CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1260

A Bylaw to adopt the City of Grande Prairie Land Use Bylaw

(As Amended by Bylaw C-1260-1 to C-1260-4, C-1260-6 to C-1260-24, C-1260-26, C-1260-27, C-1260-29 to C-1260-31, C-1260-33, C-1260-34, C-1260-36, C-1260-37, C-1260-39 to C-1260-47, C-1260-49, C-1260-50, C-1260-52, C-1260-53, C-1260-55 to C-1260-61, C-1260-64, C-1260-65, C-1260-67 to C-1260-87, C-1260-89, C-1260-90, C-1260-92 to C-1260-94, C-1260-96 to C-1260-103, C-1260-105 to C-1260-107, C-1260-109, C-1260-111 to C-1260-116, C-1260-118 to C-1260-141, C-1260-143, C-1260-145, C-1260-146, C-1260-148 to C-1260-157, C-1260-159, C-1260-161 to C-1260-170, C-1260-173 to C-1260-189, C-1260-191, C-1260-192, C-1260-194 to C-1260-198, C-1260-200 to C-1260-210, C-1260-213 to C-1260-215 and C-1260-217)

THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw shall be cited as the "City of Grande Prairie Land Use Bylaw."

2. The Land Use Bylaw attached as Schedule "A" is adopted for the orderly and economic development of the City of Grande Prairie, pursuant to Sections 639, 640 and 641, Division 5, Part 17 of the Municipal Government Act, RSA 2000, Chapter M-26.

3. Bylaw C-1100, the former Land Use Bylaw and all amendments thereto, is rescinded in total upon the date that this Bylaw is passed.

4. This Bylaw shall take effect on the date it is passed.

READ a first time this 19 day of August, 2013.

"B. Given" (signed)
Mayor

"A. Cerny" (signed)
Acting Corporate Services Director

READ a second time this 16 day of September, 2013.

READ a third time and finally passed this 16 day of September, 2013.

"B. Given" (signed)
Mayor

"S. Walker" (signed)
Acting Corporate Services Director

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Part One Enactment and Administration

Section 1 Title

This Bylaw is entitled the City of Grande Prairie Land Use Bylaw.

Section 2 Purpose

The purpose of this Bylaw is to regulate the use and development of land and buildings within the boundaries of the City to achieve the orderly and economic development of land.

Section 3 Application

The provisions of this Bylaw apply to all lands and buildings within the boundaries of the City, including the land annexed to the City effective January 1, 2016, except to the extent that this Bylaw provides otherwise.

(Bylaw C-1260-50 - April 4, 2016)

Section 4 Effective Date

4.1 This Bylaw comes into force and takes effect upon the date of its third reading.

4.2 Land Use Bylaw C-1100 and all amendments are hereby repealed.

Section 5 Conformity with this Bylaw

5.1 No person shall commence any development within the City except in conformity with this Bylaw.

5.2 Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted Statutory Plan.

Section 6 Other Legislative and Council Bylaw Requirements

6.1 Nothing in this Bylaw affects the duty or obligation of a person to obtain a development permit as required by this Bylaw or to obtain any other permit, license or other authorization required by this or any other Bylaw.

6.2 In addition to the requirements of this Bylaw, an applicant must comply with all federal, provincial and other municipal legislation.

Section 7 Severability

In the event any portion of this Bylaw is found invalid by a Court of Law or is overturned by a superior jurisdiction, the validity of the remaining portions of this Bylaw shall not be affected.

Section 8 Transition

An application for a Subdivision, Development Permit or amendment to the Land Use Bylaw commenced prior to the coming into force of this Bylaw shall be evaluated under the provisions of the City's Land Use Bylaw C-1100 as amended.

Part Two Interpretation

Section 9 Rules of Interpretation

9.1 Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words have the same meaning whether they are capitalized or not.

9.2 The words **shall** and **must** require mandatory compliance except where a variance has been granted pursuant to the Municipal Government Act or this Bylaw.

9.3 Words, phrases, and terms not defined in this part may be given their definition in the Municipal Government Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.

