5. Where, in the opinion of the Development Officer, it is unreasonable for a

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development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4), as required. In such cases, a Permitted Use shall become a Discretionary Use.

6. Signs shall comply with the regulations found in Schedule 59C.

510.5 Additional Development Regulations for Discretionary Uses

1. Where development does not comply with the requirements of subsection 510.4 (1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.

*Bylaw 16032
March 16, 2012*

2. Where this Zone abuts the A Zone, the Development Officer, in consultation with the General Manager of the Community Services, may require an environmental review, in accordance with subsection 540.4(5) of this Bylaw.

520 (PU) Public Utility Zone

520.1 General Purpose

The purpose of this Zone is to provide for a system or works that is used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, waste management and telecommunications.

520.2 Permitted Uses

1. Land Treatment
2. Minor Impact Utility Services
3. Protective and Emergency Services
4. Fascia On-premises Signs
5. Projecting On-premises Signs
6. Temporary On-premises Signs

520.3 Discretionary Uses

1. Major Impact Utility Services
2. Public Parks
3. Recycled Materials Drop-off Centres

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*Bylaw 15735
June 20, 2011*

4. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
5. Freestanding On-premises Signs

*Bylaw 15892
October 11, 2011*

6. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
7. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
8. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

520.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 4.5 m.

*Bylaw 15888
September 26, 2011*

4. The maximum building Height shall be 10.0 m, except that the maximum building Height shall be 18.0 m on Sites of 0.75 ha or greater. Where a building exceeds 10.0 m in Height, the subject Site shall be designed, landscaped, screened and buffered and the building shall be located so as to minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.
5. Except as provided for in clause (6), developments in this Zone shall comply with the Industrial Performance Standards applicable to the IB Zone.
6. Notwithstanding clause (5), if this Zone is located in the interior of an industrial area mainly abutting the IM or IH Zone for the most part and does not abut any Residential Zone, it shall comply with the Performance Standards applicable to the IM and IH Zone.
7. Where it is unreasonable for a development to comply with clause (1), (2), (3), (4) or (5) because of characteristics fundamental to the provision of infrastructure services, the Development Officer may relax requirements of clause (1), (2), (3) or (4), as required, and he may relax the requirements of

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clause (5), provided the development complies with the Performance Standards of the IM and IH Zones. In either case, a Permitted Use shall become a Discretionary Use.

8. Signs shall comply with the regulations found in Schedule 59C.

520.5 Additional Development Regulations for Discretionary Uses

1. Where a development does not comply with the requirements of subsections 520.4(1) and (2), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.

*Bylaw 16032
March 16, 2012*

2. Where this Zone abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an Environmental Impact Assessment in accordance with the requirements of subsection 540.4(5) of this Bylaw.
3. Public Parks shall be developed in this Zone only in conjunction with and on the same Site as a Permitted or another Discretionary Use in this Zone.

530 (AP) Public Parks Zone

530.1 General Purpose

The purpose of this Zone is to provide an area of public land for active and passive recreational uses.

530.2 Permitted Uses

1. Carnivals, for periods not exceeding four days
2. Child Care Services
3. Community Recreation Services
4. Indoor Participant Recreation Services
5. Outdoor Participant Recreation Services
6. Public Park
7. Fascia On-premises Signs
8. Projecting On-premises Signs
9. Temporary On-premises Signs

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530.3 Discretionary Uses

1. Natural Science Exhibits
2. Public Libraries and Cultural Exhibits
3. Restaurants, for less than 100 occupants and 120 m² of Public Space
4. Specialty Foods Services, for less than 100 occupants and 120 m² of Public Space
5. Spectator Entertainment Establishments
6. Spectator Sports Establishments
7. Tourist Campsites
8. Freestanding On-premises Signs

530.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 4.5 m.
4. The maximum building Height shall be 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones.
5. Signs shall comply with the regulations in Schedule 59C.

*Bylaw 14679
August 28, 2007*

531 (NA) Natural Areas Protection Zone

531.1. General Purpose

The purpose of this Zone is to conserve, preserve and restore identified natural areas, features and ecological processes.

531.2. Permitted Uses

- a. Natural Areas

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531.3. Discretionary Uses

- a. Fascia On-premises Signs
- b. Freestanding On-premises Signs

531.4. Development Regulations for Permitted and Discretionary Uses

- a. The boundary of this Zone shall include the extent of the Natural Area and buffer in accordance with the information requirements from the Natural Area Management Plan as addressed in subsection 14.8(4)(a).
- b. A Natural Area Management Plan shall be prepared to assess the proposed land use activities on both the site and on adjacent sites and the potential impacts of such activities on the management of the natural area, as per the provisions of Section 14.8.
- c. Accessory Buildings are permitted on lands classified as Natural Areas and may be approved by the Development Officer, where deemed appropriate, as per the Natural Area Management Plan, for the specific purpose of servicing the Natural Area in accordance with the provisions in Sections 14.8(4)(b) and 50.4.
- d. Signs shall comply with the regulations in Schedule 59K.

540 (A) Metropolitan Recreation Zone

540.1 General Purpose

The purpose of this Zone is to preserve natural areas and parkland along the river, creeks, ravines and other designated areas for active and passive recreational uses and environment protection in conformance with Plan Edmonton and the North Saskatchewan River Valley Area Redevelopment Plan.

540.2 Permitted Uses

1. Farms
2. Minor Home Based Business
3. Public Park
4. Fascia On-premises Signs
5. Projecting On-premises Signs
6. Temporary On-premises Signs

540.3 Discretionary Uses

1. Carnivals

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2. Child Care Services
3. Community Recreation Services
4. Exhibition and Convention Facilities
5. Greenhouses, Plant Nurseries and Market Gardens
6. Indoor Participant Recreation Services
7. Major Home Based Business
8. Minor Impact Utility Services
9. Natural Resource Development
10. Natural Science Exhibits
11. Outdoor Participant Recreation Services
12. Protective and Emergency Services
13. Public Libraries and Cultural Exhibits
14. Single Detached Dwelling
15. Spectator Entertainment Establishments
16. Spectator Sports Establishments
17. Tourist Campsites
18. Freestanding On-premises Signs

540.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 7.5 m.
4. The maximum Building Height shall be 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use.
5. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

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6. Where a Single Detached Dwelling is developed in this Zone, a maximum of one Dwelling per lot shall be allowed.

*Bylaw 12961
Feb. 4, 2002*

7. Signs shall comply with the regulations found in Schedule 59H.

541 (AN) River Valley Activity Node Zone

*Bylaw 12835
September 5, 2001*

541.1 General Purpose

The purpose of this Zone is to allow for limited commercial development within activity nodes in designated areas of parkland along the river, creeks and ravines, for active and passive recreational uses, tourism uses, and environmental protection in conformance with Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan.

541.2 Permitted Uses

1. Community Recreation Services
2. Exhibition and Convention Facilities
3. Farms
4. Greenhouses, Plant Nurseries and Market Gardens
5. Natural Science Exhibits
6. Outdoor Participant Recreation Services
7. Public Libraries and Cultural Exhibits
8. Public Park
9. Fascia On-premises Signs
10. Projecting On-premises Signs
11. Temporary On-premises Signs

541.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

541.4 Development Regulations for Permitted and Discretionary Uses

1. No development, except essential sewer utility crossings, shall be allowed in the Environmental Protection Sector as shown on the Maps in the Appendices.

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2. The maximum building Height shall be 10.0 m unless otherwise approved by the Development Officer, where deemed appropriate for the Use.
3. The Development Officer shall require the submission of an environmental review for all major facility permits, as defined by the North Saskatchewan River Valley Area Redevelopment Plan Bylaw, and all major development permits, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
4. The Development Officer may require the submission of an environmental review for other uses, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
5. A parking impact assessment shall be required for all major facility and major development permit applications, and recommendations for the provision of parking facilities contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
6. Development Permits for signs shall be reviewed both independently and as a component of the general streetscape of the applicable portion of the park to ensure that the sign is compatible with the general intent of the Master Plan, to the satisfaction of the Development Officer.

541.5 Development Regulations for Discretionary Uses

1. As listed on the individual attached Appendices.

Appendix I

Fort Edmonton Park

1. Area of Application

The Fort Edmonton Park, located on Lot Block A, Plan 852 1469, north of Brander Drive and 66 Avenue and west of Whitemud Drive, is a unique historical, recreational, educational and cultural attraction nestled in the North Saskatchewan River Valley in Edmonton. The Park is divided into two Sectors, as shown on the attached map. The Environmental Protection Sector includes environmentally sensitive areas which will be preserved in their natural state, with development permitted only in the Activity Sector with such development to be guided by Council approved Master Plans.

2. Discretionary Uses

1. Carnivals
2. Child Care Services

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3. Indoor Participant Recreation Services
4. Minor Impact Utility Services
5. Natural Resource Development
6. Single Detached Dwelling
7. Spectator Entertainment Establishments
8. Spectator Sports Establishments
9. Freestanding On-premises Signs and all other types of Signs
10. Specialty Foods Services, not to exceed 100 occupants nor 120 m² of public space for establishments approved after the date of this Bylaw
11. Restaurants, not to exceed 100 occupants nor 120 m² of public space for establishments approved after the date of this Bylaw
12. Bars and Neighbourhood Pubs, only as accessory use to a Hotel, and not to exceed 100 occupants nor 120 m² of public space for establishments approved after the date of this Bylaw
13. Hotels, not to exceed 85 rooms
14. General Retail Stores, as accessory use to a permitted use
15. Automotive and Equipment Repair Shops
16. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

3. Additional Development Regulations for Discretionary Uses

1. Development permits shall only be issued for Specialty Food Services, Restaurants and Hotels uses contained in either buildings listed on the *Register of Historical Resources in Edmonton* or modern reproductions of such Heritage Buildings.
2. Where a Single Detached Dwelling is developed in this Zone, a maximum of one Dwelling per lot shall be allowed.
3. Where an Equipment Repair Shop is developed in this Zone, this use is limited to servicing the vehicular and equipment repair and maintenance needs of other uses within the site.
4. The Development Officer may approve a custom brewery and up to two custom bakery facilities on the site as accessory to the General Retail Stores uses.
5. The following uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:

Appendix II

MUTTART CONSERVATORY

1. Area of Application

The Muttart Conservatory, located on portions of River Lots 17 and 19, Plan Edmonton, and Block A, Plan 1096EO, south of 98 Avenue and west of 96A Street, is a unique recreational and educational attraction nestled in the North Saskatchewan River Valley in Edmonton. The site is divided into two Sectors, as shown on the attached map. The Environmental Protection Sector will be preserved in its current state, with development permitted only in the Activity Area Sector with such development to be guided by Council approved Master Plans.

2. Discretionary Uses

1. Child Care Services
2. Indoor Participant Recreation Services
3. Minor Impact Utility Services
4. Natural Resource Development
5. Spectator Entertainment Establishments
6. Freestanding On-premises Signs and all other types of Signs
7. Specialty Foods Services, not to exceed 100 occupants nor 120 m² of public space for establishments approved after the date of this Bylaw
8. Restaurants, not to exceed 225 occupants nor 270m² of public space for establishments approved after the date of this Bylaw
9. General Retail Stores, as accessory to a permitted use
10. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

3. Additional Development Regulations for Discretionary Uses

1. Specialty Food Services and Restaurants shall be accessory to the community, recreational, educational and cultural uses, and limited to one of each type of establishment for the site.



MUTTART CONSERVATORY

Map for Appendix II to Section 541



(A) RIVER VALLEY ACTIVITY NODE ZONE



-  Environmental Protection Sector
-  Activity Sector

PLANNING AND DEVELOPMENT

Appendix III

*Bylaw 14704
August 24, 2007*

LOUISE MCKINNEY RIVERFRONT

1. Area of Application

The Louise McKinney Riverfront is a unique recreational, cultural and educational attraction nestled in the North Saskatchewan River Valley in Edmonton. The objective of the Louise McKinney open space development is to preserve and conserve the natural beauty of the river valley in a balanced context with development.

2. Discretionary Uses

1. Child Care Services
2. Carnivals
3. Equipment Rentals
4. General Retail Stores
5. Indoor Participant Recreation Services
6. Outdoor Amusement Establishments
7. Private Clubs
8. Restaurants, for less than 200 occupants and 240 m² of Public Space
9. Specialty Foods Services for less than 100 occupants and 120 m² of Public Space
10. Spectator Entertainment Establishments
11. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

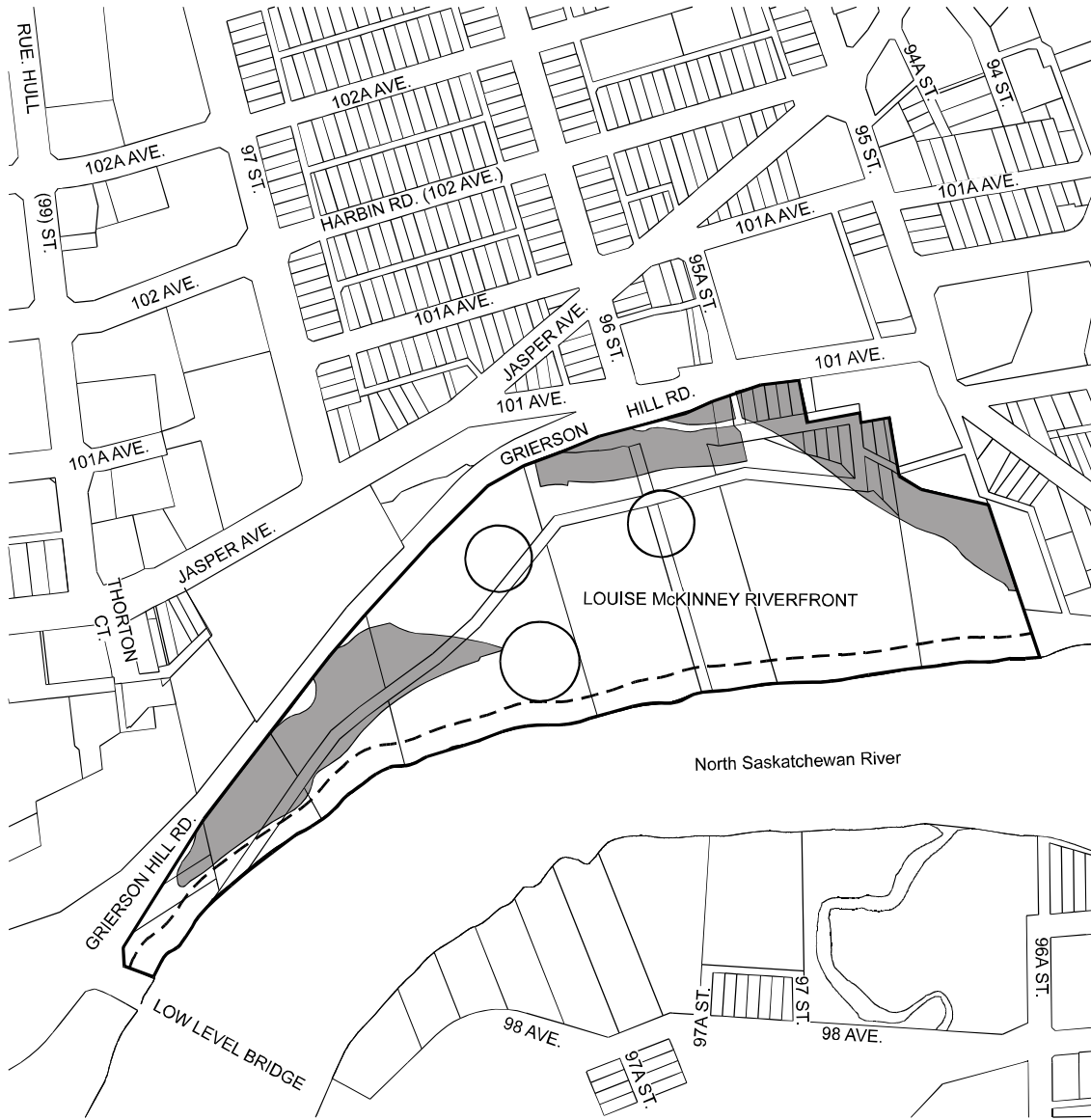
3. Additional Development Regulations for Discretionary Uses

1. The following uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:
 - a. the number of Specialty Food Services will not exceed 3;
 - b. the number of Restaurants will not exceed 2.

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Louise McKinney Park

Map for Appendix III to Section 541



(AN) River Valley Activity Node Zone

-  Environmental Protection Sector
-  Activity Sector
-  30m Riparian Edge



Appendix IV

*Bylaw 16176
July 16 2012*

THE EDMONTON VALLEY ZOO

1. Area of Application

The Edmonton Valley Zoo, located on Lot 13R Block 30, Plan 450MC,NW-24-52-25-4, NE-24-52-25-4, south of Buena Vista Road and east of 139 Street, offers a unique opportunity for the citizens of Edmonton and out-of-town visitors to view animals, plants and other objects in nature through live animal displays, interpretation and conservation practices. Development of the Valley Zoo is to be guided by the Council approved Master Plan.

2. Discretionary Uses

1. Carnivals
2. Child Care Services
3. Equipment Rentals
4. General Retail Stores, as accessory use to a permitted use
5. Indoor Participant Recreation Services
6. Outdoor Amusement Establishments
7. Outdoor Participant Recreation Services
8. Private Education Services
9. Minor Impact Utility Services
10. Spectator Entertainment Establishments
11. Spectator Sports Establishments
12. Restaurants, not to exceed 225 occupants nor 270 m² of public space for establishments approved after the date of this Bylaw
13. Specialty Foods Services, not to exceed 100 occupants nor 120 m² of public space for establishments approved after the date of this Bylaw
14. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer
15. Freestanding On-premises Signs and all other types of Signs

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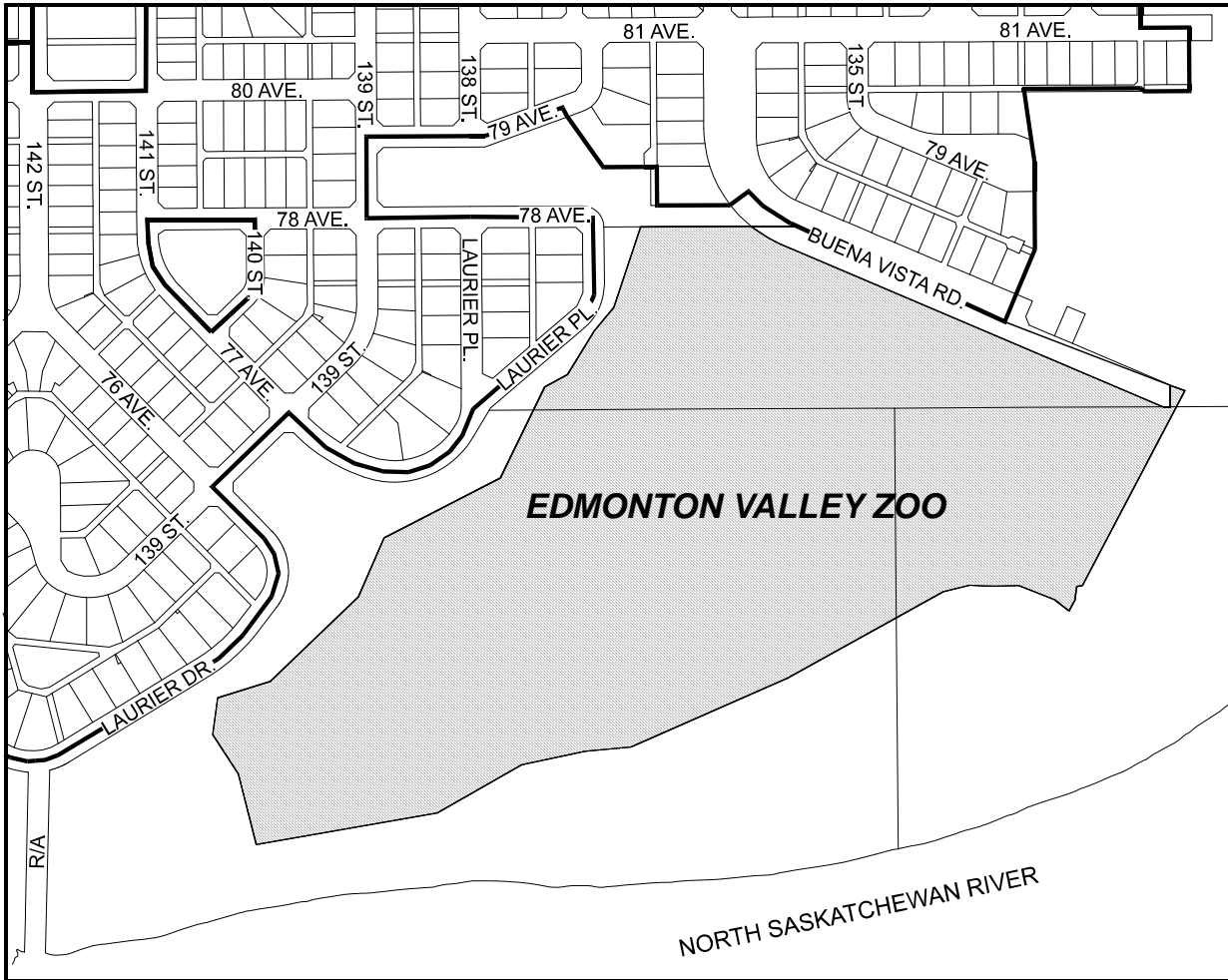
3. Development Regulations for Discretionary Uses

1. The following uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:
 - a. The maximum number of permanent food services associated with any combination of Restaurants and Specialty Food Services shall not exceed 3.

Edmonton Zoning Bylaw 12800

The Edmonton Valley Zoo

Map for Appendix IV to Section 541



(AN) River Valley Activity Node Zone

 Activity Sector



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550 (MA) Municipal Airport Zone

550.1 General Purpose

The purpose of this Zone is to provide for the operations of the Municipal Airport.

550.2 Permitted Uses

1. Aircraft Sales/Rentals
2. The following Use Classes, provided they directly serve the operations or users of the Municipal Airport or are directly related to the maintenance or operation of private and commercial aircraft:
 - a. General Industrial Uses; and
 - b. Government Services
3. Fascia On-premises Signs
4. Freestanding On-premises Signs
5. Projecting On-premises Signs
6. Temporary On-premises Signs

550.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operation or users of the Municipal Airport:
 - a. Convenience Vehicle Rentals
 - b. Fleet Services
 - c. Hotels
 - d. Specialty Foods Services, Restaurants, Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space, when integrated with another Permitted or Discretionary Use
2. Spectator Sports Establishments
3. Train Stations

*Bylaw 15735
June 20, 2011*

4. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

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*Bylaw 15892
October 11, 2011*

5. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
6. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
7. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
8. Temporary On-premises Signs

550.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

2. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway other than a Lane, or abuts the property line of a Site zoned residential.

*Bylaw 15735
June 20, 2011*

3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
4. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for: General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels, provided that the Height complies with any Height regulations of Transport Canada and the Airport Protection Overlay.
5. All General Industrial Uses shall comply with the Industrial Performance Standards for the IB Zone.
6. Signs shall comply with the regulations found in Schedule 59I.

550.5 Additional Development Regulations for Discretionary Uses

1. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;
 - c. this Use Class shall be restricted to a single event per calendar year, of no

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greater duration than four (4) days, inclusive of set up and removal time, and a Development Permit must be obtained for each event;

- d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
- e. the Development Officer may apply conditions that, are necessary to ensure compatibility with airport operations, community interests and race requirements;
- f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
 - Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;
 - Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
- g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer, and shall submit the results of this monitoring to the Development Officer within two weeks of the event for which the Development Permit has been issued.

551 (MA1) Municipal Airport Airfield Zone

551.1 General Purpose

The purpose of this Zone is to provide for the operation of the municipally owned airport (Edmonton City Centre Airport), which carries over the development rights of the former MA Zone and allows additional opportunity for airport related office development.

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*Bylaw 15847
August 29, 2011*

551.2 Permitted Uses

1. Aircraft Sales/Rentals
2. General Industrial Uses
3. Government Services
4. Non-accessory Parking
5. Professional, Financial and Office Support Services
6. Fascia On-premises Signs
7. Freestanding On-premises Signs
8. Projecting On-premises Signs
9. Temporary On-premises Signs

*Bylaw 15847
August 29, 2011*

551.3 Discretionary Uses

1. Bars and Neighbourhood Pubs
2. Convenience Vehicle Rentals
3. Fleet Services
4. Hotels
5. Restaurants
6. Specialty Foods Services
7. Spectator Sports Establishments
8. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

9. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
10. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
11. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

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551.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard for the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
5. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels provided that the Height complies with any Height regulations of Transport Canada and the Airport Protection Overlay.

*Bylaw 15847
August 29, 2011*

6. All General Industrial Uses shall:
 - a. comply with the Industrial Performance Standards for the IB Zone.
 - i. directly serve the operations or users of the Edmonton City Centre Airport; or
 - ii. be directly related to the maintenance or operation of private and commercial aircraft.
7. Signs shall comply with the regulations found in Schedule 59I.

551.5 Additional Development Regulations for Discretionary Uses

1. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the Use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;
 - c. this Use Class shall be restricted to a single event per calendar year, of no greater duration than four (4) days, inclusive of set up and removal time,

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and a Development Permit must be obtained for each event;

- d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
- e. the Development Officer may apply conditions that are necessary to ensure compatibility with airport operations, community interests and race requirements;
- f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
 - Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;
 - Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
- g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer, and shall submit the results of this monitoring to the Development Officer within two weeks of the event for the Development Permit has been issued.

*Bylaw 15847
August 29, 2011*

2. Convenience Vehicle Rentals, Fleet Services, Hotels, Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs shall directly service the operations or users of the Edmonton City Centre Airport.
3. Specialty Foods Services, Restaurants and Bars and Neighbourhood Pubs shall:

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- a. have a capacity of not more than 100 occupants or 120 m² of Public Space, and
 - b. be integrated with another Permitted or Discretionary Use
4. Freestanding Off-premises Signs shall be located only where such Signs lawfully existed as of the Effective Date of this Bylaw 15847, and shall not be subject to the Setback provisions of this Zone.

552 (MA2) Municipal Airport Business Industrial Zone

552.1 General Purpose

The purpose of this Zone is to establish a Zone adjacent to the runways and taxiways of the (Edmonton City Centre Airport), which carries over the development rights of the former MA Zone and allows some additional business industrial opportunities, based on the IB Zone.

552.2 Permitted Uses

1. Aircraft Sales/Rentals
2. Business Support Services
3. Commercial Schools
4. Equipment Rentals
5. Gas Bars
6. General Industrial Uses
7. Government Services
8. Non-accessory Parking
9. Professional, Financial and Office Support Services
10. Recycling Depots
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Projecting On-premises Signs
14. Temporary On-premises Signs

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552.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operations or users of the Edmonton City Centre Airport:
 - a. Convenience Vehicle Rentals
 - b. Fleet Services
 - c. Hotels
 - d. Specialty Foods Services, Restaurants and Bars and Neighbourhood Pubs, of less than 100 seats and less than 120 m² of Public Space when integrated with another Permitted or Discretionary Use
 2. Auctioneering Establishments
 3. Automotive and Equipment Repair Shops
 4. Automotive and Minor Recreation Vehicle Sales/Rentals
 5. Broadcasting and Motion Picture Studios
 6. Convenience Retail Stores
 7. Drive-in Food Services
 8. Health Services
 9. Indoor Participant Recreation Services
 10. Limited Contractor Services
 11. Mobile Catering Food Services
 12. Personal Service Shops
 13. Rapid Drive-through Vehicle Services
 14. Spectator Sports Establishments
 15. Veterinary Services
 16. Warehouse Sales
- Bylaw 15735
June 20, 2011*
17. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

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*Bylaw 15892
October 11, 2011*

18. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
19. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
20. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

552.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard for the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.
3. The maximum Floor Area Ratio shall be 1.2.

*Bylaw 15735
June 20, 2011*

4. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
6. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; and Aircraft Sales or Rentals, provided that the Height complies with any Height regulations of Transport Canada and the Airport Protection Overlay.
7. All developments shall comply with the Performance Standards of the IB Zone.
8. Signs shall be developed in accordance with Schedule 59I of this Bylaw.

552.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced, in accordance with subsection 54.6 of this Bylaw; and
 - b. lighting for the display areas shall be mounted on lamp standards and no

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exposed bulbs or strings of lights shall be used.

2. Automotive and Minor Recreational Vehicle Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments and the size, locations, screening and landscaping of the outdoor vehicular display areas. The Development Officer may attach conditions so as to achieve compatibility with the appearance of surrounding developments.
3. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m², unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
4. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the Use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;
 - c. this Use Class shall be restricted to a single event per calendar year, of no greater duration than four (4) days, inclusive of set up and removal time, and a Development Permit must be obtained for each event;
 - d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
 - e. the Development Officer may apply conditions which are necessary to ensure compatibility with airport operations, community interests and race requirements;
 - f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
 - Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;

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- Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
- g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer and shall submit the results of this monitoring to the Development Officer within two weeks of the event for which the Development Permit has been issued.

553 (MA3) Municipal Airport General Business Zone

553.1 General Purpose

The purpose of this Zone is to establish a Zone for Sites with good visibility and accessibility along, or adjacent to, major public roadways at the Edmonton City Centre Airport, which carries over the development rights of the former MA Zone, and that allows some additional general business opportunities, based on the CB2 Zone.

553.2 Permitted Uses

1. The following Use Classes, provided they directly serve the operations or users of the Edmonton City Centre Airport or are directly related to the maintenance or operation of private and commercial aircraft:
 - a. General Industrial Uses; and
 - b. Government Services
2. Aircraft Sales/Rentals
3. Business Support Services
4. Commercial Schools
5. Drive-in Food Services
6. Fleet Services
7. Gas Bars
8. General Retail Stores, up to a maximum Floor Area of 2 500 m²
9. Health Services
10. Indoor Participant Recreation Services

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11. Minor Amusement Establishments and Major Amusement Establishments
12. Minor Service Stations and Major Service Stations
13. Personal Service Shops
14. Professional, Financial and Office Support Services
15. Public Education Services, when the location of this Use is contained within the Edmonton City Centre Airport Air Terminal Building and within the location shown in Schedule 553A.
16. Rapid Drive-through Vehicle Services
17. Restaurants
18. Specialty Foods Services
19. Train Stations
20. Veterinary Services
21. Warehouse Sales, up, to a maximum Floor Area of 2 500 m²
22. Fascia On-premises Signs
23. Freestanding On-premises Signs
24. Projecting On-premises Signs
25. Temporary On-premises Signs

553.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operations or users of the Edmonton City Centre Airport:
 - a. Convenience Vehicle Rentals; and
 - b. Hotels
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Bars and Neighbourhood Pubs
4. Broadcasting and Motion Picture Studios
5. General Retail Stores with a Floor Area greater than 2 500 m²
6. Major Alcohol Sales and Minor Alcohol Sales
7. Nightclubs

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8. Mobile Catering Food Services
9. Motels
10. Non-accessory Parking
11. Warehouse Sales, with a Floor Area greater than 2 500 m²
12. Roof On-premises Signs
13. Freestanding Off-premises Signs
14. Fascia Off-premises Signs
15. Roof Off-premises Signs

553.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard to the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. The minimum Site Frontage shall be 30.0 m, unless access is provided from a service road. For the purposes of this section, Site shall refer to the leased developable area.
3. The maximum Floor Area Ratio shall be 3.0.

*Bylaw 15735
June 20, 2011*

4. A minimum Setback of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, except:
 - a. where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required; and
 - b. where there is no vehicular access to the Site from the public roadway, the minimum Setback shall be not less than 3.0 m.

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw.
6. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels, provided that the Height complies with any Height regulations of Transport Canada and the

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Airport Protection Overlay.

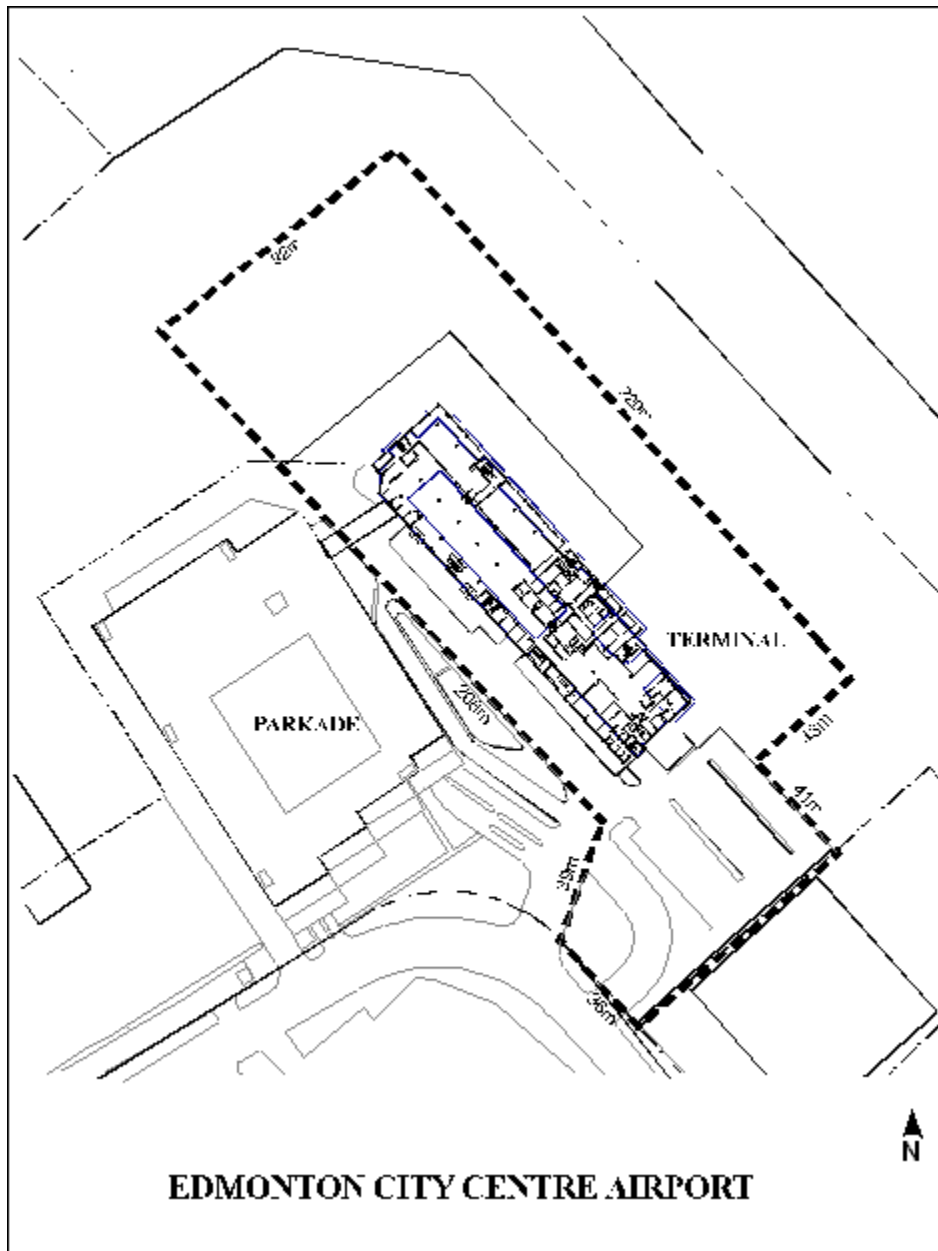
7. Signs shall be developed in accordance with Section 59F of this Bylaw.
8. The following regulations shall apply to Public Education Services:
 - a. shall be limited to high school and adult education only;
 - b. shall ensure the safety of students and maintain the integrity of the general aviation activities at the City Centre Airport through the installation of a "double containment" security system consisting of an outer perimeter chain link fence (Primary Containment Fence), 2.4 m in height topped with 3 strands of barbed wire, and an inner fence (Secondary Containment Fence), a minimum of 2.4 m in height. There will be no gates permitted in the Primary Containment Fence. Secured access gates will be permitted in the Secondary Containment Fence;
 - c. shall provide a safe outdoor environment adjacent to the Terminal Building by constructing earth berms, a maximum of 2.4 m in Height. The final design and configuration of these berms shall be consistent with the recommendations of a Professional Acoustic Engineer;
 - d. Landscaping located between the Terminal Building and the Secondary Containment Fence may include the planting of native short grasses and shrubs. No Landscaping shall be permitted in the area between the Primary and Secondary Containment Fences;
 - e. shall be developed in accordance with Schedule 810A Airport Protection Overlay Schedule for the City Centre Airport of this Bylaw; and
 - f. in addition to the regulations contained in this Bylaw, all development must comply with Federal and Provincial regulations as they pertain to the operation of the Edmonton City Centre Airport including those of Transport Canada, NAVCAN and the Edmonton Regional Airports Authority's Facility Alteration Permit (FAP) process.

553.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6 of this Bylaw.

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Schedule 553A



560 (AJ) Alternative Jurisdiction Zone

560.1 General Purpose

The purpose of this Zone is to provide for lands that do not require a Development Permit when operating under the jurisdiction of federal legislation, provincial legislation or the Constitution Act, and to prescribe land uses and regulations for these lands if the legal status of these lands change and they become subject to this Bylaw.

560.2 Permitted Uses

1. Any Use that is consistent with those Uses, activities and operations prescribed in the appropriate superior legislation.

560.3 Discretionary Uses

1. All Uses listed in the most restrictive Zone adjacent to the Site.

560.4 Development Regulations for Permitted and Discretionary Uses

1. A Development Permit is not required for Permitted Uses
2. If for any reason (including a change in use, ownership or legislation) lands to which this Zone applies become subject to this Bylaw, the most restrictive Zone on the adjacent lands shall apply. Any development shall be considered a Class B Discretionary Development.
3. In addition to the information normally required for a Development Application under this Bylaw, the applicant shall submit a narrative explaining how the proposed Use or development would be consistent with Plan Edmonton, any other applicable Statutory Plan, existing surrounding development and abutting Zones.

*Bylaw 12961
February 4, 2002*

4. Signs shall comply with regulations found in Schedule 59H.

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570 (CS1) Community Services 1 Zone

*Bylaw 14440
December 12, 2006*

570.1 General Purpose

The purpose of this zone is to provide for publicly and privately owned facilities of an institutional or community service nature, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

570.2 Uses

The uses listed under Sections 570.2.1 and 570.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

570.2.1. Permitted Uses

1. Cemeteries
2. Child Care Services
3. Community Recreation Services
4. Government Services
5. Public Education Services and Private Education Services
6. Public Libraries and Cultural Exhibits
7. Religious Assembly
8. Fascia On-premises Signs
9. Projecting On-premises Signs
10. Temporary On-premises Signs

570.2.2 Discretionary Uses

1. Boarding and Lodging Houses for Senior Citizens, where integrated with any other Permanent or Discretionary Use of this Zone
2. Commercial Schools, only when a temporary or part time use of an existing Permitted Use development
3. Detention and Correction Services
4. Exhibition and Convention Centres

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5. Extended Medical Treatment Services
6. Health Services
7. Indoor Participant Recreation Services
41. Natural Science Exhibits
42. Outdoor Participant Recreation Services
43. Private Clubs
44. Protective and Emergency Services
45. Recycled Materials Drop-off Centres
46. Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and 120 m² of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
47. Spectator Entertainment Establishments
48. Spectator Sports Establishments
49. Temporary Shelter Services

*Bylaw 15735
June 20, 2011*

17. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of the Bylaw, and that such Signs shall not be subject to the Setback Provisions of this Zone.
18. Freestanding On-premises Signs

*Bylaw 15892
October 11, 2011*

19. Minor Digital Off-premises Signs
20. Minor On-premises Off-premises Signs
21. Minor Digital On-premises Signs

570.2.3 Permitted Uses

1. Minor Home Based Business
2. Row Houses, on a Site of less than 1.4 ha
3. Fascia On-premises Signs

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570.2.4 Discretionary Uses

1. Child Care Services accessory to a residential use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. Stacked Row Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to grade.
6. Freestanding On-premises Signs
7. Temporary On-premises Signs

570.3.1 Development Regulations for Uses Listed Under Sections 570.2.1 and 570.2.2

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 4.5 m.
4. The maximum Building Height shall be 10.m
5. Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4) as required. In such cases, a Permitted Use shall become a Discretionary Use.
6. Signs shall comply with the regulations found in Schedule 59C.

570.3.2 Development Regulations for Uses Listed Under Section 570.2.2

1. Where development does not comply with the requirements of subsection 570.3.(1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.

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*Bylaw 16032
March 16, 2012*

2. Where this Zone abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an environmental review, in accordance with subsection 540.4(5) of this Bylaw.

570.4.1 Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4

*Bylaw 15735
June 20, 2011*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking public roadway other than a Lane, not less than 4.5 m shall be provided.
7. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².

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10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
11. Notwithstanding the other regulations of this Zone, where Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required from any Stacked Row House or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a Stacked Row House or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the 7.5 m minimum Setback for Stacked Row Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
 - c. a solid screen fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
12. Notwithstanding Section 20 of this Bylaw, the Development Officer shall not issue any notices of a development permit for a Row House Use, even if it is a Class B Development.
 13. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a residential use that straddles two or more Community Services Zones.

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14. Signs shall comply with the regulations found in Schedule 59A.

570.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

571 (CS2) Community Services 2 Zone

*Bylaw 14440
December 12, 2006*

571.1 General Purpose

The purpose of this zone is to provide an area of public land for active and passive recreation uses, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

571.2 Uses

The uses listed under Sections 571.2.1 and 571.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

571.2.1 Permitted Uses

1. Carnivals, for periods not exceeding four days
2. Child Care Services
3. Community Recreation Services
4. Indoor Participant Recreation Services
5. Outdoor Participant Recreation Services
6. Public Park
7. Fascia On-premises Signs
8. Projecting On-premises Signs
9. Temporary On-premises Signs

571.2.2 Discretionary Uses

1. Natural Science Exhibits
2. Public Libraries and Cultural Exhibits

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3. Restaurants, for less than 100 occupants and 120 m² of Public Space
4. Specialty Foods Services, for less than 100 occupants and 120 m² of Public Space
5. Spectator Entertainment Establishments
6. Spectator Sports Establishments
7. Tourist Campsites
8. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

9. Minor Digital Off-premises Signs
10. Minor On-premises Off-premises Signs
11. Minor Digital On-premises Signs

571.2.3 Permitted Uses

1. Minor Home Based Business
2. Row Houses, on a Site of less than 1.4 ha
3. Fascia On-premises Signs

571.2.4 Discretionary Uses

1. Child Care Services accessory to a residential use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. Stacked Row Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to grade.
6. Freestanding On-premises Signs
7. Temporary On-premises Signs

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571.3.1 Development Regulations for Uses Listed Under Sections 571.2.1 and 571.2.2

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be 4.5 m.
4. The maximum building Height shall 10.0 m unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones.
5. Signs shall comply with the regulations found in Schedule 59C.

571.4.1 Development Regulations for Uses Listed Under Sections 571.2.3 and 571.2.4

*Bylaw 15735
June 20, 2011*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be 7.5 m.

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*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking public roadway other than a Lane, not less than 4.5 m shall be provided.
7. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².
10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
11. Notwithstanding the other regulations of this Zone, where Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required from any Stacked Row House or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a Stacked Row House or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.The Development Officer shall not reduce the 7.5 m minimum Setback for Stacked Row Housing or Row Housing in new suburban developments;
- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;

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- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
- 12. Notwithstanding Section 20 of this Bylaw, the Development Officer shall not issue any notices of a development permit for a Row House Use, even if it is a Class B Development.
 - 13. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a residential use that straddles two or more Community Services Zones.
 - 14. Signs shall comply with the regulations found in Schedule 59A.

571.4.2 Additional Development Regulations for all Uses Listed in this Zone

- 1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

572 (CS3) Community Services 3 Zone

*Bylaw 14440
December 12, 2006*

572.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural land use activities and a limited range of other uses, that do not prejudice the future use of these lands for urban use, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

572.2 Uses

The uses listed under Sections 572.2.1 and 572.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

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572.2.1 Permitted Uses

1. Farms
2. Fascia On-premises Signs

572.2.2 Discretionary Uses

1. Drive-in Motion Picture Theatres
2. Greenhouses, Plant Nurseries and Market Gardens
3. Major Home Based Businesses
4. Minor Home Based Businesses
5. Minor Impact Utility Services
6. Natural Resource Development
7. Outdoor Participant Recreation Services, where lawfully existing on June 14, 2001, the effective dates of the Edmonton Zoning Bylaw 12800, on the same site only
8. Public Education Services, where the Site is designated as a school/park site by the Neighbourhood Structure Plan
9. Public Park
10. Residential Sales Centre
11. Single Detached Housing
12. Small Animal Breeding and Boarding Establishments
13. Tourist Campsites
14. Freestanding Off-premises Signs
15. Temporary On-premise Signs

572.2.3 Permitted Uses

1. Minor Home Based Business
2. Row Houses, on a Site of less than 1.4 ha
3. Fascia On-premises Signs

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572.2.4 Discretionary Uses

1. Child Care Services accessory to a residential use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. Stacked Row Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to grade.
6. Freestanding On-premises Signs
7. Temporary On-premises Signs

572.3.1 Development Regulations for Uses Listed Under Sections 572.2.1 and 572.2.2

1. The minimum Site Area shall be 8 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be 7.5 m.
5. The maximum Building Height shall be 10.m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.
6. Signs shall comply with the regulations found in Schedule 59A.

572.3.2 Development Regulations for Uses Listed Under Section 572.2.2

1. The Development Officer shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing and development of such lands for future urban use on a planned basis.
2. The Development Officer may specify the length of time a use is permitted in this Zone, having regard to the intent of clause (1) above, and the staging of servicing and general residential development of the subject land.

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572.4.1 Development Regulations for Uses Listed Under Sections 572.2.3 and 572.2.4

*Bylaw 15735
June 20, 2011*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking public roadway other than a Lane, not less than 4.5 m shall be provided.
7. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².
10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.

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11. Notwithstanding the other regulations of this Zone, where Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required from any Stacked Row House or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a Stacked Row House or Row House unit where:
- i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the 7.5 m minimum Setback for Stacked Row Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
- c. a solid screen fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
12. Notwithstanding Section 20 of this Bylaw, the Development Officer shall not issue any notices of a development permit for a Row House Use, even if it is a Class B Development.
13. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a residential use that straddles two or more

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Community Services Zones.

14. Signs shall comply with the regulations found in Schedule 59A.

572.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

573 (CS4) Community Services 4 Zone

*Bylaw 14440
December 12, 2006*

573.1 General Purpose

The purpose of this Zone is to conserve agricultural and rural land use activities, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

573.2 Uses

The uses listed under Sections 573.2.1 and 573.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

573.2.1 Permitted Uses

1. Farms
2. Fascia On-premises Signs

573.2.2 Discretionary Uses

1. Community Recreation Services
2. Greenhouses, Plant Nurseries and Market Gardens
3. Major Home Based Businesses
4. Minor Home Based Businesses
5. Minor Impact Utility Services
6. Natural Resource Development
7. Outdoor Participant Recreation Services, where lawfully existing on the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.
8. Protective and Emergency Services

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9. Single Detached Housing
10. Small Animal Breeding and Boarding Establishments
11. Freestanding Off-premises Signs
12. Temporary On-premise Signs

573.2.3 Permitted Uses

1. Minor Home Based Business
2. Row Houses, on a Site of less than 1.4 ha
3. Fascia On-premises Signs

573.2.4 Discretionary Uses

1. Child Care Services accessory to a residential use
2. Major Home Based Business
3. Residential Sales Centre
4. Row Housing, on a Site larger than 1.4 ha
5. Stacked Row Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to grade.
6. Freestanding On-premises Signs
7. Temporary On-premises Signs

573.3.1 Development Regulations for Uses Listed Under Sections 573.2.1 and 573.2.2

1. The minimum Site Area shall be 32 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be 7.5 m.

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5. The maximum Building Height shall be 10.m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.
6. Signs shall comply with the regulations found in Schedule 59A.

573.4.1 Development Regulations for Uses Listed Under Sections 573.2.3 and 573.2.4

*Bylaw 15735
June 20, 2011*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
2. The maximum Height shall not exceed 10.0 m nor 2½ Storeys.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking public roadway other than a Lane, not less than 4.5 m shall be provided.
7. Separation Space shall be provided in accordance with Section 48 of this Bylaw.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m² per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m² of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m².

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10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
11. Notwithstanding the other regulations of this Zone, where Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of 7.5 m shall be required from any Stacked Row House or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a Stacked Row House or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the 7.5 m minimum Setback for Stacked Row Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use;
 - c. a solid screen fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
12. Notwithstanding Section 20 of this Bylaw, the Development Officer shall not issue any notices of a development permit for a Row House Use, even if it is a Class B Development.
 13. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a

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residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a residential use that straddles two or more Community Services Zones.

14. Signs shall comply with the regulations found in Schedule 59A.

573.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

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600 Agriculture and Reserve Zones

610 (AG) Agricultural Zone

610.1 General Purpose

The purpose of this Zone is to conserve agricultural and rural land use activities.

610.2 Permitted Uses

1. Farms
2. Fascia On-premises Signs

610.3 Discretionary Uses

1. Community Recreation Services
2. Greenhouses, Plant Nurseries and Market Gardens
3. Major Home Based Business
4. Minor Home Based Business
5. Minor Impact Utility Services
6. Natural Resource Development
7. Protective and Emergency Services
8. Single Detached Housing
9. Small Animal Breeding and Boarding Establishments
10. Freestanding On-premises Signs
11. Temporary On-premises Signs

*Bylaw 14240
March 23, 2006*

12. Outdoor Participant Recreation Services, where lawfully existing on the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.

610.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 32 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be 7.5 m.

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*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be 7.5 m.
5. The maximum building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than the single detached Dwelling.
6. Signs shall comply with the regulations found in Schedule 59A.

620 (AGU) Urban Reserve Zone

620.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural land use activities and a limited range of other uses, that do not prejudice the future use of these lands for urban use.

620.2 Permitted Uses

1. Farms
2. Fascia On-premises Signs

620.3 Discretionary Uses

1. Drive-in Motion Picture Theatres
2. Greenhouses, Plant Nurseries and Market Gardens
3. Major Home Based Business
4. Minor Home Based Business
5. Minor Impact Utility Services
6. Natural Resource Development
7. Public Education Services, where the Site is designated as a school/park Site by a Neighbourhood Structure Plan
8. Public Park
9. Residential Sales Centre
10. Single Detached Housing
11. Small Animal Breeding and Boarding Establishments

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12. Tourist Campsites
13. Freestanding On-premises Signs
14. Temporary On-premises Signs

*Bylaw 14240
March 23, 2006*

15. Outdoor Participant Recreation Services, where lawfully existing on June 14, 2001, the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.

620.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 8 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be 7.5 m.
5. The maximum building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.
6. Signs shall comply with the regulations found in Schedule 59A.

620.5 Additional Development Regulations for Discretionary Uses

1. The Development Officer shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing and development of such lands for future urban use on a planned basis.
2. The Development Officer may specify the length of time a use is permitted in this Zone, having regard to the intent of clause (1), above, and the staging of servicing and general residential development of the subject land.

630 (AGI) Industrial Reserve Zone

630.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural land use activities that do not prejudice future use when the lands are required for Industrial Use.

Edmonton Zoning Bylaw 12800

630.2 Permitted Uses

1. Farms
2. Fascia On-premises Signs

630.3 Discretionary Uses

1. Drive-in Motion Picture Theatres
2. Greenhouses, Plant Nurseries and Market Gardens
3. Land Treatment
4. Minor Impact Utility Services
5. Natural Resource Development
6. Outdoor Amusement Establishments

*Bylaw 14240
March 23, 2006*

7. Outdoor Participant Recreation Services, where lawfully existing on June 14, 2001, the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.
8. Recycled Materials Drop-off Centres
9. Small Animal Breeding and Boarding Establishments
10. Temporary Storage
11. Freestanding On-premises Signs

*Bylaw 15735
June 20, 2011*

12. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

*Bylaw 15892
October 11, 2011*

13. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
14. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
15. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
16. Temporary On-premises Signs

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630.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 8 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be 7.5 m.

5. The maximum building Height shall be 10.0 m, except in the case of buildings or structures Accessory to a Farm, other than a single detached Dwelling.

6. Signs shall comply with the regulations found in Schedule 59A.

630.5 Additional Development Regulations for Discretionary Uses

1. The Development Officer shall not approve any development which, in his opinion, would substantially alter the existing state of the land; require structures, footings or foundations that cannot be removed or relocated, at a nominal cost to the applicant or owner; or prejudice the future economic subdivision and industrial development of adjacent land on a planned basis.
2. The Development Officer may specify the length of time a Use shall be permitted in this Zone, having regard to the intent of clause (1), above, and the staging of servicing and general industrial development of the subject land.

700 Direct Control Provisions

710 (DC1) Direct Development Control Provision

710.1 General Purpose

The purpose of this Provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- a. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- b. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

710.2 Application

1. This Provision shall only be applied:
 - a. where specified by an Area Structure Plan or Area Redevelopment Plan; or
 - b. to those historical resources that have been designated by the Minister or by Council, in accordance with the Historical Resources Act.

710.3 Uses

1. A Development Permit may be issued for those Uses prescribed for the land, in an approved Area Redevelopment Plan or Area Structure Plan, or those Uses consistent with its designation under the Historical Resources Act.

710.4 Development Regulations

1. All developments shall comply with the development regulations contained in an approved Area Redevelopment Plan or Area Structure Plan, except that any regulations or conditions applying as a result of designation of a historical resource under the Historical Resources Act, shall take precedence.
2. In the case of designated historical resources, any application to demolish, alter, restore or repair a building or structure, or to excavate or otherwise disturb land, shall require prior written authority, in accordance with the Historical Resources Act.
3. A development may also be evaluated with respect to its compliance with:
 - a. the objectives and policies of an applicable Statutory Plan;
 - b. the General Regulations and Special Land Use Provisions of this Bylaw; and
 - c. the regulations of abutting Zones.

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4. Signs shall comply with the regulations found in Schedule 59H.

710.5 Information Requirements

1. In addition to the information normally required for a Development Application under this Bylaw, the applicant shall submit all information specified in an applicable Area Redevelopment Plan or Area Structure Plan and a narrative explaining how the proposed Use or development would be consistent with the intent of the Provision.
2. If the Development Application concerns a historical resource designated under the Historical Resources Act, a Copy of the Minister's written approval or Council's written approval, as may be required, shall be submitted with the application.
3. The Development Officer may request any additional information he deems appropriate in order to determine whether the proposed Use or development is consistent with an approved Statutory Plan.

720 (DC2) Site Specific Development Control Provision

720.1 General Purpose

The purpose of this Provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

720.2 Application

1. The Provision shall only be applied to a Site to regulate a specific proposed development under the following circumstances:
 - a. the proposed development exceeds the development provisions of the closest equivalent conventional Zone;
 - b. the proposed development requires specific/comprehensive regulations to ensure land use conflicts with neighbouring properties are minimized;
 - c. the Site for the proposed development has unique characteristics that require specific regulations; or
 - d. the ongoing operation of the proposed development requires specific regulations.

720.3 Contents

1. The applicant shall provide a proposed Direct Control Provision that must contain the following:
 - a. the legal description of the Site to which the proposed Provision shall apply;
 - b. Use Class Opportunities; and

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- c. Development Regulations for Use Class Opportunities.
2. The applicant shall submit a Site Plan. The Site Plan shall be appended to the Bylaw that adopts this Provision, and all development in the Provision shall be in accordance with the Site Plan. Building elevations may also be required. The Site Plan will illustrate the issues that necessitated the use of Direct Control and may include:
 - a. location on the Site of specific Uses, including any accessory Uses and activities;
 - b. details or elements necessary to better achieve land Use compatibility, such as Urban Design and architectural treatment of structures, increased separation spaces, Landscaping, and the like; and
 - c. any staging of the development.

The Site Plan will not restrict other provisions of the Zoning Bylaw that were not at issue at the time of the application of the Direct Control Provision.

3. All Regulations in the Zoning Bylaw shall apply to development in the Direct Control Provision, unless such Regulations are specifically excluded or modified in a Direct Control Provision.
4. Signs shall comply with the regulations found in Schedule 59H.

720.4 Information Requirements

1. In addition to the requirements of Section 24, the applicant shall:
 - a. submit the proposed Direct Control Provision;
 - b. submit a narrative explaining why the Direct Control Provision is warranted, having regard for the criteria specified in subsection 720.2;
 - c. contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Rezoning Application;
 - d. outline to the affected parties, the details of the application and solicit their comments on the application;
 - e. document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - f. submit the documentation as part of the Rezoning Application.

*Bylaw 13228
December 5, 2002*

800 Overlays

800 City-Wide Master Overlay

800.1 General Purpose

The purpose of this Overlay is to provide a means to alter or specify regulations for Permitted and Discretionary Uses in otherwise appropriate Zones, in order to achieve the local planning objectives in specially designated areas, throughout the City of Edmonton, as provided for in the Edmonton Municipal Development Plan.

800.2 Application

1. This Master Overlay shall only be applied to Zones where specified through an amendment to the Zoning Bylaw in the form of an Overlay other than an Industrial Plan Overlay, which shall include:
 - a. the name of any applicable Statutory Plan and its boundaries;
 - b. a map of the location(s) or neighbourhood(s) affected by the Overlay at an appropriate scale, which may indicate the designation, location and boundaries of each underlying Zone; and
 - c. every Regulation specified or changed by the Overlay.
2. The Overlay shall not be used:
 - a. in conjunction with a Direct Control Provision;
 - b. to alter Permitted or Discretionary Uses, Floor Area Ratio or Density except in accordance with subsection 800.4;
 - c. where the proposed regulations or changes to the regulations of an underlying Zone:
 - i. are significant enough to be inconsistent with the general purpose of that Zone and the designation of another Zone would be more appropriate;
 - ii. are not merely related to local planning objectives but would have sufficient general application to warrant an amendment to the text of the underlying Zone itself; or
 - iii. are intended to provide such detailed or Site specific discretionary control over the design and siting of development that the use of a Direct Control Provision would be more appropriate;
 - d. to allow more than one Single Detached Dwelling on a lot;
 - e. to alter the following Sections of this Bylaw:
 - i. Sections 1 through 10, inclusive;

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- ii. Sections 11 through 25, inclusive, except that new fees may be established for new Use Classes and new Zones, with respect to rezoning and Development Permit Applications;
- iii. Section 41;
- iv. Sections 56 and 57, inclusive;
- v. Sections 710 and 720, inclusive; and
- vi. Section 900.

800.3 Uses

The Permitted Uses specified in the underlying Zones are permitted and the Discretionary Uses specified in the underlying Zone are discretionary, subject to the regulations concerning land Use, as specified in the Overlays.

800.4 Development Regulations

1. The regulations provided in the Overlay shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of the Overlay and those of the underlying Zone, the provisions of the Overlay shall take precedence and effect.
 2. Notwithstanding clause (1), above, the provisions of both the Airport Protection Overlay and Floodplain Protection Overlay shall take precedence over the provisions of any other Overlay.
 3. The Overlay may change or specify regulations and submission requirements, as provided below, and may specify the conditions under which such changed or specified regulations would apply:
 - a. the total residential Density;
 - b. Site dimensions and Area;
 - c. the building Height;
 - d. the size and Floor Area Ratio for each Use Class or group of Use Classes;
- Bylaw 15735
June 20, 2011*
- e. Setback requirements;
 - f. Separation Spaces;
 - g. Amenity Area requirements;
 - h. parking requirements for each Use Class or groups of Use Classes;
 - i. architectural and Site design requirements;

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- j. performance criteria;
- k. Landscaping requirements;
- l. canopy and arcade requirements;
- m. regulations pertaining to Accessory structures;
- n. signage requirements;
- o. regulations pertaining to special environmental considerations, which may include such things as geotechnical, flood proofing, noise attenuation and servicing requirements; and
- p. regulations pertaining to special public consultation requirements for any Development Permit Application.

810 (APO) Airport Protection Overlay

810.1 General Purpose

The purpose of this Overlay is to provide for the safe and efficient operation of airports within and near the municipal boundary of the City of Edmonton through the regulation of building Heights and land Uses in addition to the requirements of the underlying Zones in their vicinity.

810.2 Application

1. This Overlay applies to all lands included in an established Airport Protection Overlay Schedule and the boundaries shall include all that land situated within the outer boundary of the Conical Surface and, without limiting the generality of the foregoing may include:
 - a. land situated within the 30, 35 and 40 noise exposure forecast areas;
 - b. land situated under the Take Off/Approach Surfaces, the Horizontal Surface, the Transitional Surfaces and the strip;
 - c. land situated within the Electronic Facilities Protection areas including those areas described as the Localizer, the Receiver Site and the Glide Path; and
 - d. land situated under the boundaries of the Control Tower View Plane.

810.3 Development Regulations

1. The maximum Height of a development situated within an Airport Protection Overlay Schedule, including all appurtenances, temporary construction equipment and those items listed in Section 52 of this Bylaw, shall not penetrate the following surfaces and shall be determined with respect to its location, in whole or in part, within them:

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- a. the Inner Horizontal Surface, being a plane established at a consistent elevation of 45.72 m above the airport reference point and extending outward to a radius of 2438.4 m;
 - b. the Conical Surface, being a surface measured out from the outer circumference of the inner horizontal surface and rising in a 1:20 slope to 76.21 m above the level of the Inner Horizontal Surface;
 - c. the Take Off/Approach Surface, consisting of inclined planes diverging upwards and outwards from a fixed point at the end of the runway. The slope of the inclined plane and its extent varies with the function of the airport and it shall be established based on information provided by Transport Canada; and
 - d. the Transitional Surfaces, prescribed by Transport Canada, consisting of inclined planes diverging outwards from the side of the Take Off/Approach Surfaces until it intersects the Inner Horizontal Surface or as otherwise specified.
2. Where the baseline measurement of the several protection surfaces noted, in clause (1), above, and the elevation of the final Grade of a proposed development Site differ, the maximum Height allowable shall be the distance from the elevation of the final Grade of the Site to the elevation of the protection surface.
 3. The building Heights for the Localizer Protection Surface, as defined by Transport Canada, are guidelines for the Development Officer in determining possible interference with electronic equipment as a result of the use of metal walled structures in construction. The following procedure is applicable:
 - a. where a proposal to develop land within the Localizer Protection Surface exceeds the Height of the surface, the Development Officer shall forward the application to Transport Canada for technical comment prior to further processing; and
 - b. the Heights of the surface are guidelines for the Development Officer who shall render his decision or establish appropriate conditions, based upon individual analysis of the application, having regard to Transport Canada's comments.
 4. Applications to erect or construct on any land within the Localizer, as defined by Transport Canada, shall be governed by the following regulations:
 - a. no metal objects shall be permitted higher than 1.22 m; and
 - b. no non-metallic objects shall be permitted higher than 2.44 m.
 5. Applications to erect or construct on any land within the Glide Path shall be forwarded to Transport Canada for technical comment. Applications to develop any building, metallic fence, sign, overhead line, mast, tower, or similar development shall be analyzed on an individual basis and may be refused, notwithstanding that a Use is listed as Permitted, if it is deemed that such Use shall interfere with the operation of electronic equipment.

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6. Applications to erect or construct on any land within the Receiver Site as defined by Transport Canada shall be forwarded to Transport Canada. Applications that include vehicular parking facilities, heavy electrical equipment, electric welding or high tension power lines shall be analyzed on an individual basis and may be refused, notwithstanding the fact that a Use is listed as Permitted, if it is deemed that such Use shall result in electronic interference effects.
7. Construction on any land within the boundaries of the Control Tower View Plane, which is a surface measured out from control tower eye level at a slope of 1.29 until it intersects the Inner Horizontal Surface at 45.72 m above the airport reference point, shall not exceed in Height the elevation at that point of the Control Tower View Plane identified in a Schedule to this Bylaw.
8. The Use or development of any land within this Overlay must not cause any objectionable or dangerous condition that would interfere with the safety of airport operations. A development within the Airport Protection Overlay shall not, in the opinion of the Development Officer with due regard to Transport Canada's comments, cause excessive:
 - a. discharge of toxic, noxious or other particulate matter into the atmosphere as in the case of:
 - i. a plant for primary metal production, metal processing, the processing of wood or wood products, the processing of coal, the processing of natural gas or its derivatives, the manufacture of asphalt, ready-mixed concrete, or gravel crushing, or meat packing;
 - ii. Major Impact Utility Services;
 - iii. a hay or forage drier, seed cleaning plant or feed mill plant; and
 - iv. a plant for the manufacture of products from petroleum, natural gas or hydrocarbons derived from oil sands, chemical or allied products, pulp or paper products, stone, clay or glass products, cement or lime products, fertilizers or animal by-products;
 - b. radiation or interference through the use of electric or electronic equipment such as:
 - i. diathermy equipment;
 - ii. industrial x-ray equipment; and
 - iii. equipment used for commercial purposes that employ an electric arc;
 - c. fire and explosive hazards; and
 - d. accumulation of any material or waste edible by, or attractive to birds, as in the case of the following:
 - i. garbage disposal Sites;

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- ii. feedlots;
 - iii. flat, poorly drained roofs; and
 - iv. drive-in restaurants.
9. All buildings within the Airport Protection Overlay shall have clearance lights of a size and design necessary to ensure aviation safety.

810.4 Submission Requirements

In addition to the general submission requirements of this Bylaw, where required by the Development Officer, an application for a Development Permit for land in an Airport Protection Overlay Schedule must provide the following information:

- a. the Grade elevation of the highest point of the proposed building Site, to be referenced to geodetic elevations. Geodetic elevation is the elevation of a point and its vertical distance, determined by employing the principles of geodesy above or below an assumed level surface or datum;
- b. the proposed building Height, in metric measurement, including clearance lights, mechanical penthouses, antennas, building cranes during construction, receiving or transmitting structures, masts, flagpoles, clearance markers or any other erection beyond the Height of the principal building structure; and
- c. a narrative explaining any effects that the proposed development may have on the environment, with respect to those matters listed in subsection 810.4(8).

810A Airport Protection Overlay Schedule for the City Centre Airport

810A.1 Application

- 1) This Schedule to Section 810, the Airport Protection Overlay for the City Centre Airport, applies to the lands within the boundaries of the Surfaces described below and as shown in Appendix I. All regulations of Section 810 shall apply in accordance with this Schedule.

810A.2 Description of Surfaces

The surfaces referred to in subsection 810.4 that apply to the City Centre Airport are located and described as follows:

- a. the Inner Horizontal Surface, the centre of which is the airport reference point, is located at 19480526.136 North and 105214.606 East, the radius is 2438.4 m and the elevation is 45.72 m above the baseline measurement of 670.56 m above sea level;
- b. the Conical Surface is measured outward from the outer circumference of the

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Inner Horizontal Surface and rises in a 1:20 slope to 76.21 m above the level of the Inner Horizontal Surface;

- c. the several runway approach surfaces abutting each end of the runways are described as follows:
- i. Runway 16 - extends outward from a point at 19483298.210 North and 106070.140 East and measures 152.4 m either side of the centre line diverging at a ratio of 3:20 and increasing in slope at a ratio of 1:50 until at 7620 m from the point of commencement where the approach surface measures 1295.4 m on either side of the projected centre line of the runway at an elevation of 152.43 m above the base line the measurement is 668.12 m above sea level;
 - ii. Runway 34 - extends outward from a point at 19477598.360 North and 106110.210 East and measures 152.4 m either side of the centre line of the runway, diverging at a ratio of 3:20 and increasing in slope at a ratio of 1:50 until, at 7 620 m from the point of commencement where the approach surface measures 1 295.4 m on either side of the projected centre line of the runway at an elevation of 152.43 m above the base line the measurement is 664.46 m above sea level;
 - iii. Runway 11 - extends outward from a point at 19482323.450 North and 102637.560 East and measures 76.20 m either side of the centre line of the runway, diverging at a ratio of 1:10 and increasing in slope at a ratio of 1:40 until, at 4 876.8 m from the point of commencement where the approach surface measures 609.6 m on either side of the projected centre line of the runway at an elevation of 121.92 m above the base line, the measurement is 670.56 m above sea level; and
 - iv. Runway 29 - extends outward from a point at 19477966.240 North and 106632.340 East and measures 76.20 m either side of the centre line of the runway, diverging at a ratio of 1:10 and increasing in slope at a ratio of 1:40 until, at 4 876.8 m from the point of commencement where the approach surface measures 609.6 m on either side of the projected centre line or the runway at an elevation of 121.92 m above the base line, the measurement is 664.46 m above sea level; and
- d. the following surfaces are defined in Appendix I to this Schedule:
- i. Localizer;
 - ii. Localizer Protection Surfaces;
 - iii. Control Tower View Plane;
 - iv. Receiver Site;
 - v. Glide Path;
 - vi. Transitional Surfaces; and

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- vii. Transitional Surfaces west of the Downtown Development Area.

810A.3 Special Regulations for the Downtown Development Area

Notwithstanding subsection 810.4, the maximum Height of a development within the Downtown Development Area, defined in Appendix I to this Schedule, shall not exceed a Height of 815.34 m above sea level.

811 North Saskatchewan River Valley and Ravine System Protection Overlay

811.1 General Purpose

The purpose of this Overlay is to provide a development setback from the North Saskatchewan River Valley and Ravine System.

811.2 Application

1. This Overlay applies to:
 - a. all lands within the North Saskatchewan River Valley and Ravine System, as shown on Appendix I to this Overlay; and
 - b. all lands within 7.5 m of the North Saskatchewan River Valley and Ravine System as shown on Appendix I to this Overlay.
2. Notwithstanding the boundary, as referenced in subsection 811.2 (1), the boundary is a general boundary and is subject to more precise location where such location is established through the approval of Plans of Subdivision or survey plans of the top-of-the-bank. In such cases, the Development Officer will amend the map to reflect the more precise boundary.

811.3 Development Regulations

1. All developments shall maintain a minimum 7.5 m Setback from the North Saskatchewan River Valley and Ravine System, as shown on Appendix I to this Overlay.

*Bylaw 16032
March 16, 2012*

2. The Development Officer may allow a variance to the Setback requirements of subsection 811.3(1), under the provisions of Sections 11.3 and 11.4 of this Bylaw. In considering a variance, the Development Officer shall require a letter from the registered owner of a property indicating that a variance is being requested and that a survey line has been staked. The Development Officer shall then notify staff from Sustainable Development and Community Services who shall, together with the owner of the land or his representative and the surveyor, field check the line and advise the Development Officer on the merits of the variance being requested. Any variance granted shall be recorded on the survey and filed with the Development Permit Applications affecting the Site.

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3. Any development on a Site that abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System, as shown in Appendix I to this Overlay, shall be accompanied by a report prepared by a registered Professional Engineer, and as set out in subsection 14.1 of this Bylaw, that details:
 - a. the required Setback for structures on the Site; and
 - b. any development conditions for the property required to prolong the stability of the bank.

*Bylaw 16032
March 16, 2012*

The Development Officer shall seek the advice of Transportation Services with respect to these applications and may approve the conditions or refuse such applications accordingly.

812 (FPO) Floodplain Protection Overlay

812.1 General Purpose

The purpose of this Overlay is to provide for the safe and efficient use of lands which may be within the defined floodplains of the North Saskatchewan River and its tributaries within the City of Edmonton through the regulation of building Heights and elevations, openings into buildings, Uses of portions of buildings, Grades and Landscaping in addition to the requirements of the underlying Zone in their vicinity.

812.2 Application

1. This Overlay applies to those lands identified on the Appendices to this Overlay.

812.3 Development Regulations and Submission Requirements

1. For all developments situated within a Floodplain Protection Overlay, subsection 14.4 of this Bylaw shall apply.
2. Submission of a certificate from a Professional Engineer or Architect shall be required in accordance with the guidelines of the Floodplain Management Policies of the applicable plan, as follows:
 - a. North Saskatchewan River Valley Area Redevelopment Plan;
 - b. Cloverdale Area Redevelopment Plan;
 - c. Rossdale Area Redevelopment Plan; and
 - d. Riverdale Area Redevelopment Plan.

813 Major Commercial Corridors Overlay

813.1 General Purpose

The purpose of this Overlay is to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety.

813.2 Application

1. This Overlay applies to those lands identified as Major Commercial Corridors in the Appendices to this Overlay Schedule.
2. Where the provisions of this Overlay are in conflict with regulations of any other Section of this Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of this Overlay shall be applied in conjunction with the regulations of the underlying Zone(s) and other Sections of the Zoning Bylaw.

813.3 Definitions

1. For the purposes of this Overlay, the following definitions shall apply:
 - a. Major Arterial Roads: those portions of the following roads shown on the Appendices to this Overlay:
 - i. St. Albert Trail;
 - ii. 137 Avenue;
 - iii. 127 Street;
 - iv. Stony Plain Road;
 - v. 100 Avenue;
 - vi. 170 Street;
 - vii. Anthony Henday Drive;
 - viii. Calgary Trail, Calgary Trail Northbound and Calgary Trail Southbound;
 - ix. 103 Street;
 - x. 103A Street;
 - xi. 104 Street;
 - xii. Whitemud Drive;

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- xiii. Fort Road; and
 - xiv. Manning Drive.
- b. Arterial Roads: - those roads, shown on the Appendices to this Overlay, other than those listed in clause (a), above, which are defined as arterial roads in the City of Edmonton Transportation System Bylaw.

813.4 Development Regulations

1. All development on a Site shall be constructed using similar architectural themes. An exception may be made to this general requirement where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.
2. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or shall be concealed by incorporating it within the building roof.
3. Any business premises or multiple occupancy building having a Floor Area greater than 3 000 m² or a single wall length greater than 40.0 m that is visible from an adjacent Arterial Road or Major Arterial Road shall comply with the following development regulations:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - b. the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building; and
 - c. Landscaping adjacent to exterior walls visible from an adjacent Arterial Road or Major Arterial Road shall be used to minimize the perceived mass of the building and to create visual interest.

*Bylaw 15735
June 20, 2011*

4. A minimum building Setback of 14.0 m shall be provided adjacent to the Major Arterial Roads and the intersecting Arterial Roads within the Major Commercial Corridors. The Development Officer may use variance power to reduce this minimum building Setback to the minimum applicable width of the Setback required by this Overlay where:
 - a. the proposed development or the proposed development in conjunction with any existing development, does not exceed a Floor Area of 1 000 m², nor 7.0 m in Height; or
 - b. the proposed development lies adjacent to an existing service road;

provided that the Landscaping and building treatments minimize the perception of massing and create a high standard of building appearance.

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5. For buildings greater than 3 000 m² in Floor Area and with a Height greater than 8.0 m, the Development Officer shall require that the building Setbacks required in subsection 813.4(4), above be increased to minimize the perceived mass of the building and to ensure a high standard of appearance. The maximum building Setback required by the Development Officer shall not exceed one-half of the length of the building wall located next to the property line from which the Setback is measured. For the purpose of determining Height in this subsection, an architectural feature, such as a tower or peak, which is proposed to reduce the perceived mass of the building or to add architectural interest, as required by subsection 813.4(3)(a), above, shall be excluded from the calculation of the Height of the building.

*Bylaw 15735
June 20, 2011*

6. a) Setbacks with a minimum Width of 7.5 m shall be provided adjacent to Major Arterial Roads within the Major Commercial Corridors and adjacent Arterial Roads that directly intersect such Major Arterial Roads. However, the Development Officer may use variance power to reduce this Setback requirement to a minimum Width of 4.5 m, provided that:
 - i. the average Width of the Setback is not less than 6.0 m; and
 - ii. this Setback width relaxation is required to allow for a more efficient utilization of the Site and the relaxation shall result in an articulation of the Setback width that shall enhance the overall appearance of the Site.
- b) within the Setback areas specified above, a minimum of five deciduous trees (with a minimum Calliper of 6 cm), three coniferous trees (with a minimum Height of 3.0 m), and 20 shrubs shall be required for each 35.0 m of lineal Yard Frontage. A continuous screen, an average of 0.75 m in Height, shall be provided within the required Setback area, through a combination of berming and shrub planting.

*Bylaw 15735
June 20, 2011*

7. a) Where:
 - i. the proposed development, or the proposed development in conjunction with any existing development, does not exceed a Floor Area of 1 000 m² nor 7.0 m in Height; and
 - ii. the architectural treatment of the building façades, as well as the juxtaposition of the buildings on the Site minimizes the perceived massing of the development when viewed from the adjacent arterial roads,

The Development Officer may use variance power to reduce the required minimum Setback Width specified in subsection 813.4(6) above to 4.5 m or to the minimum Setback Width specified in the underlying Zone, whichever is greater, adjacent to those Arterial Roads that directly intersect the Major Arterial Roads. This Setback Width of 4.5 m may be

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further reduced to that specified by the underlying Zone, for that portion of the Site beyond a distance of 15.0 m from the adjacent intersecting Major Arterial Roads.

- b) The berming provision specified by subsection 813.4(6) above shall not be required in this reduced Setback area; however, the planning treatment specified by subsection 813.4(6) shall apply.

*Bylaw 15735
June 20, 2011*

- 8. An application for a new development or for an addition to existing building(s) shall be accompanied by a Site Plan that shows the location of easement area(s) for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments, shall require that the minimum building Setbacks and the minimum Width of Setbacks specified in this Overlay, be varied where such adjustments may be necessary to ensure:
 - a. that proposed buildings do not conflict with existing or proposed servicing infrastructure; and
 - b. that the type, amount and location of Landscaping, including berms, can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.
- 9. Conceptual Landscape Plans shall be submitted, with the initial Development Permit Application, for review by the Development Officer. Prior to the issuance of the Development Permit, detailed Landscaping Plans shall be submitted to and approved by the Development Officer. All Landscaping Plans shall comply with the requirements specified by this Overlay to ensure a high standard of appearance and a sensitive transition for the surrounding land Uses.
- 10. Vehicular entrances and exits, as well as on-site and off-site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements, including handicapped movements. Loading bays shall be located in such a manner as not to impede the safe and efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land Uses.
- 11. Adjoining Sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements between Sites, wherever such access is not prohibitive due to such factors as Grade, Site configurations and the location of existing development, including utility services, and where integration is desirable due to the existing or potential type of adjacent Use. The Development Officer shall waive this requirement if the applicant for the development permit can show that after reasonable effort, exercised over a period of no less than 60 days, the applicant has been unable to obtain the required consent from the adjacent property owner(s) for integration and inter-site connections.
- 12. All on-site services for power, telephone and C.A.T.V. shall be underground. Underground power services shall also be provided for Signs requiring such services.

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13. Notwithstanding any other provisions of the Zoning Bylaw, individual business identification signs located on the facades of buildings, shall be similar in proportion, construction materials and placement. The Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
14. Gas Bars, Minor and Major Service Stations and Rapid Drive-through Vehicle Services shall be developed in accordance with the following additional criteria: in addition to the requirements of Section 72, any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

814 Mature Neighbourhood Overlay

814.1 General Purpose

The purpose of this Overlay is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

814.2 Area of Application

1. This Overlay applies to all Sites zoned RF1, RF2, RF3, RF4 and RF5 within the areas shown on the Appendix to this Overlay.

814.3 Development Regulations

*Bylaw 15735
June 20, 2011*

1. The Front Setback shall be consistent with the Setback of development on adjacent Sites and with the general context of the block face, but shall not be less than 3.0 m. Separation Space shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

2. A single Storey Unenclosed Front Porch or Veranda may project a maximum of 2.0 m into a Front Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projected space and that the Height of the front porch or veranda does not exceed one Storey.

*Bylaw 15735
June 20, 2011*

3. A single Storey Unenclosed Porch or Veranda may project a maximum of 2.0 m into a Side Setback abutting a flanking public roadway other than a Lane, providing there is at least 1.5 m between the property line and the projected

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space and that the Height of the Porch or Veranda does not exceed one Storey.

4. Where the underlying Zone allows Semi-detached or Row Housing development, the following shall apply:
 - a. the identity of individual Semi-detached or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments;
 - b. there shall be continuous frontage of Dwellings along the Site Frontage; and
 - c. each Dwelling, with street frontage shall have an entrance that fronts onto the street.
5. On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.
6. Each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area, at the front of the structure and oriented to the roadway.
7. There shall be no vehicular access from the front or flanking public roadway where an abutting Lane exists, and
 - a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line; or
 - b. the Site Width is less than 15.5 m.
8. If vehicular access is provided from the fronting public roadway, a Garage may protrude a maximum of 1.0 m beyond the front wall of the principal building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.
9. The maximum Height shall not exceed 8.6 m nor 2 1/2 Storeys.
10. The Floor Area of the upper half Storey of a 2 1/2 Storey building shall not exceed 50% of the structure's second Storey Floor Area.
11. When a structure is more than 7.5 m in Height,
 - a. dormers shall be recessed from the exterior walls of the structure;
 - b. there shall be no dormer or gable roof on the side of the structure where a Side Setback is less than 2.0 m; and
 - c. notwithstanding clauses (a) and (b), above, an exception shall be made to

*Bylaw 15735
June 20, 2011*

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allow a dormer that accommodates a stairwell to the upper 1/2 Storey, provided that the dormer does not exceed the width of the stairway and that it provides only the minimum required headroom for a staircase, as outlined in the Alberta Building Code.

12. the Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.

*Bylaw 15735
June 20, 2011*

13. Where the Site Width is 12.0 m or less,
 - a. the minimum for each interior Side Setback shall be 1.2 m, regardless of building Height;
 - b. the minimum Side Setback abutting a flanking public roadway, other than a Lane, shall be 1.5 m;
 - c. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m, and
 - d. Separation Space shall be reduced to accommodate the Side Setback requirements.

*Bylaw 15735
June 20, 2011*

14. Where the Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply.

*Bylaw 15735
June 20, 2011*

15. Where the Site Width is 18.3 m or greater:
 - a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
 - b. the minimum interior Side Setback shall be 2.0 m; and
 - c. on a corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

*Bylaw 15735
June 20, 2011*

16. Where a structure is two or more Storeys in Height and an interior Side Setback is less than 2.0 m, the applicant may be required to provide information regarding the location of windows and Amenity Areas on adjacent properties, and the windows of the proposed development shall be located to minimize overlook into adjacent properties.

*Bylaw 15735
June 20, 2011*

17. The minimum Rear Setback shall be 40% of Site depth. Row Housing not

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oriented to a public roadway, is exempt from this Overlay requirement.

*Bylaw 15735
June 20, 2011*

18. Decks and balconies greater than 1.0 m above grade may project up to 3.0 m into the minimum Rear Setback, provided that privacy screening prevents visual intrusion into adjacent properties.

*Bylaw 12961
February 4, 2002*

19. The minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2 m
20. A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.
21. A principal building shall be separated from a rear-detached Garage by a minimum of 3.0 m.
22. The Development Officer shall have regard for any applicable Statutory Plan and may where a Statutory Plan specifies, notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases, the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Development Permit and the pre-application consultation provisions shall apply.
23. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
 - b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - d. the applicant shall submit this documentation as part of the Development Application.

*Bylaw 15389
July 19, 2010*

814.4 Additional Development Regulations for Specific Areas

1. The following regulations shall apply to row housing development abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:

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*Bylaw 15735
June 20, 2011*

- a. the minimum Setback abutting 109 Street shall be 3.0 m; and
- b. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i. a sidewalk with an unobstructed walking width of 2.0 m;
 - ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a 6.0 m spacing.

The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer.

815 Medium Density Residential Overlay

815.1 General Purpose

The purpose of this Overlay is to accommodate the development of medium density housing in established areas of the City that is compatible, in mass and scale, with existing forms of lower and medium density development and that maintains the pedestrian-friendly character and streetscape of these established areas.

*Bylaw 15786
July 18, 2011*

815.2 Application

This Overlay applies to lands zoned RA8 in the areas shown on the Appendices to this Overlay.

815.3 Development Regulations for Apartment Housing

*Bylaw 12808
May 30, 2001
Bylaw 15735
June 20, 2011
July 18, 2011*

1. The Front Setback shall be consistent, within 1.0 m, with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 5.0m.

*Bylaw 15735
June 20, 2011
Bylaw 15786
July 18, 2011*

2. The maximum Height shall not exceed 14.0 m or four Storeys and when a fourth Storey is constructed, at least 50% of the upper Storey shall be set back a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Setback shall apply to both street facing façades. Where the

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development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be set back a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.

3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above grade.
4. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the yard, sidewalk and existing trees.
5. There shall be a regular pattern of front entrances along an abutting public roadway, other than a Lane. This may be achieved through such means as:
 - a. all ground floor Dwellings, with street frontage, shall have an entrance that fronts onto the street; or
 - b. all Dwellings shall have direct access to a front entrance hall. A front entrance hall shall serve only those units on either side of the entrance, with each front entrance serving no more than 12 Dwellings.

*Bylaw 15735
June 20, 2011*

6. One Storey features, such as bay windows, front porches, entrance features, etc., shall be allowed to project into a Front Setback or Side Setback abutting a flanking roadway to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.
7. Architectural treatment of all façades of the building shall create a unified building exterior. The building shall include the following design elements to reduce the perceived mass and add architectural interest:
 - a. articulation of the façade;
 - b. creation of architectural pattern;
 - c. the use of recessions and projections, such as porches, bay windows and entrance features; and
 - d. the use of a variety of exterior building cladding materials and colours.
8. Where the Basement consists of non-habitable development, that portion of the Basement above grade, which faces onto a public roadway, other than a Lane, shall be concealed through such means as extension of the façade treatment, use of planters and Landscaping.
9. Balconies shall not comprise more than 50% of a façade facing a public roadway, other than a Lane. Balconies facing a public roadway, other than a Lane, shall appear to be recessed or partially recessed.

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*Bylaw 12808
May 30, 2001
Bylaw 15735
June 20, 2011*

10. The minimum Side Setback shall be 1.5 m. This Side Setback requirement shall also apply to Apartments or Stacked Row Housing located adjacent to a Site where Single Detached Housing is a Permitted Use. Where the Side Yard abuts an arterial public roadway other than a lane, the minimum Side Setback shall be 4.5 m. Separation Space shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.
11. The Development Officer shall have regard for any applicable Statutory Plans and may, where a Statutory Plan specifies, notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development and the pre-application consultation provisions shall apply.
12. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
 - b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - d. the applicant shall submit this documentation as part of the Development Application.

815.4 Except Stacked Row Housing and Apartment Housing

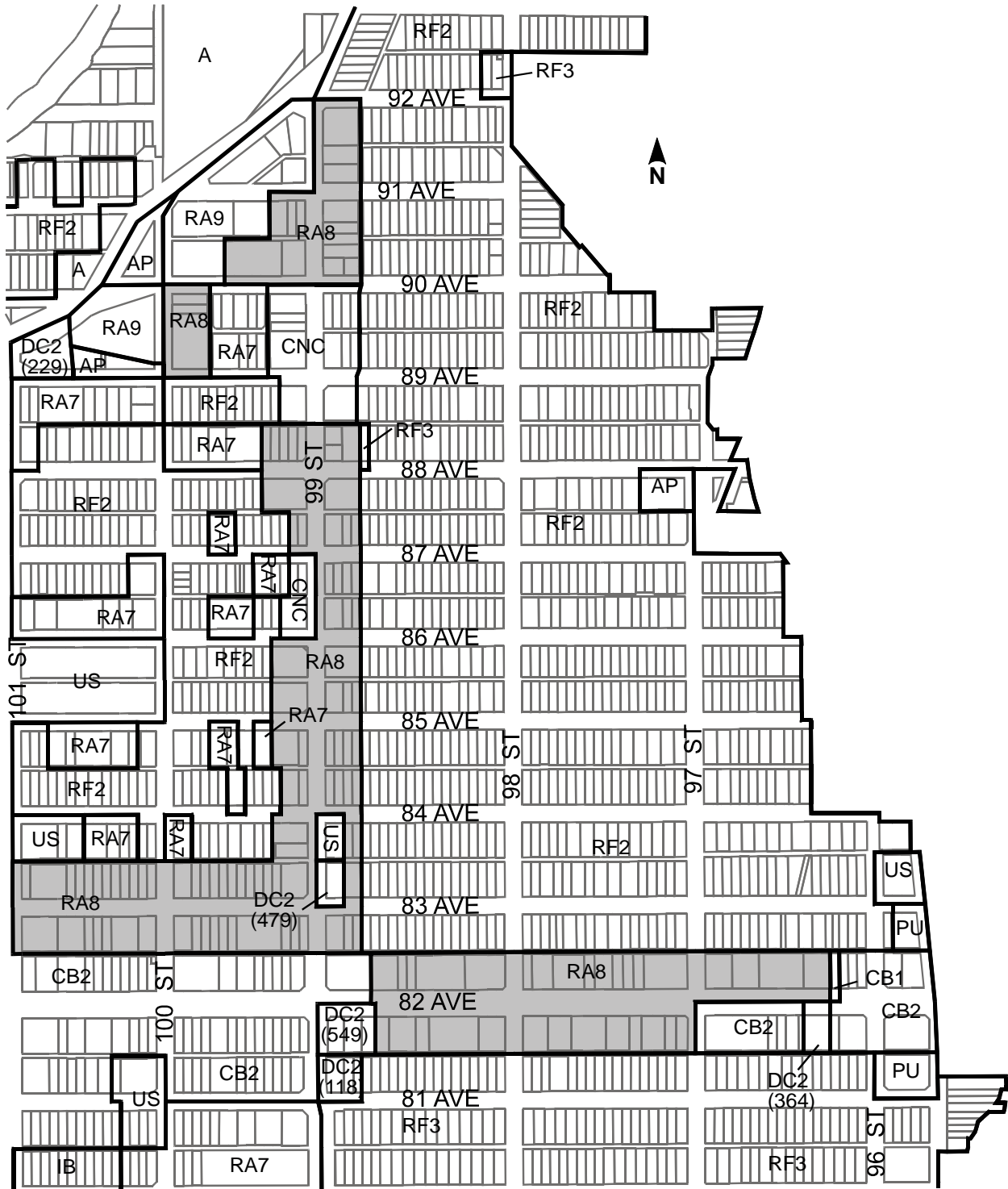
1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.

*Bylaw 15786
July 18, 2011*

815.5 Development Regulations for Stacked Row Housing

1. Development shall comply with the regulations contained in the Medium Scale Residential Infill Overlay.

Medium Density Residential Overlay
Appendix 1 - Section 815.0 of Bylaw 12800



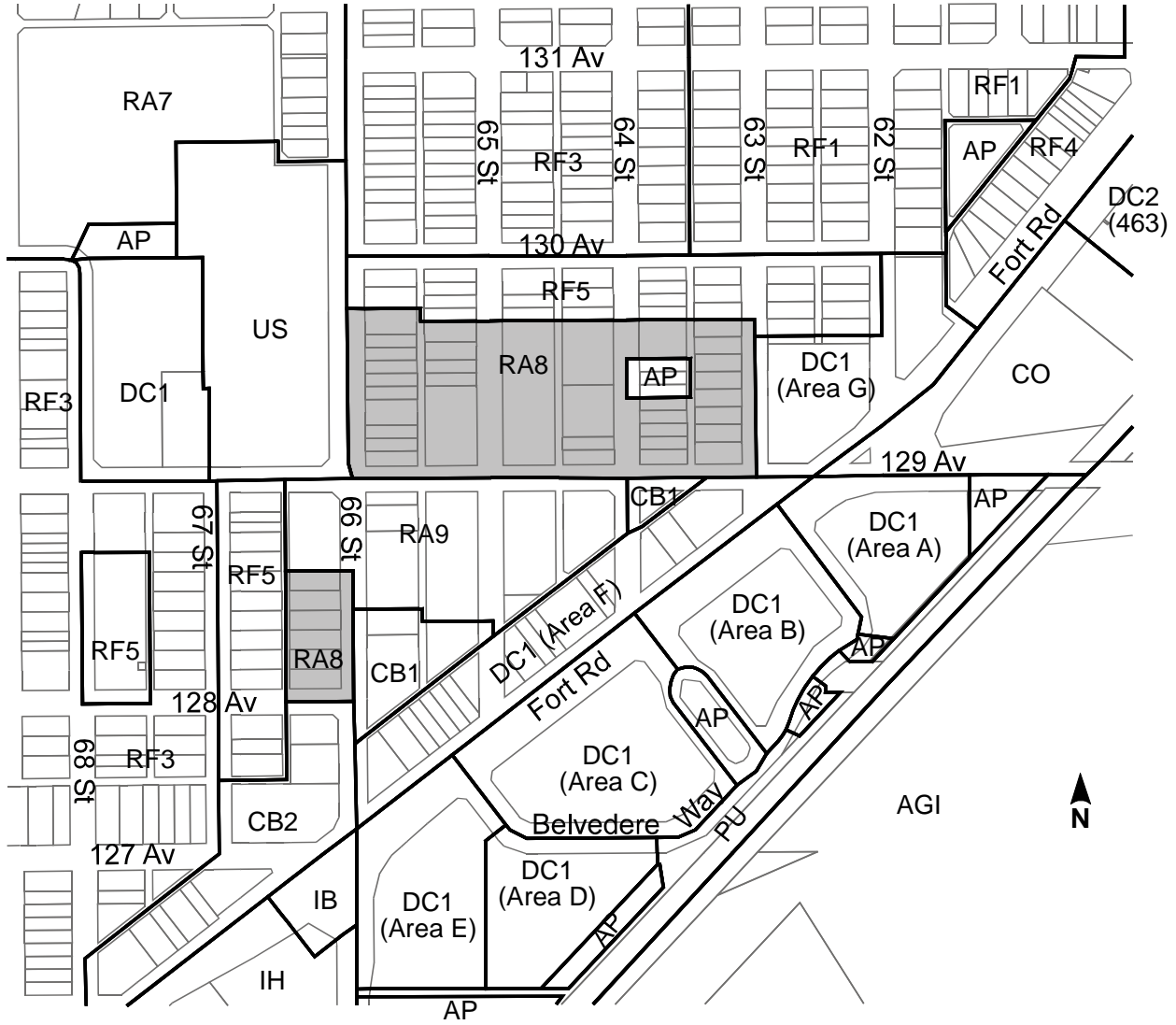
■ Medium Density Overlay

Bylaw 15786, July 18, 2011

Last Revised – July 2012

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Medium Density Residential Overlay
Appendix 2 - Section 815.0 of Bylaw 12800



Medium Density Overlay

Bylaw 15786, July 18, 2011

816 High Rise Residential Overlay

816.1 General Purpose

The purpose of this Overlay is to accommodate the development of high density housing in established areas of the City that is compatible, in mass and scale, with existing forms of lower and medium density development and maintains the pedestrian friendly character and streetscape of these established areas.

816.2 Application

This Overlay applies to Sites zoned RA9 in the areas shown on Appendices to this Overlay.

Development Regulations

*Bylaw 15735
June 20, 2011*

1. The Front Setback shall be consistent, within 1.0 m, with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 5.0 m.
2. The maximum Height shall not exceed 23.0 m or six Storeys.
3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above Grade.
4. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the yard, sidewalk and existing trees.
5. Architectural treatment of all façades of the building shall create a unified building exterior. The building shall include the following design elements that shall reduce the perceived mass and add architectural interest:
 - a. articulation of the façade;
 - b. creation of architectural pattern;
 - c. the use of recessions and projections, such as porches, bay windows and entrance features; and
 - d. the use of a variety of exterior building cladding materials and colours.
6. Where the Basement consists of non-habitable development, that portion of the Basement above grade, which faces onto a public roadway, other than a Lane, shall be concealed through such means as extension of the façade treatment, use of planters and Landscaping.
7. Balconies shall not comprise more than 50% of a façade facing a public roadway, other than a Lane. Balconies facing a public roadway, other than a

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Lane, shall be recessed or the building shall be articulated to provide some privacy to the balcony areas.

*Bylaw 15735
June 20, 2011*

8. One Storey features, such as bay windows, front porches, entrance features, etc., shall be allowed to project into a Front Setback or Side Setback abutting a flanking roadway, other than a Lane, to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space requirements shall be reduced to accommodate these projections.

*Bylaw 15735
June 20, 2011*

9. A minimum Side Setback of 2.0 m shall be required. Where the Side Yard abuts a flanking public roadway, other than a Lane, a minimum Side Setback of 3.0 m shall be required. Where the Side Yard abuts an arterial roadway, a minimum Side Setback of 4.5 m shall be required. Separation Space shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.
10. The Development Officer shall have regard for any applicable Statutory Plan and may, where a Statutory Plan specifies, notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases, the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development and the pre-application consultation provisions shall apply.
11. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
 - b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - d. the applicant shall submit this documentation as part of the Development Application.

817 Suburban Neo-Traditional Residential Overlay

817.1 General Purpose

The purpose of this Overlay is to accommodate the development of neo-traditional housing in suburban neighbourhoods of the City, (as defined in the Municipal

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Development Plan), which, in part, are characterized by streetscapes that promote a pedestrian-friendly environment.

817.2 Application

This Overlay applies to Single Detached, Semi-detached, Duplex, Row and Stacked Row Housing, and Apartment Housing development on Sites zoned RF1, RPL, RF4 and RF5 in the areas shown on Appendix I to this Overlay and shall in no case apply to an area less than that of an entire neighbourhood.

817.3 Development Regulations

1. All Dwellings noted under subsection 817.2 of the RF1, RPL, RF4 and RF5 Zones shall front onto a public roadway, other than a Lane.
2. All Dwellings noted under subsection 817.2 of the RF1, RPL, RF4 and RF5 Zones shall have at least one entryway oriented toward a fronting or flanking public roadway.
3. Plans of subdivision for RF1, RPL, RF4 and RF5 development must ensure that each proposed lot is serviced by both a public roadway and a Lane.
4. There shall be no vehicular access to an RF1, RPL, RF4 or an RF5 Site from a
5. public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback for RF1, RPL, RF4 and RF5 development shall be 3.0 m and, in no case, shall it be greater than 4.5 m, having regard for:
 - a. the siting and appearance of adjoining Dwellings and other Dwellings within the block face; and
 - b. sunlight exposure, views, privacy and added general interest to the streetscape.

*Bylaw 15735
June 20, 2011*

6. On a corner Site where the building fronts on the Front Yard, the minimum Side Setback for RF1, RPL, RF4 and RF5 development abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of 3.0 m.

*Bylaw 15735
June 20, 2011*

7. On a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback for RF1, RPL, RF4 and RF5 development abutting the flanking public roadway shall be 3.0 m.
8. Notwithstanding subsection 50.3 of this Bylaw, where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line.

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9. Individual Semi-detached and Row Housing Dwellings shall be defined through architectural features that may include individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments.
10. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
 - b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - d. the applicant shall submit this documentation as part of the Development Application.

818 Major And Minor Secondhand Stores Overlay

818.1 General Purpose

The purpose of this Overlay is to supplement the regulations of Commercial Zones regarding Major and Minor Secondhand Stores in order to require parties interested in developing such Uses to consult with surrounding property owners, prior to applying for a Development Permit.

818.2 Application

1. This Overlay applies additional regulations to Major Secondhand Stores and Minor Secondhand Stores Use Classes when contained in the underlying Commercial Zones of those lands identified in the Appendices to this Overlay.
2. Notwithstanding that a Major or Minor Secondhand Store development does not conform to this Overlay, where a Development Permit was issued for the development prior to the adoption of this Overlay, such development shall be deemed to conform to the regulations contained within this Overlay.

818.3 Development Regulations

When there is a Development Application for Minor or Major Secondhand Stores:

*Bylaw 13228
December 5, 2002*

1. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League

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and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Development Application;

2. the applicant shall outline, to the affected parties, the details of the application and solicit their comments on the application;
3. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
4. the applicant shall submit this documentation as part of the Development Application.

819 *Pedestrian Commercial Shopping Street Overlay*

819.1 General Purpose

The purpose of this Overlay is to maintain the pedestrian-oriented character of commercial areas, comprised of shopping streets in close proximity to residential areas of the City.

819.2 Application

This Overlay applies to all Commercial Zones on those lands shown in the Appendices to this Overlay.

819.3 Development Regulations

1. Where the underlying Zone allows Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, or Nightclubs as a Permitted or Discretionary Use, these Uses shall not exceed an occupant load of 200 nor 240 m² of Public Space. Notwithstanding subsections 11.3 and 11.4, and that larger facilities may be listed as Discretionary Uses, variances shall not be granted to this regulation unless otherwise specified by a Statutory Plan applicable to the Site
2. The maximum Frontage for Sites abutting a commercial shopping street shall be 10.06 m or consistent with the Frontage of other Sites abutting the shopping street and, where the Frontage for Sites abutting the commercial shopping street exceeds 10.06 m or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into 10.06 m sections or modules consistently sized with other buildings on the shopping street.
3. Buildings shall be built to the front and side property lines. The Development Officer may allow building Setbacks up to 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.
4. The maximum Height for Hotel and Apartment Hotel developments shall not

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exceed 23.0 m nor six Storeys for buildings fronting onto an arterial roadway, and shall not exceed 15.0 m nor four Storeys for buildings fronting onto a collector or local roadway.

5. At Grade Frontage shall be developed for Commercial Uses and, where a Hotel is to be developed, a maximum 30% of the first Storey Frontage shall be used for lobbies, with the remaining floor space used for Commercial Uses.
6. The minimum Setback of the principal front wall of a residential development, above the second Storey, for buildings on all Sites not fronting onto an arterial roadway, shall be 4.5 m.
7. Vehicular access to properties from a public roadway shall be restricted to the abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the area. Where there is no abutting Lane, vehicular access shall be provided from a flanking public roadway.
8. The minimum number of off-street parking spaces required shall be in accordance with the provisions of Section 54, Schedule 1 of this Bylaw, except that:
 - a. for Professional, Financial and Office Support Services at grade, parking shall be provided on the basis of 1.1 parking spaces per 100 m² of Floor Area and no parking spaces shall be required for this Use on upper floors;
 - b. for Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs, parking shall be provided on the basis of one parking space per 4.8 m² of Public Space;
 - c. for all other Commercial Use Classes, parking shall be provided on the basis of 1.1 parking spaces per 100 m² of Floor Area; and
 - d. Accessory vehicular parking shall be located at the rear of the building.
9. Whenever Non-accessory Parking is a Discretionary Use, it shall not be approved on a Site fronting or flanking onto an arterial roadway.
10. All new development and major renovations shall create a pedestrian-friendly environment on the shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.
11. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
12. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
13. Signage shall be provided in accordance with Schedule 59E of this Bylaw, with the intent to compliment the pedestrian-oriented commercial environment,

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except that:

- a. the maximum Height of a Freestanding Sign shall be 6.0 m;
 - b. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - c. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third Storey, nor higher than the windowsill level of the second or third Storey.
14. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
 15. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:

*Bylaw 13228
December 5, 2002*

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Development Application;
- b. the applicant shall outline to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation as part of the Development Application.

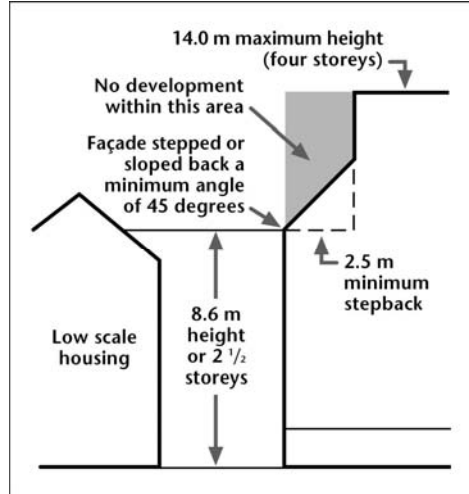
*Bylaw 15389
July 19, 2010*

819.4 Additional Development Regulations for Specific Areas

1. The following regulations shall apply to development within Commercial Zones abutting 109 Street between the north side of 61 Avenue and the south side of 88 Avenue:
 - a. notwithstanding subsections 330.4(2), 330.4(9), 330.5(1)(d) and 819.3(4), where the underlying zone is CB1 the maximum Height shall not exceed 14 m nor four Storeys, the maximum Floor Area Ratio shall be 3.5 and the maximum Floor Area Ratio of Apartment Housing shall be 2.0;
 - b. on all Sites abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, at a maximum height of 8.6

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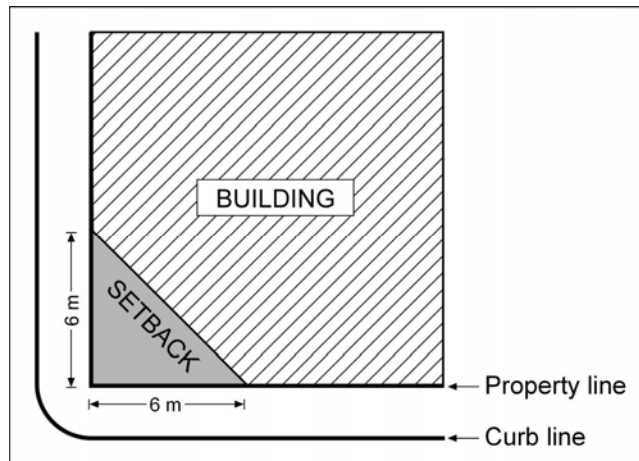
m or 2 1/2 storeys the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown in the following illustration;



- c. there shall be a Setback of 1.0 m from 109 Street with the construction of all new developments unless a comprehensive streetscaping plan has been completed that determines such a Setback is not required. The Development Officer may allow an additional building setback up to 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area;

*Bylaw 15735
June 20, 2011*

- d. notwithstanding subsection 819.3(3), a minimum Setback of 6.0 m shall be required where the Rear or Side Lot Line of a Site abuts the lot line of a Site in a Residential Zone;
- e. there shall be a triangular Setback 6.0 m in length abutting along the property lines that meet at each corner of the intersection of 109 Street and 82 Avenue, as shown in the following illustration;



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- f. setback areas shall be hard surfaced and visually incorporated into the sidewalk;

*Bylaw 16032
March 16, 2012*

- g. pedestrian walkway system and/or a road (including a Lane) serving or giving access to the development shall be provided to the satisfaction of the Development Officer and Transportation Services;
- h. the number, location and design of bicycle parking spaces shall be to the satisfaction of the Development Officer and Transportation Services and may exceed the requirements of Section 54.3 of this Bylaw; and
- i. all building façades shall use high quality, durable, compatible and harmonious exterior finishing materials.