9.4 Where a regulation involves two (2) or more conditions, provisions or events connected by a conjunction, the following shall apply:

a. ***and*** means all the connected items shall apply in combination;

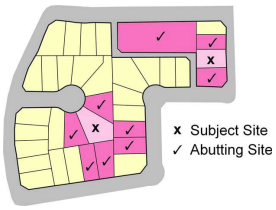
b. ***or*** indicates that the connected items may apply singly; and

c. ***and/or*** indicates the items may apply singly or in combination.

Section 10 Definitions

ABATTOIR means the use of land or a building for the slaughter of livestock or poultry and may include the packing, treating, storing and sale of the meat produced.

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.



ACCESSORY BUILDING OR STRUCTURE means a building or structure that is subordinate to, exclusively devoted to, and located on the same site as the principal building. Where a structure is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the structure, it is considered part of the principal building.

ACCESSORY USE means a use that is subordinate to, exclusively devoted to, and located on the same site as the principal use. Typical uses include, but are not limited to, a cafeteria in a hospital or a coffee shop at a college.

ACT means the Municipal Government Act, RSA 2000 and regulations there under, as amended from time to time.

ADJACENT refers to those lands that are next to the parcel of land that is subject to a development permit or subdivision application and includes lands that would be next to that parcel if not for a river, stream, railway, private or public road, utility right-of-way or lot or reserve land.

ADULT ENTERTAINMENT FACILITY means any premises or part thereof in which are provided in pursuance of a trade, calling, business or occupation, services appealing to erotic or sexual appetites or inclination which include without restricting the generality of the foregoing any or all of the following:

1. Adult mini-theatres, which are any premises wherein live performances, motion pictures, video tapes, digital video disk, slides or similar electronic or photographic reproductions are performed or shown as a principal use or accessory to some other business activity which is conducted on the premises;
2. Erotic dance clubs, which are any premises, other than adult mini-theatres, wherein live performances, are performed or shown as a principal use or as an accessory to some other business activity which is conducted on the premises;
3. Adult video stores which are businesses where greater than 30% of the floor area is used to sell, rent, lease or loan “X” rated adult video tapes, digital video disks or other similar electronic or photographic reproductions;
4. Love boutiques/shops which are retail or wholesale businesses where greater than 30% of the floor area is used for the display and sale of merchandise and/or products intended to be used for sexual pleasure; and
5. Services of which a principal feature or characteristic is the nudity or partial nudity of any person. For the purpose of this definition, “partial nudity” means less than completely and opaquely covered:
    a. Human genitals or human pubic regions;
    b. Human buttocks; or
    c. Female breasts below a point immediately above the top of the areola.

AGGREGATE FACILITY TEMPORARY means any temporary pit, borrow pit, or excavation opened and used solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. It does not include a "Resource Extraction Operation".

(Bylaw C-1260-98 - December 13, 2021)

AGRICULTURAL INDUSTRY means the use of land and buildings for a non-agricultural pursuit that is intended to provide off farm income for the farming family. The use is incidental or subordinate to the principal use of the land for agricultural purposes. Agricultural industries are larger than Home Occupations, Agricultural and may involve the employment of non-family members in the business to a maximum of eight (8) employees.

(Bylaw C-1260-98 - December 13, 2021)

AGRICULTURAL OPERATION means an agricultural activity conducted for gain or reward or in the hope of expectation of gain or reward, and includes, but is not limited to:

1. The cultivation of land;
2. The raising of poultry and livestock, including game-production animals within the meaning of the Livestock Industry Diversification Act;
3. The raising of fur-bearing animals, birds or fish;
4. The production of agricultural field crops;
5. The production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
6. The production of eggs and milk;
7. The production of honey;
8. The operation of agricultural machinery and equipment, including irrigation pumps; and
9. The application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spray, in conjunction with agricultural purposes.

AGRICULTURAL PURSUIT, MAJOR means a use in association with a Country Residential District that consists of no more twenty (20) animal units and may be less than twenty (20) animal units subject to the area of the lot where this use is proposed. Such use may include a pole shed, barn or other similar buildings or structures, provided that the total floor area of all such buildings does not exceed 1% of the total lot area.

(Bylaw C-1260-98 - December 13, 2021)

AGRICULTURAL PURSUIT, MINOR means a use in association with a Country Residential District that consists of no more than one (1) horse and foal under six (6) months of age per acre or part thereof, to a maximum of three (3) horses. Such use may include a pole shed, barn or other similar buildings or structures, provided that the total floor area of all such buildings does not exceed 90 M^2.