820 Whyte Avenue Commercial Overlay

820.1 General Purpose

The purpose of this Overlay is to prohibit new Bars and Neighbourhood Pubs, and Nightclubs; and to prohibit the expansion of existing Bars and Neighbourhood Pubs, and Nightclubs in the Whyte Avenue Commercial Area.

820.2 Application

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones, Direct Development Control Provisions and Site Specific Development Control Provisions on those lands shown in Appendix I to this Overlay.

820.3 Development Regulations

1. Notwithstanding the Uses listed in the underlying Zones, Direct Development Control Provisions or Site Specific Development Control Provisions, and notwithstanding any provisions of the Zoning Bylaw respecting the alteration of Uses through Overlays, Bars and Neighbourhood Pubs, and Nightclubs are only Permitted or Discretionary Uses in the Zone, Direct Development Control Provisions or Site Specific Development Control Provisions if that use was being lawfully carried on as of December 1, 2003.
2. Existing Bars and Neighbourhood Pubs, and Nightclubs in the area of application of this Overlay shall not be allowed to expand beyond the occupancy load and Public Space specified by their respective approvals.
3. A Bar and Neighbourhood Pub or Nightclub that was a conforming use as of December 1, 2003 shall remain a conforming use and a Bar and Neighbourhood Pub or Nightclub that was a non-conforming use as of December 1, 2003 shall remain a non-conforming use unless it is brought into conformity with the requirements of the Zoning Bylaw.

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*Bylaw 14731
September 10, 2007*

821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay

821.1 General Purpose

The purpose of this Overlay is to facilitate development of a pedestrian-oriented character to commercial and mixed use developments along 118 Avenue, between 76 and 105 Streets, in close proximity to residential areas, in accordance with the Avenue Initiative Revitalization Strategy and Plans in effect for this area of the City.

821.2 Application

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all properties fronting onto 118 Avenue between 76 Street and 105 Street, as shown on Appendix I to this Overlay.

821.3 Development Regulations

1. Where the underlying Zone allows Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, or Nightclubs as a Permitted or Discretionary Use, these Uses shall not exceed an occupant load of 200 nor 240 m² of Public Space. Notwithstanding subsections 11.3 and 11.4, and that larger facilities may be listed as Discretionary Uses, variances shall not be granted to this regulation unless otherwise specified by a Statutory Plan applicable to the Site.
2. The maximum Frontage for Sites abutting a commercial shopping street shall be 10.06 m or consistent with the Frontage of other Sites abutting the shopping street and, where the Frontage for Sites abutting the commercial shopping street exceeds 10.06 m or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into 10.06 m sections or modules consistently sized with other buildings on the shopping street.

*Bylaw 15735
June 20, 2011*

3. A Setback of one metre shall be required for all development along 118 Avenue. The one metre is to be hard surfaced and visually incorporated into the sidewalk. Buildings shall be built to the one (1) metre Setback and Side Lot Lines. The Development Officer may allow a further building Setback up to 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.
4. The maximum Height for Hotel and Apartment Hotel developments shall not exceed 23.0 m nor six Storeys for buildings fronting onto an arterial roadway, and shall not exceed 15.0 m nor four Storeys for buildings fronting onto a collector or local roadway.
5. Residential units may be located at grade provided they are developed at the rear of the building adjacent to a lane, in conjunction with an artist's studio or

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similar “custom manufacturing” type use.

6. The minimum Setback of the principal front wall of a residential development, above the second Storey, for buildings on all Sites not fronting onto an arterial roadway, shall be 4.5 m .
7. Vehicular access to properties from a public roadway shall be restricted to the abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the area. Where there is no abutting Lane, vehicular access shall be provided from a flanking public roadway.
8. The minimum number of off-street parking spaces required shall be in accordance with the provisions of Section 54, Schedule 1 of this Bylaw, except that:
 - a. for Professional, Financial and Office Support Services at grade, parking shall be provided on the basis of 1.1 parking spaces per 100 m² of Floor Area and no parking spaces shall be required for this Use on upper floors;
 - b. for Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs, parking shall be provided on the basis of one parking space per 4.8 m² of Public Space;
 - c. for all other Commercial Use Classes, parking shall be provided on the basis of 1.1 parking spaces per 100 m² of Floor Area; and
 - d. Accessory vehicular parking shall be located at the rear of the building.
9. Whenever Non-accessory Parking is a Discretionary Use, it shall not be approved on a Site fronting or flanking onto an arterial roadway.
10. Bicycle Parking spaces shall be provided in accordance with Section 54 of the Edmonton Zoning Bylaw.
11. All new development and major renovations shall create a pedestrian-friendly environment on the shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.
12. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
13. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
14. Minimum Private Outdoor Amenity Area of 7.5m² Dwelling for all residential units above the ground floor.
15. Apartment Housing at or above the ground floor shall have access at Grade that is separate from the Commercial premises.

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16. Buildings shall address all adjacent public roadways, other than Lanes, with individual entrances that are clearly visible to lend a sense of occupancy to the street. Buildings on corner sites shall address both the street and avenue.
17. The use of stucco on any development shall be limited to a maximum of 25 percent of the exterior surface area.
18. Development on a Site shall incorporate functional and decorative lighting to enhance the appearance of the building during the winter months.
19. Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
20. Where feasible, development should provide gardens or patios on the rooftops.
21. Where feasible, Dwellings should be sited and oriented to minimize the impact on other Dwellings considering such things as daylight, sunlight, ventilation, quiet, visual privacy and views.
22. Landscaping of sites should consider the use of plant materials that provide colour throughout the year to enhance appearance during the winter months.
23. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize the pedestrian-vehicle conflicts.
24. Signage shall be provided in accordance with Schedule 59E of this Bylaw, with the intent to compliment the pedestrian-oriented commercial environment, except that:
 - a. the maximum Height of a Freestanding Sign shall be 6.0 m ;
 - b. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - c. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second or third Storey, nor higher than the windowsill level of the second or third Storey.
25. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Development Application;

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- b. the applicant shall outline to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation as part of the Development Application.

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APPENDIX I

Alberta Avenue Pedestrian Commercial Shopping Street Overlay

Appendix I - Section 821 of Bylaw 12800,
as amended by subsequent appropriate Bylaws.



Edmonton Zoning Bylaw 12800

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

822. Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay

822.1 General Purpose

The purpose of this Overlay is to limit the expansion of Secondary Suites and to limit the creation of any Garage and Garden Suites within a portion of the Edmonton-Strathcona County Joint Planning Study Area to the Use opportunity that existed prior to the adoption of Bylaw 14750, in order to limit residential intensification in proximity to industrial uses until such time as more definitive criteria may be established to prescribe residential development within the Study Area, at which time this Overlay may be subject to amendment.

822.2 Application

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones on those lands shown in Appendix 1 to this Overlay.

822.3 Development Regulations

*Bylaw 14757
March 10, 2008*

1. Notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within the following zones, Secondary Suites shall be allowed within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1, only in accordance with the following:
 - a. Secondary Suites shall be Discretionary Uses within the RF1, RF2 and RSL Zones where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.
 - b. Secondary Suites shall be a Permitted Use within the RF3 Zone where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide. In all other cases, Secondary Suites shall be a Discretionary Use in the RF3 Zone.
 - c. Secondary Suites shall be a Discretionary Use within the RF4 Zone.
 - d. Secondary Suites shall not be allowed within the RPL and RR Zones.
 - e. Notwithstanding 86(1), the minimum Site size for a Secondary Suite in any Zone shall be 100 m² in addition to the minimum required Site size for the principal Dwelling.

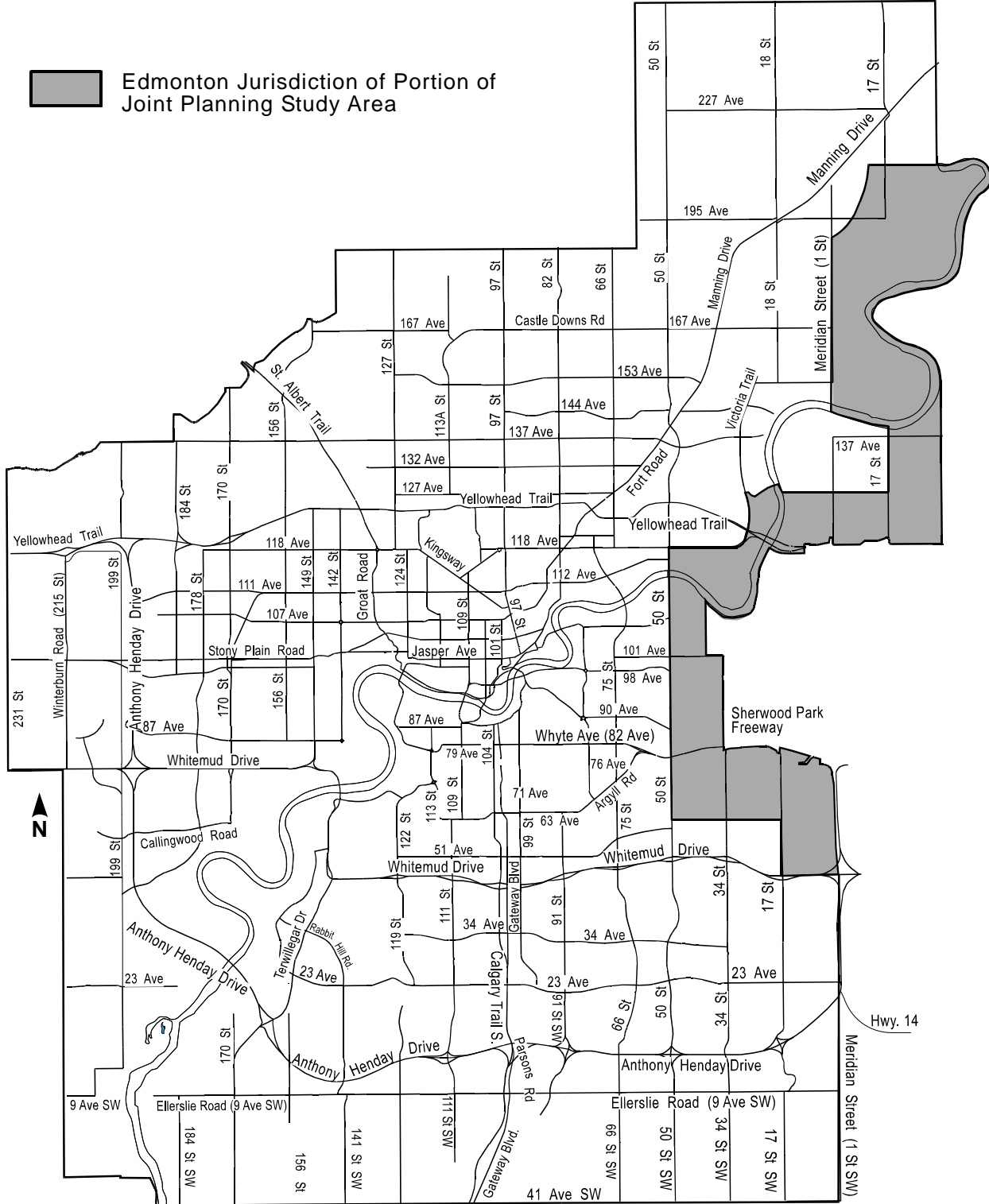
Edmonton Zoning Bylaw 12800

*Bylaw 15036
February 2, 2009*

2. Notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, Garage and Garden Suites shall be prohibited within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1.

Edmonton Zoning Bylaw 12800

**Edmonton - Strathcona County Joint
Planning Study Area
Secondary Garage and Garden Suites Overlay
Appendix I to Section 822 of Bylaw 12800**



Edmonton Zoning Bylaw 12800

*Bylaw 15389
July 19, 2010
Bylaw 15786
July 18, 2011*

823 Medium Scale Residential Infill Overlay

823.1. General Purpose

The purpose of this Overlay is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

823.2 Application

The Overlay applies to lands zoned RF6 and RA7 in the areas shown on the Appendices to this Overlay. Wherever the policies or provisions of a Statutory Plan make reference to the Medium Density Residential Overlay applying to the RF6 or RA7 zones, the regulations contained within this Overlay shall apply.

823.3 Development Regulations

1. Building Envelope

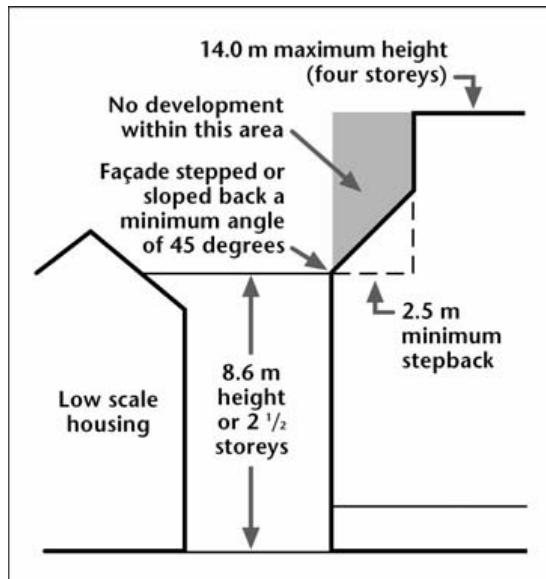
- a. Principal buildings shall front onto a public roadway, other than a Lane.
- b. Notwithstanding the definition of Front Lot Line within this Bylaw, the Front Lot Line of a consolidated parcel shall be deemed to be the historic Front Lot Lines of the consolidated Lots.
- c. The minimum Front Setback shall be consistent with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 3.0 m. The principal building shall be located at or within 1.0 m of the average Setback along the block face. Where the Front Yard abuts an arterial road, the minimum Setback shall be 6.0 m. Where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, the minimum Setback shall be 3.0 m. Separation Space as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Setback requirements. Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these requirements where the sill of a Principal Living Room Window or a Habitable Room Window is at least 1.5 m above grade.
- d. The minimum Side Setback shall be 3.0 m. except as provided in subsection 823.3(1)(e). Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 m. Separation Space and Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.
- e. Where any building exceeds 8.6 m or 2 ½ Storeys in height, on all Sites abutting a property zoned to allow Single Detached Housing as a

*Bylaw 16126
June 18, 2012*

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Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the shared property line:

- i. a minimum Setback of 7.5 m shall be required;
- ii. the Development Officer may reduce this Setback to no less than 3.0 m where the proposed façade is a flanking or end wall and where an acceptable landscaped buffer is provided;
- iii. there shall be no variance to the 7.5 m Setback where the Site abuts the south property line of a neighbouring Site; and
- iv. at a maximum height of 8.6 m or 2 1/2 Storeys the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown in the following illustration.



- f. The maximum Height shall not exceed 14.0 m, nor four Storeys. Any loft or usable space developed in attic areas as additional space to a Dwelling shall be deemed a Storey.
- g. Any Basement development which contains a Habitable Room shall be deemed a Storey of development. Where the Basement does not contain a Habitable Room the floor of the ground Storey shall not be constructed more than 1.2 m above Grade.
- h. The total length of any building shall not exceed 48.0m.

2. Building Design

- a. All ground Storey Apartment Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.

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- b. The principal entrance of each Stacked Row Housing Dwelling shall front onto a public roadway other than a Lane. Sliding patio doors shall not serve as this entrance.
- c. Architectural treatment of all facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. clear articulation of the façade, using a defined pattern of projections and recessions;
 - ii. the use of a variety of exterior building cladding materials and colours; and
 - iii. a prominent front entrance for Apartment Housing.
- d. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- e. Individual Stacked Row Housing Dwellings shall be defined through the use of a combination of architectural features such as, but not limited to, individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features, and building materials.
- f. To maximize integration with the surrounding neighbourhood, development should:
 - i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
 - ii. be constructed with durable, quality materials.
- g. Elements of the development and of individual dwellings such as windows, doors, balconies, Amenity Areas and Private Outdoor Amenity Areas should be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise.
- h. Except as provided in Section 823.3(3)(a), features that span either the first Storey or the first and second Storeys, such as bay windows, porches and entrance features, shall be allowed to project into a Front Yard or Side Yard abutting a flanking roadway to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.
- i. Where the Basement consists of Non-Habitable Rooms, the portion of the Basement located above grade shall be concealed through means such as but not limited to extending the facade treatment or creative Landscaping including planters.
- j. The length of balconies shall not comprise more than 50% of any building facade. Balconies shall be designed as integral components of buildings and shall be recessed or partially recessed.

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3. Amenity Area
- a. A minimum Private Outdoor Amenity Area of 7.5 m² shall be provided for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided.
 - b. Notwithstanding Section 47 of this Bylaw, the Private Outdoor Amenity Area for Apartment Housing Dwellings shall have a minimum width and length of 2.0 m and may be located within a Front Setback provided that a minimum Setback of 1.0 m is maintained between the property line and the Private Outdoor Amenity Area.
 - c. Development containing ten (10) to nineteen (19) Apartment Housing Dwellings shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the 7.5 m of Private Outdoor Amenity Area required under Section 823.3(3)(a). Common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:
 - i. be located outdoors at ground level,
 - ii. be aggregated into areas of not less than 25.0 m²,
 - iii. have a minimum width and length of 4.0 m,
 - iv. have access to sunlight,
 - v. include seating and artificial lighting, and
 - vi. be directly accessible from the building.
 - d. Development containing twenty (20) Apartment Housing Dwellings or more shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the Private Outdoor Amenity Area required in Section 823.3(3)(a). A minimum of 50 m² of common Amenity Area shall be provided outdoors at grade. Any remaining area required may be provided indoors or outdoors or a combination thereof, but shall be aggregated into areas of at least 25.0 m².
 - i. Where provided outdoors, the common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:
 - 1. have a minimum width and length of 5.0 m,
 - 2. be within clear view of several residential units when provided at ground level,
 - 3. be designed to minimize overlook into abutting Sites when provided on a rooftop or building terrace,
 - 4. have access to sunlight,
 - 5. include seating and artificial lighting, and
 - 6. be directly accessible from the building.
 - ii. Where provided outdoors, the common Amenity Area should:

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1. be located between buildings to break up the massing of development along the block face when a development contains two or more buildings.
 - iii. Where provided indoors, common Amenity Area shall:
 1. be separate from a building's common utility areas (e.g. lobbies, corridors, and vestibules),
 2. include furniture and fixtures that accommodate small social gatherings and/or active recreational pursuits (e.g. tables and chairs, kitchen facilities, exercise or play equipment), and
 3. provide access to other public areas within the building and to any outdoor communal recreation space.
 - e. Notwithstanding any other regulation of this Bylaw, the common Amenity Area or Private Outdoor Amenity Area may be located within any Yard. A minimum Setback of 1.0 m is required between an Amenity Area or Private Outdoor Amenity Area and any property line that abuts a public street.
4. Landscaping
- a. In addition to the requirements of Section 55 of this Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Apartment Dwellings or ground Storey Stacked Row Housing Dwellings that look onto these areas,
 - ii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds between the public roadway and Dwellings that front or flank onto the public roadway, and
 - iii. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, gates, low walls).
 - b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
5. Access and Parking

*Bylaw 16032
March 16, 2012*

- a. Upgrading of public pedestrian walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and Transportation Services. Such upgrading shall be incorporated into the Landscape Plan where the public pedestrian walkway system includes a sidewalk and a landscaped boulevard.
- b. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the Yard, sidewalk, existing trees, and existing

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streetscape and where possible, should be provided from the street which has the lowest vehicle volume.

- c. Where the frontage of a Site exceeds 46.0 m, surface parking areas (including stalls and drive aisles) shall not cover more than 15% of the Site.
- d. Any surface parking shall be located at the rear of the building.

6. Variance

- a. The Development Officer shall have regard for any applicable Statutory Plans and may, where a Statutory Plan specifies, and notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development and shall comply with subsection 6(b) of this Overlay.
- b. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:
 - i. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
 - ii. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - iii. the applicant shall document any opinions or concerns expressed by the affected parties, and what modifications were made to address their concerns; and
 - iv. the applicant shall submit this documentation as part of the Development Application.

7. Amenity Area

- a. A minimum Private Outdoor Amenity Area of 7.5 m² shall be provided for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided.
- b. Notwithstanding Section 47 of this Bylaw, the Private Outdoor Amenity Area for Apartment Housing Dwellings shall have a minimum width and length of 2.0 m and may be located within a Front Setback provided that a minimum Setback of 1.0 m is maintained between the property line and the Private Outdoor Amenity Area.
- c. Development containing ten (10) to nineteen (19) Apartment Housing Dwellings shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the 7.5 m of Private Outdoor Amenity Area required under Section 823.3(3)(a). Common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:
 - i. be located outdoors at ground level,

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- ii. be aggregated into areas of not less than 25.0 m²,
 - iii. have a minimum width and length of 4.0 m,
 - iv. have access to sunlight,
 - v. include seating and artificial lighting, and
 - vi. be directly accessible from the building.
- d. Development containing twenty (20) Apartment Housing Dwellings or more shall provide a minimum of 2.5 m² of common Amenity Area per Dwelling in addition to the Private Outdoor Amenity Area required in Section 823.3(3)(a). A minimum of 50 m² of common Amenity Area shall be provided outdoors at grade. Any remaining area required may be provided indoors or outdoors or a combination thereof, but shall be aggregated into areas of at least 25.0 m².
- i. Where provided outdoors, the common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:
 - 1. have a minimum width and length of 5.0 m,
 - 2. be within clear view of several residential units when provided at ground level,
 - 3. be designed to minimize overlook into abutting Sites when provided on a rooftop or building terrace,
 - 4. have access to sunlight,
 - 5. include seating and artificial lighting, and
 - 6. be directly accessible from the building.
 - ii. Where provided outdoors, the common Amenity Area should:
 - 1. be located between buildings to break up the massing of development along the block face when a development contains two or more buildings.
 - iii. Where provided indoors, common Amenity Area shall:
 - 1. be separate from a building's common utility areas (e.g. lobbies, corridors, and vestibules),
 - 2. include furniture and fixtures that accommodate small social gatherings and/or active recreational pursuits (e.g. tables and chairs, kitchen facilities, exercise or play equipment), and
 - 3. provide access to other public areas within the building and to any outdoor communal recreation space.
- e. Notwithstanding any other regulation of this Bylaw, the common Amenity Area or Private Outdoor Amenity Area may be located within any Yard. A minimum Setback of 1.0 m is required between an Amenity Area or Private Outdoor Amenity Area and any property line that abuts a public street.

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8. Landscaping

- a. In addition to the requirements of Section 55 of this Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Apartment Dwellings or ground Storey Stacked Row Housing Dwellings that look onto these areas,
 - ii. entry transitions including features such as steps, decorative fences, gates, hedges, low walls, and planting beds between the public roadway and Dwellings that front or flank onto the public roadway, and
 - iv. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, gates, low walls).
- b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

9. Access and Parking

*Bylaw 16032
March 16, 2012*

- a. Upgrading of public pedestrian walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and Transportation Services. Such upgrading shall be incorporated into the Landscape Plan where the public pedestrian walkway system includes a sidewalk and a landscaped boulevard.
- b. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the Yard, sidewalk, existing trees, and existing streetscape and where possible, should be provided from the street which has the lowest vehicle volume.
- c. Where the frontage of a Site exceeds 46.0 m, surface parking areas (including stalls and drive aisles) shall not cover more than 15% of the Site.
- d. Any surface parking shall be located at the rear of the building.

10. Variance

- a. The Development Officer shall have regard for any applicable Statutory Plans and may, where a Statutory Plan specifies, and notwithstanding subsection 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development and shall comply with subsection 6(b) of this Overlay.
- b. Where an application for a Development Permit does not comply with the regulations contained in this Overlay:

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- i. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League, at least 21 days prior to submission of a Development Application;
- ii. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- iii. the applicant shall document any opinions or concerns expressed by the affected parties, and what modifications were made to address their concerns; and
- iv. the applicant shall submit this documentation as part of the Development Application.

823.4 Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing

1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.

823.5 Additional Development Regulations for Specific Areas

1. The following additional regulations shall apply to residential development abutting 109 Street between the north side of 69 Avenue and the east west laneway between 81 Avenue and Whyte Avenue, as shown in Appendix 2 109 St Corridor to this Overlay:
 - a. the Front Setback abutting 109 Street shall be a minimum of 3.0 m.
 - b. the minimum Side Setback abutting 109 Street shall be 3.0 m;
 - c. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i. a sidewalk with a clear walking width of 2.0 m;
 - ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a 6.0 m spacing.The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer.
2. The following additional regulation shall apply to residential development within the 'mixed low and medium density residential area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 3 Mixed Low and Medium Density Residential Area, Strathcona to this Overlay:
 - a. The maximum Height shall not exceed 11.0 m nor three Storeys.
 - b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.
3. The following regulations shall apply to residential development within the 'walk up apartment area' as defined in the Strathcona Area Redevelopment

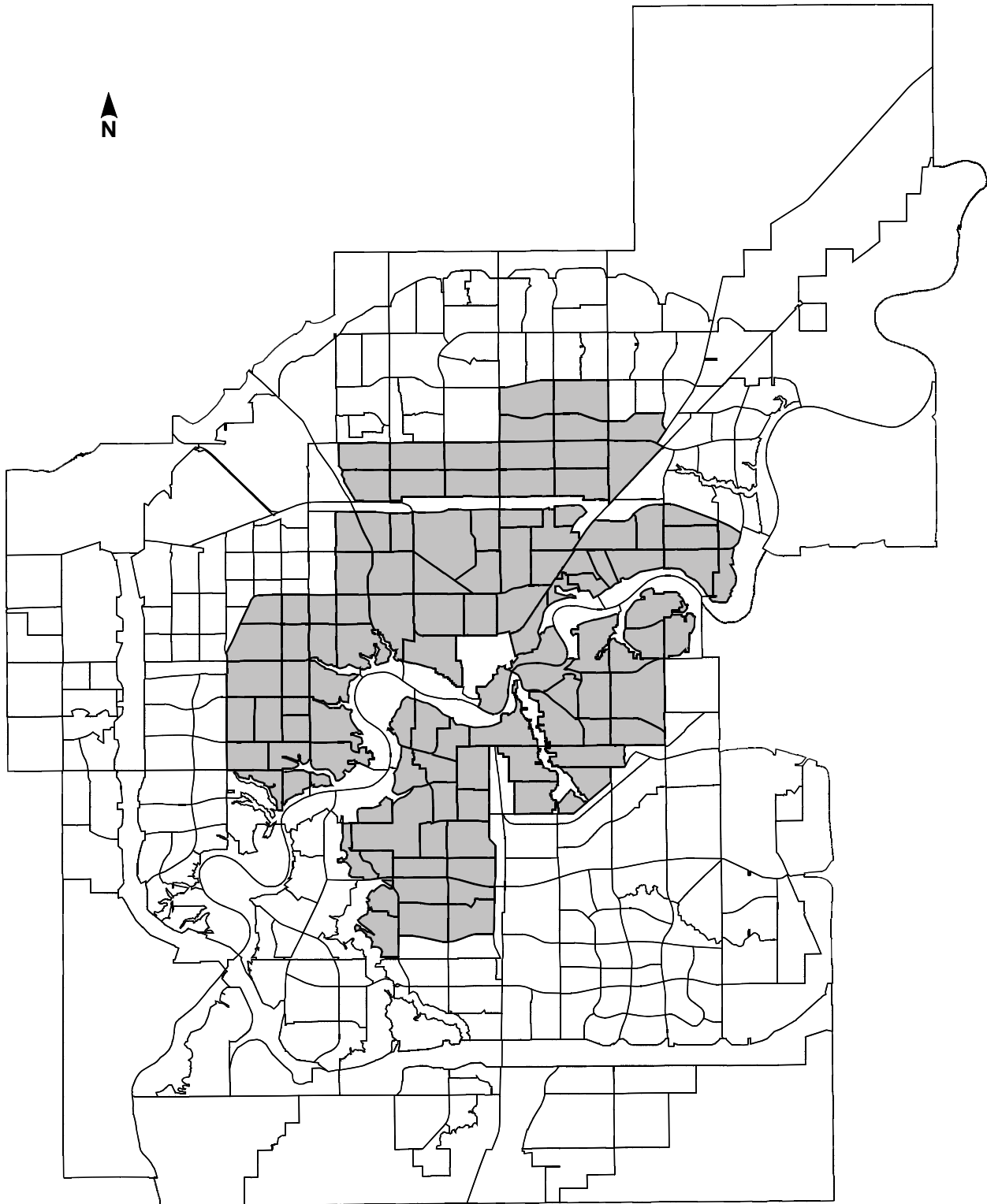
Edmonton Zoning Bylaw 12800

Plan, and shown in Appendix 4 – Walk Up Apartment Area, Strathcona to this Overlay:

- a. The maximum Height shall not exceed 14.0 m nor four Storeys. The front façade of the fourth storey shall be stepped back from the third storey by at least 2.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing façades.
- b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.

Edmonton Zoning Bylaw 12800

Medium Scale Residential Infill Overlay
Appendix 1 - Section 823.0 of Bylaw 12800



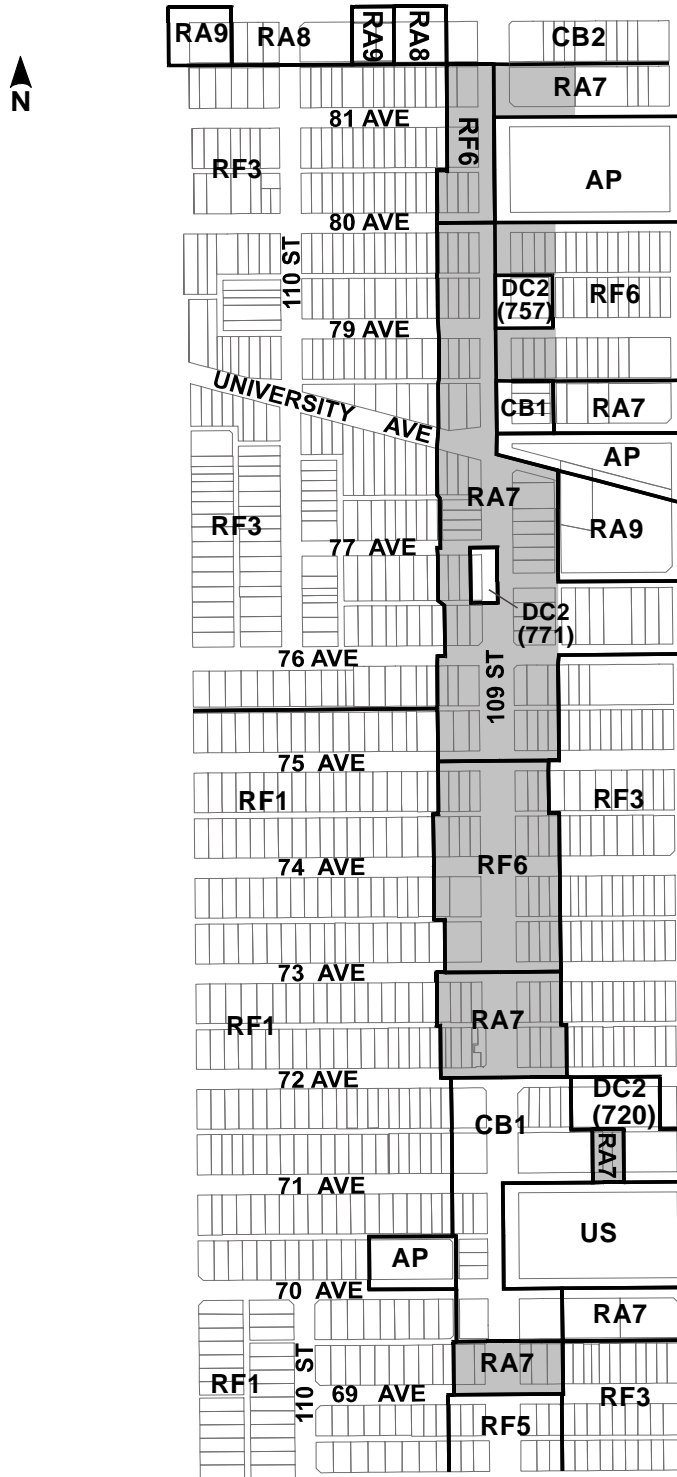
■ Mature Neighbourhoods

Bylaw 15786, July 18, 2011

Last Revised – July 2012

Edmonton Zoning Bylaw 12800

Medium Scale Residential Infill Overlay
Appendix 2 - 109 Street Corridor



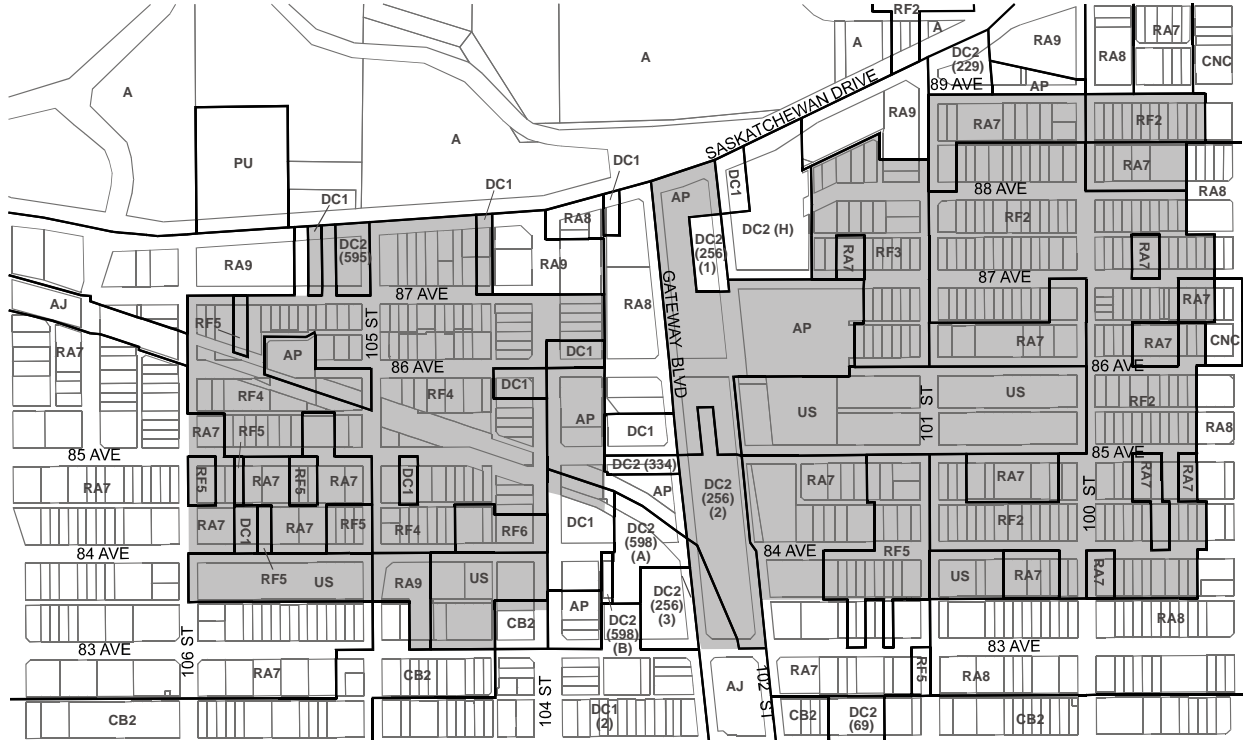
Medium Scale Residential Infill (MSRI) Overlay

Bylaw 15786
July 18, 2011

Last Revised – July 2012

Edmonton Zoning Bylaw 12800

Medium Scale Residential Infill Overlay
Appendix 3 - Mixed Low and Medium Density
Residential Area, Strathcona



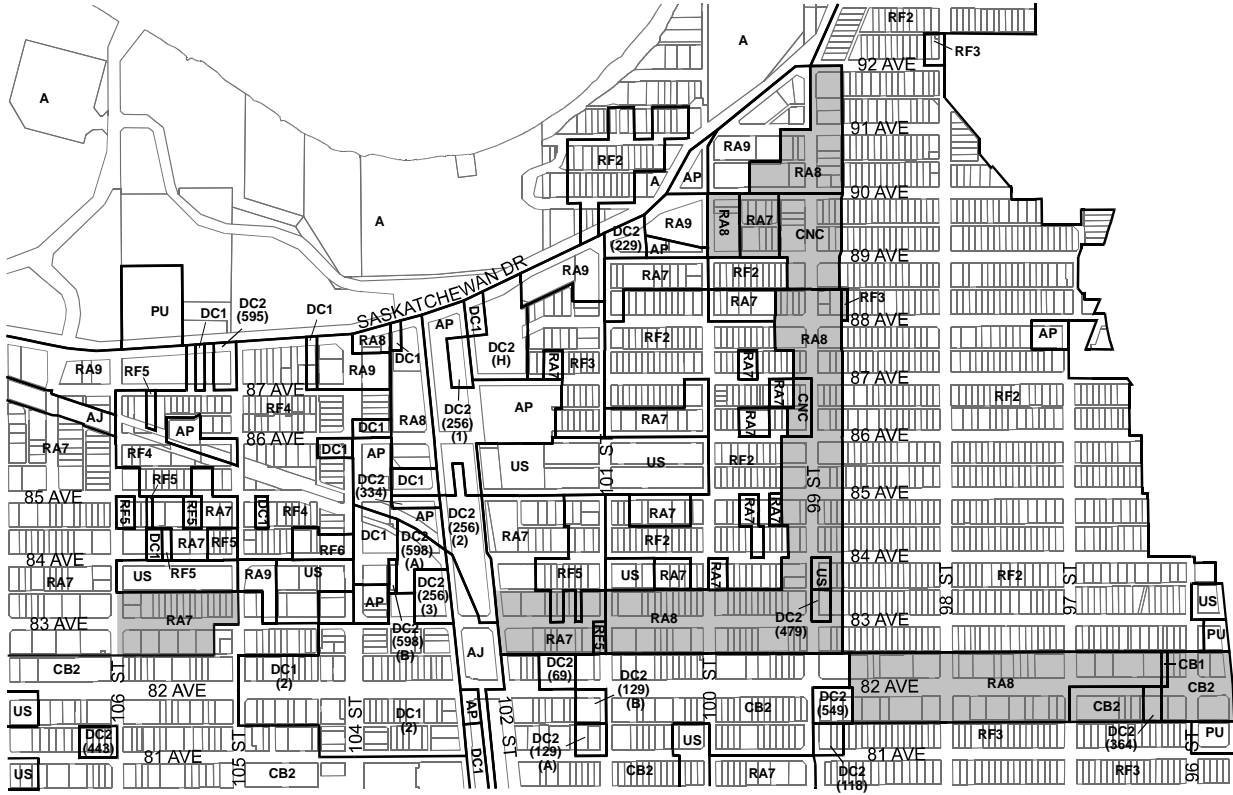
■ Medium Scale Residential Infill (MSRI) Overlay



Bylaw 15786
July 18, 2011

Edmonton Zoning Bylaw 12800

Medium Scale Residential Infill Overlay
Appendix 4 - Walk-up Apartment Area, Strathcona



■ Medium Scale Residential Infill (MSRI) Overlay



Bylaw 15786
July 18, 2011

850. Industrial Plan Overlays

850.1 General Purpose

The purpose of this Overlay is to provide a means to alter land Use and to alter or specify regulations for land Uses and land Use activities, in order to achieve the local planning objectives of an Industrial Statutory Plan.

850.2 Application

1. This Overlay shall only be applied to Zones, land Uses, land Use activities or geographic areas where specified in an Industrial Statutory Plan.
2. This Overlay shall only be applied, through an amendment to the Zoning Bylaw, in the form of a schedule to this Overlay, which shall include:
 - a. the name of the applicable Statutory Plan and its boundaries;
 - b. a map at an appropriate scale, which indicates the designation, location and boundaries of each underlying Zone with altered or specified regulations, as provided for by this Overlay; and
 - c. every use and regulation that is specified or altered by the Overlay, in accordance with the provisions of this Section.
3. This Overlay shall not be used:
 - a. to alter Part I of this Bylaw, except as provided for in this Section or to alter Part IV of this Bylaw;
 - b. in conjunction with a Direct Control provision; or
 - c. to allow more than one Single Detached Dwelling on a lot.

850.3 Development Regulations

1. Where this Overlay is applied, the regulations provided in its schedules shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of this Overlay and those of the underlying Zone, the provisions of this Overlay shall take precedence and effect.
2. Where an Overlay for a Sub-Area Plan or Industrial Statutory Plan is applied, the regulations provided in its schedules shall replace those of the underlying Zone. Where the direction provided in a Sub-Area Plan departs from or enhances the direction, regarding land Use or regulations as directed by the Industrial Statutory Plan, the appropriate substitution of specific regulations shall occur.
3. A schedule to this Overlay may establish development classes, may change or specify regulations and submission requirements and may specify the

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conditions under which such altered or specified regulations would apply, and, without limiting the generality of this clause, may include:

- a. regulations pertaining to environmental considerations, which may include such things as geotechnical, flood protection, noise or emissions attenuation and servicing requirements;
 - b. regulations pertaining to application requirements, public consultation or notification;
 - c. regulations pertaining to parking and signage requirements;
 - d. regulations pertaining to Landscaping, screening, architectural and Site design requirements; and
 - e. regulations pertaining to Accessory Uses, activities or Structures.
4. Notwithstanding clause (1), above, the provisions of both the Airport Protection Overlay and Floodplain Protection Overlay shall take precedence over the provisions of this Overlay.

860 The Quarters Overlay

*Bylaw 15037
April 15, 2009*

860.1. General Purpose

The purpose of this Overlay is to apply common regulations to a number of underlying Direct Control Provisions in order to achieve the objectives of The Quarters Area Redevelopment Plan and The Quarters Urban Design Plan.

860.2. Area of Application

Notwithstanding Section 800 of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to the lands shown in Appendix I to this Overlay, except for those sites as noted.

860.3. Variance and Interpretation

1. The Development Officer may vary requirements such as building setbacks and building stepbacks, tower separation, built form and podium design, parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix IV provided consideration is given to the character of the built form, and its visual, shadow and other microclimatic impacts on adjacent development, and to the objectives of The Quarters Downtown Urban Design Plan and principles of Crime Prevention Through Environmental Design (CPTED).
2. The Development Officer may vary the minimum distance between individual high-rise developments in consideration of the following:
 - a. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - b. The recommendations and mitigative measures specified in any required technical studies.
3. The Development Officer may approve a residential or any non-commercial use for a maximum period of five years for any active commercial frontage as specified in Appendix II.

*Bylaw 16032
March 16, 2012*

4. The Development Officer, in consultation with Transportation Services, may relax:
 - a. parking requirements in response to initiatives which reduce parking demand, including, but are not limited to, dedicated car share/car pool program stalls, universal bus pass programmes, or shared parking between Commercial, Commercial Related, Residential, and Residential Related Uses;
 - b. parking and loading requirements in the case of restoration or rehabilitation of existing buildings on the Register of Heritage Buildings of

Edmonton Zoning Bylaw 12800

Edmonton;

5. Development exceeding 23.0 m. or 6 Storeys is considered a Tower to which the Urban Design Regulations for Towers shall apply.
6. The Development Officer shall not vary maximum Floor Area Ratios, nor maximum Building Heights specified in the underlying Direct Development Control Provisions or this Overlay.
7. Bicycle storage areas shall be exempted from Floor Area calculations.
8. The number of storeys noted in association with minimum and maximum Building Heights in this Overlay and the underlying Direct Control Provisions are provided for descriptive purposes only.

860.4. Development Regulations

1. General Provisions

- a. The Development Officer shall have regard for The Quarters Downtown Urban Design Plan in applying the regulations of this Overlay.

*Bylaw 16032
March 16, 2012*

- b. Prior to the submission of a Development Permit application the owner shall provide proof the affected lands have been remediated such that they are suited to their intended use to the satisfaction of the Development Officer in consultation with Alberta Environment, the Capital Health Authority, and Transportation Services.
- c. Documentation showing proof of consultation with the Sustainable Development regarding City acquisition of the mid-block, north-south pedestrian street at least 90 days prior to the submission of a Development Permit Application shall be submitted concurrent with a Development Permit Application for sites mid-block between 96 and 97 Streets in accordance with The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Urban Design Plan.
- d. Ground Floor uses shall be developed in accordance with Appendix II to this Overlay
- e. The maximum ground Floor Area of any individual business premise for a retail use shall not exceed 1,850 m².
- f. The maximum number of individual business premises for retail use with a Floor Area between 1,200 m² and 1,850 m² shall not exceed one per block face.
- g. Building facades shall incorporate architectural designs or features that characterize the particular precinct theme envisioned in The Quarters Downtown Urban Design Plan.

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860.5. Urban Design Regulations

1. Site Planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan
2. Landscaping
 - a. In addition to the requirements specified in Section 55.3, Landscaping shall be provided in consideration of The Quarters Downtown Urban Design Plan.
 - b. Landscaping along public roadways, including lanes shall be coordinated by the City of Edmonton and shall be provided in consideration of The Quarters Downtown Urban Design Plan.
3. Parking and Loading
 - a. Surface parking, loading, and storage areas shall be located to the rear of any building and be screened from public roadways through the orientation of on-site built form and/or enhanced landscaping measures.
 - b. The location and provision of garbage storage, compaction, recycling and collection facilities shall be to the satisfaction of the Development Officer having regard for minimizing the nuisance impacts of these facilities.
 - c. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts.
 - d. Visitor parking for residential uses shall not be provided as tandem parking.
 - e. Blank walls (with or without windows) of vehicular Parking Garages shall not be developed adjacent to, or be visible from, any public roadway.
 - f. No portion of an above Grade Parking Garage on the ground (first) floor shall be allowed for a minimum depth of 10.0 m from any building façade facing a public roadway, other than a lane.
 - g. No portion of an above Grade Parking Garage above the ground (first) floor up to 5 storeys shall be allowed for a minimum depth of 6.0 m from any building façade facing a public roadway, other than a lane.
 - h. No portion of an above Grade Parking Garage will be located on or above the top floor of any building or, in the case of a tower, podium structure.
4. Entrances
 - a. Where a Dwelling unit is developed at ground level abutting a public roadway, other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk and feature doorways, terraces and / or patios and windows at ground level.
 - b. Residential and Residential Related Uses developed above ground level Commercial Uses shall have separate access at Grade.

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- c. Where a Commercial Use is developed at ground level abutting a public roadway other than a lane, the principal entrance to the unit shall have direct external access to the abutting public sidewalk.
 - d. Main building entrances for Apartment Housing and Commercial Uses shall be designed for universal accessibility.
 - i. Level changes from the sidewalk to entrances of buildings shall be minimized.
 - ii. Sidewalk furniture and other streetscape elements shall be located such that they do not obstruct a travel path and building entrances.
 - e. Entrances for all ground level uses shall be placed not more than 15.0 m apart.
5. Weather protection in the form of a canopy, colonnade, galleria or any other method suitable to the architectural style of the sub-area, building or street theme shall be provided to support year-round use.
6. Architectural Control
- a. All exposed building facades shall be architecturally treated to create a unified building exterior.
 - b. All building façades shall use high quality, compatible and harmonious exterior finishing materials.
 - c. Architectural diversity and visual interest shall be created through:
 - i. the use of distinctive treatments at the corner of the development and at its main entrance; and
 - ii. the articulation and incorporation of other design elements in its facades and rooflines.
 - d. A minimum of 70% of the ground floor level portion of the commercial façade abutting a public roadway, other than a lane, shall be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
 - e. All mechanical equipment, including roof mechanical units, shall be integrated into the total building design.
 - f. Perceived massing shall be minimized through design elements such as building setback variations, building orientation, window placement, awnings, articulation around entrance ways, roof treatment, and the choice of exterior materials and colours.
- Bylaw 15498
July 19, 2010*
- g. All mid and high rise buildings should display a distinct base, middle and top, except the areas known as The Armature Areas 1 and 2.

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- h. The upper floors of high rise buildings shall provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
- i. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing and views.
- j. Overhangs will be permitted within the space of the setback and within public road right-of-ways at the discretion of the Development Officer in accordance with the guidelines provided in The Quarters Downtown Urban Design Plan.
- k. Towers shall form one comprehensive architectural whole, both in form, building mass, and articulation. Podiums for towers shall include design elements that create a pedestrian oriented/scale built form where adjacent to circulation routes on public or private property. This can be created in various ways through setbacks and stepbacks in the Building mass, Building articulation, and through the architectural treatment of the façades.

*Bylaw 15498
July 19, 2010*

- i. The tower base Building shall integrate Residential and Commercial Uses, except the areas known as The Armature Areas 1 and 2, to provide a pedestrian-scaled Building edge and complement adjacent Buildings or open space. The base Building should define street and open space edges.
- ii. The tower shall be designed and oriented to the site in a way that complements the base Building, minimizes shadows and maximizes views for existing development.

*Bylaw 15498
July 19, 2010*

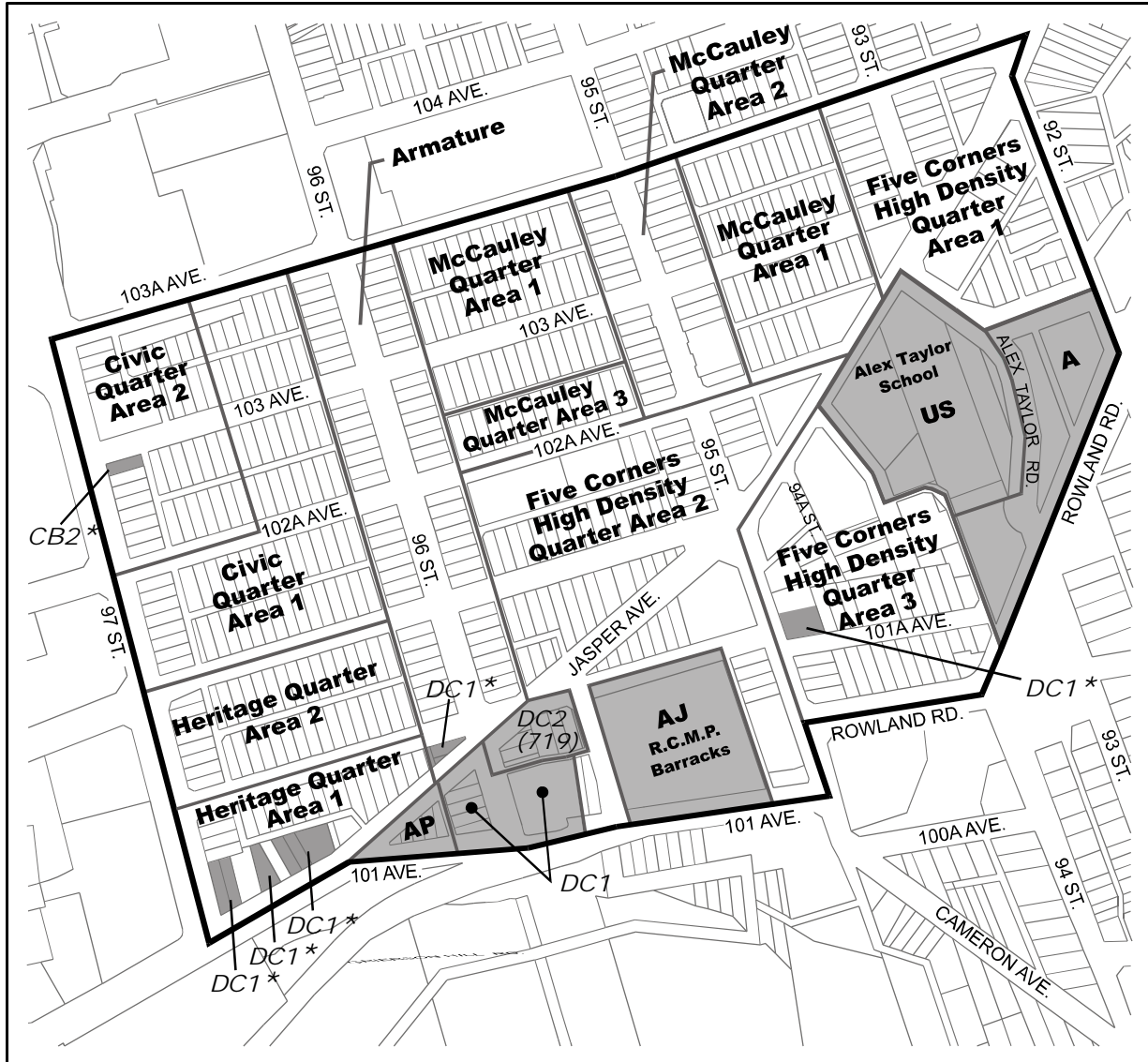
- iii. The average floor plate for the tower zone shall not exceed 750 m², except the areas known as The Armature Area 1 and 2.
- iv. The minimum separation space between any two Towers shall be 15.0m.
- v. Development on the site shall provide gardens or patios on the top of the base Building to improve rooftop aesthetics and provide additional amenity space, where physically and economically feasible.
- vi. Where property configuration permits, the longest axis of a tower shall be in the north/south direction in order to preserve view corridors and allow sunlight to reach street level.

*Bylaw 15498
July 19, 2010*

- vii. No side of a tower shall be more than 35.0 m long, except the areas known as The Armature Area 1 and 2.



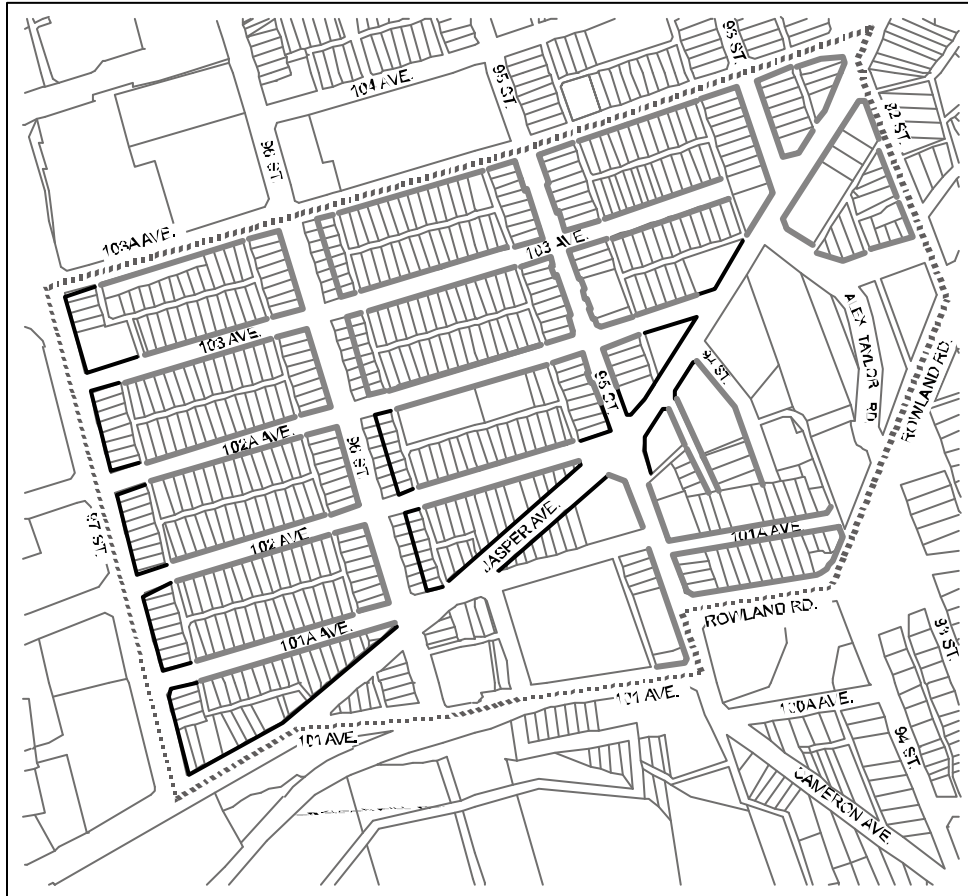
The Quarters Downtown Overlay



- Sites not included in The Quarters Downtown Overlay
- Area Boundary
- The Quarters Downtown Overlay Boundary



Active Residential and Commercial Frontages



Legend

- Active Commercial Frontages
- Active Residential / Commercial Frontages
- The Quarters Downtown ARP Boundary

Bylaw 15498
July 19, 2010

900 Special Areas

900 Special Areas General Provisions

900.1 General Purpose

The purpose of these Provisions is to provide a means to regulate the Use, design and extent of development within specific geographic areas of the City in order to achieve the planning objectives of an Area Structure Plan or Area Redevelopment Plan for those areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land Use zoning.

900.2 Application

1. A Special Area can only be established if the following conditions are satisfied:
 - a. an approved Area Structure Plan or Area Redevelopment Plan states that a Special Area shall be established in order to achieve clearly stated objectives; and
 - b. the approved Area Structure Plan or Area Redevelopment Plan explains why conventional zoning or other land Use control techniques, applied through this Bylaw, could not appropriately or adequately deal with the special or unique attributes of the specified geographic area.
2. Special Areas shall only be applied through an amendment to the Zoning Bylaw and shall include the following:
 - a. the applicable Special Area and its boundaries;
 - b. a map at an appropriate scale, of the affected location(s) or neighbourhood(s) that indicates the designation, location, and boundaries of:
 - i. all conventional Zones, with or without varied regulations, within the Special Area;
 - ii. all Direct Control Provisions within the Special Area; and
 - iii. all unique Zones within the Special Area.
 - c. detailed text describing the content of:
 - i. the General Purpose of the Special Area and its provisions;
 - ii. all conventional Zones with varied regulations, in the Special Area; and
 - iii. all unique Zones within the Special Area.
3. If conventional Zones are to be modified for application within a Special Area, the modified regulations shall be in accordance with subsection 900.4 and shall include a statement of rationale for use in the modified regulations.

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4. If Direct Control Provisions are to be used within a Special Area, such Direct Control Provisions shall be established in accordance with the provisions of Sections 710 and 720 of this Bylaw.
5. If unique Zones are to be created for use within the Special Area, the section in this Bylaw, establishing the Special Area must:
 - a. specify a unique Zone name that shall not be confused with any conventional Zone;
 - b. include a statement describing the General Purpose of the unique Zone;
 - c. contain Permitted and Discretionary Uses;
 - d. contain regulations pertaining to the permitted and discretionary use opportunities; and
 - e. contain any additional regulations that may be deemed necessary, pertaining to discretionary use opportunities.
6. All unique Zones created through the provisions of Section 900, for use within a Special Area, are only to be used within a Special Area.

900.3 Permitted and Discretionary Uses

1. Permitted and Discretionary Uses specified in any conventional Zone, within a Special Area, shall be those of that conventional Zone.
2. Any unique Zones may specify any Permitted and Discretionary Uses deemed to be in accordance with the approved Area Structure Plan or Area Redevelopment Plan for that area.
3. Any Direct Control Provision within a Special Area may specify those major or minor developments that shall be considered as Permitted or as Discretionary Uses deemed to be in accordance with the approved Area Structure Plan or Area Redevelopment Plan for that area and in accordance with Section 12 of the Zoning Bylaw.

900.4 Development Regulations

1. Where the regulations of a conventional Zone are varied, those regulations of the Special Area shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of this Overlay and those of the underlying Zone, the Special Area Provisions shall take precedence and effect.
2. Notwithstanding clause (1), above, the provisions of the Airport Protection Overlay and the Floodplain Protection Overlay shall take precedence over the provisions of any Special Area.
3. Special Area provisions shall not be used:

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- a. to alter Permitted or Discretionary Uses, Floor Area Ratio or Density in any underlying conventional Zone;
- b. where the proposed regulations or changes to the regulations of an underlying conventional Zone:
 - i. are significant enough to be inconsistent with the General Purpose of the underlying Zone and the designation of another Zone would be more appropriate;
 - ii. are not merely related to local planning objectives, but would have sufficient general application to warrant an amendment to the text of the underlying Zone itself; and
 - iii. are intended to provide such detailed or Site specific discretionary control over the design and siting of development that the use of a Direct Control Provision would be more appropriate.
- c. to allow more than one Single Detached Residential Dwelling on a lot; or
- d. to alter the following regulations of the Zoning Bylaw:
 - i. Sections 1 through 6, inclusive;
 - ii. Section 7, except that new Use Classes may be added to Section 7 and listed in newly created Zones or Direct Control Provisions within Special Areas;
 - iii. Sections 11 through 25 inclusive, except that new fees may be established for new Use Classes and new Zones, with respect to rezonings and Development Permit Applications;
 - iv. Section 41;
 - v. Sections 56 and 57;
 - vi. Sections 710 and 720;
 - vii. Section 800; and
 - viii. Section 900.

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910. Downtown Special Area Zoning Regulations

*Bylaw 15201
December 13, 2010*

910.1 General Purpose

To designate the Downtown area as a Special Area and to adopt the following land use regulations to achieve the objectives of the Capital City Downtown Plan.

910.2 Application

The designation, location and boundaries of each zone affected or created in Section 910 shall apply, as indicated in the Downtown Zoning Map, Appendix 1 to this Section. The following Appendices also apply to this Section: Appendix 2 Downtown Maximum Floor Area Ratio Map and Appendix 3 Downtown Maximum Height Map.

Zones Created by Special Area Provisions

*Bylaw 15489
January 18, 2011*

Specific zones, as contained in Sections 910.5, 910.6, 910.7, 910.8, 910.9, 910.10, 910.11 and 910.12, have been created in accordance with Section 900 of the Zoning Bylaw.

All Regulations in the Zoning Bylaw shall apply to development in the AED, CCA, CMU, HA, HDR, JAMSC, RMU and UW, unless such Regulations are specifically excluded or modified therein.

Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

910.4 DOWNTOWN WIDE REGULATIONS:

The following Zoning Regulations are common to all the Downtown Special Area Zones. Further regulation may be described under individual zones.

910.4 DOWNTOWN WIDE REGULATIONS:

The following Zoning Regulations are common to all the Downtown Special Area Zones. Further regulation may be described under individual zones.

1. Vehicular Parking

- a. Parking that is part of the building podium shall be screened in a way that does not disrupt the continuity of the Street Wall and the character of the zone, and shall be limited to no more than 12m in Height from grade. Screens may include, but are not limited to, public art and street fronting retail uses.
- b. Parkade(s) developed below grade shall be permitted to be built to the property line.
- c. Parkade(s) developed below grade on streets identified as neighbourhood streets in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 are to be located sufficiently

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below grade, or a suitable alternative, to provide a minimum of 1.2m soil depth to contribute to healthy root development.

- d. No portion of an above grade parking garage on the ground (first) floor shall be allowed for a minimum depth of 8.0 m from any front façade facing a Public Roadway, other than a lane. Vehicular Access shall be from the abutting lane.
- e. Surface Parking Lots:
 - i. No surface parking shall be allowed, other than accessory parking that is located at the rear of a building and is accessed from the abutting alley;
 - ii. A minimum 4m landscaped setback shall be provided from any property line abutting a Public Roadway, other than a lane, for any surface parking area;
 - iii. The storage of materials inclusive of accumulated snow on non-accessory parking surface lots shall be in a location away from the public roadway to improve safety and visibility; and
 - iv. Lighting for the non-accessory surface parking lots shall be a minimum of 6 LUX.

2. Access

- a. Vehicular access to parking structures and sites shall be from the abutting alleys to maintain an uninterrupted street façade and enhance the pedestrian experience, except where there is no alley or where steep slopes inhibit access, only then shall access be from the street.
- b. Driveway ramps for underground parkades shall not exceed a slope of 6% for the first 4.5m from the property line, or as prescribed by Transportation Services.
- c. For residential, residential related, hotel, and institutional uses, passenger drop-off areas and lay-bys on private properties may be allowed within the Front Setback, provided there is adequate space available and that sidewalk continuity is maintained to the satisfaction of Transportation Services.

*Bylaw 16032
March 16, 2012*

3. Bicycle Parking and Facilities

- a. For non-Residential Uses with a gross floor area over 5,000 m² change rooms, showers, and covered, secured parking areas shall be provided to the satisfaction of the Development Officer. LEED™ standards shall be utilized to calculate the required areas.

4. Garbage and Services

- a. Any trash collection area or storage area, shall be located adjacent to the lane and shall be within the principle building.
- b. The gates and/or doors of the garbage enclosure must not open or encroach into the abutting road right-of-way.

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5. Signage

- a. The Development Officer shall have regard for visual harmony and the compatibility of the proposed sign with the architectural character and finish of the development and with the design, location and appearance of other signs on the development.
- b. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3. may be required at the discretion of the Development Officer,

6. Weather and Environmental Influences

- a. Buildings and public spaces shall be designed with materials and forms to increase pedestrian comfort and the use of public streets and open spaces using design initiatives outlined in the policies on Winter City Design and Urban Design within the Capital City Downtown Plan, Bylaw 15200.
- b. Developments shall provide protection from inclement weather such as canopies, awnings, sunshades overhangs or colonnades, designed to fit the character of the block or building.

7. Exterior Lighting

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements, roof tops and public art.
- b. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property.
- c. Detailed exterior lighting plans may be required for major developments at the discretion of the Development Officer.

8. Transparency

- a. The ground floor level portion of the façade abutting a Public Roadway, other than a lane, shall be comprised of transparent, non-reflective, non-tinted, non-obscured glazing.
- b. Blank walls or non-transparent surfaces shall not exceed 20% of the linear building frontage at grade, where fronting onto a Public Roadway, other than a lane. Blank walls or non-transparent surfaces on buildings with non-Residential Uses shall not exceed 6.0m in width, except if the surface is designed to accommodate Public Art, then the maximum width shall be no wider than 10.0m.

910.5 (CCA) - CORE COMMERCIAL ARTS ZONE

1. General Purpose

The purpose of this Zone is to provide a Zone for a variety of high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment Uses and meet the land use objectives for the Commercial Cultural Core. The intent is to further strengthen the Downtown's central area by providing continuous retail at grade, enhancing arts and entertainment activities, accommodating Residential Uses and making the Core more pedestrian friendly.

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2. Permitted Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
- e. Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. General Retail Stores
- l. Government Services
- m. Health Services
- n. Hotels
- o. Indoor Participant Recreation Services
- p. Limited Contractor Services
- q. Minor Amusement Establishments
- r. Minor Home Based Business and Major Home Based Business
- s. Minor Alcohol Sales and Major Alcohol Sales
- t. Personal Service Shops
- u. Professional, Financial and Office Support Services
- v. Private Education Services and Public Education Services
- w. Private Clubs
- x. Public Libraries and Cultural Exhibits
- y. Religious Assembly
- z. Residential Sales Centre
- aa. Restaurants
- bb. Specialty Food Services
- cc. Fascia On-premises Signs
- dd. Projecting On-premises Signs
- ee. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed Building.

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- b. Bars and Neighbourhood Pubs, for more than 200 occupants and 240m² of Public Space
- c. Boarding and Lodging Houses
- d. Carnivals, within an enclosed building
- e. Convenience Vehicle Rentals
- f. Custom Manufacturing Establishments
- g. Exhibition and Convention Facilities
- h. Extended Medical Treatment Services
- i. Fleet Services
- j. Funeral, Cremation and Interment Services
- k. Live Work Units
- l. Major Amusement Establishments
- m. Major Secondhand Stores
- n. Minor Impact Utility Services
- o. Minor Secondhand Stores
- p. Mobile Catering Food Services
- q. Motels
- r. Natural Science Exhibits
- s. Nightclubs
- t. Non-accessory Parking
- u. Protective and Emergency Services
- v. Recycled Materials Drop-off Centres, within an enclosed building
- w. Spectator Entertainment Establishments
- x. Veterinary Services
- y. Warehouse Sales
- z. Fascia Off-premises Signs

*Bylaw 15892
October 11, 2011*

- aa. Major Digital Signs
- bb. Minor Digital Off-premises Signs
- cc. Minor Digital On-premises Off-premises Signs
- dd. Minor Digital On-premises Signs
- ee. Projecting Off-premises Signs
- ff. Temporary Off-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

The following regulations shall apply to all Permitted and Discretionary Uses.

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- a. Floor Area Ratio
 - i. the maximum Floor Area Ratio east of 100 Street shall be 8.0;
 - ii. the maximum Floor Area Ratio west of 100 Street shall be 12.0;
and
 - iii. Notwithstanding 4(a)(ii), the maximum Floor Area Ratio shall be 13.1 for the area bounded on the east by 100 Street, on the north by Jasper Avenue, on the south by Macdonald Drive and on the west by the north/south Lane and pedestrian walkway.
- b. Building Height:
 - i. the maximum permitted Height shall not exceed 150 m;
 - ii. the maximum discretionary Height shall not exceed 200 m;
 - iii. the above permitted and discretionary Height is subject to the provisions of the City Centre Protection Overlay; and
 - iv. where the maximum Height exceeds 150 m, the Development Officer shall ensure the design of the built form, its profile, sculpting, and detailing, as well as the quality of its material is such that it is a significant positive addition to the City's skyline.
- c. Building Setbacks:
 - i. Buildings shall have a front Setback between 1.5 to 2.5m, except that:
 - A. the Setback on the north side of 103A Avenue between 97 and 101 Street shall be 10.0m;
 - B. the Setback for properties fronting on the south side of 103A Avenue between 97 and 101 Street shall be 5.0m;
 - C. the Setback for properties fronting on the south side of 104 Avenue between 101 and 103 Streets shall be 5.0m;
 - D. the Setback from the front property line for all other buildings not covered by subsection b) and c) located west of 100 Street and south of 103A Avenue, and west of 101 Street and south of 104 Avenue shall have a zero to 2.5m front Setback;
 - ii. Buildings shall be built to the side property lines; and
 - iii. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.
- d. Amenity Areas
 - i. A minimum amenity area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
 - ii. Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.

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iii. Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum Amenity Area of 3% on the non-residential uses to a maximum of 6% of the development. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.

e. Vehicular Parking

i. Parking shall be in accordance with Section 54 of the Zoning Bylaw; except for conversions to residential uses where there is existing parking, additional parking shall not be required.

*Bylaw 15735
June 20, 2011*

f. Landscaping

i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:

A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade.

B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.

g. Signs shall comply with the regulations found in Schedule 59F.

5. Urban Design Regulations

a. Street Interface

i. Buildings shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Commercial Cultural Core.

ii. Buildings shall be designed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping area through the following:

A. The ground Storey shall have a minimum Height of 3.5m,

B. Architectural treatment of new developments and substantial renovations shall have windows on the front façade of the building at each storey, and the placement and type of windows shall allow viewing into the building,

C. Major shopping complexes and large-format stores over 2000m² shall contain smaller scale retail spaces with direct access to the street to maintain a rhythm of fine-grained retail establishments at grade. All street level Commercial Uses that abut a street shall provide a primary direct access to the street,

D. A minimum of 60% of street frontage for retail, services, and other commercial uses, and

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- E. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.
- iii. The development of the abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
- iv. Public Amenity Area

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design
 - i. The building façade that comprises a portion of the Street Wall shall range in Height from 9m to 26m. The Development Officer may vary street wall heights in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - B. The recommendations, and mitigative measures specified in any required technical studies.
 - ii. Infill developments shall ensure that the Height of the building façade or podium base is within 7m of the adjacent buildings façade or podium.
- c. Entrances and Corners
 - i. Ground level retail uses shall open to the street rather than an internal atrium.
 - ii. In mixed-use buildings, residential uses shall have access at grade that is separate from the commercial premises.
 - iii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
 - iv. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.
- d. Tower Floor Plate, Stepbacks, and Spacing
 - i. Buildings greater than 26m in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of adjacent buildings in the immediate area.

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- ii. The mid-level of Towers shall employ building Stepback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.
 - A. Towers shall Stepback from the front podium wall a minimum of 4.5m.
 - B. The minimum space between non-residential Towers shall be 20m.
 - C. The minimum space between a residential Tower and any other Tower shall be 25 m.
 - D. The Development Officer may vary the Tower spacing in consideration of the following:
 - 1. The visual sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
- iii. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.
- iv. Developments less than 26m in Height on sites 700m² or less, may not be required to provide Floor Plate reduction.
- e. **Building Façade, Materials, and Exterior Finishing**
 - i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. Building façades must be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.
 - iii. Building design and façades shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
 - iv. Buildings shall emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.
 - v. Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the Commercial Cultural Core district. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.

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- vi. All exposed building facades shall have consistent and harmonious exterior finishing materials,
 - vii. Infill developments shall be sensitive to the rhythm, articulation, design character, scale, façade and materials colours and textures of the block face.
- f. Roof Tops and Skyline Effects
- i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.
 - ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, solar panels, patios, and public or private open spaces.
 - iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.
 - v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.

6. Additional Development Regulations for Specific Uses and Streets

- a. Prior to January 1, 2016, for new buildings, Residential Uses shall not exceed 90% of gross floor area and shall not be developed as stand-alone buildings or at grade. After January 1, 2016, for new buildings, Residential Uses shall not exceed 70% of gross floor area and shall not be developed as stand-alone buildings or at grade.
- b. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and
 - iii. Employee parking shall not be required.
- c. Notwithstanding the requirements of subsection 910.5(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.

910.6 (CMU) - COMMERCIAL MIXED-USE ZONE

1. General Purpose

The purpose of this Zone is to provide a Zone for medium intensity development that accommodates a mix of predominantly commercial, office, institutional and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at grade. The intent is to accommodate the existing commercial development west of 109 Street; and to allow Conversion to residential and related Uses.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m² of Public Space
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Community Recreation Services
- h. Convenience Retail Stores
- i. General Retail Stores
- j. Government Services
- k. Health Services
- l. Hotels
- m. Indoor Participant Recreation Services
- n. Limited Contractor Services
- o. Major Alcohol Sales and Minor Alcohol Sales
- p. Major Home Based Business and Minor Home Based Business
- q. Minor Amusement Establishments
- r. Personal Service Shops
- s. Private Education Services and Public Education Services
- t. Private Clubs
- u. Professional, Financial and Office Support Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants
- z. Specialty Food Services
- aa. Spectator Entertainment Establishments

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- bb. Fascia On-premises Signs
- cc. Projecting On-premises Signs
- dd. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Auctioneering Establishments
- b. Bars and Neighbourhood Pubs, for more than 200 occupants or 240m² of Public Space
- c. Boarding and Lodging Houses
- d. Broadcasting and Motion Picture Studios
- e. Carnivals
- f. Convenience Vehicle Rentals
- g. Custom Manufacturing Establishments
- h. Equipment Rentals
- i. Fleet Services
- j. Funeral, Cremation and Interment Services
- k. Live Work Units
- l. Minor Impact Utility Services
- m. Minor Service Stations
- n. Minor Secondhand Stores
- o. Mobile Catering Food Services
- p. Nightclubs
- q. Non-accessory Parking
- r. Outdoor Amusement Establishments
- s. Outdoor Participant Recreation Services
- t. Protective and Emergency Services
- u. Spectator Sports Establishments
- v. Fascia Off-premises Signs
- w. Freestanding On-premises Signs

*Bylaw 15892
October 11, 2011*

- x. Major Digital Signs
- y. Minor Digital Off-premises Signs
- z. Minor Digital On-premises Off-premises Signs
- aa. Minor Digital On-premises Signs
- bb. Roof Off-premises Signs
- cc. Roof On-premises Signs

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4. Development Regulations for Permitted and Discretionary Uses

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio (FAR):
 - i. the maximum Floor Area Ratio east of 109 Street shall be 7.0. An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application; and
 - ii. the maximum Floor Area Ratio west of 109 Street shall be 4.0.
- b. Building Height:
 - i. the maximum Height east of 109 Street and north of 100 Avenue shall be 70.0 m. An additional Height of 15m may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
 - ii. The maximum Height east of 109 Street and south of 100 Avenue shall not exceed 50m except that, for sites with an area over 3,716 m² an additional height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
 - iii. The maximum Height west of 109 Street shall be 20.0m.
- c. Building Setbacks:
 - i. Buildings shall have a front Setback of 1.5m, except that the front Setback shall be:
 - A. 1.5 to 4.0m along the east side of 109 Street;
 - B. 0.0m Setback along the west side of 109 Street; and
 - C. 3.0m along 108 Street, all to the satisfaction of the Development Officer.
 - ii. The Development Officer may allow building Setbacks up to 2.5 m to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping.
 - iii. Buildings shall be built to the side property lines; and

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- iv. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the front Setback.
- d. Amenity Areas:
 - i. An minimum amenity area of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.
 - ii. Non-residential buildings on sites of less than 1350m² shall not be required to provide amenity area.
 - iii. Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum amenity area of 3% on the non-residential uses, to a maximum of 6%. Amenity areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.
 - iv. Developments on sites larger than 3000m² shall provide:
 - A. An additional 5% of the site area developed as open space in the form of parks, plazas, atriums and publicly accessible spaces at grade for the benefit of residents or tenants; and
 - B. In large developments, mid block breaks and access shall be provided to facilitate pedestrian access to other walkways, laneway or interior courtyards.
- e. Vehicular Parking
 - i. Parking shall be in accordance with Section 54 of the Zoning Bylaw except for conversions to residential uses where there is existing parking, additional parking shall not be required.

*Bylaw 15735
June 20, 2011*

- f. Landscaping
 - i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:
 - A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade; and
 - B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.
- g. Signs shall comply with the regulations found in Schedule 59F.

5. Urban Design Regulations

- a. Street Interface

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- i. Developments in this zone shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
- ii. Developments shall be designed to accommodate office, institutional, retail and service uses to strengthen the area as a pedestrian oriented shopping area through the following:
 - A. The ground Storey shall have a minimum Height of 3.5m;
 - B. Buildings located along identified shopping streets shall provide and maintain a rhythm of fine-grained retail establishments with direct access to the street and contain numerous shop fronts, entrances, variety of textures and building materials to enhance the pedestrian environment;
 - C. A minimum of 50 % at Grade Frontage shall be developed for Commercial Uses; and
 - D. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.
- iii. The development of the abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.

*Bylaw 15735
June 20, 2011*

- iv. Public Amenity Area
 - A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design
 - i. The building façade that comprises a portion of the Street Wall shall range in Height from 9m to 26m. This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.
 - ii. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.
 - iii. The building façade that comprises a portion of the Street Wall shall ensure that the Height of the building façade or podium base is within 7m of the adjacent block face.
 - iv. The maximum building frontage for Sites abutting a commercial shopping street shall be 15.24 m or consistent with the building frontage of other Sites abutting the shopping street and, where the building frontage for Sites abutting the commercial shopping street

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exceeds 15.24 m or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into 15.24 m sections or modules consistently sized with other buildings on the shopping street.

- v. All new development and major renovations shall create a pedestrian-friendly environment on the shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.
 - vi. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
- c. Entrances and Corners
- i. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
 - ii. In mixed-use buildings, residential uses shall have access at grade that is separate from the commercial premises.
 - iii. Commercial or institutional entrances shall address the street in a prominent manner.
 - iv. Buildings at corners shall provide courtyards, major entryways or distinctive architectural features consistent with the building or Influences on the other corners of the Intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
 - v. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.
- d. Tower Floor Plate, Stepbacks, and Spacing
- i. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.
 - ii. For buildings greater than 26m in height, the maximum residential Floor Plates shall not exceed 900m², but in no case shall it exceed 80% of the podium floor plate, to the satisfaction of the Development Officer.
 - iii. Developments less than 26m may not be required to provide Floor Plate reduction.
 - iv. Developments taller than 26m shall be stepped back at least 3.0m from the front podium wall to maintain human scaled buildings and to allow for solar access at the sidewalk level.

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- v. The mid-level of Towers shall employ building setback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.
 - vi. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - B. The recommendations, and mitigative measures specified in any required technical studies.
 - vii. Towers on the south side of 100 Avenue and adjacent to 108 streets shall be narrower in width to accentuate views of the Legislature and promote sunlight penetration at the ground level, to the satisfaction of the Development Officer.
- e. **Building Façade, Materials, and Exterior Finishing**
- i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
 - iii. Buildings taller than 26m shall be allowed in the form of a podium plus Tower composition that ensures design treatments are compatible with the façades of adjacent, older institutional or historic buildings in the immediate area; and that maintain a human scale environment.
 - iv. Buildings shall emphasize the architectural treatment of the horizontal and vertical elements as well as finer grain elements such as windows, balconies, shadow lines and textures shall be used to distinguish residential buildings from office Towers.
 - v. All exposed building Tower faces shall have consistent and harmonious exterior finishing materials,
 - vi. Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the Capital City District. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
 - vii. Infill developments shall be sensitive to the rhythm, articulation, design character, scale, façade and materials colours and textures of the block face.
- f. **Roof Tops and Skyline Effects**
- i. For the area north of 100 Avenue, the following regulations shall apply:

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- A. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.
 - B. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, solar panels, patios, and public or private open spaces.
 - C. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - D. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.
 - E. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.
- ii. For the area south of 100 Avenue, the following regulations shall apply:
 - A. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - B. The roof design may include a combination of green roofs, solar panels, patios or private or public open spaces.

6. Additional Development Regulations for Specific Uses and Streets

- a. Prior to January 1, 2016, for new buildings, Residential Uses shall not exceed 85% of gross floor area in mixed-use buildings. After January 1, 2016, for new buildings, Residential Uses shall not exceed 70% of gross floor area in mixed-use buildings.
- b. Buildings fronting onto 109 Street and 100 Avenue shall provide at least 60% of at-grade street frontage for retail and other commercial and service Uses.
- c. Business Frontage for establishments located at grade shall not exceed 30m along 109 Street and 100 Avenue.
- d. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and

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- iii. Employee parking shall not be required.
- e. Notwithstanding the requirements of subsection 910.6(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.
- f. Notwithstanding subsection 11.4(2) and the requirements of subsection 910.6(4)(b) and having regard for 910.6(6)(e), additional height may be allowed to accommodate the additional Floor Area Ratio for Hotel Uses where the Development Office is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.

910.7 (HA) - HERITAGE AREA ZONE

1. General Purpose

The purpose of this Zone is to establish a special heritage character Zone, in which the existing concentration of historical resources shall be preserved, rehabilitated and reused, and to ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical, architectural and urban village character of the area.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space
- d. Boarding and Lodging Houses
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. Government Services
- k. Hotels
- l. Household Repair Services
- m. Indoor Participant Recreation Services
- n. Limited Contractor Services
- o. Live Work Units
- p. Minor Alcohol Sales

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- q. Minor Amusement Establishments
- r. Minor Home Based Business and Major Home Based Business
- s. Personal Service Shops
- t. Public Education Services and Private Education Services
- u. Professional, Financial and Office Support Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants, for less than 100 occupants and 120 m² of Public Space
- z. Row Housing
- aa. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- bb. Stacked Row Housing

3. Discretionary Uses

- a. Auctioneering Establishments
- b. Bars and Neighbourhood Pubs, for more than 100 occupants and 120 m² of Public Space
- c. Broadcasting and Motion Picture Studios
- d. Carnivals
- e. Convenience Vehicle Rentals
- f. Custom Manufacturing Establishments
- g. Flea Markets
- h. Fleet Services, limited to the area north of 103 Avenue and east of the north-south lane east of 104 Street
- i. Fraternity and Sorority Housing
- j. General Retail Stores
- k. Group Homes
- l. Health Services
- m. Major Secondhand Stores
- n. Minor Impact Utility Services
- o. Minor Secondhand Stores
- p. Nightclubs, but not to exceed 200 occupants and 240 m² of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
- q. Non-accessory Parking
- r. Private Clubs
- s. Protective and Emergency Services

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- t. Restaurants, for more than 100 occupants and 120 m² of Public Space
- u. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
- v. Temporary Shelter Services
- w. Veterinary Services
- x. Warehouse Sales
- y. Fascia On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs, not including portable Signs

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio (FAR):
 - i. the maximum Floor Area Ratio north of 102 Avenue shall be 8.0; and
 - ii. the maximum Floor Area Ratio south of 102 Avenue shall be 10.0.
- b. Building Height:
 - i. the maximum Height shall not exceed 115.0 m; and
 - ii. the above permitted height is subject to the provisions of the City Centre Protection Overlay.
- c. Setbacks:
 - i. buildings shall be built to the front and side property lines. The Development Officer, in consultation with the Heritage Officer, may allow building Setbacks up to 2.5 m to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping that contribute to the historical character of the area. The Development Officer may allow a building Setback of 3.0 m for residential buildings and may allow the required Private Outdoor Amenity Area to be within the 3.0 m building Setback.
- d. Amenity Areas:
 - i. a minimum Amenity Area of 3% of the non-residential Floor Area shall be provided and such Amenity Area shall be exempted from Floor Area calculations to a maximum of 6% of the Floor Area of the development. Such Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums and seating areas;
 - ii. non-residential buildings of less than 1,394 m² shall not be required to provide the 3% Amenity Area; and
 - iii. Amenity Area for Apartment Housing shall not be required.
- e. Vehicular Parking
 - i. Parking shall be in accordance with Section 54 of the Zoning Bylaw except additional parking shall not be required when existing and

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designated historical buildings are being rehabilitated or converted to Residential Uses.

*Bylaw 15735
June 20, 2011*

- f. Landscaping
 - i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:
 - A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade; and
 - B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.
 - g. Signs shall comply with the regulations found in Schedule 59H.

5. Urban Design Regulations

- a. Street Interface
 - i. Public Amenity Area

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

*Bylaw 15735
June 20, 2011*

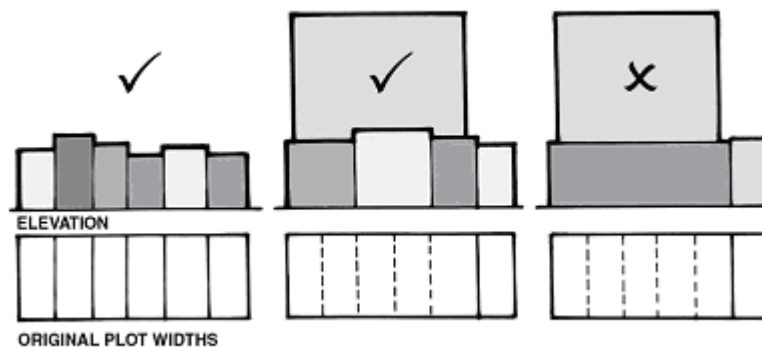
- b. Tower Floor Plate, Stepbacks, and Spacing
 - i. Building Setback, Tower spacing and sculpting shall be used to reduce building mass and augment views, light and privacy.
 - A. For buildings greater than 20m in height, the maximum residential Floor Plate shall not exceed 900m², but in no case shall it exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.
 - B. Towers Stepback from the Street Wall shall be a minimum of 4.5m.
 - C. The minimum space between Towers shall be 25m. The Development Officer may vary the Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
- c. Roof Tops and Skyline Effects
 - i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.

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- ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, solar panels, patios, or public or private open spaces.
 - iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.
 - v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.
- d. Other Regulations
- i. New buildings or additions shall recognize the scale, architecture and the built form of the existing historical structures within the general area, particularly those on the same block face.
Developments on larger consolidated parcels should break up their façades facing public roadways to be reflective of the original plot widths or widths of the surrounding historic warehouses.

Explanatory Note

Buildings that are designed with regard for, or to recognize, the scale, architecture and general characteristics of the surrounding built form - so that they fit into the physical landscape around them - contribute to the overall good urban design of the community. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



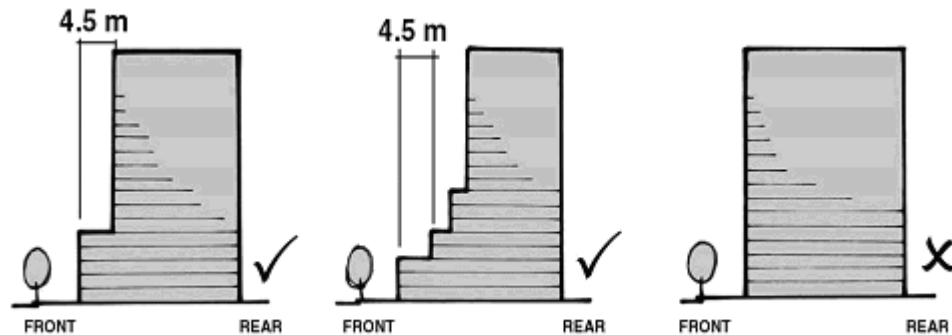
- ii. Any front elevation abutting a public roadway other than a lane

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shall be no greater than 5 Storeys or 20.0 m in Height. Any portion of the building Height greater than this shall be stepped back from the property line. Any buildings taller than 5 Storeys shall have a minimum of 3 Storeys where the building façade is built to the property line abutting the street. The Development Officer may allow a greater building Height and number of podium Storeys for the podium provided that the Height fits contextually with adjacent buildings.

Explanatory Note

A 4.5 m Setback between the front of the building and upper building Storeys is a common technique used to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.

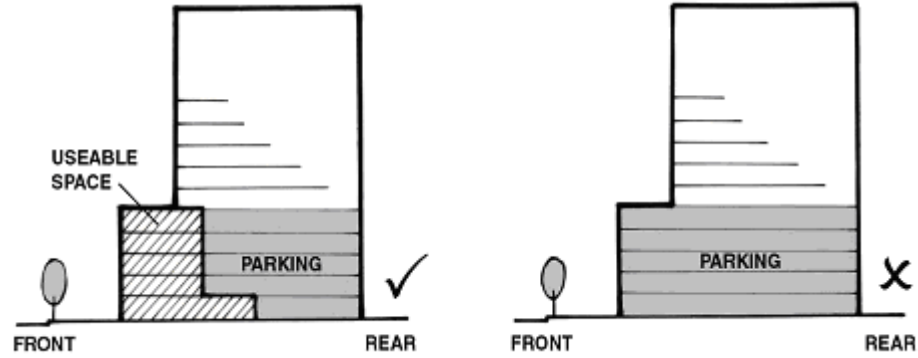


- iii. No portion of an above Grade Parking Garage on the ground (first) floor shall be allowed for a minimum depth of 10.0 m from any building façade facing a public roadway, other than a lane.
- iv. No portion of an above Grade Parking Garage above the ground (first) floor up to 5 Storeys shall be allowed for a minimum depth of 6.0 m from any building façade facing a public roadway, other than a lane.

Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum setbacks for useable space, separating above-ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area. The following graphic representation provides a possible conceptual application of these regulations [iii) and iv)] for interpretive purposes.

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- v. At least 80% of the floor elevation of the ground (first) floor shall be no higher than 0.75 m above the mean Grade of the adjacent public sidewalk or public park, at the property line.
- vi. Balconies shall not be allowed within the first 5 Storeys of a building on those portions of the building facing a public roadway, other than a lane.

Explanatory Note

The building façade is pronounced by not allowing balconies to break up and obscure building features and the building fits in to the surrounding urban fabric. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.

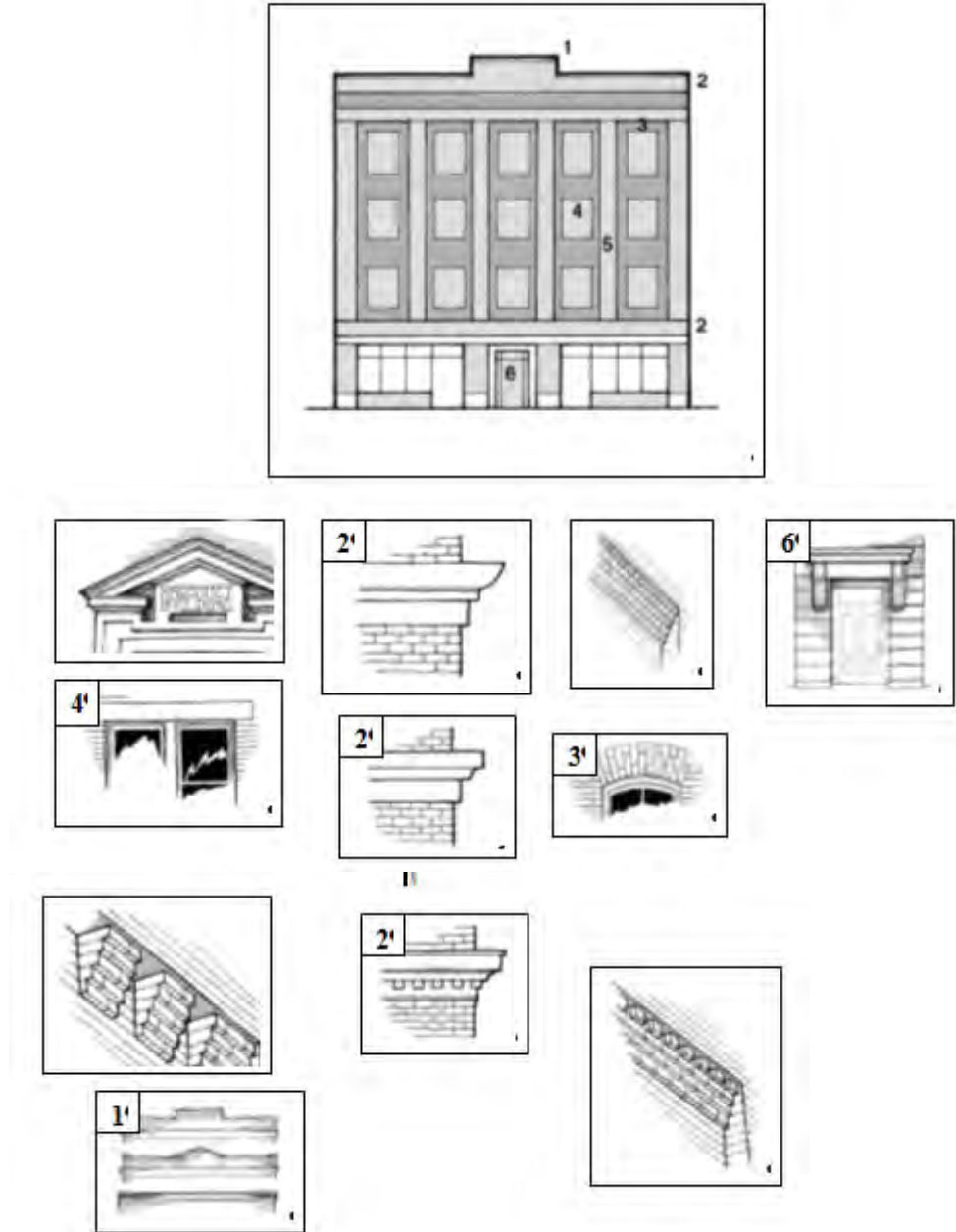


- e. Architectural Treatment:
 - i. The building shall include the following design elements to reduce the perceived mass and add architectural interest. These requirements shall apply consistently to all building façades within the first 5 Storeys or 20.0 m that face a public roadway, other than a lane:
 - A. All exposed building façades shall be architecturally treated to create a unified building exterior; and
 - B. Building façades shall incorporate architectural design details or features that recognize the heritage character of the area.

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Explanatory Note

Architectural detailing includes such features as those shown below. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.

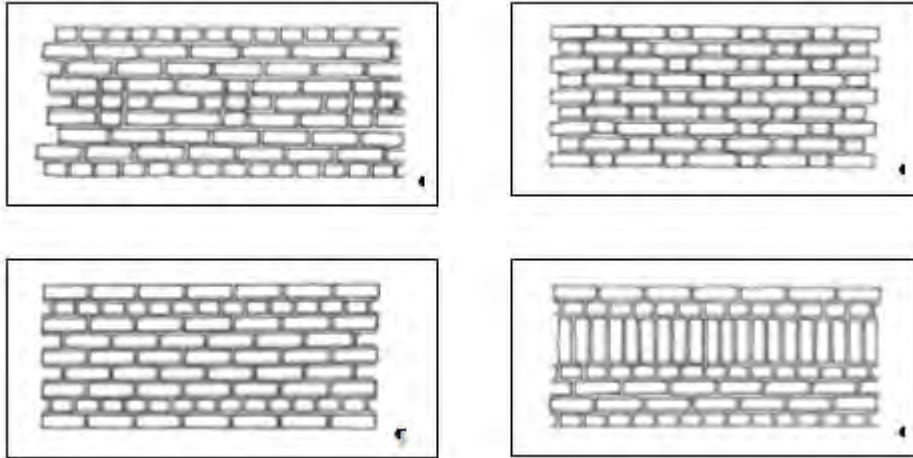


- ii. Brick shall be used as the predominant cladding material (more than 50% of the exterior cladding excluding windows and entrances) within the first 5 Storeys or 20.0 m of a new building.

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Explanatory Note

Brick is a high quality building material that creates a range of texture and pattern that helps add architectural interest to a building. Different configurations of brick work are employed to add unique character to buildings. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.

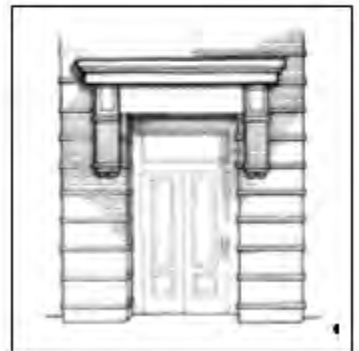
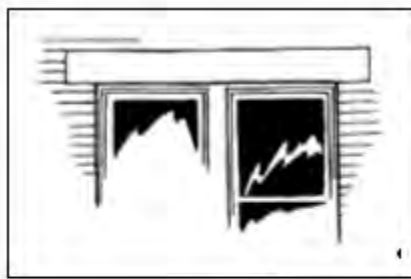
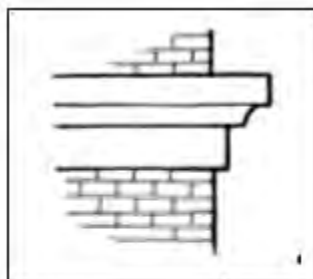


- iii. The architectural treatment of the building up to the first 5 Storeys or 20.0 m shall adhere to the general alignment of the horizontal elements and vertical elements of the adjacent buildings along the same block face.

Explanatory Note

Horizontal and vertical building elements combine to create rhythm to the street and interest in the built form. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.

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All new buildings shall establish a unique building architecture that recognizes the historic character of the area but is not a duplication of surrounding buildings subject to the (HA) Heritage Area Zone regulations.

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6. Additional Development Regulations for Specific Uses and Streets

- a. Fleet Services Use shall be allowed only in the form of an enclosed building.
- b. Non-accessory surface parking lots shall provide a minimum 2.0 m landscaped Setback from any property line abutting a public roadway and Lane in addition to the Landscaping requirements set forth in Section 55 of the Zoning Bylaw.
- c. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and
 - iii. Employee parking shall not be required.
- d. Notwithstanding the requirements of subsection 910.7(4)(a), for new buildings, Residential Use Classes and Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.
- e. Notwithstanding subsection 11.4(2) and the requirements of subsection 910.7(4)(b) and having regard for 910.7(6)(d), additional height may be allowed to accommodate the additional Floor Area Ratio for Residential Uses Classes and Hotels where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.

910.8 (HDR) - HIGH DENSITY RESIDENTIAL ZONE

1. General Purpose

The purpose of this Zone is to accommodate high density housing with minor local commercial uses in a predominantly residential environment and to support the concept of a livable urban village with a strong sense of identity and place, where community activities and amenities are focused on a neighbourhood main street.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Boarding and Lodging Houses
- d. Child Care Services
- e. Live Work Units

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- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Row Housing
- i. Fascia On-premises Signs
- j. Projecting On-premises Signs

3. Discretionary Uses

- a. Convenience Retail Stores
- b. Duplex Housing
- c. Garage Suites
- d. Garden Suites
- e. Group Homes
- f. Major Home Based Business
- g. Personal Service Shops
- h. Professional, Financial and Office Support Services
- i. Religious Assembly
- j. Secondary Suites
- k. Semi-detached Housing
- l. Single Detached Housing
- m. Freestanding On-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw.

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- n. Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
- o. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
- p. Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892
- q. Temporary On-premises Signs

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Site Area
 - i. The minimum Site area for buildings shorter than 26m in Height shall be 600 m²;
 - ii. The minimum Site area for buildings taller than 26m in Height shall

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be 800 m²; and

iii. Notwithstanding the above, smaller sites may be developed at the discretion of the Development Officer, provided the general intent of the zone and sub-area are met in terms of land use, building design and amenity provisions.

b. Floor Area Ratio (FAR):

i. the maximum total Floor Area Ratio for all combined Uses shall be 4.5;

ii. the maximum Floor Area Ratio for Residential Uses shall be 4.0; and

iii. the maximum Floor Area Ratio for non-residential Uses shall be 0.5.

c. Residential Density

i. For Sites greater than 1350 m² the maximum Density shall be 500 dwellings/ha; and

ii. For Sites less than 1350 m² the maximum Density shall be 370 Dwellings/ha.

d. Building Height:

i. The maximum Height shall not exceed 50m except that, for sites with an area over 3,716 m² an additional height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

*Bylaw 15735
June 20, 2011*

e. Setbacks

i. the minimum Front Setback shall be 3.0 m, except that buildings fronting onto 99 Avenue and 104 Street (the "local main street") shall not require a Front Setback;

ii. the maximum Front Setback shall be 4 m;

iii. the minimum Rear Setback shall be 3 m;

iv. the minimum Side Setback shall be 1.0 m per Storey, to a maximum of 6.0 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane; and

v. notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the

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Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.

vi. notwithstanding the above, a minimum Setback of 4.0 m shall be provided abutting 105 Street.

f. **Amenity Areas**

i. An minimum amenity area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no case shall the Amenity area be less than 6 m² per unit. Amenity areas may include meeting rooms, fitness facilities, outdoor space, balconies, and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.

ii. A minimum Private Outdoor Amenity Area of 15m² per dwelling shall be provided where any part of the dwelling unit is contained at grade.

iii. Developments shorter than 26m on sites 700m² or less, shall be designed to provide common outdoor open space at grade, podium level or roof level and shall have a minimum amenity area of 45m².

g. **Vehicular Parking**

i. Parking shall be in accordance with Section 54 of the Zoning Bylaw; except where:

A. Additional parking shall not be required for Conversions to Residential Uses; and

B. Visitor parking may be provided at grade located at the rear of buildings and accessed from abutting lanes.

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h. **Landscaping**

i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:

A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade; and

B. For tree requirements, only deciduous species shall be allowed on any Yard a Public Roadway, other than a lane.

i. Signs shall comply with the regulations found in Schedule 59B.

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5. Urban Design Regulations

- a. Street Interface
 - i. Developments in this zone shall incorporate the street characteristics outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing the residential character of the neighbourhood.
 - ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of 3.5m;
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments; and
 - C. Ensure that, for non-residential uses, the ground floor elevation does not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.
 - iii. Public Amenity Area
 - A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design
 - i. The Height of the building façade that comprises a portion of the Street Wall shall not exceed 20m, and may be composed of townhouses, stacked town houses, apartment units or non-residential uses, or parkade.
 - ii. Ground oriented dwellings shall feature identifiable doorways, landscaped terraces, pedestrian lighting and patios.
- c. Entrances and Corners
 - i. In mixed-use buildings, residential entrances shall be designed separately from commercial or institutional entrances and address the street in a prominent manner.
 - ii. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.

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- d. Tower Floor Plate, Stepbacks, and Spacing
 - i. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to foster the residential character of the neighbourhood, articulate the Downtown skyline and, maximize views as well as sunlight penetration in public spaces, plazas, parks and amenity areas.
 - ii. The mid-level of Towers shall employ building stepback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.
 - A. Towers shall Stepback from the front podium wall a minimum of 3.0m.
 - B. The portion of the Tower which is greater than 20m in Height, is limited to a maximum Floor Plate of 900 m², but in no case shall exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.
 - C. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
- e. Building Façade, Materials, and Exterior Finishing
 - i. The lower portion of the façades of buildings, including bases and podiums must be strongly articulated at regular increments to add variety, rhythm and a human scaled dimension along the street. This may include:
 - A. The provision of awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, materials and colour or other architectural features; and
 - B. The provision of quality materials, interesting design, fenestrations, inviting entrances and superior landscaping.
 - ii. All exposed building faces shall have consistent and harmonious exterior finishing materials.
 - iii. Building materials must be sustainable, timeless, durable, high quality and appropriate for the development within the context of the urban sub-area. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be as determined by Development Officer.

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- iv. Building materials on the lower floors of mid and high rise developments and along secondary commercial streets shall be used so as to improve visual quality and permeability of the building.
- v. Residential and mixed-use infill developments shall transition to and be compatible with the design character, scale, façade and materials of adjacent buildings within the Block.
- f. **Roof Tops**
 - i. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - ii. The roof design may include a combination of green roofs, solar panels, patios or private or public open spaces.
- g. **Public Spaces**
 - i. Developments shall provide 5% of the site area as open space in the form of atriums and communal open spaces for the benefit of residents or tenants.
 - ii. A Public Space, in the form of a park, plaza furnishings and location of art, seating areas and other amenities at grade shall be complementary to the adjacent streetscape and be visually and physically accessible to the public to the satisfaction of the Development Officer. The Public Space may be located within any Yard.

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6. Additional Development Regulations for Specific Uses and Streets

- a. Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-residential uses adjacent to 99 Avenue and 104 Street.
- b. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and
 - iii. Employee parking shall not be required.
- c. Any Setback abutting a public roadway, other than a lane, may require an additional landscaping at the discretion of the Development Officer.

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- d. The Development Officer shall ensure that the streetscape designs adjacent to 105 Street and 97 Avenue shall provide design measures to reduce the environmental impacts of higher levels of vehicular traffic on the pedestrian experience.

910.9 (JAMSC) – JASPER AVENUE MAIN STREET COMMERCIAL ZONE

1. General Purpose

The purpose of this Zone is to provide a Zone that accommodates at-grade, predominantly retail commercial, office and service Uses suitable for the Downtown's Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, dynamic Main Street atmosphere.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m² of Public Space
- d. Broadcasting and Motion Picture Studios
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Hotels
- n. Indoor Participant Recreation Services
- o. Major Alcohol Sales and Minor Alcohol Sales
- p. Major Amusement Establishments and Minor Amusement Establishments
- q. Major Home Based Business and Minor Home Based Business
- r. Personal Service Shops
- s. Private Clubs
- t. Professional, Financial and Office Support Services
- u. Private Education Services and Public Education Services

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- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly
- x. Residential Sales Centre
- y. Restaurants
- z. Spectator Entertainment Establishments
- aa. Specialty Food Services
- bb. Fascia On-premises Signs
- cc. Projecting On-premises Signs
- dd. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Auctioneering Establishments
 - b. Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed Building.
 - c. Bars and Neighbourhood Pubs, for more than 200 occupants and 240m² of Public Space
 - d. Boarding and Lodging Houses
 - e. Carnivals
 - f. Convenience Vehicle Rentals
 - g. Custom Manufacturing Establishments
 - h. Equipment Rentals
 - i. Household Repair Services
 - j. Limited Contractor Services
 - k. Minor Impact Utility Services
 - l. Minor Secondhand Stores
 - m. Mobile Catering Food Services
 - n. Nightclubs
 - o. Non-accessory Parking
 - p. Protective and Emergency Services
 - q. Warehouse Sales
 - r. Fascia Off-premises Signs
 - s. Freestanding On-premises Signs
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- t. Major Digital Signs
 - u. Major Secondhand Stores
 - v. Minor Digital Off-premises Signs

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- w. Minor Digital On-premises Off-premises Signs
- x. Minor Digital On-premises Signs
- y. Roof Off-premises Signs
- z. Roof On-premises Signs

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. the maximum Floor Area Ratio shall be 7.0. An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- b. Building Height:
 - i. the maximum Height shall be 70m. An additional Height of 15m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- c. Buildings Setbacks:
 - i. Buildings abutting Jasper Avenue shall have a front Setback of zero to 2.5m;
 - ii. Buildings abutting 109 Street shall be have a Setback of 1.5 to 4.0m;
 - iii. Buildings abutting 108 Street shall have a Setback of 3.0 to 4.5m;
 - iv. Buildings abutting all other streets shall have a Setback of zero to 2.5m;
 - v. Buildings shall be built to the side property lines; and
 - vi. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets in determination of the Setback.
- d. Amenity Areas
 - i. For Residential Uses, a minimum amenity area of 3% of gross floor area, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity

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areas may include meeting rooms, fitness facilities, outdoor space, balconies and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.

- ii. Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
- iii. Non-residential or mixed-use buildings on sites greater than 1350m² shall provide a minimum amenity area of 3% on the non-residential uses, to a maximum of 6%. Such Amenity Area may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.

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June 20, 2011*

e. Landscaping

- i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:
 - A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade; and
 - B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.
- f. Signs shall comply with the regulations found in Schedule 59F.

5. Urban Design Regulations

- a. Street Interface
 - i. Developments in this zone shall reflect the requirements outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of Jasper Avenue.
 - ii. Developments shall provide multiple points of interaction in the form of doorways, operable windows, and large display windows to facilitate pedestrian interaction.
 - iii. Developments shall provide the opportunity for street fronting convenience retail and service uses to strengthen Jasper Avenue and abutting side Streets as a pedestrian oriented shopping area through the following:
 - A. The ground Storey shall have a minimum Height of 3.5m;
 - B. Allowing conversions of large scale developments to pedestrian

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oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments;

- C. Providing, for larger developments over 1,860m², smaller scale retail spaces to maintain a rhythm of fine-grained retail establishments at grade. All street level Commercial Uses that abut a Public Roadway, other than a lane, shall provide a primary direct access to the street;
- D. Providing Continuous ground-level retail and commercial uses using a perceived pattern of small shop frontages no more than 32 m in width at street level; and
- E. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.

iv. Public Amenity Area

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- a. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design
 - i. The portion of the building façade that comprises the Street Wall shall range in Height from 9m to 26m. This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.
 - ii. The architectural treatment of the building up to the first 26m shall adhere to the general alignment of the horizontal and vertical elements of the abutting and adjacent buildings along the same block face.
 - iii. Infill developments shall ensure that the Height of the building façade or podium base is within 7m of the adjacent buildings façade or podium.
- c. Entrances and Corners
 - i. Ground level retail uses shall open to the Public Roadway, other than a lane, rather than an internal atrium.
 - ii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to

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enhance pedestrian circulation and, where applicable, enhance axial views

- iii. Buildings shall be designed and oriented to face all Public Roadways, other than a lane.
 - iv. Entrances for Apartments and Mixed-use Buildings shall be separate from Commercial Entrances and provide access at grade and feature identifiable doorways, landscaped terraces and pedestrian lighting to ensure adequate privacy.
- d. Tower Floor Plate, Stepbacks, and Spacing
- i. The typical built form along Jasper Avenue shall reflect retail commercial uses on the lower two floors, with residential or office Towers above, setback from the established Street Wall to create a continuous enclosure for the street.
 - A. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
 - B. The mid-level of Towers shall be stepped back a minimum of 4.5m from the Street Wall and sculpted to reduce building mass and augment views, light and privacy at this level.
 - C. Stepbacks above the first and second floors of non residential buildings may be allowed to a maximum of 6m per level to accommodate restaurants, nightclubs, bars and entertainment activities.
 - ii. Tower Floor Plates shall be permitted to a maximum area of 900 m², but in no case shall exceed 85% of the podium Floor Plate.
 - iii. Buildings 26m or less are not required to provide Stepbacks
 - iv. Towers shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of adjacent, older or historic buildings in the immediate area, and that maintain a human scale environment along Jasper Avenue.
- e. Building Façade, Materials, and Exterior Finishing
- i. Building façades shall incorporate architectural design details or features that reflect the predominant urban character of Jasper Avenue, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw

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15200.

- ii. The building façades shall be strongly articulated at regular increments to add variety rhythm and a human scaled dimension along the block face.
 - iii. Building design and at street façade treatment shall provide awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, or other architectural features.
 - iv. All exposed building faces shall have consistent and harmonious exterior finishing materials,
 - v. Exterior finishing materials must be durable sustainable, high quality and appropriate for the development within the context of the block face. The contextual fit, design, proportion, quality, texture and application of various finishing materials.
 - vi. Infill developments shall be sensitive to the design character, scale, façade and materials of adjacent buildings within the block face.
- f. Roof Tops and Skyline Effects
- i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.
 - ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, solar panels, patios, or public or private open spaces.
 - iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.
 - v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.
- g. Public Spaces
- i. Developments with frontage greater than 90m shall provide 5% of gross floor area as open space in the form of plazas, atriums and publicly accessible open spaces.

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6. Additional Development Regulations for Specific Uses and Streets

- a. Residential Uses are not permitted at grade fronting Jasper Avenue.
- b. Buildings fronting onto Public Roadway, other than a lane, shall provide at least

910.10 (RMU) - RESIDENTIAL MIXED-USE ZONE

1. General Purpose

The purpose of this zone is to provide for primarily medium to high density residential mixed-use developments, with limited commercial, institutional, office and service Uses distributed on-site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

2. Permitted Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Child Care Services
- d. Community Recreation Services
- e. Convenience Retail Stores
- f. Government Services
- g. Live Work Units
- h. Minor Home Based Business
- i. Personal Service Shops
- j. Professional, Financial and Office Support Services
- k. Public Libraries and Cultural Exhibits
- l. Residential Sales Centre
- m. Row Housing
- n. Stacked Row Housing
- o. Fascia On-premises Signs
- p. Projecting On-premises Signs

3. Discretionary Uses

- a. Apartment Hotels
- b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space
- c. Commercial Schools
- d. General Retail Stores

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- e. Group Homes
- f. Health Service
- g. Hotels
- h. Household Repair Services
- i. Indoor Participant Recreation Services
- j. Major Home Based Business
- k. Minor Amusement Establishments
- l. Minor Impact Utility Services
- m. Minor Secondhand Stores
- n. Veterinary Services
- o. Motels
- p. Natural Science Exhibits
- q. Private Clubs
- r. Professional, Financial and Office Support Services
- s. Protective and Emergency Services
- t. Public Education Services and Private Education Services
- u. Recycled Materials Drop-off Centres
- v. Religious Assembly
- w. Restaurants, for less than 100 occupants and 120 m² of Public Space
- x. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- y. Spectator Entertainment Establishments
- z. Freestanding On-premises Signs
- aa. Temporary On-premises Signs

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. the maximum total Floor Area Ratio for all combined Uses shall be 5.5;
 - ii. the maximum Floor Area Ratio for Residential Uses shall be 4.0;
and
 - iii. the maximum Floor Area Ratio for Non-residential Uses shall be 1.5.
- b. Residential Density:
 - i. the maximum Density shall be 500 Dwellings/ha.

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c. Building Height:

- i. The maximum Height shall not exceed 50m except that, for sites with an area over 3,716 m² an additional height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

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June 20, 2011*

d. Front Setbacks:

- i. the minimum Front Setback for buildings fronting onto 99 Avenue shall be 0 m, or alignment with adjacent buildings;
- ii. the minimum Front Setback for buildings fronting onto 100 Avenue shall be 1.5 m, or alignment of adjacent buildings;
- iii. the minimum Front Setback for buildings fronting onto 105 Street shall be 1.5 m to 5.0 m;
- iv. the minimum Front Setback for buildings fronting onto all other Streets shall be 3.0 m;
- v. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Front Setback.

*Bylaw 15735
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e. Side and Rear Setbacks:

- i. There shall be no required Rear Setback, except that residential buildings shall provide at least a 3.0m Setback;
- ii. There shall be no required Side Setback for non-residential buildings;
- iii. The minimum Side Setback for Residential Uses shall be 1.0 m per Storey to a maximum of 6.0 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 3.0 m where it abuts a flanking public roadway, other than a lane.

f. Amenity Areas

- i. A minimum amenity area of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no

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case shall be less than 6 m² per unit. Amenity areas may include meeting rooms, fitness facilities, and outdoor spaces. The Development Officer will review amenity area provision to ensure it meets the intent.

- ii. A minimum amenity area of 3% of the non-residential floor area to a maximum of 6% shall be provided. Amenity areas may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas.
- iii. Notwithstanding the above, non-residential buildings of sites less than 1390m² shall not be required to provide the 3% amenity area.
- iv. Amenity areas contained within the building footprint shall be exempt from FAR calculation.

g. **Vehicular Parking**

- i. Parking shall be in accordance with Section 54 of the Zoning Bylaw; except where:
 - A. Additional parking shall not be required for Conversions to Residential Uses; and
 - B. Visitor parking may be provided at grade located at the rear of the building and accessed from the abutting lane.

*Bylaw 15735
June 20, 2011*

h. **Landscaping**

- i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:
 - A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at grade; and
 - B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.

- i. Signs shall comply with the regulations found in Schedule 59B.

5. Urban Design Regulations

a. **Street Interface:**

- i. Developments in this zone shall reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, to enhance the residential mixed-use character of the area.

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- ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of 3.5m;
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail uses such as small restaurants, cafes, specialty retail and design oriented establishments; and
 - C. Ensure, for non-residential uses, the ground floor elevation does not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.

- iii. Public Amenity Area:

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

*Bylaw 15735
June 20, 2011*

- b. Street Wall Design:

- i. The Height of the building façade that comprises a portion of the Street Wall shall range from 7m to 16m.
 - ii. Buildings less than 26m in Height on sites 700m² or less shall feature building design and façade treatment at the lower three floors to strengthen the residential ambiance of the street or block and enhance the pedestrian environment.
 - iii. Ground floor units shall be designed and articulated every 7.5m to differentiate individual dwelling units address and provide direct access to the street.
 - iv. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.

- c. Entrances and Corners

- i. Corner Buildings shall provide courtyards, recessed major entry ways or other distinctive architectural features.
 - ii. In mixed-use buildings, residential entrances shall be designed separate from commercial or institutional entrances and address the street in a prominent manner.
 - iii. Buildings shall be designed and oriented to face all Public

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Roadways, other than a lane.

d. Tower Floor Plate, Stepbacks, and Spacing

*Bylaw 15735
June 20, 2011*

- i. The mid-level portion of Towers shall be sculpted to reduce building mass and augment views, light penetration at grade and privacy by utilizing building Setbacks, Tower spacing and design elements.
 - A. The Tower shall have a minimum 3.0 m Setback from the Street Wall.
 - B. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 2. The recommendations, and mitigative measures specified in any required technical studies.
 - C. The portion of the building that is greater than 20m in Height is limited to a maximum Floor Plate of 900m².
- ii. Towers shall be designed, oriented and constructed to enhance the character of the neighbourhood, articulate the Downtown skyline and, maximize views and sunlight penetration in public spaces, plazas, parks and amenity areas.

e. Building Façade, Materials, and Exterior Finishing

- i. Building façades shall incorporate architectural design details or features that reflect the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
- ii. The building façades shall be strongly articulated at regular increments to add variety rhythm and a human scaled dimension along the Block face.
- iii. Building design and façade shall strengthen and visually enhance the pedestrian experience, and contribute to the urban vibrancy by providing treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
- iv. All exposed building faces shall have consistent and harmonious exterior finishing materials.
- v. Building materials must be sustainable, durable, high quality and

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appropriate for the development within the context of the urban sub-area. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be as determined by the Development Officer for major comprehensively designed developments.

- vi. Horizontal and vertical elements and a finer grain of elements such as windows, balconies, shadow lines and textures should be used to distinguish the residential buildings from non-residential buildings.
- vii. Infill developments shall be sensitive to the rhythm, articulation, colours and textures of adjacent structures.

f. **Roof Tops**

- i. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- ii. The roof design may include a combination of green roofs, solar panels, patios or private or public open spaces.

g. **Public Amenity Space**

- i. Developments shall provide 5% of gross floor area as open space in the form of atriums and communal open spaces.

6. Additional Development Regulations for Specific Uses and Streets

- a. Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-residential uses adjacent to 99 Avenue and 104 Street.
- b. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and
 - iii. Employee parking shall not be required.

910.11 (UW) – URBAN WAREHOUSE ZONE

1. General Purpose

The purpose of this zone is to develop a unique mixed-use business commercial, educational and residential neighbourhood, accommodating a diversity of uses,

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including residential, commercial, institutional, light manufacturing and assembly in a safe, walkable, human-scaled built environment that builds on the existing land use pattern and respects the architectural characteristics and functions of the area.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m² of Public Space
- d. Boarding and Lodging Houses
- e. Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Custom Manufacturing Establishments
- l. General Retail Stores
- m. Government Services
- n. Hotels
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Limited Contractor Services
- r. Live Work Units
- s. Major Alcohol Sales and Minor Alcohol Sales
- t. Major Amusement Establishments and Minor Amusement Establishments
- u. Major Home Based Business and Minor Home Based Business
- v. Natural Science Exhibits
- w. Personal Service Shops
- x. Professional, Financial and Office Support Services Public Education Services and Private Education Services
- y. Public Libraries and Cultural Exhibits
- z. Religious Assembly
- aa. Residential Sales Centre
- bb. Restaurants, for less than 100 occupants and 120 m² of Public Space
- cc. Row Housing

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- dd. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space
- ee. Stacked Row Housing
- ff. Veterinary Services
- gg. Fascia On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Auctioneering Establishments
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed Building.
- d. Bars and Neighbourhood Pubs, for more than 100 occupants and 120 m2 of Public Space
- e. Carnivals
- f. Convenience Retail Stores
- g. Equipment Rentals
- h. Exhibition and Convention Facilities
- i. Flea Markets
- j. Fleet Services
- k. Funeral, Cremation and Interment Services
- l. Greenhouses, Plant Nurseries and Market Gardens
- m. Health Services
- n. Major Secondhand Stores
- o. Minor Impact Utility Services
- p. Minor Secondhand Stores
- q. Minor Service Stations
- r. Mobile Catering Food Services
- s. Motels
- t. Nightclubs, but not to exceed 200 occupants and 240 m2 of Public Space if the Site is adjacent to or across a Lane from a Residential zoned Site
- u. Non-accessory Parking
- v. Outdoor Amusement Establishments
- w. Outdoor Participant Recreation Services
- x. Private Clubs
- y. Protective and Emergency Services

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- z. Rapid Drive-through Vehicle Services
- aa. Recycled Materials Drop-off Centres
- bb. Recycling Depots
- cc. Restaurants, for more than 100 occupants and 120 m² of Public Space
- dd. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
- ee. Spectator Entertainment Establishments
- ff. Spectator Sports Establishments
- gg. Temporary Shelter Services
- hh. Warehouse Sales
- ii. Fascia Off-premises Signs
- jj. Freestanding On-premises Signs
- kk. Major Digital Signs
- ll. Minor Digital Off-premises Signs
- mm. Minor Digital On-premises Off-premises Signs
- nn. Minor Digital On-premises Signs
- oo. Roof Off-premises Signs
- pp. Roof On-premises Signs

*Bylaw 15892
October 11, 2011*

4. Development Regulations

The following regulations shall apply to all Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. The maximum Floor Area Ratio shall be 6.0 except that, for sites with an area over 3,716 m² an additional Floor Area Ratio of 1.0 may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- b. Residential Density:
 - i. The maximum Density shall be 500 Dwellings/ha.
- c. Maximum Height:

The maximum Height shall not exceed 50m except that, for sites with an area over 3,716 m² an additional height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse

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environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

- d. **Building Setbacks:**
 - i. Buildings shall have a front Setback 1.5 to 3.0 m, except that buildings shall be setback 1.5 to 4.0 m along 109 Street and 3.0 to 4.5m along 108 Street;
 - ii. Buildings shall have a front Setback of 5.0 m on the south side of 104 Avenue, excluding 105 Street to 104 Street; and
 - iii. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.
- e. **Amenity Areas**
 - i. Residential Uses or residential conversions containing 3 or more dwelling units shall provide a minimum Amenity Area(s) of 3% of Gross Floor Area of Residential Uses, to a maximum total area of 6% to the satisfaction of the Development Officer, but in no case shall be less than 6 m² per unit. Amenity Areas may include, but are not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces.
 - ii. A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas;
 - iii. Notwithstanding the above, non-residential buildings on sites less than 1,394m² shall not be required to provide the 3% amenity area.
- f. **Vehicular Parking**
 - i. Parking shall be in accordance with Section 54 of the Zoning Bylaw; except that additional parking shall not be required for Heritage Buildings, or conversion to residential development.

*Bylaw 15735
June 20, 2011*

- g. **Landscaping**
 - i. Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:
 - A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number

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of trees provided shall be one tree for each 25 m² of any Yard at grade; and

B. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.

h. Signs shall comply with the regulations found in Schedule 59F.

5. Urban Design Regulations

a. Street Interface

i. Buildings shall reflect the street status outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, to enhance the pedestrian oriented character of the residential and commercial streets.

ii. Buildings shall provide street fronting non-residential uses to strengthen 102 and 104 Avenues, 105 and 109 streets as commercial shopping streets area through the following:

A. The ground Storey shall have a minimum Height of 3.5m;

B. Architectural treatment of new developments and renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement of type of windows shall allow viewing into the building; and

C. The ground floor elevation shall not exceed the elevation of the abutting public sidewalk by more than 0.3 m, at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.

iii. Public Amenity Area

A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

b. Street Wall Design

i. The building façade that comprises a portion of the Street Wall shall range in Height from 12m - 26m.

ii. Developments shall ensure ground floor dwellings that front onto a Public Roadway, other than a lane, are designed and articulated every 7.5m to differentiate individual dwelling units address and provide direct access.

iii. At grade residential developments shall provide separate, individual access at grade and feature identifiable doorways,

*Bylaw 15735
June 20, 2011*

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landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a 0.75m grade separation above the adjacent City sidewalk.

- c. Entrances and Corners
 - i. Non-residential Uses at grade shall open to a Public Roadway rather than an internal atrium.
 - ii. In mixed use buildings, residential uses shall have access at grade that is separate from the commercial premises.
 - iii. Buildings shall provide courtyards, major entry ways or distinctive architectural features consistent with the historic theme of the building.
 - iv. Buildings shall be designed and oriented to face all Public Roadways, other than a lane.
- d. Stepbacks and Tower Spacing
 - i. The portion of the building that is above the established Street Wall shall Stepback a minimum of 4.5m.
 - ii. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - B. The recommendations, and mitigative measures specified in any required technical studies.
- e. Building Façade, Materials, and Exterior Finishing
 - i. Building façades shall incorporate architectural design details or features that reflect the predominant urban warehouse character of the area to the satisfaction of the Development Officer.
 - ii. Façades shall be designed to provide the following: awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, quality materials, colour, other architectural features, interesting design, fenestrations, double Height entrances, parks, plazas and appropriate landscaping or a combination suitable to the architectural style of the building.
 - iii. All exposed building façades shall be architecturally treated to create a unified, consistent and harmonious building exterior and finishing materials.
 - iv. Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the urban warehouse campus neighbourhood. The contextual fit, design,

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proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.

- v. Brick shall be used as the predominant exterior cladding material unless otherwise required by provision 910.11.5(e)(vii).
- vi. Building materials on the lower floors of buildings shall improve visual access and permeability of the building(s), and to enhance the pedestrian experience at the street level.
- vii. Infill developments shall be sensitive to the historic design character, scale, façade and materials of adjacent buildings within the block face.

f. **Roof Tops**

- i. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- ii. The roof design may include a combination of green roofs, solar panels, patios or private or public open spaces.

g. **Public Amenity Spaces**

- i. Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at grade shall be complementary to the adjacent streetscape and be visually and physically accessible to the public.

6. Additional Development Regulations for Specific Uses and Streets

- a. Notwithstanding Section 92, Live Work Units shall comply with the following regulations:
 - i. Live Work Units may be located above grade with or without direct access to grade;
 - ii. For units at grade, the business portion of the unit shall front onto a road; and
 - ii. Employee parking shall not be required.

*Bylaw 15489
January 18, 2011*

910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE

1. General Purpose

The purpose of this Zone is to provide for a vibrant mixed-use district that will accommodate a multi-purpose sports and entertainment complex complemented by a variety of entertainment, retail, service, office, institutional and residential uses that will strengthen the Downtown Core as a regional destination point. The area will be characterized by an accessible,

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pedestrian-friendly street environment, innovative signage, iconic architecture and exceptional urban design to create a strong sense of place in the Downtown Core and an exciting new image for Edmonton.

2. Permitted Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240m² of Public Space
- e. Broadcasting and Motion Picture Studios
- f. Business Support Services
- g. Carnivals
- h. Casino and Other Gaming Establishment not to be located closer than 400 meters from any other Casinos and Other Gaming Establishment Use
- i. Child Care Services
- j. Commercial Schools
- k. Community Recreation Services
- l. Convenience Retail Stores
- m. Convenience Vehicle Rentals, limited to indoor locations only
- n. Exhibition and Convention Facilities
- o. General Retail Stores
- p. Government Services
- q. Health Services
- r. Hotels
- s. Indoor Participant Recreation Services
- t. Limited Contractor Services
- u. Live Work Units
- v. Minor Amusement Establishments
- w. Minor Home Based Business
- x. Major Home Based Business
- y. Minor Alcohol Sales
- z. Major Alcohol Sales
- aa. Natural Science Exhibits
- bb. Outdoor Participant Recreation Services
- cc. Personal Service Shops
- dd. Professional, Financial and Office Support Services

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- ee. Private Education Services
- ff. Public Education Services
- gg. Private Clubs
- hh. Public Libraries and Cultural Exhibits
- ii. Public Park
- jj. Religious Assembly
- kk. Residential Sales Centres
- ll. Restaurants
- mm. Specialty Food Services
- nn. Spectator Entertainment Establishment
- oo. Spectator Sports Establishment
- pp. Fascia On-premises Signs
- qq. Projecting On-premises Signs
- rr. Roof On-premises Signs
- ss. Temporary On-premises Signs, not including portable signs

3. Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals, limited to indoor locations only and not adjacent to residential or residential related uses
- b. Bars and Neighbourhood Pubs, exceeding 200 occupants and 240m² of Public Space
- c. Boarding and Lodging Houses
- d. Custom Manufacturing Establishments
- e. Extended Medical Treatment Services
- f. Flea Market, limited to farmers market involving the sale of items such as produce, handicrafts and artifacts
- g. Major Amusement Establishments
- h. Minor Secondhand Stores
- i. Major Secondhand Stores
- j. Minor Impact Utility Services
- k. Mobile Catering Food Services
- l. Nightclubs within 10 m of a site zoned for residential Uses
- m. Non-accessory Parking
- n. Protective and Emergency Services
- o. Veterinary Services
- p. Warehouse Sales
- q. Fascia Off-premises Signs

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- r. Freestanding Off-premises Signs
- s. Freestanding On-premises Signs
- t. Major Digital Signs
- u. Minor Digital Off-premises Signs
- v. Minor Digital On-premises Off-premises Signs
- w. Minor Digital On-premises Signs
- x. Projecting Off-premises Signs
- y. Roof Off-premises Signs
- z. Temporary Off-premises Signs, not including portable signs

*Bylaw 15892
October 11, 2011*

4. Development Regulations for Permitted and Discretionary Uses

The Development Officer shall ensure that new developments and major renovations reflect the Urban Design Policies of the Capital City Downtown Plan and the following Regulations. Where a conflict arises, the AED zoning regulations shall prevail.

The following regulations shall apply to all Permitted and Discretionary Uses:

a. Floor Area Ratio

- i. The maximum Floor Area Ratio (FAR) shall be 12.0.
- ii. Notwithstanding the above, Hotels and Apartment Housing shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.

b. Building Height

- i. The maximum building Height shall not exceed 180 m, nor 60 storeys.
- ii. Notwithstanding the above, the maximum height for buildings in this Zone shall not exceed that established by the Airport Protection Overlay of the Zoning Bylaw.

c. Building Setbacks

- i. Buildings shall have a zero to 4.5 m Setback along 104 Avenue. The Development Officer, however, may increase the Setback for the purposes of public realm improvements. The Setback shall not be used for roadway widening.
- ii. Buildings shall have a zero to 2.5 m Setback along 101 Street; 105 Avenue between 101 and 102 Street; and the west side of the site.
- iii. Buildings shall not be required to provide a setback along 105 Avenue between 102 and 104 Street.
- iv. Notwithstanding the above, a greater setback may be provided to

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accommodate a particular architectural style or to provide opportunities for such features as sidewalk cafes, patios or a piazza.

- v. Where a setback is provided, architectural features and structures, including the building envelope and weather protection features including awnings, canopies and arcades may project to the property line.

d. Amenity Areas

- i. A minimum amenity area of 3% of the gross floor area of residential uses to a maximum of 10% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
- ii. Non-residential buildings on sites of less than 1350m² shall not be required to provide Amenity Area.
- iii. Non-residential or mixed use buildings on sites greater than 1350m² shall provide a minimum Amenity Area of 4% of the gross floor area on the non-residential uses to a maximum of 10% and may be aggregated on the whole site. Such Amenity Area may include, but is not limited to, interior and exterior landscaped open spaces, arcades, roof top patios/gardens, atriums and plazas, and shall be exempt from FAR calculations.
- iv. Required open space shall achieve design excellence and may be located at or above grade or on rooftops. Parking areas, driveways and service access shall not be included as open space.
- v. A diversity of open space shall be provided throughout the development, designed to accommodate year-round use. Open space shall include, but is not limited to: space devoted to public gatherings, pedestrian movement and other social and recreational functions.
- vi. Public spaces shall support a variety of outdoor activities such as standing, sitting, strolling, conversing and dining.

e. Vehicular Parking

Parking shall be in accordance with Section 54 of the Zoning Bylaw; except that:

- i. At such time as a Shared Use Parking Impact Assessment is submitted, the applicant for a development permit may apply for a reduction to the minimum number of parking spaces. The applicant must demonstrate through a Shared Use Parking Impact Assessment that by virtue of the use, character, or location of the proposed development, and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Schedule 1 (B) of Section 54 of the Zoning Bylaw.

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f. Landscaping

Landscaping shall be in accordance with Section 55 of the Zoning Bylaw except that:

i. For development consisting of Residential Use Classes, the number of trees provided shall be a minimum of one tree for each 25m² of any required Setback at grade.

*Bylaw 15735
June 20, 2011*

ii. For tree requirements, only deciduous species shall be allowed on any Yard abutting a Public Roadway, other than a lane.

iii. Within the required Setback along 104 Avenue, a 2.5 m sidewalk with flanking rows of deciduous shade trees shall be provided. Where an arena building abuts 104 Avenue, a 2.5 m sidewalk shall be maintained within road right of way, with shade tolerant plantings. A flanking row of deciduous trees shall not be required.

iv. Landscaping on the Site shall consider the use of plant materials and architectural features that provide colour, texture and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive and sustainable environments for the benefit and enjoyment of its many stakeholders.

*Bylaw 16032
March 16, 2012*

v. At each development permit stage, a detailed Landscape Plan for the subject development permit stage shall be submitted. The Landscape Plan must be completed by a registered landscape architect registered to practice in the Province of Alberta and must be to the satisfaction of the Development Officer in consultation with Sustainable Development and the City of Edmonton Parks Planner prior to approval of any Development Permit. The landscape plans shall incorporate all previous development permit stages, resulting in an overall landscape plan at the final development permit stage. The plans shall include, but are not limited to:

- A. all existing and proposed utilities within any road right-of-way;
- B. pavement materials;
- C. exterior lighting;
- D. street furniture elements;
- E. pedestrian seating areas;
- F. gathering places;
- G. pedestrian linkages and connections;
- H. sizes and species of new tree plantings; and
- I. other landscaping elements as applicable.

*Bylaw 16032
March 16, 2012*

vi. The Landscape Plan submitted with each development permit stage must show proposed off-site landscaping on public property adjacent to the site, to the satisfaction of the Development Officer in consultation with Sustainable Development, City of Edmonton

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Parks Planner and Transportation Services. The streetscape improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

g. Signage

Signage within the Arena and Entertainment District Zone is intended to consist of an array of high-quality, expressive signage that serves a primary role in establishing the character of the district as a unique place in the city, promotes and supports activities fostering a sense of arrival and excitement, and serving a wayfinding function. Large-format signage is imagined as an integral component of the district's design and character.

Signs shall comply with the regulations found in Section 59 and Schedule 59H of the Zoning Bylaw, except that:

- i. At each development permit stage, a Comprehensive Sign Design Plan and Schedule for the subject development permit stage shall be submitted in support of the land use concept and design that are integral in establishing the special character and ambiance associated with major destination sports, retail and entertainment uses for approval of the Development Officer. The sign plans shall be designed to contribute to the special character envisioned for each sub-area through the use of innovative, unique and high quality signage that contribute to a lively, colourful and exciting pedestrian environment. The sign plans shall incorporate all previous development permit stages, resulting in an overall sign plan at the final development permit stage.
- ii. Signage shall be designed as an integral built form component and contribute to urban design objectives for the Zone.
- iii. Landmark signage shall be located at key visual sites such as corners and view terminus sites, and shall be of the highest architectural quality and design.
- iv. Gateway signage shall be located at key entry points to the district to strengthen the district identity and to function as wayfinding elements.
- v. The size, height, placement, animation, illumination and number of signs shall be in accordance with the required Comprehensive Sign Design Plan, to the satisfaction of the Development Officer.
- vi. Illuminated signs shall be designed, located or screened so as to reduce visual and light impacts on adjacent off-site residential units.
- vii. Theatrically Programmed Environment (TPE System) signage can be incorporated into publicly-accessible open space, the facades and/or roof structures of buildings within the AED Zone. The TPE System may include, but is not limited to, features such as:
 - A. Full running video;
 - B. Projection systems on architectural surfaces;
 - C. LED lighting embedded into structures/buildings (i.e.

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nightscaping);

D. Interactive multi-media technologies; and

E. Environmental effects (i.e. special effects with the use of water and light).

5. Urban Design

a. General Design Regulation

- i. Developments in this zone shall reflect a coherent architectural style and urban character emphasizing design excellence, quality materials and sustainable features, consistent with planning and urban design principles approved in the Capital City Downtown Plan to enhance the Arena and Entertainment District.

b. Street Interface

The interface between buildings and streets is important in achieving street environments that are welcoming to pedestrians and encourage increased activity at the sidewalk level.

- i. Buildings, shall generally reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Arena and Entertainment District.
- ii. Pedestrian linkages and crossings shall be identifiable through decorative paving, stamping, patterned concrete or brick.
- iii. Pedestrian oriented streetscape elements such as pedestrian level street lighting, landscaping, benches and street furniture shall be provided throughout the site.
- iv. Buildings designed to accommodate Commercial Uses shall strengthen the pedestrian-oriented shopping experience by:
 - A. Designing the main floors to a minimum Height of 3.5m;
 - B. Developing major shopping complexes and large-format stores over 2000m² to contain smaller scale retail spaces that establish a rhythm of fine-grained retail establishments with direct access to the street at grade;
 - C. Providing a minimum of 60% at-grade street Frontage on 101 Street for retail, services, and other commercial uses;
 - D. Providing a minimum of 60% at-grade street Frontage on 104 Avenue for retail, services, and other commercial uses. The frontage of the arena building shall be exempt from the calculation of this requirement; and
 - E. Ensuring that above grade parking structures are screened from public roadways at grade in a way that does not disrupt the continuity of the street wall and the character of the zone. Screens may include, but are not limited to, public art, street fronting retail uses or other mechanisms or uses satisfactory to the Development Officer.

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c. Public Amenity Area

- i. The development of the abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ii. Building setback areas shall improve the public realm and may include, among other amenities, appropriate seating areas, distinctive paving materials, fountains or public art.

d. Pedestrian Circulation

*Bylaw 16032
March 16, 2012*

- i. In addition to the public right-of-way, a setback shall be provided to ensure safe pedestrian stacking room and convenient movement through the District. This setback shall be determined at the Development Permit stage through the submission of a pedestrian circulation study, to the satisfaction of the Development Officer, in consultation with Transportation Services. The study shall recommend appropriate setbacks based on:
 - A. Location of public entrances to major traffic generators within the District;
 - B. Location of street crossings; and
 - C. Pattern and intensity of pedestrian movement at peak times.
- ii. Pedestrian connections and linkages shall be provided to Light Rail Transit entrances.
- iii. Pedestrian connections and linkages shall be provided through the site from 104 Avenue to 105 Avenue. Pedestrian connections may be provided at or above grade, or a combination of both.
- iv. In large developments, through access shall be provided to facilitate pedestrian access to other walkways, linkages or interior courtyards.

e. Street Wall Design

- i. The façade of commercial and residential buildings, excluding the arena building, that comprise a portion of the Street Wall shall range in Height from 9m to 26m. The Development Officer may vary the street wall heights in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;
 - B. The recommendations and mitigative measures specified in any required technical studies;
 - C. Respect of building height proportionality;
 - D. The accommodation of podium gardens, restaurants/cafes; and

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E. Consistency with the design of the District.

f. Entrances and Corners

- i. Ground level retail uses shall open to the street rather than exclusively to an internal atrium.
- ii. In mixed-use buildings, residential uses shall have access at grade that is separate from the commercial premises.
- iii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where appropriate, enhance axial views.
- iv. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.

g. Tower Floor Plate, Stepbacks, and Spacing

- i. Buildings containing Uses other than Spectator Sports Establishments greater than 26m in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of other buildings in the District.
- ii. The mid-level of tall buildings or Towers shall employ building stepbacks, tower spacing and sculpting to reduce building mass and augment views, light and privacy.
- iii. Towers shall stepback from the front podium wall a minimum of 4.5 m.
- iv. The minimum space between non-residential Towers shall be 20m.
- v. The minimum space between a residential Tower and any other Tower shall be 25 m.
- vi. Notwithstanding the regulations on Spacing, the Development Officer may vary the Tower spacing in consideration of the following:
 - A. The visual sun/shadowing and other microclimatic impacts on the adjacent residential development; and
 - B. The recommendations and mitigative measures specified in any required technical studies.
- vii. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest and reduced massing effects.

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viii Notwithstanding the above (7(g)(i), (ii) and (iii)) the Development Officer may use discretion in approving a Tower which does not include Stepbacks or reduced tower floor plates.

ix. High rise structures, whether in the form of point Towers, multiple developments or an entire complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.

h. Building Façade, Materials and Exterior Finishing

i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.

ii. A façade shall not extend greater than 10m without some manner of articulation at street-level, with the exception of the 105 Avenue façade for which articulation at least approximately every 15m is required. Articulation may be provided in the form of arcades, variations in building materials, colour changes, signage, building breaks or setbacks, or other methods suitable to the architectural style of the building which provide visual interest.

iii. Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour and other architectural features.

iv. Where practical, weather protection in the form of a canopy at least 2.0 m wide or any other method suitable to the architectural style of the building or street theme shall be provided one Storey above sidewalk level to provide protection from inclement weather.

v. Buildings shall emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.

vi. Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the Arena and Entertainment District.

i. Roof Tops and Skyline Effects

i. The top floors of buildings shall contribute to the 'signature' of the building and the City's skyline through articulation of the upper floors and roof.

ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island

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effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of design features such as green roofs, solar panels, patios or private open spaces.

- iii. All minor mechanical equipment on a roof or any building shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- iv. Whenever podium roofs are visible from adjacent developments, the developer shall provide enhancements to improve rooftop aesthetics. Enhancements may include, but are not limited to, improvements such as patios, gardens, green roofs, amenity areas or architectural features.

j. Exterior Lighting

- i. Enhanced lighting at grade shall be provided to improve the pedestrian environment and address the long night associated with a winter city. Detailed lighting plans shall be submitted with each development permit stage.
- ii. Large-scale architectural lighting:
 - A. Shall be used to highlight or accentuate vertical, horizontal or other architectural elements of buildings; and
 - B. May change hues and mark special seasons, weather and events with unique colour arrangements, and may make use of dramatic lighting elements in order to create a dynamic and exciting event atmosphere.
- iii. Exterior lighting associated with the development shall be designed such that illumination is minimized beyond the boundaries of the development site, thereby limiting or preventing light pollution and intrusion.

6. Additional Development Regulations for Specific Uses and Streets

- a. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals:
 - i. There shall be no servicing, except for exterior and interior washing and detailing, and repair operations; and
 - ii. All sales, display and storage shall be contained within the building.
- b. Live/Work Units shall be developed in accordance with Section 92 of the Zoning Bylaw.
- c. Notwithstanding Section 91 of the Zoning Bylaw, the following regulations shall apply to Flea Markets:
 - i. No minimum distance from residential development shall be required;
 - ii. No additional parking shall be required;

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- iii. No direct vehicular access to arterial roadways shall be required;
and
 - iv. May be of a temporary nature.
- d. The following regulations shall apply to Bars and Neighbourhood Pubs and Nightclubs:
- i. Where Bars and Neighbourhood Pubs and Nightclubs are located within the same building as residential, consideration shall be given to the adverse effects of Bars and Neighbourhood Pubs and Nightclubs. Design techniques to mitigate the effects of noise and light shall be provided, to the satisfaction of the Development Officer.

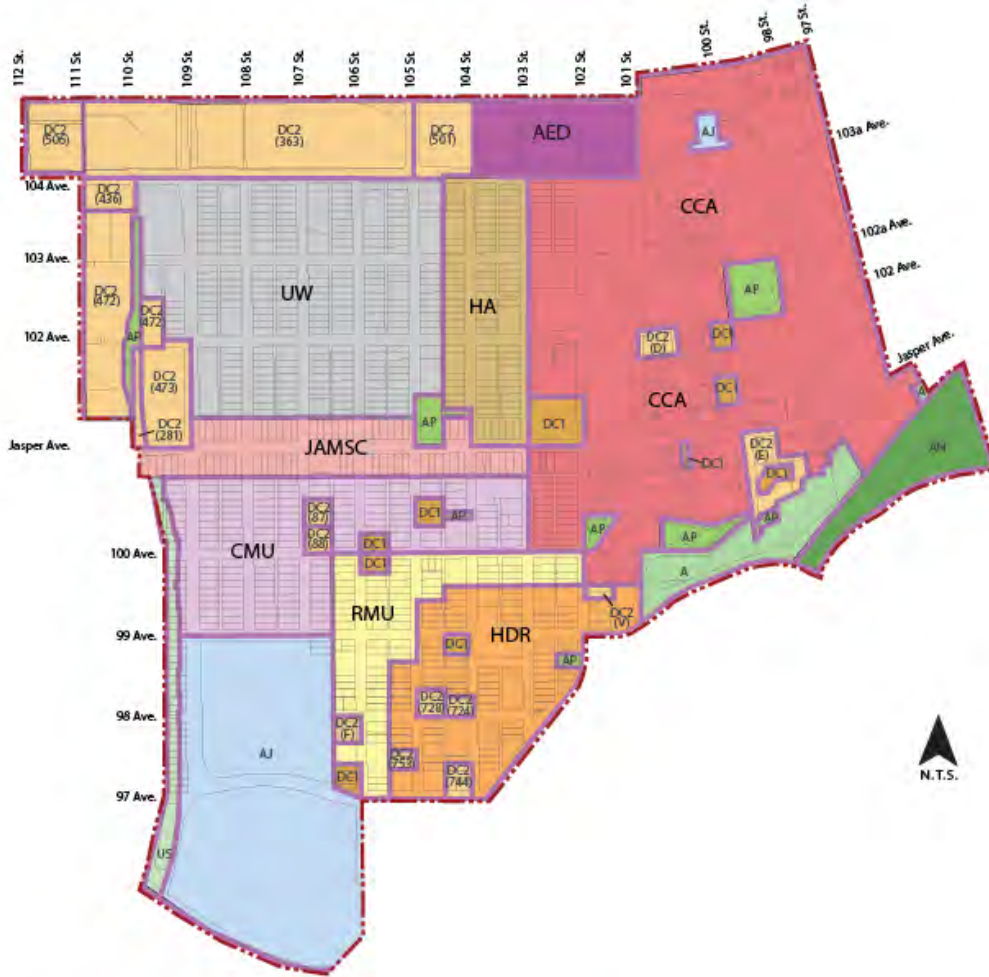
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Downtown Special Area

Appendix 1 to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

Downtown Zoning Map

*Bylaw 15489
January 18, 2011*



Legend

Special Area Zones

- AED Arena Entertainment District
- CCA Core Commercial Arts
- CMU Commercial Mixed Use
- HA Heritage Area
- HDR High Density Residential
- JAMSC Jasper Avenue Main Street Commercial
- RMU Residential Mixed Use
- UW Urban Warehouse

Standard Zones

- US Urban Services
- A Metropolitan Recreation
- AJ Alternative Jurisdiction
- AN River Valley Active Node
- AP Public Parks

Direct Control Provisions

- DCI Direct Development Control Provision
- DCZ Site Specific Development Control Provision

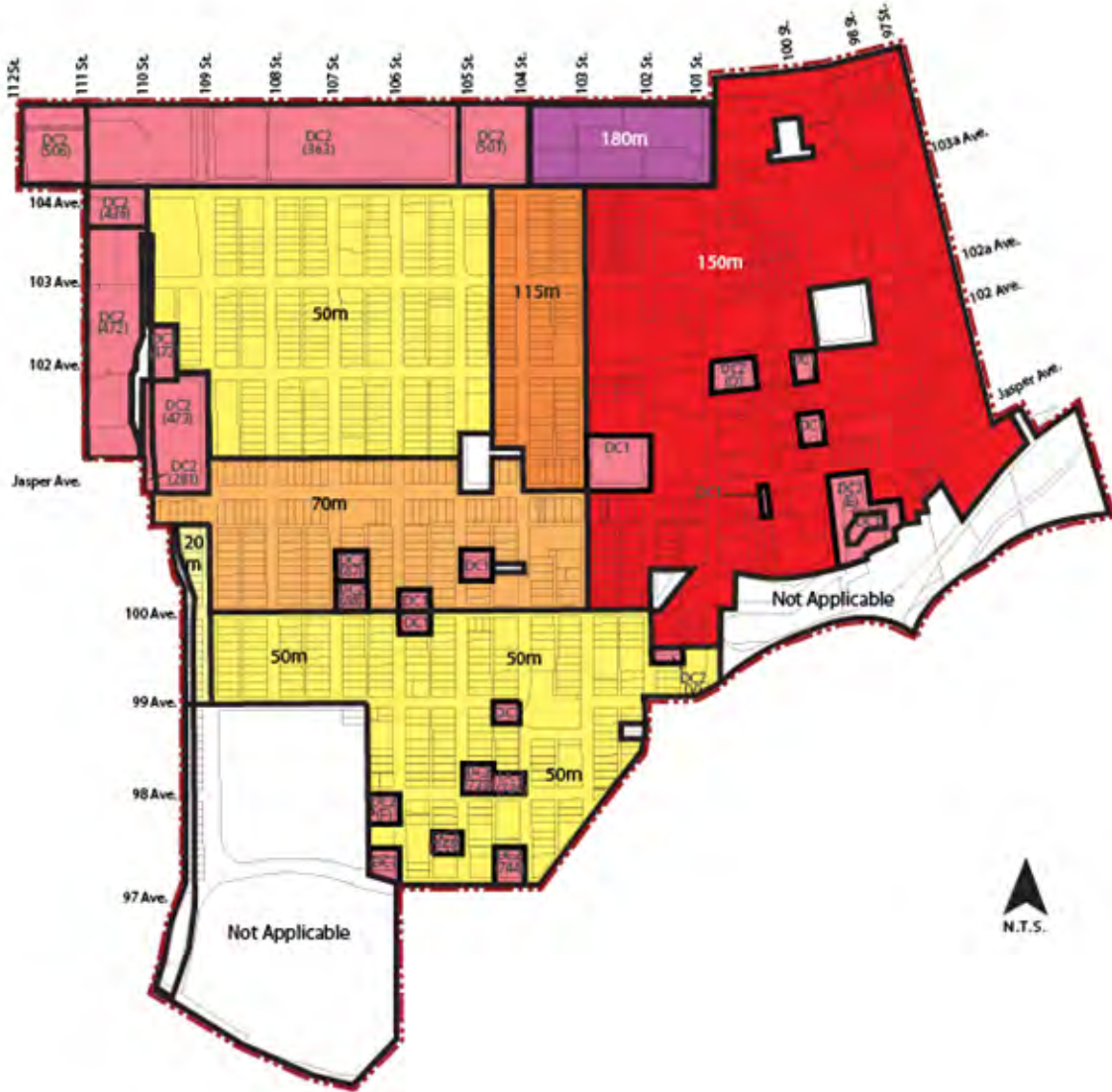
Edmonton Zoning Bylaw 12800

Downtown Special Area

Appendix 3 to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

Downtown Maximum Height Map

Bylaw 15489
January 18, 2011



Legend

- DC1 & DC2 (Direct Development Control Provisions)
Heights individually approved/established by City Council and remain unaltered
- Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.

The maximum allowable height shall not exceed that which has been established by the City Centre Airport Protection Overlay.

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920 Special Area Terwillegar

*Bylaw 13456
September 15, 2003*

920.1 General Purpose

The purpose of this designation is to designate a portion of the Terwillegar Towne Neighbourhood, and a portion of the South Terwillegar Neighbourhood, as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land Use regulations for this Special Area to achieve the objectives of the Terwillegar Town Neighbourhood Area Structure Plan (NASP), as adopted under Bylaw 11056, as amended, and the South Terwillegar Neighbourhood Area Structure Plan (NASP), as adopted under Bylaw 13454.

920.2 Application

The designation, location and boundaries of each underlying Zone affected or created through Section 920 shall apply as indicated on Appendix I to this Section.

920.3 Regulations of Conventional Zones Altered by Special Area Provisions

The development regulations of subsections 920.4, 920.5 and 920.6 shall be applied in place of, or in addition to, the regulations of Sections 130, 150 and 160

920.4 (RPLt) Terwillegar Planned Lot Residential Zone

*Bylaw 13912
March 1, 2005*

1. Uses listed as Permitted and Discretionary Uses in Section 130 of this Bylaw, being the (RPL) Planned Lot Residential Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in subsection 920.4(3), the development regulations specified in Section 130 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RPLt Zones within the Terwillegar Special Area as identified on Appendix I to this Section:

*Bylaw 15735
June 20, 2011*

- a. minimum Front Setback shall be 3.0 m and maximum shall be 4.5 m, having regard for:
 - i. the siting and appearance of adjoining residences and other residences within the block face; and
 - ii. sunlight exposure, views, privacy and added general interest to the streetscape;

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*Bylaw 15735
June 20, 2011*

- b. the minimum Side Setback abutting a public roadway, other than a Lane, shall be 20% of the Site Width or 2.4 m, whichever is greater. The minimum Side Setback abutting a Lane shall be 1.2 m;
- c. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- d. unenclosed steps, over 0.6 m but not exceeding 1.0 m in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed 0.9 m;
- e. the vehicle doors of a detached Garage shall not face any flanking public roadway; and

*Bylaw 14750
December 12, 2007*

- f. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Suite, where the maximum height shall be in accordance with Section 87 of this Bylaw.

920.5 (RF4t) Terwillegar Semi-detached Residential Zone

*Bylaw 13912
March 1, 2005*

- 1. The Uses listed as Permitted and Discretionary Uses in Section 150 of this Bylaw being the (RF4) Semi-detached Residential Zone shall be the Permitted and Discretionary Uses for this Zone.
- 2. Except as expressly modified in subsection 920.5(3), the development regulations specified in Section 150 of this Bylaw shall regulate development in this Zone.
- 3. The following development regulations shall apply to the development of RF4t Zones within the Terwillegar Special Area, as identified on Appendix I to this Section:

*Bylaw 15735
June 20, 2011*

- a. the minimum Front Setback shall be 3.0 m for Single Detached, Semi-detached, and Duplex development, unless the Development Officer, having regard for the siting and appearance of adjoining Dwellings and other Dwellings within the block face, increases the Front Setback requirement to improve sunlight exposure, views, privacy or to add general interest to the streetscape;

Edmonton Zoning Bylaw 12800

*Bylaw 14750
December 12, 2007*

- b. the minimum Site Area shall be 360 m² for a Single Detached Dwelling and 225 m² for each Semi-detached or Duplex Dwelling;
- c. the minimum Site Width shall be 7.5 m for each Semi-detached or Duplex Dwelling and 12.0 m for each Single Detached Dwelling, with or without a Secondary Suite;

*Bylaw 15735
June 20, 2011*

- d. Side Setbacks shall be established on the following basis:
 - i. the minimum Side Setback shall be 1.2 m;
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.
- e. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- f. unenclosed steps, over 0.6 m but not exceeding 1.0 m in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed 0.9 m;
- g. the vehicle doors of a detached Garage shall not face any flanking public roadway;

*Bylaw 14750
December 12, 2007*

- h. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Suite, where the maximum height shall be in accordance with Section 87 of this Bylaw.
- i. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;
- j. plans of subdivision for development in this Zone must ensure that each proposed lot is serviced by both a public roadway and a Lane; and
- k. there shall be no vehicular access to RF4t Site from a public roadway other than a Lane.

Edmonton Zoning Bylaw 12800

920.6 (RF5t) Terwillegar Row Housing Zone

*Bylaw 12809
May 30, 2001
Bylaw 12499
February 6, 2001
Bylaw 12961
February 4, 2002
Bylaw 13912
March 1, 2005*

1. The Uses listed, as Permitted and Discretionary Uses in Section 160 of this Bylaw, being the (RF5) Row Housing Zone shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Section 920.6 (3), the development regulations specified in Section 160 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF5t Zones within the Terwillegar Special Area as identified on Appendix I to this Section:
 - a. Row Housing development, when located within the Street Oriented Residential portion of the Terwillegar Towne NASP, as amended, shall only consist of a building containing a row of a maximum of four Dwellings, joined in whole or in part, at the side only, with no Dwelling being placed over another, in whole or in part;
 - b. notwithstanding Section 920.6 (3)a), Row Housing development, when located within the Mixed Use Towne Square portion of the Terwillegar Towne NASP, as amended, shall be developed as per Section 160.4(1) of this Bylaw;

*Bylaw 15735
June 20, 2011*

- c. the minimum Front Setback shall be 3.0 m for Row Housing, Semi-detached Housing and Single Detached Housing development, unless the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, increases the Front Setback requirement to, improve sunlight exposure, views and privacy or add general interest to the streetscape;

*Bylaw 15735
June 20, 2011*

- d. deleted

*Bylaw 14750
December 12, 2007*

- d. the minimum Site Area shall be as follows:
 - i. 360 m² for each Single Detached Dwelling;
 - ii. 225 m² for each Semi-detached or Duplex Dwelling; and

*Bylaw 15735
June 20, 2011*

- iii. 183 m² for each Row Housing Dwelling.

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- e. the minimum Site Width shall be 9.0 m. for each Single Detached Dwelling;

*Bylaw 15735
June 20, 2011*

- f. Side Setbacks shall be established on the following basis:
 - i. the minimum Side Setback shall be 1.2 m except that a Side Setback for buildings over 7.5 m in Height shall be 2.0 m;
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 20% of the unit Site Width, to a maximum of 3.0 m; and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m;
- g. The maximum total Site Coverage shall be 50% with a maximum of 35% for a principal building and 15% for accessory buildings. Where a Garage is attached or designed as an integral part of a Dwelling, the maximum Site coverage for the principal building shall be 45%;
- h. entryways may be placed on the side walls of end Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- i. unenclosed steps, over 0.6 m but not exceeding 1.0 m in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed 0.9 m;
- j. the vehicle doors of a detached Garage shall not face any flanking public roadway;
- k. notwithstanding Section 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

*Bylaw 14750
December 12, 2007*

- l. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Suite, where the maximum height shall be in accordance with Section 87 of this Bylaw.
- m. plans of subdivision or condominium plans in this Zone must ensure that each proposed Lot, or Unit in the case of a bareland condominium or condominium conversion, is accessed by a public roadway, a public laneway, condominium common property, or a Unit characterizing condominium common property.

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920.7 Zones Created by Special Area Provisions

The Zones as contained in subsections 920.7 to 920.9 have been created in accordance with Section 900 of this Bylaw.

920.8 (TSDR) Terwillegar Single Detached Residential Zone

*Bylaw 12961
February 4, 2002*

1. General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide for street oriented Single Detached Housing, with the opportunity for Secondary Suite development.

2. Permitted Uses

- a. Limited Group Homes
- b. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

- c. Secondary Suites
- d. Single Detached Housing
- e. Fascia On-premises Signs

3. Discretionary Uses

- a. Child Care Services
- b. Garage Suites

*Bylaw 15036
February 2, 2009*

- c. Garden Suites:
 - i. on corner lots; or
 - ii. on lots fronting onto a service road; or
 - iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

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- d. Group Homes
- e. Major Home Based Business
- f. Religious Assembly
- g. Residential Sales Centres

*Bylaw 14750
December 12, 2007*

- h. Semi-detached Housing, and Duplex Housing, where the Side Lot Line abuts a Site in a Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

*Bylaw 14750
December 12, 2007*

- a. the minimum Site area shall be 360 m² for each Single Detached Dwelling.
- b. the minimum Site Width shall be 12.0 m;
- c. the minimum Site Depth shall be 30.0 m;
- d. the maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys;
- e. the maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of the principal building, the maximum total Site Coverage for the principal building shall be 40%;

*Bylaw 15735
June 20, 2011*

- f. the minimum Front Setback shall be 3.0 m;

*Bylaw 15735
June 20, 2011*

- g. the minimum Rear Setback shall be 7.5 m except in the case of a corner Site where it shall be 4.5 m;

*Bylaw 15735
June 20, 2011*

- h. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m;
 - ii. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;

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- iii. on a corner Site where the building fronts on the Front Yard the minimum Side Setback, abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of 3.0 m; and
- iv. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m;
- i. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:
 - a. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Yard specified in this Zone;
 - b. it shall not be required between a Garage Suite and the associated principal Dwelling on the same Site.
- j. entryways may be placed on the side wall of Dwellings, provided that:

*Bylaw 15036
February 2, 2009
Bylaw 15735
June 20, 2011*

- i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;
- ii. it shall not be required between a Garage Suite or Garden Suite and the associated principal Dwelling on the same Site.

*Bylaw 15735
June 20, 2011*

- k. unenclosed steps, over 0.6 m but not exceeding 1.0 m in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed 0.9 m;

*Bylaw 15735
June 20, 2011*

- l. the minimum Setback for a front attached Garage from the Front Lot Line shall be 5.5 m;
- m. the vehicle doors of a detached Garage shall not face any flanking public roadway;
- n. the maximum Height for a detached Garage shall not exceed 5.0 m;
- o. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

*Bylaw 14750
December 12, 2007*

- p. Secondary Suites shall comply with Section 86 of this Bylaw; and
- q. Signs shall comply with the regulations found in the Schedule 59A.

Edmonton Zoning Bylaw 12800

5. Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

- a. the minimum Site Area shall be 300 m² for each Semi-detached or Duplex Dwelling.
- b. notwithstanding subsection 920.8(4)(b) the minimum Site Width shall be 7.5 m for each Semi-detached or Duplex Dwelling;

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- c. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

920.9 (TSLR) Terwillegar Small Lot Residential Zone

1. General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide for street oriented Single Detached Housing on small lots as a more intensive form of development on small lots, with the opportunity for Secondary Suite development.

2. Permitted Uses

- a. Limited Group Homes
- b. Minor Home Based Business

*Bylaw 14750
December 12, 2007*

- c. Secondary Suites
- a. Single Detached Housing
- b. Fascia On-premises Signs

3. Discretionary Uses

- a. Child Care Services
- b. Garage Suites

*Bylaw 15036
February 2, 2009*

- c. Garden Suites:
 - i. on corner lots; or

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- ii. on lots fronting onto a service road; or
 - iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
- d. Group Homes
 - e. Major Home Based Business
 - f. Religious Assembly
 - g. Residential Sales Centres

*Bylaw 14750
December 12, 2007*

- h. Semi-detached Housing, and Duplex Housing where the Side Lot Line abuts a lot in a Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

*Bylaw 14750
December 12, 2007*

- a. the minimum Site Area shall be 312 m² for each Single Detached Dwelling;
- b. the minimum Site Width shall be 10.4 m;
- c. the minimum Site Depth shall be 30.0 m;
- d. the maximum Height shall not exceed 10.0 m nor 2 1/2 Storeys;
- e. the maximum total Site Coverage shall not exceed 45%, inclusive of an attached Garage and any other Accessory Buildings;

*Bylaw 15735
June 20, 2011*

- f. the minimum Front Setback shall be 3.0 m;

*Bylaw 15735
June 20, 2011*

- g. the minimum Rear Setback shall be 7.5 m except in the case of a corner Site where it shall be 4.5 m;

*Bylaw 15735
June 20, 2011*

- h. Side Setbacks shall be established on the following basis:

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- i. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of 1.2 m;
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of 3.0 m; and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m;
- i. Single Detached Housing shall be developed in accordance with the following regulations:
- i. all Dwellings on Sites not abutting a Lane shall include a front attached Garage;
 - ii. identical floor plans with similar front elevations, must be separated by a minimum of one Site, unless finishing treatments are substantially different;
 - iii. a graduated transition shall be required between different housing styles that shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split level designs between bungalow and two Storey designs; and
 - iv. Dwellings on Corner Lots shall have flanking side treatments similar to the front elevation;

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- j. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:

*Bylaw 15735
June 20, 2011*

- i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;
 - ii. it shall not be required between a Garage Suite or Garden Suite and the associated principal Dwelling on the same Site.
- k. entryways may be placed on the side wall of Dwellings, provided that:
- i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- l. unenclosed steps, over 0.6 m but not exceeding 1.0 m in Height to the top of the

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landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed 0.9 m;

*Bylaw 15735
June 20, 2011*

- m. the minimum Setback for a front attached Garage from the Front Lot Line shall be 5.5 m;
- n. the vehicle doors of a detached Garage shall not face any flanking public roadway;
- o. the maximum Height for a detached Garage shall not exceed 5.0 m;
- p. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

*Bylaw 14750
December 12, 2007*

- q. Secondary Suites shall comply with Section 86 of this Bylaw; and
- r. Signs shall comply with the regulations found in the Schedule 59A.

5. Additional Development Regulations for Discretionary Uses

*Bylaw 12961
February 4, 2002
Bylaw 14750
December 12, 2007*

- a. the minimum Site Area shall be 300 m² for each Semi-detached or Duplex Dwelling;

*Bylaw 12961
February 4, 2002*

- b. subsection 920.9(4)(b), the minimum Site Width shall be 7.5 m for each Semi-detached or Duplex Dwelling;

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- c. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

920.10 (TMU) Terwillegar Mixed Use Zone

1. General Purpose

The purpose of this Zone is to provide for mixed Use development in Terwillegar.

2. Discretionary Uses

- a. Basic Services

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- i. Extended Medical Treatment Services
 - ii. Government Services
 - iii. Minor Impact Utility Services
- b. Commercial
- i. Automotive and Equipment Repair Shops
 - ii. Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240 m² of Public Space if adjacent to or across a Lane from a Site zoned residential
 - iii. Business Support Services
 - iv. Commercial Schools
 - v. Convenience Retail Stores
 - vi. Custom Manufacturing Establishments
 - vii. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
 - viii. Gas Bars
 - ix. General Retail Stores
 - x. Health Services
 - xi. Household Repair Services
 - xii. Minor Alcohol Sales
 - xiii. Minor Amusement Establishments
 - xiv. Minor Secondhand Stores
 - xv. Minor Service Stations
 - xvi. Veterinary Services
 - xvii. Mobile Catering Food Services
 - xviii. Nightclubs, but not to exceed 200 occupants nor 240 m² of Public Space if adjacent to or across a Lane from a Site zoned residential
 - xix. Personal Service Shops
 - xx. Professional, Financial and Office Support Services
 - xxi. Recycling Depots

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- xxii. Restaurants, not to exceed 200 occupants and 120 m² of Public Space if adjacent to or across a Lane from a Site zoned residential
 - xxiii. Spectator Entertainment Establishments
 - xxiv. Specialty Food Services, not to exceed 100 occupants and 120 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
- c. Community, Educational, Recreational, and Cultural Services
- i. Community Recreation Services
 - ii. Child Care Services
 - iii. Indoor Participant Recreation Services
 - iv. Private Clubs
 - v. Private Education Services
 - vi. Public Education Services
 - vii. Public Libraries and Cultural Exhibits
 - viii. Religious Assembly
- d. Residential
- i. Apartment Housing
 - ii. Row Housing
 - iii. Stacked Row Housing
- e. Residential-Related
- i. Residential Sales Centres
 - ii. Major Home Based Business
 - iii. Minor Home Based Business
- f. Signs
- i. Fascia On-premises Signs
 - ii. Freestanding On-premises Signs
 - iii. Projecting On-premises Signs
 - iv. Roof On-premises Signs
 - v. Temporary On-premises Signs

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3. Development Regulations for Discretionary Uses

The following development regulations shall apply to the development of those TMU Zones within the Terwillegar Special Area as identified on Appendix I to this Section:

- a. the maximum total Floor Area Ratio shall be 2.5;
- b. the maximum total residential Density shall be 125 Dwellings/ha;
- c. the maximum Height shall not exceed 14.0 m nor four Storeys. The maximum Height for architectural features such as steeples, clock towers and façade details shall be 26.0 m;
- d. at-grade Frontage abutting the roadways which form the Town Square intersection as shown in the Terwillegar Towne Neighbourhood Area Structure Plan shall be developed with Non-residential Uses except that on site parking shall not be developed abutting these roadways;
- e. all at-grade commercial development shall be pedestrian-oriented;
- f. all buildings fronting on public roadways shall include the following:
 - i. display windows and entryways that front on the public sidewalk associated with the public roadway and either:
 - a. a canopy, with a minimum width of 2.0 m and a minimum of 4.0 m or one Storey above grade; or
 - b. a continuous arcade, with a minimum width of 4.0 m and between 4.0 m and 6.0 m above grade;

*Bylaw 15735
June 20, 2011*

- g. there shall be no minimum Front Setback requirement for ground related Non-residential development; however, any Yards shall maintain an architectural presence at the front property line;

*Bylaw 15735
June 20, 2011*

- h. a minimum Setback of 7.5 m in Depth shall be provided where the Rear or Side Lot Line of a Non-residential Use abuts a Residential Zone;

*Bylaw 15735
June 20, 2011*

- i. the minimum Setback requirements for ground related Residential Uses shall be established on the following basis:
 - i. the minimum Front Setback shall be 3.0 m;
 - ii. the minimum Side Setback shall be 2.0 m with an additional 1.0 m for each Storey or partial Storey for developments above two Storeys in Height;
 - iii. the minimum Side Setback shall be 4.5 m in Depth where it abuts a

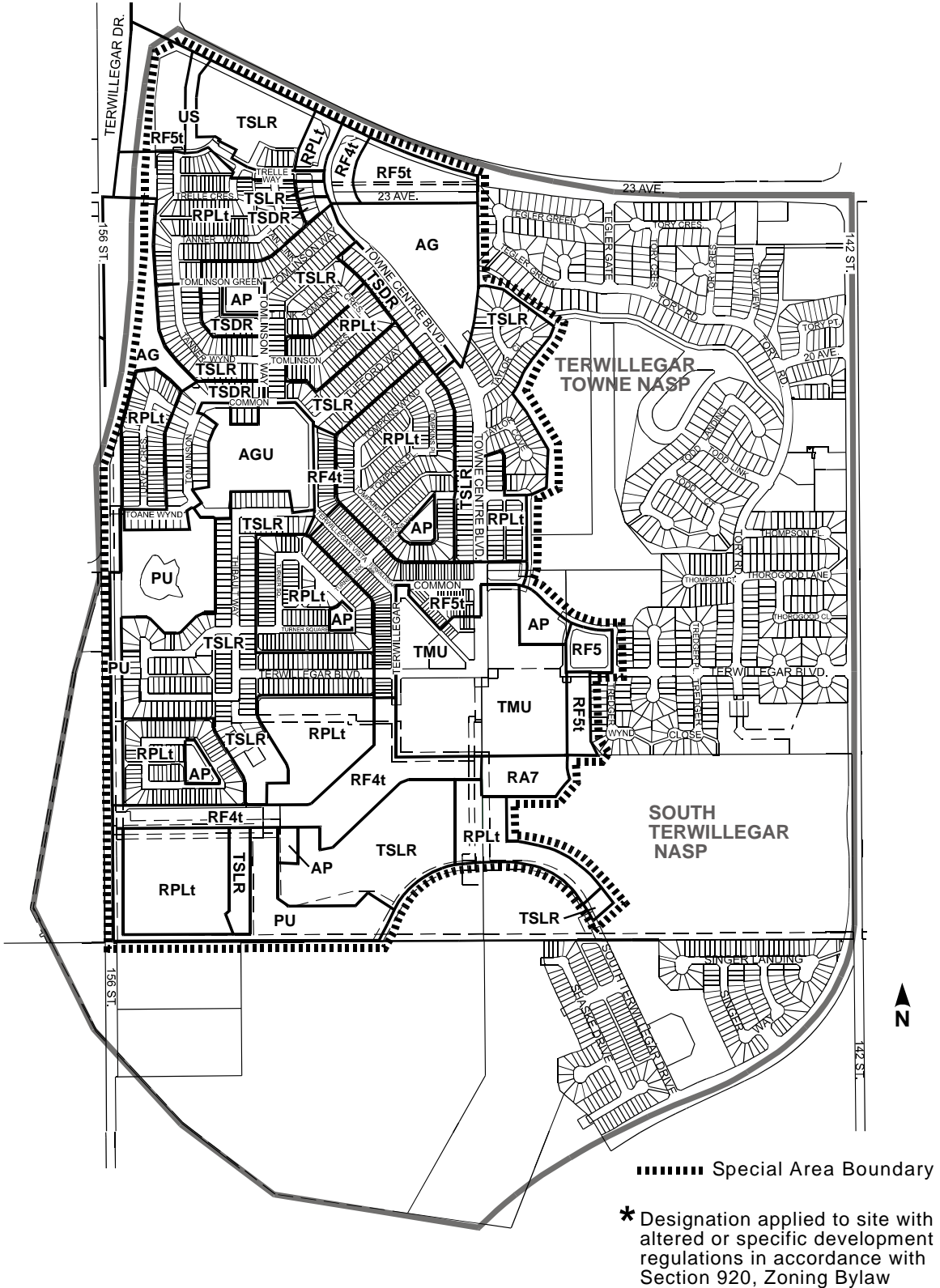
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- flanking public roadway other than a Lane; and
- iv. the minimum Rear Setback shall be 7.5 m;
 - j. a minimum Private Outdoor Amenity Area shall be provided in accordance with the following:
 - i. 30 m² per Family Oriented Dwelling, any part of which is contained in the lowest Storey; and
 - ii. 15 m² per Family Oriented Dwelling, no part of which is contained in the lowest Storey.
 - k. a minimum Amenity Area of 9.0 m² per Family Oriented Dwelling shall be provided and developed as childrens' play space and be aggregated into areas of not less than 50 m² for developments containing 20 or more Family Oriented Dwellings;
 - l. recreational facilities that require a user charge that are provided in addition to the minimum required Amenity Area shall be exempt from Floor Area Ratio calculations;
 - m. Recycling Depots shall be developed as an Accessory Use only and shall be contained within an enclosed building;
 - n. loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways, in accordance with subsection 55.4; and
 - o. Signs shall comply with the regulations found in Schedule 59D.

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Special Area, Terwillegar

Appendix I to Section 920 of Bylaw 12800 as amended by Bylaw 11318 and subsequent appropriate Bylaws.



930 Special Area Ellerslie Industrial

930.1 General Purpose

The purpose of this designation is to designate a portion of the Ellerslie Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Ellerslie Area Structure Plan, as adopted under Bylaw 11870, as amended.

930.2 Application

The designation, location and boundaries of each underlying Land Use Zone affected or created through Section 930 shall apply as indicated on Appendix I to this Section.

The Ellerslie Industrial Business Zone may be applied to all Lands within the Special Area and shall be applied to all Lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.

The Ellerslie Medium Industrial Zone may be applied to lands within the Special Study area that are located on interior Sites, adjacent to local industrial roadways, and shall not be applied to lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.

930.3 Land Use Zones Created by Special Area Provisions

The Land Use Zones, as contained in subsections 930.4 and 930.5, have been created in accordance with Section 900 of this Bylaw.

930.4 (EIB) Ellerslie Industrial Business Zone

*Bylaw 12819
June 18, 2001*

1. General Purpose

The purpose of this Zone is to provide for light industrial businesses and high technology development that carries out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent Non-industrial Zone.

2. Permitted Uses

1. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
2. Business Support Services
3. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
4. General Industrial Uses

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5. Minor Service Stations and Major Service Stations
6. Professional, Financial and Office Support Services
7. Special Industrial Uses
8. Fascia On-premises Signs
9. Freestanding On-premises Signs
10. Projecting On-premises Signs
11. Temporary On-premises Signs

3. Discretionary Uses

1. Automotive and Equipment Repair Shops
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Bars and Neighbourhood Pubs, not to exceed 200 occupants nor 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
4. Broadcasting and Motion Picture Studios
5. Child Care Services
6. Commercial Schools
7. Convenience Retail Stores
8. Convenience Vehicle Rentals
9. Fleet Services
10. Funeral, Cremation and Interment Services
11. Greenhouses, Plant Nurseries and Market Gardens
12. Health Services
13. Indoor Participant Recreation Services
14. Limited Contractor Services
15. Mobile Catering Food Services
16. Nightclubs, not to exceed 200 occupants nor 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
17. Outdoor Participant Recreation Services
18. Personal Service Shops

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19. Private Clubs
20. Rapid Drive-through Vehicle Services
21. Recycled Materials Drop-off Centres
22. Recycling Depots
23. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
24. Residential Sales Centres
25. Restaurants, not to exceed 200 occupants nor 240 m² of Public Space, if adjacent to or across the Lane from a Site zoned residential
26. Specialty Food Services
27. Veterinary Services

*Bylaw 15892
October 11, 2011*

28. Minor Digital Off-premises Signs
29. Minor Digital On-premises Off premises Signs
30. Minor Digital On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

1. where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road;
2. the maximum Floor Area Ratio shall be 1.2;

*Bylaw 15735
June 20, 2011*

3. a minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane, abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;

*Bylaw 15735
June 20, 2011*

4. all Setbacks shall be landscaped in accordance with Section 55 of this Bylaw;

*Bylaw 15735
June 20, 2011*

5. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback;
6. the maximum Height shall not exceed 12.0 m nor three Storeys, except that the Development Officer shall permit a greater Height for a building housing a

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General Industrial Use up to a maximum of 14.0 m where this is required to facilitate the industrial development of the Use involved;

7. all developments shall comply with the Performance Standards of Section 57 for the IB Zone;
8. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6 of this Bylaw;
9. all display and storage areas that abut any Zone, other than an Industrial Zone shall be screened in accordance with the provisions of subsection 55.4(4) of this Bylaw;
10. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
11. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with Section 51 of this Bylaw; and
12. Signs shall comply with the regulations found in Schedule 59J.

5. Additional Development Regulations for Discretionary Uses

1. Convenience Retail Stores, Child Care Services, Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, Nightclubs and Personal Service Shops shall be sited in accordance with the following:
 - a. as part of an office or industrial project where such Discretionary Uses are intended to service and support the principal industrial or office Use.
2. Health Services, Indoor Participant Recreation Services and Outdoor Participant Recreation Services shall be sited in accordance with the following:
 - a. on Sites located on major collector or higher standard public roadways that provide access to a residential area or provide locational convenience to both residents and users of the industrial area.
3. The size, location, screening and Landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
4. The following regulations shall apply to Religious Assembly developments:
 - a. Sites shall be limited to those that are either adjacent to a major arterial or collector roadway or located on the periphery of the industrial area;

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- b. where the development is to be located in an existing building that contains a number of bays, the Site size specified in Section 71 shall be considered to be the entire parcel upon which the building is sited; and
- c. the Development Officer may require additional building Setbacks, Landscaping and screen planting requirements to ensure compatibility with adjacent Uses, having due regard to surrounding existing and future development allowed under this Zone. However, the Development Officer may refuse an application for Religious Assembly development if the adjacent industrial development is incompatible with the proposed development, having regard to noise, odours or other performance characteristics of the industrial development.

930.5 (EIM) Ellerslie Medium Industrial Zone

1. General Purpose

The purpose of this Zone is to establish a high quality Industrial Zone for those manufacturing, processing, assembly, distribution, service and repair uses that carry out a portion of their operation outdoors or require outdoor storage areas. In general, any nuisance factor associated with the Uses in this Zone shall not extend beyond the boundaries of the Site and these Sites shall be located on Interior Sites adjacent to local industrial public roadways, such that these Uses are separated from nearby residential and community zones by a higher quality industrial business zone.

2. Permitted Uses

1. Animal Hospitals and Shelters
 2. Auctioneering Establishments
 3. Equipment Rentals
 4. General Contractor Services
 5. General Industrial Uses
- Bylaw 12961
February 4, 2002*
6. Vehicle and Equipment Sales/Rentals
 7. Fascia On-premises Signs
 8. Freestanding On-premises Signs
 9. Projecting On-premises Signs
 10. Temporary On-premises Signs

3. Discretionary Uses

1. Automotive and Equipment Repair Shops

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2. Fleet Services
3. Recycling Depots
4. Recycled Materials Drop-off Centres

*Bylaw 15892
October 11, 2011*

5. Minor Digital Off-premises Signs
6. Minor Digital On-premises Off premises Signs
7. Minor Digital On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 2.0;

*Bylaw 15735
June 20, 2011*

2. a minimum Setback of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane;

*Bylaw 15735
June 20, 2011*

3. all Setbacks shall be Landscaped in accordance with Section 55 of this Bylaw;

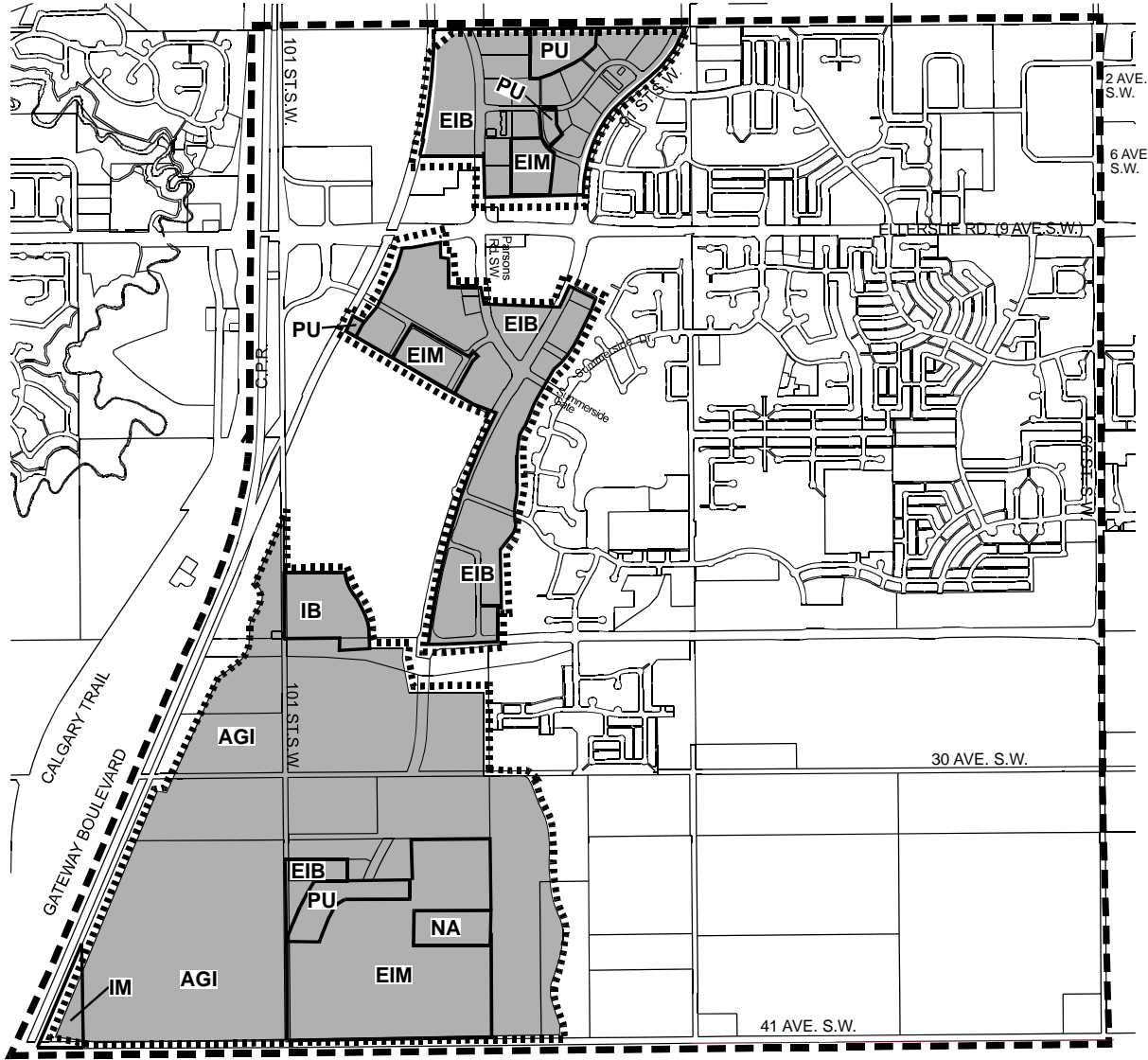
*Bylaw 15735
June 20, 2011*

4. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback;
5. all display and storage areas that abut any Zone other than an Industrial Zone shall be screened in accordance with the provisions of subsection 55.4(4) of this Bylaw;
6. any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicle service area that is visible from any adjoining Site shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
7. the maximum building Height shall be 18.0 m;
8. lighting for display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with Section 51 of this Bylaw;
9. Signs shall comply with the regulations found in Schedule 59J; and
10. all developments shall comply with the Performance Standards of Section 57 for the IM Zone.

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Special Area, Ellerslie Industrial

Appendix I to Section 930 of Bylaw 12800
as amended by Bylaw 12418
and subsequent appropriate Bylaws.



- Special Area Boundary
- - - - - Ellerslie ASP Boundary



Bylaw 16151
July 3, 2012

Last Revised – July 2012

940 Special Area Griesbach

940.1 General Purpose

The purpose of this designation is to designate Griesbach as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Griesbach Neighbourhood Area Structure Plan, as adopted by Bylaw 12936, as amended.

940.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on Appendix I to this Section.

940.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 940.5 and 940.6, have been created in conformance with Section 900.2(5) of this Bylaw.

940.4 Regulations of Conventional Zones Altered by Special Area Provisions

The development regulations of Subsections 940.7 and 940.8 shall be applied in place of, or in addition to, the regulations of RF5 (Section 160) and RA7 (Section 210) in this Bylaw.

940.5 (GLD) Griesbach Low Density Residential Zone

1. General Purpose

*Bylaw 14750
December 12, 2007*

To provide for street oriented low density housing with opportunities for a limited amount of Row Housing and Secondary Suites under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

2. Area of Application

Those portions of Section 29-53-24-4 shown as 'GLD' on Appendix I.

3. Permitted Uses

- a. Duplex Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Row Housing, limited to four Dwellings per structure.

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*Bylaw 14750
December 12, 2007*

- e. Secondary Suites
- f. Semi-detached Housing
- g. Single Detached Housing
- h. Fascia On-premises Signs
- i. Temporary On-premises Signs

4. Discretionary Uses

- a. Child Care Services

*Bylaw 15036
February 2, 2009*

- b. Garage Suites:
 - i. on corner lots; or
 - ii. on lots fronting onto a service road; or
 - iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.

*Bylaw 15036
February 2, 2009*

- c. Garden Suites:
 - i. on corner lots; or
 - ii. on lots fronting onto a service road; or
 - iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
 - iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.
- d. Group Homes
- e. Major Home Based Business
- f. Residential Sales Centres

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5. Development Regulations

- a. The minimum Site Area shall be:
 - i. 270 m² per Single Detached Dwelling;
 - ii. 210 m² per Duplex Dwelling;
 - iii. 240 m² per Semi-detached Dwelling; and
 - iv. 180 m² per Row Housing Dwelling.
- b. The minimum Site Width shall be:
 - i. 9.0 m per Single Detached Dwelling;
 - ii. 7.0 m per Duplex Dwelling;
 - iii. 8.0 m per Semi-detached Dwelling; and
 - iv. 6.0 m per Row House Dwelling.
- c. The total number of Row Housing Dwellings shall not exceed more than 5% of the total estimated number of Dwellings in the GLD Zone.
- d. The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.
- e. The maximum total Site Coverage:
 - i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.
 - ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 45% Site Coverage, with a maximum of 33% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%.
 - iii. Notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.
- f. The minimum Front Setback shall be 3.0 m, except it shall be 1.0 m for Row Housing.

*Bylaw 15735
June 20, 2011*

Last Revised – July 2012

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*Bylaw 15735
June 20, 2011*

- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the Lane shall be 1.2 m.

*Bylaw 15735
June 20, 2011*

- h. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall be a minimum of 1.2 m;
 - ii. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
 - iii. on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of 3.0 m; and
 - iv. on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m.
- i. Signs shall comply with Schedule 59A.
- j. An application for subdivision to create lots intended for Row Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLD Zone.
- k. For Semi-detached Housing and Row Housing development, the following shall apply:
 - i. the identity of individual Semi-detached Housing or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;
 - ii. there shall be continuous frontage of Dwellings along the Site Frontage; and
 - iii. each Dwelling, with street frontage shall have an entrance that fronts onto the street.

*Bylaw 14750
December 12, 2007*

- l. Secondary Suites shall comply with Section 86 of this Bylaw.

*Bylaw 15036
February 2, 2009*

- m. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.
- n. On Corner Lots the façades of a structure that face the front and flanking

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public roadways shall have consistent design elements, in terms of building materials and architectural features.

- o. Each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.
- p. For Row Housing, a minimum Private Outdoor Amenity area, at grade, of 13 m² per Dwelling shall be provided.

*Bylaw 14750
December 12, 2007*

- q. The maximum number of Dwellings per lot shall be as follows:

*Bylaw 15036
February 2, 2009*

- i. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite or Garden Suite per lot shall be allowed;
 - ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed; and
 - iii. where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.
- r. Where Single Detached Housing is developed in this Zone, a maximum of one Dwelling per lot shall be allowed. Where Semi-detached Housing and Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed. Where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.

940.6 (GVC) Griesbach Village Centre Zone

1. General Purpose

To allow for a mixed use of businesses, residences, and institutional uses in a village centre format promoting pedestrian orientation in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

2. Area of Application

Those portions of Section 29-53-24-4 shown as GVC on Appendix I.

3. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing is permitted only in buildings where the first storey is used for commercial purposes
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of

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Public Space

- d. Business Support Services
- e. Commercial Schools
- f. Custom Manufacturing Establishments
- g. General Retail Stores
- h. Health Services
- i. Hotels
- j. Household Repair Services
- k. Indoor Participant Recreation Services
- l. Major Amusement Establishments and Minor Amusement Establishments
- m. Personal Service Shops
- n. Professional, Financial and Office Support Services
- o. Restaurants, for less than 200 occupants and 240 m² of Public Space
- p. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- q. Veterinary Services
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs
- t. Projecting On-premises Signs
- u. Temporary On-premises Signs

4. Discretionary Uses

- a. Animal Hospitals and Shelters
- b. Apartment Housing
- c. Child Care Services
- d. Convenience Vehicle Rentals
- e. Drive-in Food Services
- f. Gas Bars

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- g. Government Services
- h. Greenhouses, Plant Nurseries and Market Gardens
- i. Major Alcohol Sales
- j. Minor Alcohol Sales
- k. Minor Secondhand Stores
- l. Minor Service Stations
- m. Nightclubs, for less than 200 occupants and 240 m² of Public Space if the Site is adjacent to or across a lane from a Site zoned Residential or GLD
- n. Non-accessory Parking
- o. Private Clubs
- p. Recycled Materials Drop-off Centres
- q. Religious Assembly
- r. Residential Sales Centres
- s. Restaurants, for more than 200 occupants and 240 m² of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned residential or GLD
- t. Spectator Entertainment Establishments
- u. Spectator Sports Establishments
- v. Fascia Off-premises Signs
- w. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

- x. Minor Digital Off-premises Signs
- y. Minor Digital On-premises Off premises Signs
- z. Minor Digital On-premises Signs
- aa. Roof Off-premises Signs
- bb. Roof On-premises Signs

5. Development Regulations for Uses

- a. The minimum Site Frontage shall be 10.0 m.

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- b. The maximum Floor Area Ratio shall be 3.5.
- c. The maximum Site Coverage shall be 35% except for Apartment Housing. The maximum site coverage can be increased to 40% for commercial uses with Apartment Housing located above the first storey.

*Bylaw 15735
June 20, 2011*

- d. Buildings shall be built to the Front and Side Lot Lines except that buildings may have a maximum Setback of 3.0 m to accommodate street related activities, such as sidewalk cafes, architectural features and landscaping that contribute to the pedestrian oriented shopping character of the area or to accommodate roadway design or to preserve existing trees.
- e. All development shall create a pedestrian friendly environment on a shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.
- f. Architectural treatment of buildings, except for apartment housing, shall ensure that each storey has windows on the front façade and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
- g. The façade treatment shall wrap around the side of the building to provide a consistent profile when exposed to the street.

*Bylaw 15735
June 20, 2011*

- h. A minimum Setback of 6.0 m shall be required where the Rear or Side Lot Line of the Site abuts the lot line of a Site zoned residential or GLD.
- i. Vehicular access to properties from a public roadway shall be restricted to the abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the area. Where there is no abutting Lane, vehicular access shall be provided from a flanking public roadway other than an arterial roadway. Where there is no lane or flanking roadway then the street access shall be limited to one access point.
- j. All on-site parking shall be located at the rear of the site.

*Bylaw 15735
June 20, 2011*

- k. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of Section 55.4. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone, GLD Zone or a Lane serving a Residential Zone or GLD Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
- l. The maximum Building Height shall not exceed 18.0 m nor 4 storeys, provided

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that no eave line shall be higher than 14.0 m from grade. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

- m. Commercial development, excluding Hotels, along the loop road will be primarily limited to the first two storeys with residential development above.
- n. The maximum Floor Area for a permitted or discretionary Commercial Use, excluding Hotels, shall be 1000 m² except that the maximum Floor Area for no more than two Commercial Uses in this GVC Zone shall be 2500 m² and that the maximum Floor Area for one additional Commercial Use in this GVC Zone shall be 5000 m².
- o. Any business premises or multiple occupancy building having a Floor Area greater than 2000 m² or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
 - i. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - ii. landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- p. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- q. Signs shall comply with the regulations found in Schedule 59E of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:
 - i. the maximum Height of a Freestanding Sign shall be 6.0 m;
 - ii. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - iii. the top of a Projecting Sign on a building two storeys or higher shall not extend more than 75 cm above the floor of the second or third storey, nor higher than the windowsill of the second or third storey.
- r. The following regulations shall apply to Apartment Housing developments:
 - i. the housing component shall have access at grade, which is separate from the access for commercial premises;
 - ii. where a development contains two or more Dwellings, a minimum of 7.5 m² of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw;
 - iii. the maximum Floor Area Ratio of Apartment Housing shall be 2.0;

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- iv. the maximum site coverage shall be 50%.
- s. The following regulations shall apply to Drive-in Food Services and other developments having a drive-through service window:
 - i. the Drive-in Food Service shall not be in a freestanding building but shall be part of a multi tenant building;
 - ii. the location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts, including safety and promotion of the pedestrian orientation of local shopping streets;
 - iii. the location, orientation and Setback of drive-through service windows shall be oriented away from the front street and placed, wherever possible, at the rear of the building. It's location shall be to the satisfaction of the Development Officer, having regard to the orientation of the use away from pedestrian-oriented shopping streets;
 - iv. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways;
 - v. the drive-through service window shall be located not less than 15.0 m from any Residential Dwelling;
 - vi. a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;
 - vii. landscaping shall be used to screen and soften the impact of the Use.
- t. Additional Landscaping shall be provided to the satisfaction of the Development Officer above the requirements of Section 55(3) to 55(8) of this Bylaw.

*Bylaw 16032
March 16, 2012*

940.7 (RF5g) Griesbach Row Housing Zone

*Bylaw 13912
March 1, 2005*

1. The uses listed as Permitted and Discretionary Uses in Section 160 of this Bylaw, being the (RF5) Row Housing Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.7(3), the development regulations specified in Section 160 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:

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- a. The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.
- b. The maximum total Site Coverage shall not exceed 49%, with a maximum of 35% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum site coverage for the principal building shall be 49%.

*Bylaw 15735
June 20, 2011*

- c. The minimum Front Setback shall be 1.0 m and the maximum shall not exceed 3.0 m except to accommodate existing housing and trees to be retained.

*Bylaw 15735
June 20, 2011*

- d. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the lane shall be 1.2 m.

*Bylaw 15735
June 20, 2011*

- e. Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard abuts a flanking roadway other than a Lane, not less than 3.0 m shall be provided.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- f. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it is not applicable where the building faces a public roadway, other than a lane, and it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.
- g. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the GLD Zone.

940.8 (RA7g) Griesbach Low Rise Apartment Zone

*Bylaw 13912
March 1, 2005*

1. The uses listed as Permitted and Discretionary Uses in Section 210 of this Bylaw, being the (RA7) Low Rise Apartment Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.8(3), the development regulations specified in Section 210 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RA7g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
 - a. The maximum Building Height shall not exceed 18.0 m nor 4 storeys, provided that no eave line shall be higher than 14.0 m from grade. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the

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design of the building and the development is within the maximum allowable Height. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

*Bylaw 15735
June 20, 2011*

- b. The minimum Front Setback shall be 3.0 m, except 1.0 m for Row Housing Dwellings.

*Bylaw 15735
June 20, 2011*

- c. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. The Side Setback shall not be less than 3.0 m when it abuts a flanking roadway other than a lane. Separation Space shall be provided in accordance with Section 48 of this Bylaw except that it is not applicable to where the building faces a public roadway, other than a lane.

940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone

*Bylaw 14235
March 23, 2006*

1. General Purpose

*Bylaw 14750
December 12, 2007*

To provide for street oriented low density housing with opportunities for a limited number of Garage Suites and Secondary Suites and Row Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan

2. Area of Application

Those portions of Section 29-53-24-4 shown as 'GLG' on Appendix I.

3. Permitted Uses

- a. Duplex Housing
- b. Fascia On-premises Signs
- c. Garage Suites
- d. Limited Group Homes
- e. Minor Home Based Business
- f. Row Housing, limited to four Dwellings per structure

*Bylaw 14750
December 12, 2007*

- g. Secondary Suites

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- h. Semi-detached Housing
- i. Single Detached Housing
- j. Temporary On-premises Signs

4. Discretionary Uses

- a. Child Care Services
- b. Group Homes
- c. Major Home Based Business
- d. Residential Sales Centres

5. Development Regulations

- a. The minimum Site Area shall be:
 - i. 270 m² per Single Detached Dwelling;
 - ii. 210 m² per Duplex Dwelling;
 - iii. 240 m² per Semi-detached Dwelling; and
 - iv. 180 m² per Row Housing Dwelling.
- b. The minimum Site Width shall be:
 - i. 9.0 m per Single Detached Dwelling;
 - ii. 7.0 m per Duplex Dwelling;
 - iii. 8.0 m per Semi-detached Dwelling; and
 - iv. 6.0 m per Row House Dwelling.
- c. The total number of Row Housing Dwellings shall not exceed more than 5% of the total estimated number of Dwellings in the GLG Zone.
- d. The maximum Building Height shall not exceed 12.0 m nor 2½ storeys, provided that no eave line shall be higher than 9.0 m from Grade.
- e. The maximum total Site Coverage:
 - i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%;

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- ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 47% Site Coverage, with a maximum of 33% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%; and
- iii. notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.

*Bylaw 15735
June 20, 2011*

- f. The minimum Front Setback shall be 3.0 m, except it shall be 1.0 m for Row Housing.

*Bylaw 15735
June 20, 2011*

- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the Lane shall be 1.2 m. Where a Garage is attached to or designed as an integral part of a Dwelling at the rear of the Dwelling, the minimum distance from the Rear Lot Line to the garage shall be 4.5 m provided that any part of the principal building in the rear yard does not exceed a height of 4.6 m nor a width of 7.5 m.

*Bylaw 15735
June 20, 2011*

- h. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall be a minimum of 1.2 m;
 - ii. where there is no Lane abutting the Site, one Side Setback shall be at least 3.0 m for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
 - iii. on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of 3.0 m; and
 - iv. on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback abutting the flanking public roadway shall be 3.0 m.
- i. Signs shall comply with Schedule 59A.
- j. An application for subdivision to create lots intended for Row Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLG Zone.
- k. For Semi-detached Housing and Row Housing development, the following shall apply:

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- i. the identity of individual Semi-detached Housing or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;
 - ii. there shall be continuous frontage of Dwellings along the Site Frontage; and
 - iii. each Dwelling, with street frontage shall have an entrance that fronts onto the street.
- l. On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.
 - m. Each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.
 - n. For Row Housing, a minimum Private Outdoor Amenity area, at grade, of 13 m² per Dwelling shall be provided.

*Bylaw 14750
December 12, 2007*

- o. The maximum number of Dwellings per lot shall be as follows:

*Bylaw 15036
February 2, 2009*

- i. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite or Garden Suite per lot shall be allowed;
- ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed;
- iii. where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.

*Bylaw 14750
December 12, 2007*

- p. Secondary Suites shall comply with Section 86 of this Bylaw.

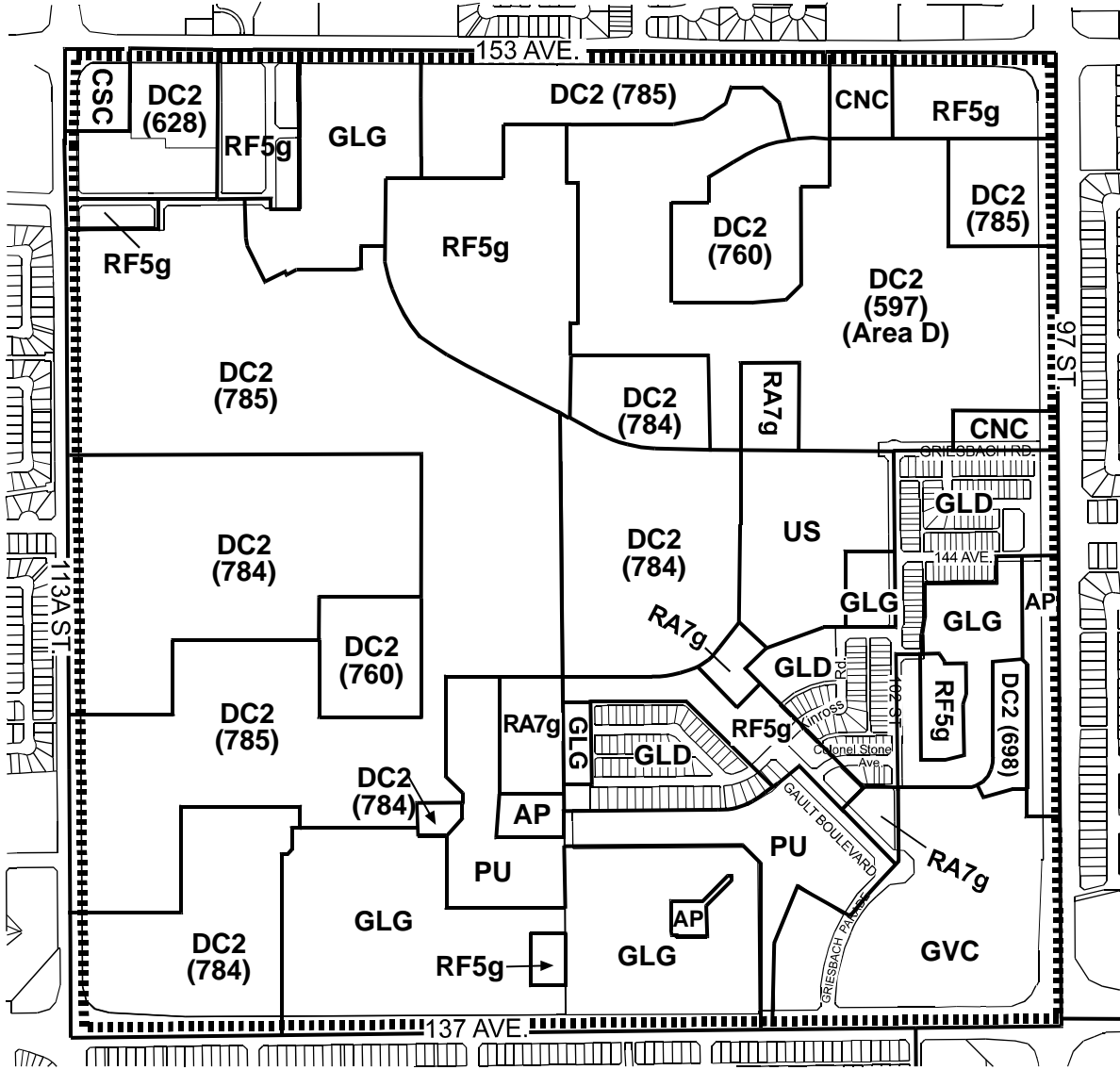
6. Additional Development Regulations for Garage Suites

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- a. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

Special Area, Griesbach

Appendix I to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.



----- Special Area Boundary

950 *Special Area Clareview Campus*

950.1 General Purpose

The purpose of this designation is to designate a portion of the Clareview Campus neighbourhood as shown on Schedule "A" of this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Clareview Town Centre Neighbourhood Area Structure Plan, as amended.

950.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 950 shall apply as indicated on Appendix I to this Section.

950.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 950.4, 950.5, 950.6, 950.7 and 950.8, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

950.4 *(CCHD) Clareview Campus High Density Residential Zone*

1. General Purpose

The purpose of this Zone is to accommodate the development of high-rise apartments with development controls designed to ensure that the development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of high-rise apartments, which is architecturally integrated with the low-rise apartments in area zoned CCMD and the open space corridor.

2. Permitted Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Child Care Services
- d. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly when designed as an integral and accessory component of a Boarding and Lodging Houses.
- e. Fascia On-premises Signs
- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Temporary On-premises Signs

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3. Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 564;
- b. The maximum Density shall not exceed 212 Dwellings per hectare;
- c. The maximum Height shall not exceed 12 storeys nor 45.0 m;
- d. There shall be no more than four buildings developed within this Zone, of which no building greater than eight storeys shall be built within 45.0 m south of 144 Avenue and 100.0 m west of the area zoned CCNC;
- e. The maximum Floor Area Ratio shall be 3.0, except that the Development Officer may use his variance power to increase this maximum for developments with larger individual unit floor plates and additional indoor Amenity Areas and facilities, and which comply with the density provisions of this Section, or if required parking is provided underground. Any application for a development proposed to exceed 3.0 F.A.R. shall be a Class B Development;
- f. Surface parking shall be provided in a manner such that it is screened from view from the open space corridor, and adjacent roadways and properties in accordance with Section 54;

*Bylaw 15735
June 20, 2011*

- g. Parking and loading facilities shall be located a minimum 6 metres from the open space corridor and the Setback must be landscaped and screened from the open space corridor to the satisfaction of the Development Officer. If parking areas are covered (Parking Garages), they shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar materials and colours;
- h. Parking shall be provided in accordance with Section 54 of this Bylaw;

*Bylaw 15735
June 20, 2011*

- i. There shall be a 7.5 m Setback located along the southwest property line adjacent to the pipeline right-of-way;

*Bylaw 15735
June 20, 2011*

- j. There shall be a 15 m development Setback for any building adjacent to the pipeline right-of-way located against the southwest property line of the development Site;

*Bylaw 15735
June 20, 2011*

- k. There shall be a 6.0 m Front Setback located on the northern property line adjacent to 144 Avenue;

*Bylaw 15735
June 20, 2011*

- l. The minimum Side Setback for each lot shall be 7.5 m;

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- m. There shall be a minimum 1.83 m chain link fence along the east property line of the CN right-of-way to the west of the subject Site;
- n. A minimum 2.5 m high berm with 2.5:1 side slopes and a noise attenuation fence (solid screen) shall be built parallel to the CN right-of-way so that the top of the fence is 5.5 m above the top-of-rail; and
- o. No building shall be constructed or located within 30 m of the east boundary of the CN right-of-way.
- p. All exterior mechanical equipment shall be designed and oriented such that it is screened from view;
- q. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw prior to the approval of any development permit. This plan shall include fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, soil depth including special provisions to facilitate natural plant growth, for the entire Site, and including special treatment to clearly delineate public access to the open space corridor;
- r. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly shall not be developed above the lowest Storey in any structure, nor shall they be in any freestanding structure separate from a structure containing Boarding and Lodging Houses;
- s. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw;
- t. Minimum Amenity Area shall be 5.0 m² for each Dwelling;
- u. Landscaping shall be provided on the Site in accordance with Section 55 of the Zoning Bylaw; and
- v. Signs in this Zone shall be developed in accordance with Schedule 59B of the Zoning Bylaw.

4. Development Guidelines

The following development and architectural guidelines shall apply to all developments within this Zone:

- a. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest;
- b. Appropriate lighting of the buildings and the Site shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways;
- c. A 1.8 m uniform screen fence including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than 30 m apart or a

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1.52 m high ornamental iron fence shall be constructed along the north boundary of the CCHD Zone adjacent to 144 Avenue;

- d. A 1.52 m high ornamental iron fence shall be constructed along the southwest boundary of the CCHD Zone adjacent to the pipeline right-of-way;
- e. The entrances to the Site from public roadways require an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCMD, CCLD and CCSF;
- f. Development in this area shall be in accordance with the following architectural guidelines:
 - i. Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD;
 - ii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - iii. The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;
 - iv. All exposed sides of buildings and roofs shall be finished in an architecturally harmonious manner;
 - v. All rooftop mechanical equipment and exhaust fans shall be screened from view; the design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

5. Open Space Amenity Area and Pedestrian Corridors

The Development Officer shall require the development of an open space amenity area and corridors in accordance with the following guidelines:

- a. There shall be a 12 m wide landscaped open space corridor within the pipeline right-of-way; and
- b. Setbacks areas adjacent to the open space corridor shall be landscaped to a

*Bylaw 15735
June 20, 2011*

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standard consistent with the open space corridor.

950.5 (CCMD) Clareview Campus Medium Density Residential Zone

1. General Purpose

*Bylaw 15508
July 19, 2010*

The purpose of this Zone is to accommodate the development of low-rise apartments and row housing with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of low rise apartments and row housing, which is architecturally integrated and compatible with the adjacent residential development and the open space corridor, which is located at the approximate centre of this area.

2. Permitted Uses

- a. Apartment Housing
- b. Boarding and Lodging Houses
- c. Child Care Services
- d. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly when designed as an integral and accessory component of Boarding and Lodging Houses.
- e. Fascia On-premises Signs
- f. Minor Home Based Businesses
- g. Row Housing
- h. Residential Sales Centre
- i. Temporary On-premises Signs

*Bylaw 15508
July 19, 2010*

Development Regulations

*Bylaw 15508
July 19, 2010*

The following regulations shall apply:

- a. The maximum number of Dwellings shall be 691;
- b. The maximum Height shall not exceed 14 m nor 4 storeys plus a loft, which must be integrated with the top storey. Floor Area may be developed in attic

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areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height;

- c. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.4 when underground parking is provided. In such a case, the application will be a Discretionary Development;

*Bylaw 15735
June 20, 2011*

- d. The minimum Front Setback shall be 6.0 m;

*Bylaw 15735
June 20, 2011*

- e. The minimum Rear Setback shall be 7.5 m;
- f. No building shall be constructed within 15 m of the southwest property line adjacent to the pipeline right-of-way;

*Bylaw 15735
June 20, 2011*

- g. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a minimum of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts 144 Avenue;
- h. Separation Space shall be provided in accordance with Section 48 of the Edmonton Zoning Bylaw;
- i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided;
- j. Parking shall be provided in accordance with Section 54 of this Bylaw;
- k. Surface parking shall be screened from view from the open space amenity area and corridors, adjacent roadways and properties in accordance with Section 54;

*Bylaw 15508
July 19, 2010*

- l. Notwithstanding 3.(k), when Row Housing is developed, a minimum Private Outdoor Amenity Area of 30m² shall be provided for each Row Housing Dwelling unit and may be achieved through the use of balconies and common areas;

*Bylaw 15735
June 20, 2011*

- m. Parking and loading facilities shall be located a minimum 6.0 metres from the open space corridor and the Setback must be landscaped and screened from the open space corridor to the satisfaction of the Development Officer. If surface parking areas are covered (Parking Garages), they shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch;
- n. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw prior to the approval of any development permit. This plan

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shall include fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, soil depth including special provisions to facilitate natural plant growth, for the entire Site, and including special treatment to clearly delineate public access to the open space corridor;

- o. Landscaping shall be provided on the Site in accordance with Section 55 of the Zoning Bylaw;
- p. Signs in this Zone shall be developed in accordance with Schedule 59B of the Zoning Bylaw.

*Bylaw 15508
July 19, 2010*

- q. Row Housing will only be allowed on site(s) fronting on to 144 Avenue.
- r. Notwithstanding 950.5 (3)(b) the maximum Height for Row Housing shall not exceed 10 m or 2½ storeys.

4. Development Guidelines

The Development Officer shall require the application of the following development and architectural guidelines to all development within this Zone.

- a. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- b. A 1.8 m uniform screen fence including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than 30 m apart or a 1.52 m high ornamental iron fence shall be constructed along the north boundary of the CCMD Zone adjacent to 139 and 144 Avenues;
- c. A 1.52 m high ornamental iron fence shall be constructed along the southwest boundary of the CCMD Zone adjacent to the pipeline right-of-way;
- d. All fencing located on property lines adjacent to the open space amenity area and pedestrian corridors shall be constructed of a 1.52 m ornamental iron fence consistent with the fencing material constructed on the property lines of the open space corridor adjacent to areas zoned CCHD, CCLD and CCSF;
- e. The entrances to the Site from public roadways require an enhancement on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCHD, CCLD and CCSF;
- f. All exterior mechanical equipment shall be designed and oriented such that it is screened from view;
- g. Appropriate lighting of the buildings and this area shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways;

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- h. Development in this area shall be in accordance with the following architectural guidelines:
- i. Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from the adjacent residential areas and the CCLD and CCSF areas;
 - i. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - ii. The predominant exterior finishing materials shall be any combination of brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with the adjacent residential areas;
 - iii. All exposed sides of the buildings and the roofs shall be finished in an architecturally harmonious manner;
 - iv. All rooftop mechanical equipment and exhaust fans shall be screened from view; and
 - v. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

5. Open Space Amenity Area and Pedestrian Corridors

The Development Officer shall require the development of an open space amenity area and corridors in accordance with the following guidelines:

- a. The minimum size of the open space amenity area incorporated within the CCMD area shall be 0.40 ha;
- b. There shall be four 12 m wide landscaped open space corridors, one in the pipeline right-of-way and three which connect to the amenity area located towards the centre of this area, to the school/park Site to the southwest, 36 Street to the east and 144 Avenue to the north;
- c. Setback areas adjacent to the open space corridor shall be landscaped to a standard consistent with the open space corridor; and
- d. Entrances to the open space amenity area shall be provided along the perimeter fence so as to provide unobstructed public access.

*Bylaw 15735
June 20, 2011*

950.6 (CCLD) Clareview Campus Low Density Residential Zone

1. General Purpose

The purpose of this Zone is to accommodate the development of low density residential Dwellings with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2. Permitted Uses

- a. Semi-Detached Housing
- b. Single Detached Housing
- c. Child Care Services
- d. Fascia On-premises Signs
- e. Minor Home Based Businesses
- f. Residential Sales Centre

*Bylaw 15036
February 2, 2009*

- g. Secondary Suites
- h. Temporary On-premises Signs

3. Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 100;
- b. The maximum height shall not exceed 10 m nor 2 ½ storeys;
- c. The minimum Site Area shall be 225 m² for each Semi-Detached and 258 m² for each Single Detached Dwelling;
- d. The maximum Site Coverage shall not exceed 47%, including principal and accessory buildings;
- e. The minimum Site Width shall be 7.5 m for Semi-Detached and 8.6 m for Single Detached Dwellings;
- f. The minimum Site Depth shall be 30 m;

*Bylaw 15735
June 20, 2011*

- g. The minimum Front Setback shall be 5.5 m with front access to an attached Garage that is an integral part of the Dwelling;

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*Bylaw 15735
June 20, 2011*

- h. The minimum Rear Setback shall be 7.5 m, except in the case of a corner site where it shall be 4.5 m;

*Bylaw 15735
June 20, 2011*

- i. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall be a minimum of 1.2 m;
 - ii. On a corner site where the building fronts on the Front Yard, the minimum Side Setback abutting a flanking public roadway other than a lane, shall be 20% of the site width, to a maximum requirement of 4.5 m; and
 - iii. On a corner site where the building fronts on a flanking public roadway, other than a lane, the minimum Side Setback abutting the flanking public roadway shall be 4.5 m.
- j. Each Dwelling shall have a front attached Garage not exceeding 60% of the width of the principal building and a concrete front driveway;
- k. General Site Landscaping shall be developed in accordance with the following:
 - i. One 50.8 mm minimum Calliper deciduous tree or one 1.83 m coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling;
 - ii. All required Landscaping shall be consistent with the relevant requirements of subsection 55.4 save and except 55.4 (2).
- l. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw;
- m. Dwellings on corner sites shall have flanking side treatments similar to the front elevation;
- n. Dwellings backing on to 144 Avenue, and 36 Street must use building articulation and façade treatments to minimize the perception of building massing when viewed from adjacent roadways and the existing neighbourhood;
- o. A 1.8 m high uniform wood screen fence, including an enhancement feature (e.g. - concrete pillar with brick accents) spaced not greater than 30m apart shall be constructed along the north boundary of this area adjacent to 144 Avenue and the east boundary of this area adjacent to 36 Street;
- p. All fencing located on the property lines adjacent to the open space corridors shall be constructed of a 1.52 m ornamental iron fence consistent with the fencing material constructed on the property lines of the open space corridors adjacent to areas zoned CCHD, CCMD and CCSF;

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- q. The entrances to the Site from public roadways require an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCHD; CCMD and CCSF; and

*Bylaw 15036
February 2, 2009*

- r. Secondary Suites shall comply with Section 86 of this Bylaw.
- s. Signs in this Zone shall be developed in accordance with Schedule 59A of the Edmonton Zoning Bylaw.

4. Open Space Amenity Area and Pedestrian Corridor

The Development Officer shall require the development of the aforementioned uses and the Open Space Corridor as per the following guidelines within this Zone:

- a. There shall be a 12 m wide landscaped open space pedestrian corridor at the south end of this area, at the approximate mid-point between 139 and 144 Avenues, connecting an amenity area located in the CCMD Zone to 36 Street;
- b. A portion of the private outdoor amenity areas for Dwellings abutting the pedestrian corridor shall be oriented towards the open space corridor; and
- c. Entrances to the open space amenity area shall be provided along the perimeter fence so as to provide unobstructed public access.

950.7 (CCSF) Clareview Campus Single Family Residential Zone

1. General Purpose

The purpose of this Zone is to accommodate the development of Single Detached Housing with attached Garages with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2. Permitted Uses

- a. Single Detached Housing
- b. Child Care Services
- c. Fascia On-premises Signs
- d. Minor Home Based Businesses
- e. Residential Sales Centre

*Bylaw 15036
February 2, 2009*

- f. Secondary Suites
- g. Temporary On-premises Signs

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3. Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 60;
- b. The maximum height shall not exceed 10 m nor 2 ½ storeys;

*Bylaw 15036
February 2, 2009*

- c. The minimum Site area shall be 312 m² per Single Detached Dwelling.
- d. The minimum Site Width shall be 10.4 m. In the CCSF Zone the Site Width on pie shaped lots shall be measured 9 m into the Site from the front property line;
- e. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory Buildings.
- f. The minimum Site Depth shall be 30 m;

*Bylaw 15735
June 20, 2011*

- g. The minimum Front Setback shall be 5.5 m;

*Bylaw 15735
June 20, 2011*

- h. The minimum Rear Setback shall be 7.5 m, except in the case of a corner site where it shall be 4.5 m;
- i. Side Yards shall be established on the following basis:
 - i. Side Yards shall be a minimum of 1.2 m;
 - ii. On a corner Site where the building fronts on the Front Yard, the minimum Side Yard abutting the flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - iii. On a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m.
- j. Single Detached Housing shall be developed in accordance with the following regulations:

*Bylaw 14077
August 23, 2005
Bylaw 16032
March 12, 2012*

- i. All Dwellings shall include a front attached Garage, not exceeding 6.1 m (20 ft) in width and a concrete front driveway. All front drive attached garages located below grade require the review and approval of Transportation Services
- ii. Identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;

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- iii. The Development Officer may require a graduated transition between different housing styles which shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split-level designs between bungalow and two Storey designs; and
- iv. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 15735
June 20, 2011*

- k. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting lot;
- l. General Site Landscaping shall be developed in accordance with the following:
 - i. One 50.8 mm minimum Calliper deciduous tree or one 1.83 m coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling; and
 - ii. All required Landscaping shall be consistent with the relevant requirements of subsection 55.4 save and except 55.4 (2).
- m. Dwellings backing on to 36 Street and 139 Avenue must use building articulation and façade treatments to minimize the perception of building massing when viewed from adjacent roadways and the existing neighbourhood;
- n. A 1.8 m high uniform wood screen fence, including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than 30m apart shall be constructed along the east boundary of this area adjacent to 36 Street and the south boundary of this area adjacent to 139 Avenue;
- o. All fencing located on the property lines adjacent to the open space corridors shall be constructed of a 1.52 m ornamental iron fence consistent with the fencing material constructed on the property lines of the open space corridors adjacent to areas zoned CCHD, CCMD and CCLD;
- p. The entrance to the Site from a public roadway requires an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCHD, CCMD and CCLD; and

*Bylaw 15036
February 2, 2009*

- q. Secondary Suites shall comply with Section 86 of this Bylaw.
- r. Signs in this Zone shall be developed in accordance with Schedule 59A of the Edmonton Zoning Bylaw.

950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone

1. General Purpose

The purpose of this Zone is to accommodate the development of convenience commercial and personal service uses with development controls designed to ensure that development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2. Permitted Uses

- a. Bars and Neighbourhood Pubs, for 75 occupants and 90 m² of Public Space only as an associated Use as part of a Restaurant
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Drive in Food Services
- f. Fascia On-premises Signs
- g. Freestanding On-premises Signs
- h. Health Services
- i. Minor Amusement Establishments
- j. Personal Service Shops
- k. Professional, Financial and Office Support Services
- l. Projecting On-premises Signs
- m. Religious Assembly
- n. Residential Sales Centre
- o. Restaurants, for less than 250 occupants and 300 m² of Public Space
- p. Roof On-premises Signs
- q. Specialty Food Services, for less than 75 occupants and 90 m² of Public Space
- r. Temporary On-Premises Signs

3. Development Regulations

The following regulations shall apply to all Uses:

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- a. The maximum Floor Area of any individual business premises for a Use shall not exceed 500 m²;
- b. The maximum Floor Area Ratio shall be 1.0;

*Bylaw 15735
June 20, 2011*

- c. A minimum Front Setback of 4.5 m shall be required on the north side of the Site, adjacent to 144 Avenue;

*Bylaw 15735
June 20, 2011*

- d. A minimum Setback of 3.0 m shall be required on the south, east and west sides of the Site;
- e. The maximum building Height shall not exceed 10.0 m nor 2 ½ Storeys;
- f. Parking shall be provided in accordance with Section 54 of this Bylaw;

*Bylaw 15735
June 20, 2011*

- g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public roadways in accordance with the provisions of subsection 55.4 of the Zoning Bylaw;
- h. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of Section 55 of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate; and
- i. Signs in this Zone shall be developed in accordance with Schedule 59D of the Zoning Bylaw.

4. Development Guidelines

The Development Officer shall require the application of the following development guidelines to all development within this Zone.

- a. Development shall be in accordance with the following architectural guidelines:
 - i. Design techniques including, but not limited to, the use of sloped roof, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites;

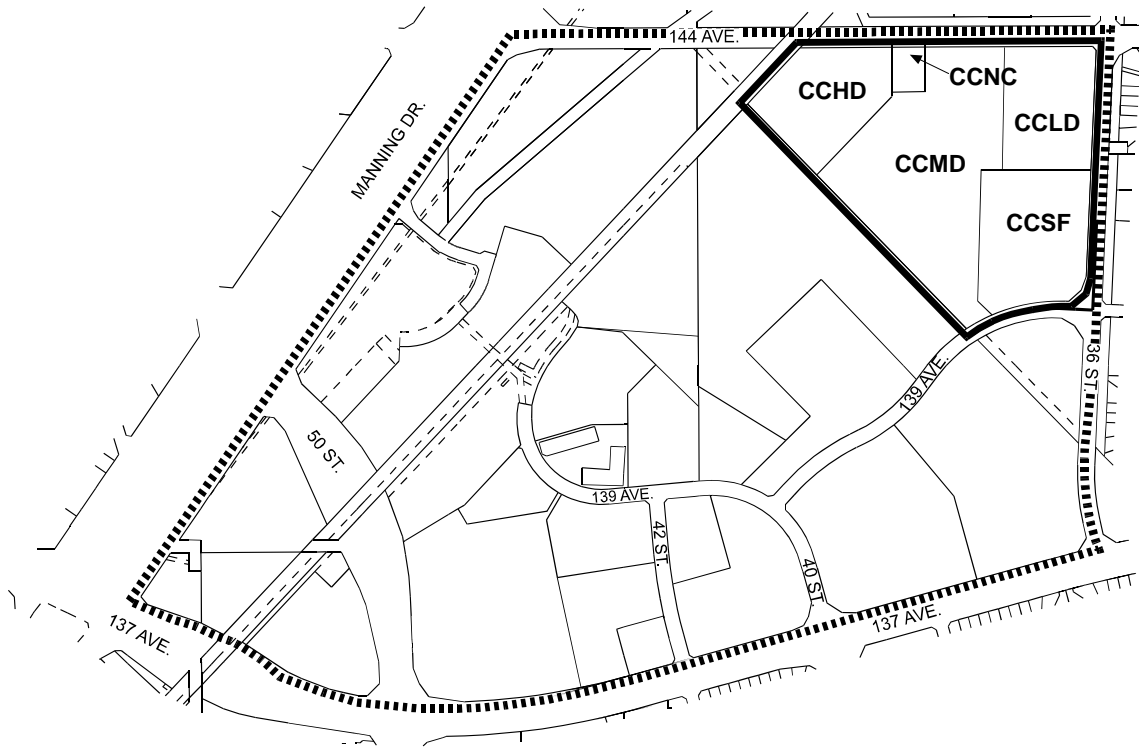
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- ii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
- iii. The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with Sites zoned CCHD and CCMD;
- iv. All exposed sides of the buildings and the roofs shall be finished in an architecturally harmonious manner;
- v. All rooftop mechanical equipment and exhaust fans shall be screened from view;
- vi. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest; and
- vii. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

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Special Area, CLAREVIEW CAMPUS

Appendix I to Section 950 of Bylaw 12800
as amended by Bylaw 13331
and subsequent appropriate Bylaws.



- Special Area Boundary
- Clareview Town Centre NASP Boundary
- CCSF** Single Family Residential
- CCLD** Low Density Residential
- CCMD** Medium Density Residential
- CCHD** High Density Residential
- CCNC** Neighbourhood Commercial



960 SPECIAL AREA AMBLESIDE

960.1 General Purpose

The purpose of this zone is to designate a portion of Ambleside, as shown on Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Windermere Neighbourhood One Neighbourhood Structure Plan.

960.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 960 shall apply as indicated on Appendix I to this Section.

960.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 960, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

(RA7a) Ambleside Low-Rise Apartment Zone

(CSCa) Ambleside Shopping Centre Zone

(UVCa) Ambleside Urban Village Commercial Zone

Appendix I – Special Area Ambleside

The illustration attached as Appendix II to this Bylaw provides graphic examples of the design principles described in the regulations in this Bylaw to assist the development officer in interpreting the regulations of this Bylaw.

960.4 (RA7a) Ambleside Low-Rise Apartment Zone

1. General Purpose

The purpose of this Zone is to accommodate the development of quality low-rise apartments in accordance with the Ambleside residential urban design objectives. The intent is to incorporate appropriate development controls and urban design guidelines to ensure that low-rise apartment development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.

2. Permitted Uses

- a. Apartment Housing, on a Site of 1.4 ha or smaller
- b. Boarding and Lodging Houses
- c. Limited Group Homes
- d. Minor Home Based Business
- e. Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing

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- f. Fascia On-premises Signs
- g. Projecting On-premises Signs

3. Discretionary Uses

- a. Apartment Housing, on a Site larger than 1.4 ha
- b. A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than 800 m²
- c. Child Care Services
- d. Group Homes
- e. Major Home Based Business
- f. Personal Service Shops and Convenience Retail Stores when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more
- g. Religious Assembly
- h. Residential Sales Centre
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

- a. The maximum Density shall be 125 Dwellings/ha.
- b. The minimum Site Area shall be 800 m².
- c. The minimum Site Width shall be 20.0 m.
- d. The maximum Height shall not exceed 14.0 m nor 4 habitable storeys plus a loft, which must be integrated with the top storey. Development of a habitable basement will count as a storey. Floor Area may be developed in attic areas as additional space up to 50% of the Dwellings, and not counted as a storey, unless the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.
- e. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.5 when underground parking is provided. In such a case, the application will be a Discretionary Development.

*Bylaw 15735
June 20, 2011*

- f. The minimum Landscaped Front Setback shall be 6.0 m.

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*Bylaw 15735
June 20, 2011*

- g. The minimum Landscaped Rear Setback shall be 7.5 m.

*Bylaw 15735
June 20, 2011*

- h. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.
- i. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
- j. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw;
- k. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
- l. Notwithstanding the other regulations of this Zone, where Apartment Housing, Stacked Row Housing or Row Housing developments abut a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the following regulations shall apply:
 - i. a minimum landscaped Setback of 7.5 m shall be required from any Apartment, Stacked Row House or Row House Dwelling to any property line common with Single or Semi-detached Housing. No surface parking or loading facilities shall be located within this Setback area.
 - ii. no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single and Semi-detached Housing as a Permitted Use;
 - iii. a screen fence, 1.83 m in height, shall be installed along all property lines that abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
 - iv. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - v. building finishes shall be complementary with the exterior finishing materials and colours typical of adjacent Single or Semi-detached Housing; and
 - vi. where Apartment Housing is to be developed directly adjacent to a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the maximum Building Height for the directly adjacent façade of such Apartment Housing shall not exceed 10.0 m nor 2 1/2 Storeys, except that such directly adjacent Apartment Housing may exceed this Height, to a maximum of 14.0 m or four Storeys, provided that the portion of the

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building above 10.0 m or 2 1/2 Storeys is stepped back from the façade so that the adjacent Single or Semi-detached Housing shall not be adversely impacted by excessive building, massing or sun/shadow.

- m. Signs shall comply with the regulations of Schedule 59B of the Zoning Bylaw.
- n. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- o. Notwithstanding Section 960.4.3. (f), Convenience Retail Stores shall be allowed only where the site fronts onto a collector road and shall be limited to a maximum of 10% of the gross floor area of the building.

5. Design Regulations

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to improve the livability and appearance of multifamily complexes in Ambleside. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment at by incorporating pedestrian scaled architecture and amenities.

a. Site Planning and Design

- i. The design of the project shall establish a specific architectural theme over the entire site ensuring consistency and continuity of design with regards to elements such as building design, layout and massing, finishing materials and colours, signage and landscape treatments be applied to the proposed building (s), with minor variations, regardless of the staging sequence of the project.
- ii. New buildings should harmonize with adjacent developments by ensuring that siting and massing of new structures are compatible with (anticipated) building street wall and setbacks.
- iii. Buildings and entrances should generally be located closer to the street to enhance pedestrian interest and activity.
- iv. Organize the site such that buildings frame and reinforce pedestrian circulation or to create view corridors between pedestrian destination within and adjacent to the site including building entrances, transit stops or public amenities.
- v. In larger multiple building projects, amenity areas should be grouped to create at least one central "Commons" to serve as a central gathering place or focal points for the residents. Such spaces may be developed for active or passive recreation, for more formal courtyards or plazas or left in its natural state.

b. Building Design and Architectural Standards

- i. The design of multifamily developments should reflect the use of appropriate high quality materials and architectural expressions to reduce the impact of height, bulk and density on adjacent lower density development and contributes to the visual enhancement of the streetscape.

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- ii. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- iii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any roofing material selected from metal, wood shakes, architectural asphalt shingles or clay tiles; OR flat roofs where such roofs are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme of the project.
- iv. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- v. The predominant exterior finishing materials shall be applied consistently on all sides of a building and may be any combination of brick, siding, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited as an accent, to ensure the overall development is consistently of a high quality compatible with surrounding residential areas.
- vi. Low-rise apartment housing on corner lots or visible from public amenities such as stormwater management facilities, parks and dedicated major walkways must incorporate architectural detailing and style consistent with the front elevation, as well as features and or elements to balance the overall massing in these highly visible locations. Elements may include setback of the upper floor, projections for relief in wall plane and intentional roof lines between ground and upper floors, appropriate wall heights window placement consistent with the front elevation.

c. Pedestrian Environment

- i. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- ii. Buildings and site amenities should be scaled to enhance the pedestrian environment.
- iii. Provide safe and direct pedestrian connections to unify urban design and landscape elements on site and to other neighbourhood facilities and amenities.

d. Access, Circulation and Parking

- i. Entrances to the Site from public roadways shall provide an enhanced feature in the form of public art, on-site amenity or architectural feature consistent in design, material and construction with the overall project.
- ii. Convenient, safe and attractive access to the building's entrances should be provided through appropriate lighting and security measures.

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- iii. Internal circulation within project oriented multifamily developments should be designed to facilitate access to building clusters, take advantage of views or amenities and to reduce conflict with pedestrians.
- iv. Underground parking is recommended for low rise apartments on smaller sites to allow for more useable landscaped open space and amenities at grade.
- v. For multiple projects on a site, surface parking should be screened from view of adjacent low density residential development, stormwater management facilities, open space amenity areas, corridors or adjacent roadways. If surface parking areas are covered (Parking Garages), then such areas shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch.
- vi. Parking and loading facilities shall be located a minimum 3.0 metres from any public or pedestrian corridor and the setback must be landscaped and screened to the satisfaction of the Development Officer.

e. Landscaping

- i. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings for the entire Site, and including special treatment to clearly delineate between the public and private realm and access to the public open spaces or pedestrian linkages.
- ii. All fencing located on property lines adjacent to commercial and open space amenity areas, stormwater management facilities, and pedestrian corridors shall be consistent in design, materials, finishes and colours with the fencing styles established for the neighbourhood

f. Signage

- i. Signs shall be designed to complement the architectural features of the building(s), identify specific addresses and act as wayfinding on multiple unit sites.

g. CPTED and Accessibility

- i. CPTED principles shall be used to design all public and private spaces and facilities, focusing on natural surveillance and access control to lessen the likelihood of crime within the precinct.
- ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

960.5 (CSCa) Ambleside Shopping Centre Zone

1. General Purpose

The purpose of this Zone is to establish a high quality commercial precinct accommodating large format uses designed in accordance with the Ambleside architectural and urban design objectives to serve the Windermere community, as well as a larger trade area. Residential, office, entertainment and cultural uses may also be included within the commercial precinct as larger shopping complexes or stand-alone pads comprehensively designed to improve the pedestrian and shopping environment.

2. Permitted Uses

- a. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Drive-in Food Services
- g. Gas Bars
- h. General Retail Stores
- i. Government Services
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Major and Minor Alcohol Sales
- m. Major and Minor Amusement Establishments
- n. Minor Service Stations
- o. Nightclubs, for less than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
- p. Personal Service Shops
- q. Professional, Financial and Office Support Services Public Libraries and Cultural Exhibits
- r. Restaurants, for less than 200 occupants and 240 m² of Public Space

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- s. Residential Sales Centre
- t. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- u. Spectator Entertainment Establishments
- v. Fascia On-premises Signs
- w. Freestanding On-premises Signs
- x. Projecting On-premises Signs
- y. Temporary On-premises Signs

3. Discretionary Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Automotive and Equipment Repair Shops
- d. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space
- e. Broadcasting and Motion Picture Studios
- f. Carnivals
- g. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- h. Flea Markets
- i. Hotels
- j. Minor Secondhand Stores
- k. Mobile Catering Food Services
- l. Nightclubs, for more than 200 occupants and 240 m² of Public Space, on a site 2 ha or larger
- m. Private Clubs
- n. Rapid Drive-through Vehicle Services
- o. Recycled Materials Drop-off Centres
- p. Religious Assembly
- q. Residential Sales Centre

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- r. Restaurants, for more than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
- s. Specialty Food Services for more than 100 occupants and 120 m² of Public Space
- t. Veterinary Services
- u. Warehouse sales
- v. Fascia Off-premises Signs
- w. Freestanding Off-premises Signs

*Bylaw 15892
October 11, 2011*

- x. Minor Digital Off-premises Signs
- y. Minor Digital On-premises Off-premises Signs
- z. Minor Digital On-premises Signs
- aa. Roof Off-premises Signs
- bb. Roof On-premises Signs

4. Development Regulations for Permitted and Discretionary Uses

- a. All Uses shall be part of a purpose-designed shopping precinct developed in accordance with the Development and Design Regulations established herein.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. The maximum Building Height shall be 14.0 m for commercial / retail uses. This height may be extended to 40.0 m for stand alone non-commercial / retail uses or where the portion of the building above 14.0 m is non commercial / retail uses.

*Bylaw 15735
June 20, 2011*

- d. A minimum contiguous Setback of 3.0 m shall be required where the Site abuts 9th Avenue NW.

*Bylaw 15735
June 20, 2011*

- e. A Setback, a minimum of 7.5 m shall be required where the site borders on Anthony Henday Drive and 170th Street / Terwillegar Drive, except for the areas developed for public utility purposes.
- f. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.

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*Bylaw 15735
June 20, 2011*

- g. All Setbacks shall contain minimum plantings as outlined in the following:
 - i. one tree for each 17.5 m² and one shrub for each 10 m² of Setback at grade.
 - ii. one tree for each 17.5 m² and one shrub for each 7.5 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.
- h. All planting shall conform to the following:
 - i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used:
 - ii. 100% of required deciduous trees shall be a minimum 75 mm caliper; and
 - iii. 75% of required coniferous trees shall be a minimum of 2.5 m in height and 25% shall be a minimum 3.5 m in height.

*Bylaw 15735
June 20, 2011*

- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
- j. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw.
- k. Apartment Housing may be permitted above an office or retail/commercial component of a mixed use building or shopping centre complex. Stand alone apartment will only be permitted adjacent to 9 Avenue N.W, transit stations or stormwater lakes. The residential component of any mixed use development shall be designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation or loss of privacy.

5. Design Regulations

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to ensure that the design and distribution of land use activities associated with large format commercial operations support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

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a. Site Planning and Design

- i. Large format buildings should be located at the perimeter of this commercial precinct, specifically adjacent to 170 Street and Anthony Henday Drive, and oriented or grouped to frame views, constructed amenities, public streets, or entrance corridors, where practical. Variable building setbacks, and the placement and design of the rear façade of structures should minimize long expanses of walls, a monotonous appearance or exposed service areas.
- ii. Unless part of a larger complex or mixed use development, small format or single use sites should be oriented toward the primary interior access roads and designed to complement adjacent developments to maintain (or establish) a clear building edge. Parking will typically be in the interior of the block or behind the buildings. If designed as a shopping street or multi-bay unit, some parallel or angled parking may be allowed in front of the commercial building.
- iii. Building orientation at the intersection of access streets along the south edge of the commercial precinct shall be arranged to frame the corner of the intersection to create a “sense of place”, using building design, decorative architectural wall, landscaping and other focal points and site amenities, and arrival into the commercial centre.
- iv. A diversity of Site Amenities and pedestrian landscaping facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be encouraged to create an inviting image for the development.
- v. The design of the project shall establish an architectural theme with complementary design elements, finishing materials and colours being applied to each building regardless of the staging sequence of the project.
- vi. Site amenities may be constructed as focal points, with complementary materials to the architecture of the development and within walking distance to transit stops and major tenants in the complex.
- vii. Parking should not dominate street frontages or access entry areas. Off-street parking should be provided as surface parking lots in interior lots. To reduce the scale of parking and walking distance, parking may be located at the rear or sides of buildings not flanking access streets.
- viii. The storage of materials and the piling of snow on parking surface lots shall be in a location away from the public roadway to improve safety and visibility.
- ix. No part of the site shall be developed as an enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor walkways.

b. Building Design and Architectural Standards

- i. Buildings and site amenities should emphasize architectural elements and façade enhancements, particularly to the first and second levels of a project to create a pedestrian friendly environment. Lower floors should be strongly articulated to add variety, interest and a human scale

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dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies; features that lend visual interest and create a human scale.

- ii. Smaller buildings are required to incorporate a similar level of architectural quality, materials and detailing as the larger format developments.
- iii. Development adjacent to Anthony Henday Drive and 170th Street / Terwillegar Drive shall ensure appropriate and high quality architectural and landscape design elements to ensure an attractive interface providing visual interest and relief.
- iv. Design techniques including, but not limited to, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- v. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- vi. The roof line of buildings shall consist of: sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; OR flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- vii. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality, complementary theme.
- viii. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.

c. Pedestrian Environment

- i. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- ii. A diversity of Site Amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.
- iii. Building facades should have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and

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entrances to complement an interesting pedestrian streetscape.

- iv. Pedestrian pathways to building entrances, amenities and transit should be convenient, safe and well lit, with special paving or landscaping to define the connections.
- v. Pedestrians should be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered walkways where practical.

d. Access, Circulation and Parking

- i. Access to developments within this zone from public roadways or primary internal access routes shall provide safe, convenient vehicular and pedestrian access and circulation patterns between parking, shopping and amenity areas.
- ii. Establish pedestrian friendly corridors and linkages connecting the adjacent designated UVCa areas to shopping and amenities through the utilization of clearly demarcated walkways, lighting and signage systems to reduce pedestrian conflict and create a more pedestrian friendly image.
- iii. All developments shall provide adequate walkways along primary buildings, as well as pedestrian connections to parking areas, site amenities, public perimeter sidewalks and bus stops.
- iv. Parking areas should be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicular conflict and to include appropriate landscaping to reduce the visual impact from public roadways, amenity areas and pedestrians.
- v. Allow vehicular and pedestrian cross lot access and circulation within the commercial precinct to facilitate direct access to shopping.
- vi. A range of parking options should be explored including shared, multilevel and underground parking.

e. Landscaping

- i. Coordinated and complementary streetscape enhancements should be applied through out the commercial precinct, including street trees, fencing, pedestrian scaled lighting, street furniture and other amenities
- ii. Landscaping should be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- iii. Landscaping in both the public and private realm should be coordinated to provide a cohesive appearance.
- iv. Along 170 Street and Anthony Henday Drive, the rear of private properties shall reflect a more formalized-landscape treatment to enhance views or screen parking lots and service areas from the traveling public.

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f. Signage

- i. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings and create a unique and identifiable image for the entire precinct.
- ii. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

g. CPTED and Accessibility

- i. CPTED principles shall be used to design all public and private spaces and facilities, focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.
- ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

960.6 (UVCa) Ambleside Urban Village Commercial Zone

1. General Purpose

The purpose of this Zone is to establish a high density, mixed use, pedestrian friendly urban village centre that will serve as a community gathering place in the Ambleside Neighbourhood, focusing on main street shopping, entertainment, office, community facilities and residential uses. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment by incorporating pedestrian scaled architecture and amenities.

2. Permitted Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Row Housing
- d. Stacked Row Housing
- e. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space
- f. Business Support Services
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail
- k. Custom Manufacturing Establishments
- l. Flea Market limited to farmers market involving the sale of items such as local produce and handicrafts
- m. Carnivals

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- n. Broadcasting and Motion Picture Studios
- o. General Retail Stores
- p. Government Services
- q. Health Services
- r. Hotels
- s. Indoor Participant Recreation Services
- t. Minor and Major Alcohol Sales
- u. Minor and Major Amusement Establishments
- v. Minor and Major Home Based Business
- w. Nightclubs, for less than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger
- x. Outdoor Participant Recreation Services
- y. Personal Service Shops
- z. Professional, Financial and Office Support Services, including drive through banks
- aa. Public and Private Education Services
- bb. Public Libraries and Cultural Exhibits
- cc. Restaurants, for less than 200 occupants and 240 m² of Public Space
- dd. Specialty Food Services for more than 100 occupants and 120 m² of Public Space
- ee. Spectator Entertainment Establishments
- ff. Veterinary Services
- gg. Convenience Vehicle Rentals
- hh. Fascia Off-premises Signs
- ii. Freestanding Off-premises Signs
- jj. Greenhouses, Plant Nurseries and Market Gardens
- kk. Non-accessory Parking
- ll. Private Clubs
- mm. Religious Assembly
- nn. Residential Sales Centres
- oo. Fascia On-premises Signs
- pp. Freestanding On-premises Signs
- qq. Roof Off-premises Signs
- rr. Roof On-premises Signs
- ss. Temporary On-premises Signs
- tt. Projecting On-premises Signs

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3. Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals
- b. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m² of Public Space
- c. Drive-in Food Services
- d. Gas Bars
- e. Animal Hospitals and Shelters
- f. Rapid Drive-through Vehicle Services
- g. Restaurants, for more than 200 occupants and 240 m² of Public Space
- h. Nightclubs, for more than 200 occupants and 240 m² of Public Space, on a Site 2 ha or larger

4. Development Regulations for Permitted and Discretionary Uses

- a. All Uses shall be part of a purpose-designed high density mixed use urban village complex.
- b. The maximum Floor Area Ratio for non-residential uses for the site shall be 1.0. Residential uses in the form of row housing or apartments may be developed at a maximum Floor Area Ratio of 1.5 and 3.0, respectively.
- c. The maximum Building Height shall not exceed 60.0 m. Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.

*Bylaw 15735
June 20, 2011*

- d. A minimum contiguous Setback of 3.0 m shall be required where the Site abuts 9th Avenue NW.
- e. A detailed Landscaping plan shall be submitted in accordance with Section 55 of the Zoning Bylaw prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.

*Bylaw 15735
June 20, 2011*

- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw.

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If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.

- g. All mechanical equipment, including roof mechanical units, shall be concealed by screening.
- h. Signs shall comply with the regulations found in Schedule 59E of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:
 - i. The maximum Height of a Freestanding Sign shall be 8.0 m.
 - ii. A Projecting Sign may be used to identify businesses.
 - iii. The top of a Projecting Sign on a building two storeys or higher shall not extend more than 75 cm above the floor of the second or third storey, nor higher than the windowsill of the second or third storey.
- i. Apartment Housing shall be permitted above office or retail components of a shopping centre, or as a stand alone building adjacent to main street. The housing component of any mixed use building shall be designed and sited to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.
- j. No single General Retail Store shall exceed 5,000 m² of floor area.

5. Design Regulations

The Development Officer shall ensure that the following architectural and site design guidelines are incorporated in all developments within this zone to establish a street oriented and pedestrian friendly retail /entertainment development and improve the livability and viability of in Ambleside.

a. Site Planning and Design

- i. The design of this mixed use commercial precinct shall establish an appropriate Town Centre architecture with complementary use, design elements, finishing materials and colours being applied to each building regardless of the staging sequence of the project.
- ii. A diversity of Site Amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.
- iii. Site amenities may be constructed as focal points, with similar materials to the architectural theme of the development and within walking distance to transit stops and major tenants in the complex.
- iv. Unless part of a larger complex or mixed use development, stand alone or single use buildings should be oriented toward the primary interior roads and designed to complement adjacent developments, to maintain or establish a clear building edge. Parking will typically be in the interior

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of the block, behind the buildings, although some parallel or angled parking may be allowed in a shopping street format.

- v. Building orientation at the intersection of access streets along the south edge of the commercial precinct shall be arranged to frame the corner of the intersection to create a “sense of place”, using building design, decorative architectural wall, landscaping and other focal points and site amenities, and arrival into the commercial centre.
- vi. The storage of materials and the piling of snow on parking surface lots shall be in a location away from the public roadway to improve safety and visibility.
- vii. No part of the site shall be developed as an enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor walkways.

b. Building Design and Architectural Standards

*Bylaw 15735
June 20, 2011*

- i. Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- ii. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- iii. The roof line of buildings shall consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance OR flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- iv. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate vertical elements using a combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings should be minimized through transitional building treatment.
- v. Primary emphasis shall be placed on design elements and façade enhancements, particularly to the first and second levels of buildings to create a pedestrian friendly environment. Lower floors should be strongly articulated to add variety, interest and a human scale dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies and features that lend visual interest and create a human scale.

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- vi. Smaller buildings shall incorporate complementary materials and architectural detailing as the larger format developments.
- vii. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.

c. Pedestrian Environment

- i. The development shall create a pedestrian friendly environment, focused on a shopping street, which may include such things as entrance features, pedestrian signage, outdoor sitting areas, canopies, landscaping, convenient parking and other features that lend visual interest and a human scale to development along the street.
- ii. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- iii. A diversity of site amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.
- iv. Building facades should have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and entrances to complement an interesting pedestrian streetscape.
- v. Pedestrian pathways to building entrances, amenities and transit should be convenient, safe and well lit, with special paving or landscaping to define the connections.
- vi. Pedestrians should be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered walkways where practical.

d. Access, Circulation and Parking

- i. Internal and perimeter streets shall be tree lined and lit with appropriate lighting.
- ii. The internal street system and pedestrian linkages should be designed to foster connectivity to the urban village core and various amenities and facilities within the neighbourhood.
- iii. All developments shall provide adequate walkways along primary buildings, as well as pedestrian connections to parking areas, site amenities, public perimeter sidewalks and bus stops.
- iv. Parking areas should be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicular conflict and to include appropriate landscaping to reduce the visual impact from public roadways, amenity areas and pedestrians

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- v. Site entrances and edges should receive special design attention to help ensure that the development provides an attractive and inviting face to surrounding areas.
- iv. The majority of off-street parking will be provided as surface parking in interior lots. To reduce the scale of parking and walking distance, parking should be located to the rear and side of buildings. Parking should not dominate street frontages or access entry areas.
- v. Pedestrian friendly corridors and linkages connecting the adjacent designated CSCa areas to shopping and amenities through the utilization of clearly demarcated walkways, lighting and signage systems should be provided to reduce pedestrian conflict and create a more pedestrian friendly image.
- vi. A range of parking options should be explored including shared, multilevel and underground parking. However, parking lots should not be adjacent to "Main Street", or any village greens or commons.

e. Landscaping

- i. Landscaping, both hard and soft, shall be used to tie developments together in this precinct.
- ii. Open space should feature high quality landscape architecture intended to make spaces comfortable and enjoyable including such features as trees, street furniture, public art and water features.
- iii. Coordinated and complementary streetscape enhancements should be applied through out the commercial precinct, including street trees, fencing, pedestrian scaled lighting, street furniture and other amenities.
- iv. Landscaping should be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- v. A minimum 1.5 m pedestrian walkway shall be provided along the internal loop road.

f. Signage

- i. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- ii. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

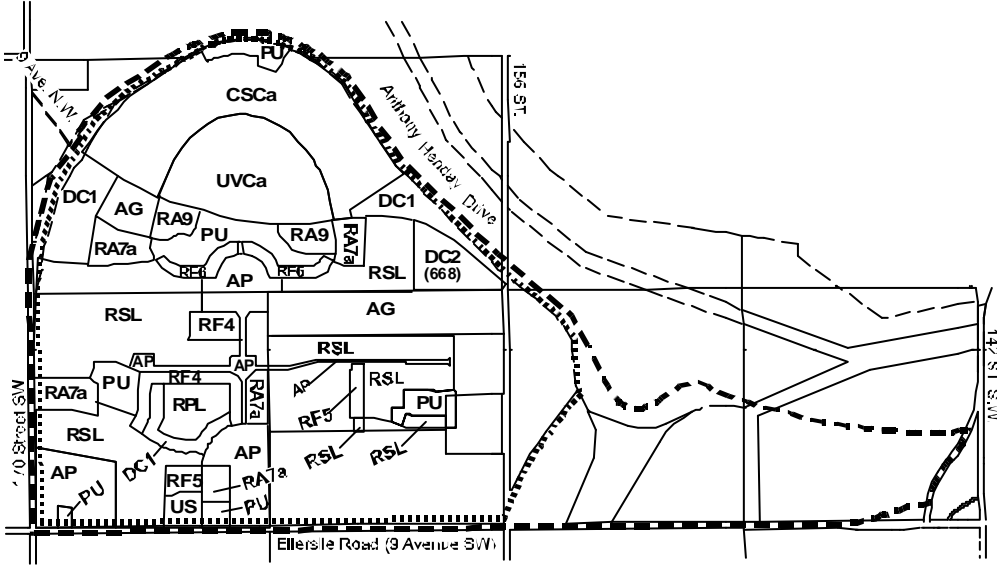
g. CPTED and Accessibility

- i. CPTED principles shall be used to design all public and private spaces and facilities focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.
- ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

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Special Area, Ambleside

Appendix I to Section 960 of Bylaw 12800



- Special Area Boundary
- Ambleside NSP Boundary

Bylaw 16074
April 16, 2012



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Bylaw 15643
May 2, 2011

970. SPECIAL AREA EDMONTON ENERGY AND TECHNOLOGY PARK

970.1 General Purpose

The purpose of this Section is to designate Edmonton Energy and Technology Park Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations to achieve the principles, objective, and policies of the *Edmonton Energy and Technology Park Area Structure Plan*, adopted by Bylaw 15093, as amended.

970.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 970 shall apply as indicated on Appendix I to this Section.

970.3 Land Use Zones Created by Special Area Provisions

Zones, as contained in Section 970.6, 970.7, 970.8, 970.9, and 970.10 have been created in accordance with Section 900 of this Bylaw.

970.4 Land Use Classes

For the sole purpose of the special land use zones contained in Section 970.6, 970.7, 970.8, 970.9, and 970.10, the following Use Classes have been created:

1. **Heavy Industrial** means activities involved in the manufacturing processing, fabrication, storage, transportation, distribution or wholesaling of the heavy industrial goods and raw materials and in the processing and manufacturing of petrochemicals, which, in the opinion of the Development Officer may emit a significant level of noise, smoke, dust, odour, vibration, etc and which may require mitigation with the surrounding land use. Heavy industrial uses shall not include heavy petrochemical industrial uses such as upgraders and major oil refineries.
2. **Heavy Industrial Manufacturing** means a manufacturing or processing activity that requires access to transportation facilities capable of handling bulk materials or commodities; has large land requirements for storage, outdoor service, assembly, processing or fabricating operations; and by the nature of their operation may have detrimental offsite effects such as noise, vibration, light, dust, odour, humidity, smoke, fumes, or heavy truck traffic that requires separation from other developments, due to risk of toxic emissions or fire and explosion hazards and other impacts on other Zones.
3. **Industrial Logistics** means activities involved in storage, transportation, distribution or wholesaling of industrial goods or equipment which do not, in the opinion of the Development Officer, emit a significant level of noise, smoke, dust, odour, vibration, etc.. Typical uses include: intermodal yards and transfer areas; terminals; packaging facilities; industrial warehousing; and palleting facilities.
4. **Industrial Manufacturing** means a manufacturing industrial activity which does not create an adverse environmental impact beyond its immediate site, does not produce significant toxic or noxious by-products and is compatible

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with other industrial and commercial uses in a concentrated setting. This use includes only those developments where activities and uses may be carried on indoor and/or outdoors where no significant nuisance factor is created or apparent beyond the boundaries of the site, and involves the storage, manufacturing, fabricating, dismantling, assembling of semi-finished or finished goods, products or equipment, food products; distribution, wholesaling, testing, repairing or salvaging of goods and materials, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial developments.

5. **Laboratories** means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.
6. **Light Industrial Business** means industrial business uses that conduct their operations such that no nuisance factor is created or apparent outside an enclosed building that would make the use incompatible with adjacent non-industrial uses. These uses are generally *low risk prone activities* meaning those activities that are permitted in buffer areas surrounding plant sites.
7. **Research and Development Facilities** means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.
8. **Specified Industrial Facility** means a processing facility for a heavy industrial operation that includes storage tanks, processing equipment, processing ponds, waste or product storage, loading areas, staging areas, and power sub-stations (where specific to the industrial facility). It does not include pipeline, power line or railroad right of way; public utilities (including power sub-stations that serve the area).

970.5 Edmonton Energy and Technology Regulations and Information Requirements

The following Information Requirements and Plans shall be submitted prior to the approval of any development permit.

1. Eco-Industrial Design Plan

An Eco-Industrial Design Plan will be required for each development within the Edmonton Energy and Technology Park to address Green Performance Standards and Industrial Efficiency and Ecology. The Eco-Industrial Design Plan will provide a detailed description of how the development will incorporate and implement some or all of the following:

- a. Construction of high performance Green Buildings addressing the following:
 - i. Water conservation and management;
 - ii. Energy conservation and management;
 - iii. Site environment;

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- iv. Resources and materials;
 - v. Health and Indoor Environment;
 - vi. LEED certification or other third party certification green building rating may waive detailed descriptions of the above elements; and
 - vii. Green Roofs.
- b. A Statement of confirmation that the applicant has proposed and consulted with neighbouring properties in order to establish Shared Use Agreements to ensure Eco-Industrial Networking between properties to create a corridor for the transshipment of goods and by-products, raw materials through private pipe, rail and/or road above or below the ground for some or all of the following:
- i. Waste collection and recycling initiatives;
 - ii. Information business intelligence and technologies;
 - iii. Infrastructure;
 - iv. Joint site access and service lanes;
 - v. Consolidated logistics areas;
 - vi. Coordinate and share material/resource input and output shipping;
 - vii. Loading facilities;
 - viii. Ground source (geothermal) heat systems;
 - ix. Options to recover waste heat;
 - x. Options to recover water, specifically rainwater (rooftop, on-lot); stormwater (street, off-lot); grey water; and black water (sanitary);
 - xi. District energy systems; or
 - xii. Parking.

2. Landscaping Plan

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A Landscaping Plan shall be undertaken in consultation with the site drainage engineer and shall be submitted to the Development Officer and to the City of Edmonton Parks Planner, as per Section 55 of the Edmonton Zoning Bylaw and should include the following:

- a. pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings with an emphasis on utilizing native plant material.
- b. consistency with recommendations and objectives identified in the applicable Natural Area Management Plan.
- c. confirm the location and amount of new landscaped areas and pursue the integration of landscaping with adjacent ecological features.
- d. arterial or freeway frontages which include additional landscaping.
- e. landscape areas which are concentrated or clustered to avoid sparse tree plantings and create functional green spaces that are not easily damaged by automobiles.

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- f. landscape areas which are connected to those landscaped areas with adjacent parcels and park areas.
- g. tree trunk protection from winter snow clearing equipment.
- h. that by planting indigenous species and using natural alternatives to pesticides and herbicides ensures the reduction in the spread of invasive species.
- i. landscaping and amenities adjacent to transit stops, to provide weather protection and to create the stops as recognizable places along the street edge.
- j. that canopy trees are planted along all walking routes to define the routes, to provide protection from the elements, and to create a pleasant visual walking environment.
- k. that landscaping is coordinated with the street right-of-way and on adjacent lands to create a seamless transition between public and private space, to avoid duplication of landscaping investments, and to reduce the road right-of-way requirements where possible.
- l. that tree and shrub plantings are located in strategic areas to provide shading, climate protection, and windbreaks, with the objective of reducing energy used for cooling and heating in all seasons.
- m. that low water demand plants are used to reduce or eliminate the need for site watering and improve survivability.
- n. that the Landscaping Plan should be undertaken in consultation with the developer's site drainage engineer to coordinate the incorporation of proposed Low Impact Development elements:
 - i. permeable paving surfaces and light coloured materials in hard landscaped areas to improve ground water recharge, reduce storm water runoff, and reduce heat radiation;
 - ii. use of a rain garden is a landscape feature that is planted with native perennial plants used to slow down the stormwater runoff from impervious surfaces and allow it to infiltrate back into the soil;
 - iii. depth of soil;
 - iv. bio-retention areas;
 - v. bioswales; or
 - vi. green roofs.
- o. that the landscape is designed in conformance with Crime Prevention through Environmental Design (CPTED) principles.

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- 3.** A detailed description of the following elements shall be submitted to the Development Officer in consultation with Drainage Services and City of Edmonton Parks Planner to ensure:
 - a. that storm water runoff from site and roofs is quality-controlled through the use of best environmental practices in on-site retention, collection, conveyance, and treatment, prior to discharge into receiving watercourses or storm sewers.

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- b. that use of natural areas as defining elements of the lot, such as using the buffered edges of watercourse corridors, forest patches or wetlands to delineate rear or side lot lines, to reinforce the role and function of the ecological network in shaping the area's built form. These edges shall be established through the applicable Natural Area Management Plan.

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- c. that green vegetated buffer areas between the edge of protected natural areas and adjacent buildings, parking lots, aisles, and service areas. The dimensioning of these buffered areas must be to the satisfaction of the Development Officer in consultation with the City of Edmonton Parks Planner.
- d. that storm water wetlands are incorporated for holding and treatment of storm water runoff.
- e. that a reduction of the amount of light trespass and pollution onto ecological features as well as the atmosphere, and a reduction in the amount of energy consumed while creating safe environments is incorporated where site lighting is proposed.
- f. Proof of completion and approval of the required Natural Site Assessments, Natural Area Management Plan, Wetland Evaluation, and Landscape Plan shall be submitted to the Development Officer, no such Site clearing or preparation shall begin previous to this submission.

4. Risk Management Plan

- 1. A Risk Management Plan including a risk assessment pertaining to catastrophic event(s) shall be submitted to the Development Officer in consultation with the Industrial Planning Section, Fire Services and Emergency Response to ensure:
 - a. All site and building designs within all Edmonton Energy and Technology Park Zones shall be designed for ease of evacuation and provide protection to building occupants specific to the potential for industrial accidents.
 - b. Cumulative effects of multiple risk management sites must be included in all risk assessments undertaken in the plan area where applicable.
 - c. A Quantitative Risk Analysis (QRA) by a qualified Risk Analyst using accepted risk analysis methods shall be required for all proposed developments within and adjacent to the Chemical Cluster boundaries at the Development Permit stage.
 - d. In addition to compliance with the Alberta Safety Codes and Alberta Fire Code, any on-site production, processing, handling, storage, use or disposal of dangerous goods in excess of the quantities identified under the Alberta Fire Code, with reference to Small Quantity Exemptions for Dangerous Goods may, at the discretion of a Development Officer, require that the applicant retain a qualified professional acceptable to the Development Officer to prepare a risk assessment report. The risk assessment will determine the risk of an industrial accident and the potential for additional risk resulting from

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- the cumulative quantities of dangerous goods located at other surrounding facilities.
- e. A Development Officer shall require, prior to the issuance of a development Permit for industrial uses at which dangerous goods are produced, processed, handled, stored or disposed of on-site, that an applicant retain a qualified professional acceptable to the Development Officer to prepare a risk assessment plan and a risk management plan, to determine whether the proposed development is to be approved, approved with conditions, or refused.
 - f. A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this bylaw or a development decision by a development officer, and/or Subdivision and Development Appeal Board.
2. Risk Management Plans may be conducted for and shared by multiple adjoining sites provided development is in conjunction with one another and must include the following information requirements:
- a. Identify the source(s) of risk – a description of the land use, facility(ies), activities and operations proposed through heavy industrial zoning or other Edmonton Energy and Technology Park Zoning that allows uses that may generate risk, or existing within 1.5 km of a site proposed for an incompatible use. Similarly, identify all incompatible uses within 1.5 km. of a site proposed to be designated or zoned for heavy industrial uses.
 - b. Identify and assess the potential hazards – hazardous substances, quantities, their use, transportation, storage, and transfer points.
 - c. Indicate the likelihood of a catastrophic incident occurring. Frequency analysis may be based on a historical review of the operation of the facility, other typical examples and/or research on industrial or transportation accidents. Information sources must be documented.
 - d. Describe and analyze the consequences of an incident. Analysis may include: the type of failure, description of event (e.g., gas release, explosion, fire), scale of event, area of impact, whether an uncontrolled release may occur, extent of exposure to hazardous materials, the routes through which risk exposure occurs, characterization of harm, the number of people affected, expected property damage, impact on environment, mitigating factors, duration of event.
 - e. Describe information limitations, where appropriate, and what compensation or assumptions were made where access to a site or information was restricted or limited.
 - f. Assessment of risk and comparison of risk to that of other activities.
 - g. Proposed risk mitigation measures. These might include but are not limited to buffers, building design, site layout, operating procedures, evacuation routes, and a description of how such measures will be implemented.
 - h. A description of emergency planning and response provisions.

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- i. Effective communication plan to inform potentially affected parties about the potential and type of risk and means to deal with it.

5. Parking Plan

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To encourage green development in parking standards applicants shall submit a parking plan with the following elements to the satisfaction of Transportation Services:

- a. required parking shall be based on parking demand objectives, to avoid requiring more parking than is actually needed. A parking demand assessment will be a requirement of each development application to determine the parking needs of each development and identify any parking sharing opportunities with surrounding developments. A parking demand assessment will be reviewed and approved by Transportation Services in conjunction with the Development Officer.
- b. multi-levelled, structured parking shall be integrated into multi-use buildings, where large parking volumes are unavoidable, to minimize the development footprint.
- c. incorporation of permeable paving materials and 'green parking lot' design when feasible.
- d. where feasible provide opportunity for employee shuttle service into the Park.
- e. where feasible provide preferential parking spaces and design for use by the following types:
 - i. allowance for narrower parking stalls for compact vehicles (e.g. parking for smart cars, scooters);
 - ii. carpool/van pool/car share vehicles;
 - iii. gas/electric hybrid, electric, and hydrogen fuelled vehicles; or
 - iv. cars that are selected as the most fuel efficient model for any given year, as measured by Natural Resources Canada's Office of Energy Efficiency.

6. Additional Development Regulations

- a. Written confirmation must be submitted to the Development Officer outlining when any built heritage resource is identified, the efforts made to adapt and incorporate it in to new proposals.
- b. The development of any stormwater management ponds/lakes within the areas covered by the Department of National Defence's Edmonton Garrison Heliport Zoning Regulations, requires the owner to consult the Department of National Defence to ensure that new lakes/ponds are designed to meet the Department of National Defence's regulations and/or guidelines. A letter stating that this consultation has occurred and identifying any conditions imposed by the Department of National Defence must be provided to the Development Officer before a Development Permit is issued.

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- c. Developments within the areas covered by the Department of National Defence's Edmonton Garrison Heliport Zoning Regulations, require the owner to consult the Department of National Defence to ensure building and ancillary structure heights do not intrude with flight paths and are designed to meet the Department of National Defence's regulations and/or guidelines. A letter stating that this consultation has occurred and identifying any conditions imposed by the Department of National Defence must be provided to the Development Officer before a Development Permit is issued.
- d. Regulations for Renewable Energy Devices
 - i. Renewable Energy Devices characterized as solar collectors, panels, arrays or thermal tubing where the device is an integral part of the building does not require a separate development permit. Where the device is roof-mounted, the device may extend above the permitted maximum height of any building provided that such fixtures or structures are erected only to such a height as is necessary to accomplish their purpose.
 - ii. Renewable Energy Devices that are characterized as free standing solar and/or wind turbine structures require a development permit and shall comply with the following regulations:
 - A. Applications for Renewable Energy Devices shall include the following information where applicable and prepared by qualified engineer:
 - (1) The manufacturer's specifications indicating:
 - (i) The rated output in kilowatts;
 - (ii) Safety features and sound characteristics; and
 - (iii) Type of material used in tower, blade, and/or rotor construction;
 - (2) Potential for electromagnetic interference;
 - (3) Nature and function of over speed controls which are provided;
 - (4) Specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
 - (5) Information demonstrating that the system will be used primarily to reduce on-site consumption of electricity; and
 - (6) Location of existing buildings or improvements
 - iii. Prior to making a decision on a development application for Renewable Energy Devices, the Development Officer may refer and consider the input of the following agencies and departments:
 - A Alberta Energy Resources Conservation Board;
 - B Transport Canada; and
 - C Navigation Canada.

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- iv. The Renewable Energy Device structure shall be designed to prevent unauthorized access (for example, by construction of a fenced enclosure or locked access).
- v. Signs on the device shall be limited to:
 - A. Those needed to identify the property, and the owner and warn of any danger; and
 - B. Educational signs providing information on the technology and renewable energy usage.
- vi. The maximum height requirement of this Bylaw shall not apply to Renewable Energy Devices as a utility.
- vii. The following setbacks shall be observed:
 - A. In order to ensure public safety and to protect the interests of neighbouring property owners, the minimum distance from the base of any structure, or tower to any property line, dwelling, business or institutional use shall be equal to 1.2x the total height of structure to the highest point.
 - B. The setback shall be kept free of all habitable structures so long as the device is in place; however, this area need not be cleared of trees or other vegetation. Setbacks shall be measured from the outside surface at the base of the structure or tower.
 - C. The Development Officer may reduce the setback as appropriate based on site specific considerations such as:
 - I. topography where strict adherence to the setback requirement would result in greater visibility of the system than a reduced setback; and/or
 - a. the system's tower is set back a minimum distance equal to the height of the structure or tower from any structure on adjoining parcels and;
 - II. has obtained written consent of the adjoining parcel owner to be provided to the Development Officer
 - III. Building mounted micro wind structures shall be sited so that all parts of the system are located within the yard setbacks or a minimum of 1 m from any property line whichever is greater.
 - IV. Equipment necessary for monitoring and operation of the Renewable Energy Device should be contained within the structure or tower. If this is not feasible, ancillary equipment may be located outside the structure or tower, provided this equipment is contained either within an underground vault, or enclosed within a separate structure or behind a year-round landscape or vegetated buffer.
 - V. No moving part of a Renewable Energy Device shall be permitted to traverse above another lot.

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- VI. Renewable Energy Devices noise level shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms.
- VII. Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition within 2 years from the date of abandonment or discontinuation of use. For good cause shown this period may be extended at the request of the holder of the permit at the discretion of the Development Officer.

970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone

970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone

970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone

970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone

970.10 (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone

Appendix 1 – Special Area Edmonton Energy and Technology Park

Bylaw 15644

May 2, 2011

(EETB) Edmonton Energy and Technology Park Business Park Zone

1. General Purpose

The purpose of this Zone is to provide for the development of a business park to accommodate office, research and development, and other business activities that support and compliment the development of a chemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of green building technology and green design elements.

2. Permitted Uses

- a. Light Industrial Business
- b. Laboratories
- c. Research and Development Facilities
- d. Professional, Financial and Office Support Services
- e. Minor Impact Utility Services

3. Discretionary Uses

The following Use Classes, provided they are within a multi-tenant building.

- a. Restaurants for less than 200 occupants and 240m² of Public Space
- b. Specialty Food Services
- c. Funeral, Cremation and Interment Services
- d. Commercial Schools only when accessory to a Permitted Use
- e. Business Support Services
- f. Convenience Retail Stores
- g. Fascia On-premise Signs
- h. Freestanding On-Premise Signs
- i. Temporary On-Premise Signs

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 1.2.
- b. The maximum Height shall not exceed 12.0 m nor three Storeys, except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing a Special Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.

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- c. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.
- d. Outdoor storage of any kind is not permitted.
- e. No parking, loading, trash collection, outdoor service or display area shall be permitted within a required yard. Loading and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.

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- f. Access will be reviewed and approved by Transportation Services.
- g. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for Religious Assembly, the Development Officer will require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: landscaping; berming or screening, and building setback, which may exceed the requirements of Section 55 of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.

5. Design

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to ensure that the design and distribution of land use activities associated with the Energy and Technology Park operations support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

a. Site Planning and Design

- i. Clear direct vehicle routes to main buildings and parking areas must be established and shown in the Site Plan.
- ii. An on-site system of walkways must provide direct access and connections to:
 - a. primary buildings entrances;
 - b. walkways from abutting Sites and from perimeter walkways;
 - c. parking areas and structures;
 - d. site amenities and gathering places;
 - e. transit facilities; and
 - f. existing trail networks.

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b. Building Design and Architectural Standards

- i. Developments should be encouraged to incorporate visible green technology into façades, such as photovoltaic cells, and/or recycled material.
- ii. High quality building materials must be used in buildings located along arterial and freeway frontages.
- iii. Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used: changes to materials, textures, colours, and patterns, façade modulation; substantial clustered landscape elements, and fenestration providing a sense of transparency.
- iv. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- v. All mechanical, electrical, pollution control or waste handling equipment ancillary to a building must be screened from view from public rights of way. Such screening may be achieved through landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
 - A. At the discretion of the Development officer, equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from this requirement.
- vi. Blank walls facing public roadways are not permitted.

c. Signage

- i. Developments shall incorporate visible green technology into signage, such as photovoltaic cells, or recycled materials.
- ii. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural green features of all buildings and enhance the unique and identifiable image for the entire Zone.
- iii. Directional signage shall provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.
- iv. All signs must be architecturally compatible with the other buildings and structures on Site.
- v. A comprehensive sign design or multiple tenant sign is required to ensure harmony and reduce sign clutter.

EETC Edmonton Energy and Technology Park Chemical Cluster Zone

1. General Purpose

The purpose of this Zone is to provide opportunity for the development of a

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petroleum chemical industrial cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan.

2. Permitted Uses

- a. Heavy Industrial
- b. Minor Impact Utility Services

3. Discretionary Uses

The following Use Classes, provided they directly serve the operations or users of the Energy and Technology Park or are directly related to the maintenance or operation of the chemical production facilities:

- a. Specified Industrial Facility
- b. Major Impact Utility Services that for the purpose of this Zone do not include landfills Sites or nuclear power facilities
- c. Fascia On-premise Signs
- d. Freestanding On-Premise Signs
- e. Temporary On-Premise Signs

4. Development Regulations

- a. The minimum Site Area shall be 1 ha
- b. The maximum Site Area shall be 30ha.
- c. The maximum Floor Area Ratio shall be 2.0

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- d. A minimum Setback of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.
- e. Notwithstanding clause (d) above, the Development Officer may require a greater Setback for those components of an industrial development that may interfere with the safety or amenity of developments upon abutting lands, having particular regard to any Separation Spaces required by Alberta Environment.
- f. The maximum Building Height shall be 30.0m.
- g. Any necessary smokestacks or other venting structures will require scrubbers or the use of other means to ensure they do not adversely impact air quality should refer to Alberta Environment.
- h. All outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building. Loading and trash collection facilities servicing, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building. The areas and facilities referred to in this clause shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, unless the public roadway is a local road serving only the Energy and Technology Park. Notwithstanding the above,

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trash collection areas located to the front of the principal building shall be screened from view from any public roadway, including a Lane, and from any adjacent Site

- i. Outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.

(EETL) Edmonton Energy and Technology Park Logistics Zone

1. General Purpose

The purpose of this Zone is to provide opportunity for the development of logistic hubs within the Edmonton Energy and Technology Park Area Structure Plan area to support the petroleum chemical industrial cluster as well as the manufacturing segments as defined in the Edmonton Energy and Technology Park.

2. Permitted Uses

- a. Industrial Logistics
- b. Special Industrial Uses
- c. Equipment Rentals
- d. Minor Impact Utility Services

3. Discretionary Uses

The following Use Classes, provided they directly serve the operations or users of the Energy and Technology Park or are directly related to the maintenance or operation of the chemical cluster:

- a. Major Service Stations
- b. Protective and Emergency Services
- c. General Industrial Uses
- d. Vehicle and Equipments Sales/Rentals
- e. Fascia On-premise Signs
- f. Freestanding On-Premise Signs
- g. Temporary On-Premise Signs

4. Development Regulations

- a. All Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building where feasible.
- b. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane.
- c. Any site that abuts a Residential Zone shall be screened by a 6 m berm, the berm shall be landscaped with a combination of trees and shrubs to provide

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additional screening and interest, this landscaping shall be to the satisfaction of the Development Officer.

- d. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
- e. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.

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- f. Access will be reviewed and approved by Transportation Services.
- g. Rail and pipelines shall be used where applicable to reduce roadway congestion, transportation costs, and greenhouse gas emissions.
- h. The maximum Floor Area Ratio shall be 1.5.
- i. The maximum Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use or Special Industrial Use up to a maximum of 18.0 m, where this is required to facilitate the industrial development of the Use involved.

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March 16, 2012*

- j. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.

5. Design

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to ensure that the design and distribution of land use activities associated with the Energy and Technology Park operations support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

a. Site Planning and Design

- i. Clear direct vehicle routes to main buildings and parking areas must be established and shown in the Site Plan.
- ii. An on-site system of walkways must provide direct access and connections to:
 - A. primary buildings entrances;
 - B. walkways from abutting Sites and from perimeter walkways;
 - C. parking areas and structures;

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- D. site amenities and gathering places;
- E. transit facilities; and
- F. existing trail networks.

b. Building Design and Architectural Standards

- i. High quality building materials must be used in buildings located along arterial and freeway frontages, including where any building is adjacent to or facing any residential zone.
- ii. Create visual interest through articulation of building walls adjacent to or facing pedestrian access routes and residential zones. One or more of the following methods may be used: changes to materials, textures, colours, and patterns, façade modulation; substantial clustered landscape elements, and fenestration providing a sense of transparency.
- iii. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- iv. All mechanical, electrical, pollution control or waste handling equipment ancillary to a building must be screened from view from public rights of way. Such screening may be achieved through landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
- v. At the discretion of the Development Officer, equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from this requirement.
- vi. Blank walls facing public roadways are not permitted, building design should include articulation or windows.

c. Signage

- i. Developments should be encouraged to incorporate visible green technology into signage, such as photovoltaic cells, or recycled materials.
- ii. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural green features of all buildings and enhance the unique and identifiable image for the entire Zone.
- iii. Directional signage shall provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.
- iv. All signs must be architecturally compatible with the other buildings and structures on Site.
- v. A comprehensive sign design or multiple tenant sign is required for highway commercial Sites to ensure harmony and reduce sign clutter.

(EETM) Edmonton Energy and Technology Park Manufacturing Zone

1. General Purpose

The purpose of this Zone is to provide for the development of manufacturing uses, predominantly industrial uses that support and compliment the development of a petrochemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of green building technology and green design elements.

2. Permitted Uses

- a. Industrial Manufacturing
- b. Minor Impact Utility Services

3. Discretionary Uses

The following Use Classes, provided they directly serve the operations of the Energy and Technology Park or are directly related to the maintenance or operation of the chemical cluster and provided they are within a multi-tenant building. Those Uses that must operate in stand alone buildings must provide an explanatory letter to the Development Officer. The Development Officer shall use discretion based on the letter to justify stand alone operations

- a. General Contractor Services
- b. General Industrial Uses
- c. Special Industrial Uses
- d. Major Impact Utility Services, that for the purpose of this Zone do not include landfills Sites or nuclear power facilities
- e. Recycled Materials Drop Off Centre
- f. Fascia On-premise Signs
- g. Freestanding On-Premise Signs
- h. Temporary On-Premise Signs

4. Development Regulations

- a. Manufacturing facilities adjacent to CFB Edmonton shall develop buildings along the eastern property line to reduce their impact on base training operations and reduce potential noise impacts from base operations
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The maximum Building Height shall be 18 m except that the Development Officer may, notwithstanding subsection 11.4, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of 22m where this is required to facilitate the industrial development of the Use involved.

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- d. Outdoor storage of any kind must be located at the rear of the building and shall not be permitted fronting onto arterials or freeways within the Edmonton Energy and Technology Park Manufacturing Zone.
- e. All loading, service, trash collection and accessory storage areas and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane.
- f. Any site that abuts a Residential Zone shall be screened by a 6 m berm, the berm shall be landscaped with a combination of trees and shrubs to provide additional screening and interest, this landscaping shall be to the satisfaction of the Development Officer.
- g. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.

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- h. Access will be reviewed and approved by Transportation Services.

5. Design

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to ensure that the design and distribution of land use activities associated with the Eco-Industrial Development Park operations support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

a. Site Planning and Design

- i. Clear direct vehicle routes to main buildings and parking areas must be established and shown in the Site Plan.
- ii. An on-site system of walkways must provide direct access and connections to:
 - A. primary buildings entrances;
 - B. walkways from abutting Sites and from perimeter walkways;
 - C. parking areas and structures;
 - D. site amenities and gathering places;
 - E. transit facilities; and
 - F. existing trial networks.

b. Building Design and Architectural Standards

- i. High quality building materials must be used in buildings located along arterial and freeway frontages including where any building is adjacent to or facing a residential zone.
- ii. Create visual interest through articulation of building walls adjacent to or facing pedestrian access routes and residential zones. One or more of the following methods may be used: changes to materials, textures, colours, and patterns, façade modulation; substantial clustered

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landscape elements, and fenestration providing a sense of transparency.

- iii. All mechanical equipment, including roof mechanical units, shall be concealed.
- iv. by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- v. All mechanical, electrical, pollution control or waste handling equipment ancillary to a building must be screened from view from public rights of way. Such screening may be achieved through landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
 - A. At the discretion of the Development officer, equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, Renewable Energy Devices, innovative recycling systems, etc. may be exempt from this requirement.
- vi. Blank walls facing public roadways are not permitted, building design should include articulation or windows.

c. Signage

- i. Developments should be encouraged incorporate visible green technology into signage, such as photovoltaic cells, or recycled materials.
- ii. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural green features of all buildings and enhance the unique and identifiable image for the entire Zone.
- iii. Directional signage shall provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.
- iv. All signs must be architecturally compatible with the other buildings and structures on Site.
- v. A comprehensive sign design or multiple tenant sign is required for highway commercial Sites to ensure harmony and reduce sign clutter.

970.10 (EETR) Edmonton Energy And Technology Park Industrial Reserve Zone

1. General Purpose

The purpose of this Zone is to allow for the continuation of existing residential properties that do not prejudice future use when the lands are required for Industrial Use as defined in the Edmonton Energy and Technology Park Area Structure Plan.

2. Permitted Uses

- a. Existing Single Detached Housing

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- b. Minor Home Based Business
- c. Secondary Suites

3. Discretionary Uses

- a. Minor Impact Utility Services
- b. Major Home Based Business
- c. Garden Suites
- d. Garage Suites

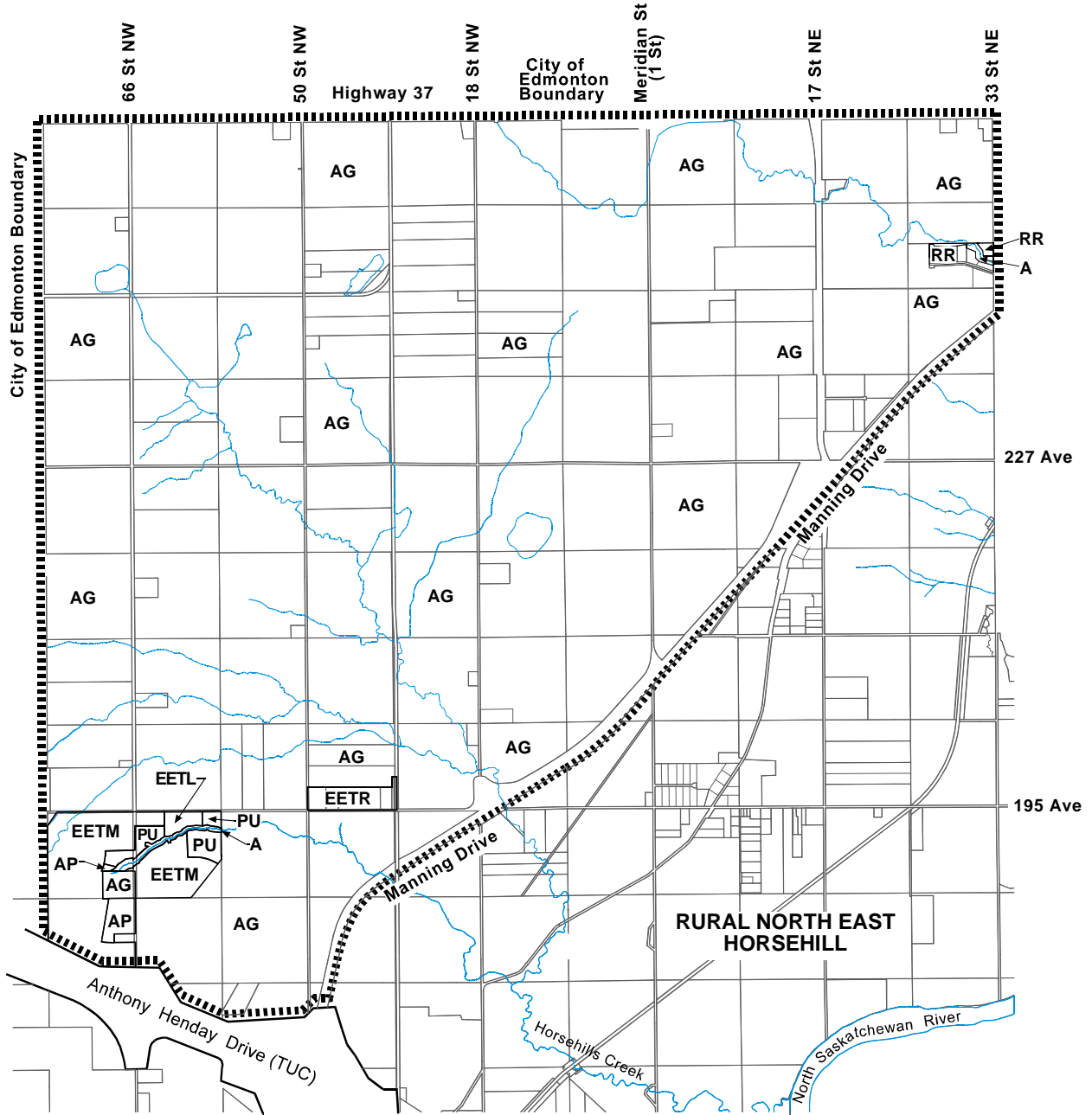
4. Development Regulation

- a. Residential Development shall comply with the regulations found in Section 240 of this Bylaw

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Special Area, Edmonton Energy and Technology Park

Appendix I to Section 970 of Bylaw 12800 as amended by Bylaw 15643 and subsequent appropriate Bylaws



..... Special Study Area

* Designation applied to site with altered or specific development regulations in accordance with Section 970 of Zoning Bylaw.

Bylaw 16159
July 16, 2012

Last Revised – July 2012

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Bylaw 15846
August 29, 2011

980 Special Area Heritage Valley Low Density Zone

980.1 General Purpose

To provide for low density housing with the opportunity for Zero Lot Line, Reverse Housing, and Row Housing, in accordance with the design objectives in the Heritage Valley 12 Neighbourhood Area Structure Plan.

980.2 Area of Application

The portions of S.W. ¼ Section 24-51-25-W4M shown as "HVLD" on Appendix I.

980.3. Permitted Uses

- a. Duplex Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Row Housing
- e. Secondary Suites
- f. Semi-Detached Housing
- g. Single Detached Housing
- h. Fascia On-premises Signs
- i. Temporary On-premises Signs

980.4. Discretionary Uses

- a. Child Care Services
- b. Garage Suites
- c. Garden Suites
- d. Group Homes
- e. Major Home Based Business
- f. Residential Sales Centre

980.5 Development Regulations

- a. Single Detached Housing with front drive access shall herein be referred to as "Single Detached – front drive Dwelling";
- b. Single Detached Housing with Lane access shall herein be referred to as "Single Detached – Lane access Dwelling";
- c. Single Detached Housing with Lane access and reduced Setback from a Side Lot Line shall herein be referred to as "Zero Lot Line Dwelling"; and
- d. Single Detached or Semi-detached Housing fronting onto pipeline corridor, public walkway or open space, or a public utility lot where vehicular access is

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provided by a public rear lane roadway shall herein be referred to as either "Reverse Housing – Single Detached" or "Reverse Housing – Semi-detached".

- e. The minimum site area shall be:
 - i. 297 m² per Single Detached – front drive Dwelling;
 - ii. 283 m² per Single Detached - Lane access Dwelling;
 - iii. 250 m² per Zero Lot Line Dwelling;
 - iv. 221 m² per Semi-detached or Duplex Dwelling;
 - v. 150 m² per Row Housing – internal Dwelling;
 - vi. 186 m² per Row Housing – end Dwelling;
 - vii. 283 m² per Reverse Housing - Single Detached;
 - viii. 221 m² per Reverse Housing - Semi-Detached.
- f. The minimum Site Width shall be:
 - i. 9.9 m per Single Detached – front drive Dwelling;
 - ii. 8.6 m per Single Detached - Lane access Dwelling;
 - iii. 7.6 m per Zero Lot Line Dwelling;
 - iv. 6.7 m per Semi-detached or Duplex Dwelling;
 - v. 5.0 m per Row Housing – internal Dwelling;
 - vi. 6.2 m per Row Housing – end Dwelling;
 - vii. 8.6 m per Reverse Housing - Single Detached;
 - ix. 6.7 m per Reverse Housing - Semi-Detached.
- g. The minimum Site Depth shall be:
 - i. 30.0 m per Single Detached – front drive Dwelling;
 - ii. 33.0 m per Single Detached - Lane access Dwelling and Zero Lot Line Dwelling;
 - iii. 33.0 m per Semi-detached or Duplex Dwelling, except that:
 - A. The minimum site depth shall be 30.0m for lots with a minimum width of 10.4 m.
 - iv. 30.0 m per Row Housing – internal or end Dwelling;
 - v. 33.0 m per Reverse Housing - Single Detached and Reverse Housing – Semi-detached.
- h. The total number of Row Housing Dwellings shall not exceed 10% of the total estimated number of Dwellings in the HVLN Zone, and shall be limited to five Dwellings per structure.
- i. The maximum building height shall not exceed 12.0m nor 2 ½ storeys.
- j. The maximum total Site Coverage for:
 - i. Single Detached – front drive Dwellings shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings;
 - ii. Single Detached – Lane access Dwellings, Reverse Housing - Single Detached and Reverse Housing - Semi-detached shall not exceed 47% with a maximum of 35% for a principal building, and a maximum Site

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Coverage of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 47%.

- iii. Zero Lot Line Dwellings shall not exceed 53% with a maximum of 38% for a principal building, and a maximum Site Coverage of 15% for Accessory Building. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 53%.
- iv. Semi-detached or Duplex Dwellings shall not exceed 45%, with a maximum of 28% for a principal building and a maximum of 17% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%.
- v. Row Housing Dwellings:
 - A. For Multi-unit Site Project Developments the maximum Site Coverage shall be 43% with a maximum of 28% for a principal building and a maximum of 15% for Accessory buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 43%;
 - B. For individual lots the maximum Site Coverage shall be in accordance with Table 1:

Table 1 Maximum Site Coverage - Individual Lots			
		Accessory building	Principal building with attached Garage or where parking is provided underground
(a) Row Housing -internal Dwelling	35%	20%	55%
(b) Row Housing - end Dwelling	28%	17%	45%
(c) Row Housing – corner Dwelling	28%	15%	43%

- k. The minimum Setback from the Front Lot Line shall be:
 - i. 5.5 m for Single Detached – front drive Dwellings; Semi-detached or Duplex Dwellings with front access to required off-street parking space;
 - ii. 4.5 m for Single Detached - Lane access Dwellings, Zero Lot Line Dwellings, or Semi-detached or Duplex Dwellings with rear or flanking access to required off-street parking space or garage, except that the Setback may be reduced to a minimum of 3.0 m when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards;
 - iii. 5.5 m for Row Housing:

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- A. where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of 3.0 m where a treed landscaped boulevard is provided; or
- B. where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0m.
- iv. 3.0 m for Reverse Housing - Single Detached and Reverse Housing - Semi-detached from a property line abutting a public right-of-way.
- I. The minimum Setback from the Rear Lot Line shall be:
 - i. 7.5 m, except in the case of a Corner Site it shall be 4.5 m, for Single Detached – front drive Dwellings, Zero Lot Line Dwellings, Semi-detached or Duplex Dwellings;
 - ii. 4.0 m for Single Detached – Lane access Dwellings;
 - iii. 7.5 m for Row Housing, except that the Setback may be reduced to 5.5 m where an attached rear garage is provided.
 - iv. 6.0m for Reverse Housing - Single Detached or Reverse Housing - Semi-detached from a property line abutting a Lane.
- m. The Setback from a Side Lot Line shall be established on the following basis:
 - i. For Single Detached – front drive Dwellings, Single Detached – Lane access Dwellings, Reverse Housing – Single Detached, Reverse Housing – Semi-detached, and Row Housing:
 - A. The minimum Setback shall be 1.2 m;
 - B. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback abutting the flanking public roadway other than a lane shall be 2.4 m. The minimum Setback abutting a Lane shall be 1.2 m; and
 - C. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback abutting the flanking public roadway shall be 4.5 m.
 - ii. For Semi-detached Dwellings or Duplex Dwellings:
 - A. The minimum Setback shall be 1.2 m;
 - B. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback abutting the flanking public roadway other than a lane shall be 2.4 m. The minimum Setback abutting a Lane shall be 1.2 m; and
 - C. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback abutting the flanking public roadway shall be 4.5 m.
 - iii. For Zero Lot Line Dwellings:
 - A. The minimum Setback for one side of the principal building shall be 1.5 m.
 - B. The minimum Setback for one side of the principal building may be reduced to zero metres where:

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1. The owner of the parcel proposed for development and the owner of the adjacent parcel shall register, on both titles, a 1.5 m private maintenance easement that provides:
 - (a) a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel; and
 - (b) a 0.60 m footing encroachment easement.
- C. Setbacks shall be a minimum of 2.4 m abutting a public roadway other than a lane. The minimum Setback abutting a lane shall be 1.2 m.
- iv. For Row Housing:
 - A. The minimum Setback shall be 1.2m;
 - B. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback abutting the flanking roadway other than a lane shall be 4.5 m, except that this may be reduced to 3.0m where:
 1. There is a treed landscaped boulevard along the flanking roadway;
 2. The depth of the Setback would be consistent with other development on the flanking block face;
 3. The flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to windows, a side entrance, a porch, or other architectural elements that would be compatible with adjacent development.
 - C. The minimum Setback abutting a Lane shall be 1.2 m.7/11
- n. For the development of Row Housing under this Section the following regulations shall apply:
 - i. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and landscaping so as to be unobtrusive.
 - ii. The minimum Site Area and Site Dimensions for individual Row Housing Dwellings shall be in accordance with subsections 5(E), 5(F) and 5(G).
 - iii. Dwellings shall meet the following criteria:
 - A. A minimum of two bedrooms;
 - B. Individual and private access to grade; and

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- C. Direct access to a Private Outdoor Amenity Area.
- iv. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- v. Notwithstanding the other regulations under this Section, in the case of Multi-unit Project Developments:
 - A. the minimum Site Area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 5(N)(I) of this Zone;
 - B. a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 5(O)(IV) of this Zone.
- o. On-Site parking shall be provided in accordance with the following requirements:
 - i. Single Detached –front drive Dwellings shall include a front attached garage;
 - ii. For Semi-detached or Duplex Dwellings, if it includes a front attached Garage or a Garage that is an integral part of the Dwelling, the following shall apply:
 - A. in cases where the Site Width is less than 8.6 m; and access is provided from a fronting public roadway, the Garage may protrude a maximum of 4.0 m beyond the front wall and entry of the Dwelling and have a maximum width of 5.6 m. There shall be a minimum of 1.8 m frontage of the first storey of the principal building, other than a Garage, such that the front entry to the Dwelling is exposed to the public roadway;
 - B. front attached garages must be designed such that the garage is attached to a shared common wall and includes a shared driveway apron.
 - iii. For Single Detached – Lane access Dwellings, Zero Lot Line Dwellings, Semi-detached or Duplex Dwellings, Reverse Housing – Single Detached, Reverse Housing – Semi-detached and Row Housing where the required off-street parking space is provided from a Lane the following requirements apply:
 - A. One garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building.
 - B. The minimum distance from the Rear Lot Line to a Garage or Garage site shall be 2.75 m. A hard surface walkway is required between the Garage or Garage Site and an entry to the Dwelling; except that:
 - 1. For Reverse Housing – Single and Reverse Housing - Semi-detached the minimum distance from the Rear Lot Line to a Garage or Garage Site shall be 6.0 m.

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- C. where no Garage is proposed, a hard surface parking pad, located a minimum distance of 2.75m from the Rear Lot Line, and a minimum of 6.1 m wide and a minimum of 4.88 m deep, shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1.0 m in height, located within 1.0 m of the parking pad; except that:
 - 1. For Semi-detached or Duplex Dwellings where no Garage is proposed, a hard surface parking pad, located a minimum distance of 2.75m from the Rear Lot Line, and a minimum of 5.49 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot.
- D. In addition to (a) and (b) above, requirements for Zero Lot Line Dwellings, Semi-detached or Duplex Dwellings also include:
 - 1. An Accessory Building or Structure shall be located not less than 0.60 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer; and
 - 2. Hard surface parking pads may be attached between two lots.
- E. For Row Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed 30 m, provided that the building does not contain more than five separate Garages;
- p. General Site Landscaping shall be developed in accordance with the following:
 - i. For Single Detached – front drive Dwellings, Single Detached – Lane access Dwellings and Zero Lot Line Dwellings: one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
 - ii. For Semi-detached or Duplex Dwellings or Row Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Yard is 4.5 m or less, and a landscaped boulevard is provided in accordance with 5(K)(II), the tree may be placed within the Rear or Side Yard, rather than the Front yard;
 - iii. For Reverse Housing – Single Detached and Reverse Housing – Semi-detached: General Site Landscaping shall be developed in accordance with the relevant requirements of subsection 55.4;
 - iv. all applications for a Development Permit shall include a site plan that identifies the location, species and size of landscaping required;
 - v. all required Landscaping shall be in accordance with Subsection 55.4 of this Bylaw.
- q. For Single Detached – Lane access Dwellings:
 - i. Each proposed lot shall be serviced by both a public roadway and a Lane; and
 - ii. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work.
- r. For Zero Lot Line Dwellings:

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- i. Access from a Dwelling to a local roadway shall be provided at a distance no greater than 125 m from any point in a Lane.
- ii. All roof leaders from the principal building shall be connected to the foundation drain which connects to the storm sewer.
- s. Development Permit applications shall be evaluated in terms of compatibility with existing structures on the block face, having consideration for the intent of the subdivision design, and taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building façades, and finishing materials.
- t. Dwellings on corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- u. Except for Single Detached – front drive Dwellings, the following minimum Private Outdoor Amenity Area regulations shall apply:
 - i. For Single Detached – Lane access Dwelling, Zero Lot Line Dwellings and Semi-detached or Duplex Dwellings, a minimum area of 45 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants. This yard area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve. Neither the width nor length of such a yard shall be less than 4.0 m. This minimum area may be located within a required Setback, other than a Front Setback. This area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
 - ii. For Reverse Housing – Single Detached or Reverse Housing – Semi-detached a minimum of 45m² shall be provided;
 - iii. For Row Housing a minimum of 30 m² per Dwelling shall be provided;
 - iv. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions
 - v. notwithstanding Sections 46 and 47 of this Bylaw, in the case of Row Housing with a rear attached garage:
 - A. a maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including a front veranda, provided that it is setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined either through a decorative fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;
 - B. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10m² in area, with neither the width or depth less than 2.0 m.
- v. Signs shall comply with the regulations found in Schedule 59A

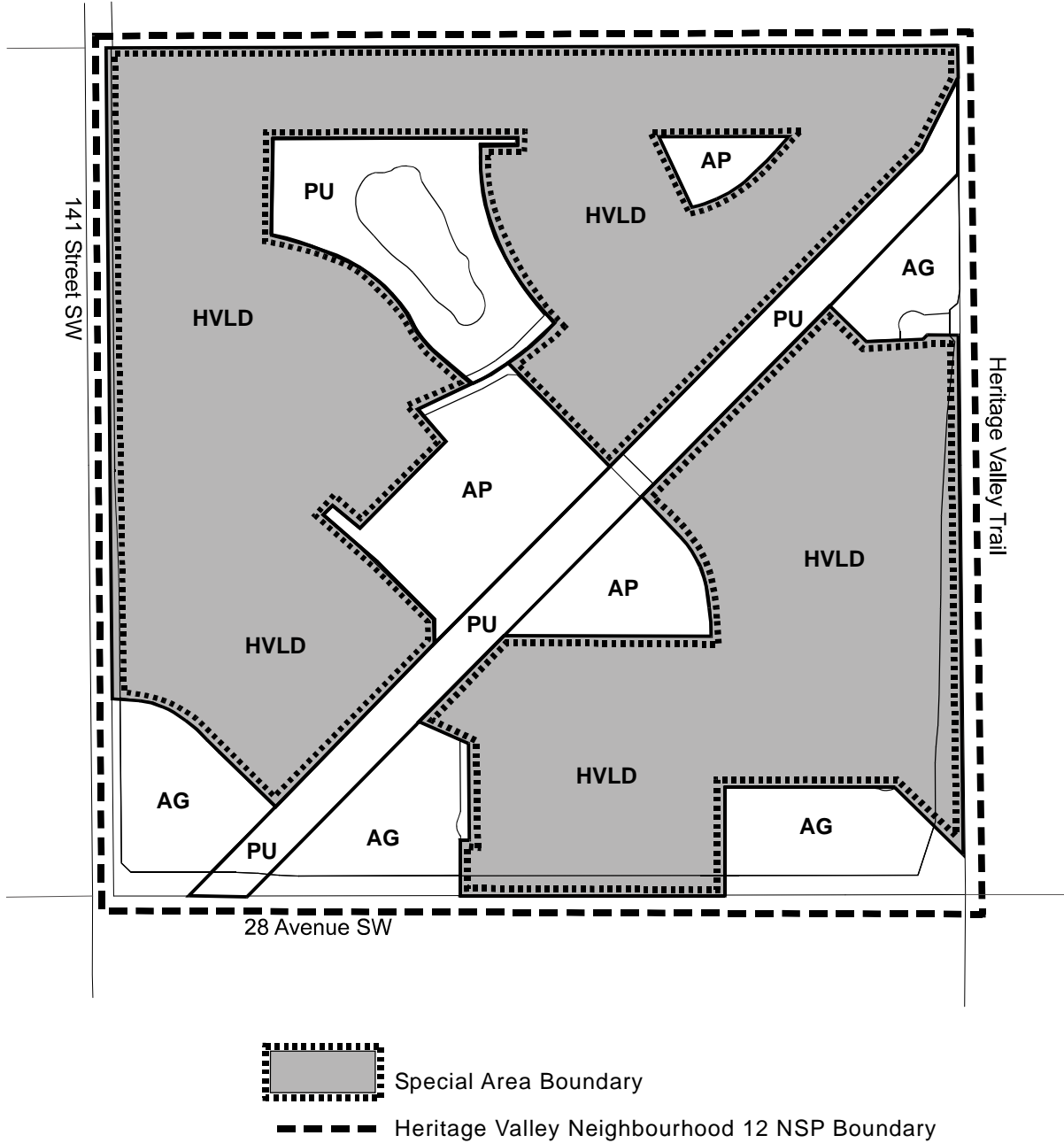
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980.6. Additional Development Regulations for Discretionary Uses

- a.** Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

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Special Area, Heritage Valley Low Density
Appendix I to Section 980 of Bylaw 12800



Bylaw 15880
September 12, 2011

Last Revised – July 2012

Edmonton Zoning Bylaw 12800

990 SPECIAL AREA HERITAGE VALLEY TOWN CENTRE

*Bylaw 16096
May 14, 2012*

990.1 General Purpose

The purpose of this zone is to designate a portion of Heritage Valley Town Centre, as shown on Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

990.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 990 shall apply as indicated on Appendix I to this Section.

990.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 990, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

990.4 (TC-C) Heritage Valley Town Centre Commercial Zone

Appendix I – Special Area Heritage Valley Town Centre

990.4 (TC-C) HERITAGE VALLEY TOWN CENTRE COMMERCIAL ZONE

1. General Purpose

The purpose of the TC-C Zone is to create a high quality, pedestrian-friendly commercial development in accordance with the Objectives and Policies of the Heritage Valley Town Centre Neighbourhood Area Structure Plan. This Zone will allow for a mix of large, medium and/or small format retail, office, entertainment, cultural and institutional uses recognizing the proximity and prominence of the transit node (LRT station and bus facilities) within the Heritage Valley Town Centre.

2. Permitted Uses

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighbourhood Pubs
- c. Broadcasting and Motion Picture Studios
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Drive-in Food Services
- i. Gas Bars
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Hotels
- n. Indoor Participant Recreation Services
- o. Major and Minor Alcohol Sales
- p. Major and Minor Amusement Establishments
- q. Minor Service Stations
- r. Nightclubs
- s. Personal Service Shops
- t. Professional, Financial and Office Support Services
- u. Public Libraries and Cultural Exhibits
- v. Rapid Drive-through Vehicle Services
- w. Religious Assembly
- x. Restaurants

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- y. Specialty Food Services
- z. Spectator Entertainment Establishments
- aa. Veterinary Services
- bb. Warehouse Sales
- cc. Fascia On-premises Signs
- dd. Freestanding On-premises Signs
- ee. Projecting On-premises Signs
- ff. Temporary On-premises Signs

3. Development Regulations

3.1 Development Regulations

- a. At the Development Permit stage, a generalized, non-binding concept plan shall be submitted for all new building development or substantial redevelopment for the purpose of illustrating how the proposed development will integrate with existing and future surrounding and on-Site development. The concept plan shall show the location of existing and future buildings, parking areas, vehicular and pedestrian routes and Amenity area(s).

*Bylaw 16120
June 18, 2012*

- b. The following uses are not permitted within Area "A" as illustrated on Appendix II, which portrays an area approximately 400 m of the LRT Station:
 - i. Automotive and Equipment Repair Shops
 - ii. Drive-in Food Services
 - iii. Gas Bars
 - iv. Hotels
 - v. Minor Service Stations
 - vi. Rapid Drive-through Vehicle Services
 - vii. Warehouse Sales

*Bylaw 16120
June 18, 2012*

- c. No single use with a gross floor area of 3,500 m² or greater shall be permitted to be wholly located within Area "A" as illustrated on Appendix II.
- d. The maximum Floor Area Ratio shall be 1.0.
- e. The maximum Building Height shall be 15.0 m.
- f. A detailed Landscaping plan shall be submitted prior to the approval of any development permit. This plan shall include pedestrian connection and fencing details, exterior lighting and street furniture elements, pedestrian seating areas, and varied sizes and species of new plantings in accordance with Section 55 of the Zoning Bylaw.

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- g. A landscaped Yard of minimum 4.5 m shall be provided along James Mowatt Trail, 26 Avenue SW, 119 Street SW, and 30 Avenue SW.
- h. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public or internal roadways, and Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. Loading areas shall not encroach onto public right-of-ways. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- i. All mechanical equipment, including roof mechanical units, shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
- j. A minimum Amenity area of 1.0 m² shall be provided for every 10 surface parking spaces in the form of landscaped parking islands.
- k. An additional Amenity area of 1.0 m² shall be provided for every 100m² of commercial floor space.
- l. Barrier-free Design principles shall be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility to persons with disabilities.
- m. CPTED principles shall be used to guide the design of all public and private spaces and facilities, focusing on natural surveillance and access control.

3.2 Design Regulations

Site Planning and Design

- a. Buildings shall generally be designed to:
 - i. frame the corners of prominent intersections bordering the Site;
 - ii. frame major vehicular and pedestrian access points into the Site; and
 - iii. permit views into the Site along the axis of roadways and walkways intersecting the abutting perimeter public roadways.
- b. Private internal roadways shall be provided through the Site. These roadways shall provide vehicular and pedestrian connections between James Mowatt Trail and 119 Street, and between 26 Avenue

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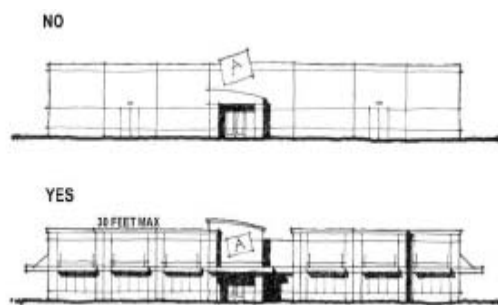
and 30 Avenue. The alignment of the roadways shall be confirmed at the Development Permit stage.

Bylaw 16120
June 18, 2012

- c. A Common Amenity area, intended to create a “sense of place” and an inviting image of the development, shall be provided within the area shown in Appendix II. This Amenity area may include design features including but not limited to: public art (this may include a water feature); public seating areas and street furniture; and ornamental planting beds.
- d. Buildings adjacent to the Common Amenity area shall be oriented and designed to frame and enhance the Amenity area and provide opportunity for passive surveillance.
- e. No part of the Site shall be developed as a fully enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor walkways and/or sidewalks.

Building Design and Architectural Standards

- a. Buildings shall be of high quality and be designed in an aesthetically pleasing manner. Chain architecture should generally be limited to corporate logos and signage, and identifiable building features.
- b. The massing of building walls greater than 20 m in length shall be reduced through architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features that create an identifiable pattern and sense of human scale.



Architecturally enhanced massing

- c. Building façades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest. At the development permit stage, coloured elevation plans and a detailed materials list is to be submitted consistent with the purpose of this Zone and the Heritage Valley Town Centre NASP.
- d. Buildings located along Amenity areas and major pedestrian walkways shall emphasize architectural elements and façade enhancements, particularly to the first and second levels of a project to create a pedestrian-friendly environment. Design elements may include the placement of windows to allow for viewing into the

Edmonton Zoning Bylaw 12800

building by pedestrians; entrance features; street furniture; canopies, features that lend visual interest and a human scale.

- e. Building(s) located at the corner of 30 Avenue and 119 Street shall be enhanced architecturally in consideration of this prominent location close to MU LRT 2 and LRT corridor. These buildings should be placed such that they allow for a strong pedestrian connection from the intersection into the Site.
- f. Buildings shall incorporate decorative exterior lighting to enhance building architecture, landscaping elements and the Amenity area.
- g. Building entries shall be readily identifiable and use recesses, projections, columns and distinctive materials and colours to distinguish them from other parts of the façade.

Pedestrian Circulation

- a. A strong landscaped pedestrian connection through the Site, linking James Mowatt Trail and 119 Street, shall be provided to facilitate pedestrian movement towards the LRT station, transit stops, and the Main Street Retail area.
- b. Enhanced parking islands with walkways shall be provided to facilitate safe pedestrian movement from the parking areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, light or bollards shall be provided at significant points of pedestrian and vehicular crossings.
- c. Attractive landscaped sidewalks in front of buildings and main entrances shall be developed to a minimum 2 m width, to reduce pedestrian conflict and facilitate pedestrian movement and activities.

Roadways and Parking

- a. A minimum 1.5 m wide sidewalk with boulevard landscaping shall be provided on at least one side of the Private internal roadway to help connect parking lots, building entrances, external public sidewalks, amenity areas and transit stops. It is recognized that the sidewalk will be interrupted at multiple points to accommodate drive aisles.
- b. On-street parking shall be permitted along Private internal roadways.
- c. Private internal roadways shall provide high-quality urban street furniture at appropriate intervals. This street furniture may include, but is not limited to: benches, lighting, pedestrian-level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.
- d. Large parking areas shall be "broken up" by means of landscaped islands, on-Site private roads, amenity spaces, and/or pedestrian walkways.

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*Bylaw 16120
June 18, 2012*

- e. A maximum of 40 percent of the frontages abutting the landscaped Yard along the public roadways may be developed with surface parking, except that a maximum of 25 percent of the frontages abutting the landscaped Yard within Area A and along 119 Street SW may be developed with surface parking.
- f. Notwithstanding Section 54 of the Zoning Bylaw, a parking reduction shall be permitted in the provision of off-street parking spaces, with the submission and approval of a Parking Impact Assessment
- g. Notwithstanding Section 54 of this Bylaw, bicycle parking spaces shall be provided at the rate of 5% of the number of vehicular parking spaces required, 5 Bicycle Parking spaces being the minimum.

*Bylaw 16120
June 18, 2012*

- h. Private internal roadways, as shown on Appendix II, will function as access and service corridors within the Town Centre Commercial Zone. Private internal roadways are intended to replace common functions of local roadways. Multiple access points will be provided along their lengths to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, loading zones, etc.
- i. A Public Access Easement shall be registered on the Site to ensure public access.

Open Space and Landscaping

- a. A high quality landscape plan prepared by a registered landscape architect shall be submitted prior to the approval of any development permit. This plan shall illustrate landscaping internal to the Site, amenity areas and pedestrian linkages. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction. In addition to landscaping, this shall be achieved through the use of park benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the Site.
- b. Site entrances and landscaped edges along James Mowatt Trail and 28 Avenue shall receive special design attention to ensure that the development presents an attractive and inviting face to surrounding areas, while allowing views of buildings/building signs within the Site.
- c. Coordinated and complementary streetscape enhancements shall be developed through the Site, including street trees,

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fencing, pedestrian-scale lighting, street furniture and other elements.

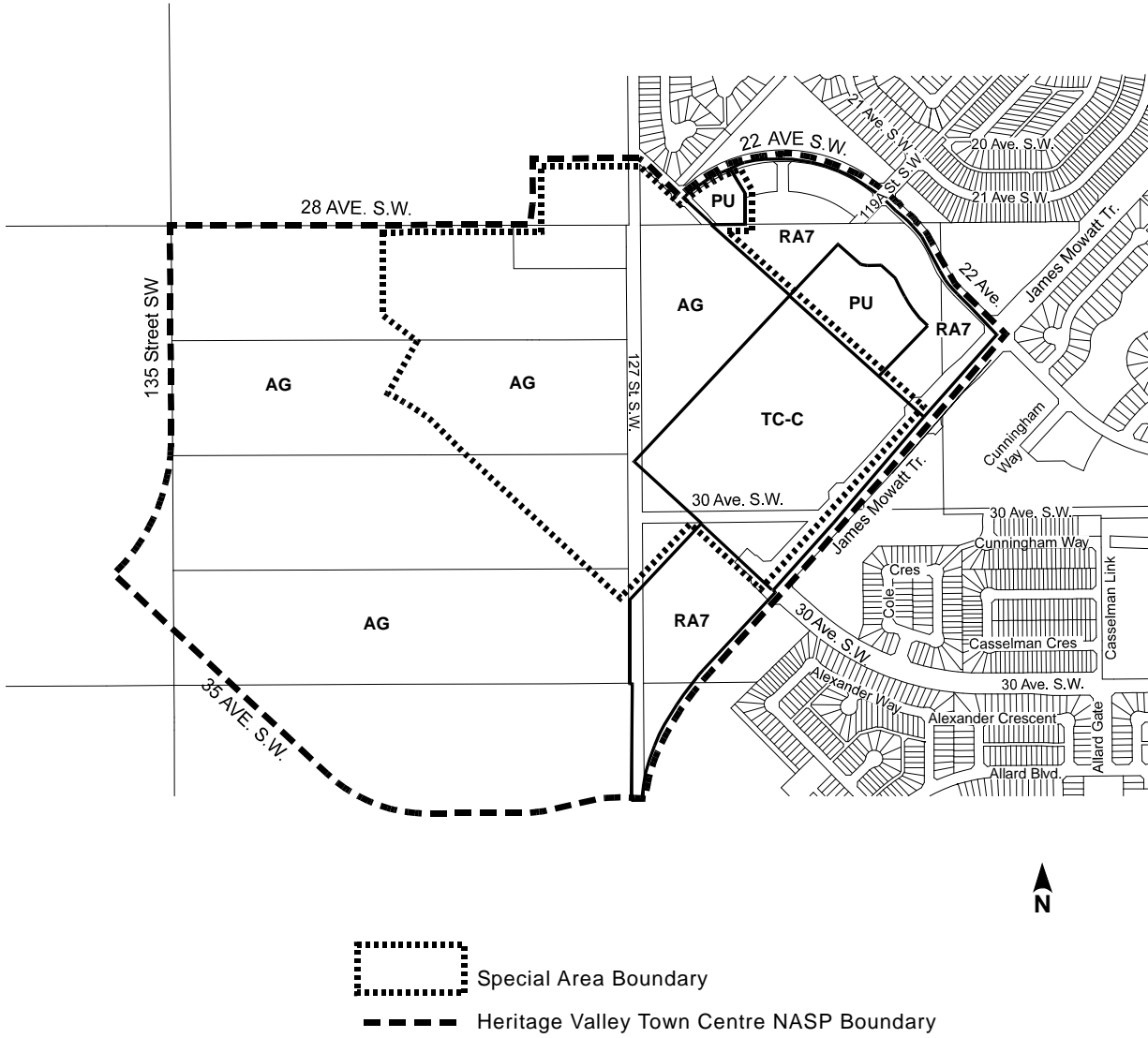
- d. Landscaping shall be used to highlight major circulation patterns, pedestrian linkages, and the overall development.
- e. The required Amenity areas may be developed as courtyard, interior landscaped open space, arcade, plaza, parkette, square, or outdoor seating area. The amenity areas may be developed with landscaping, planting beds, public art, street furniture, water features, or other enhancing features. Amenity areas shall be located in more accessible areas of the Site.

3.3 Signage

- a. Signs shall comply with the regulations found in Schedule 59E.
- b. Signs shall be designed in an aesthetically pleasing manner and in harmony with the architecture theme of the respective building.
- c. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

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Special Area, Heritage Valley Town Centre
Appendix I to Section 990 of Bylaw 12800



Bylaw 16096
May 14, 2012

Last Revised – July 2012

APPENDIX II – CONCEPT PLAN

Bylaw 16120
June 18, 2012