(Bylaw C-1260-98 - December 13, 2021)

AIRCRAFT SALES AND/OR RENTAL means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

AIRPORT means:

1. any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure and servicing of aircraft, including helicopter; and
2. includes any building, installation or equipment in connection therewith, operated by the Department of National Defense or for which an airport license has been issued by Transport Canada.

(Bylaw C-1260-98 - December 13, 2021)

AIRPORT, Grande Prairie Regional means the Grande Prairie Regional Airport and includes any land used either in whole or in part for the arrival and departure, and servicing of aircraft, and any building, installation or equipment used in connection with the operation of the airport.

(Bylaw C-1260-98 - December 13, 2021)

AISLE means that portion of a parking lot or structure that accommodates the circulation of vehicles.

AMENITY AREA OR SPACE means an indoor or outdoor area on a site or within a development that is intended for shared or private recreation or enjoyment. This includes such uses as child play areas, courtyards, atria, patios, decks, balconies, swimming pools exercise rooms, solariums, and playing fields.

ANHYDROUS AMMONIA STORAGE means a storage facility for liquid anhydrous ammonia.

(Bylaw C-1260-98 - December 13, 2021)

ANIMAL SERVICE FACILITY, MAJOR means a development for the purpose of treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This includes such uses as large animal veterinary clinics, boarding and breeding kennels, impounding and quarantining facilities and animal shelters, but does not include the sale of animals.

ANIMAL SERVICE FACILITY, MINOR means a development for the purpose of outpatient care, small animal training not to exceed ten (10) animals on the premises at any one (1) time for training purposes, treatment or grooming of animals and includes retail sales of associated products. Typical uses are pet grooming salons and small animal veterinary clinics.

ANIMAL SERVICES, OFF-SITE means services related to the grooming, training, exercising, and supervision of household pets which is conducted off site as a mobile service. This does not include boarding, retail sales, or the sale of animals.

APARTMENT BUILDING means a building comprising three (3) or more dwelling units having shared entrance, in which the dwellings are arranged in any horizontal or vertical configuration, and which does not conform to the definition of any other residential use.

AREA REDEVELOPMENT PLAN means a statutory plan, prepared pursuant to the Municipal Government Act that addresses the redevelopment or rehabilitation of established commercial areas or neighbourhoods.

AREA STRUCTURE PLAN means a statutory plan, prepared pursuant to the Municipal Government Act that addresses the future development of large areas of land at a conceptual level of detail.

ARTISTIC DECORATIVE FEATURES means features that have a unique design element to them. This can include decorative woodwork or millwork (often called “gingerbread”) and/or distinctive architectural elements including, but not limited to: arches, bay-windows, dormers, shutters, columns, cornicing, quoins and other architectural features.

ASPHALT PLANT PORTABLE means a temporary asphalt processing facility established for a Provincial or Municipal road project.

(Bylaw C-1260-98 - December 13, 2021)

AUCTIONEERING FACILITY means development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment, but does not include farmers/flea markets or second hand stores.

AUTOMOTIVE AND EQUIPMENT REPAIR AND SALES, MINOR means a development used for the servicing, mechanical repair, and sale of automobiles, light trucks, utility vehicles, motorcycles, snowmobiles, and similar vehicles and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. Automotive and Equipment Repair and Sales, Minor facilities may operate a Vehicle Wash, Minor as an accessory use.

AUTOMOTIVE AND EQUIPMENT REPAIR AND SALES, MAJOR means the servicing, sale, and mechanical and body repair of automobiles, trucks, farm machinery, recreational vehicles and heavy equipment, and the sale, installation, servicing or storage of related accessories and parts. This includes truck, heavy equipment shops, body shops, and recreational vehicle repair shops.

AUTOMOTIVE AND/OR RECREATIONAL VEHICLE SALES, RENTAL AND SERVICE means a development used for the sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts. It includes automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of manufactured homes or trucks with a gross vehicle rating greater than 4,000 kg.

BACKYARD SUITE means an accessory building containing a Dwelling Unit, which is located separate from and accessory to a Single Detached House. If located in the same building as a detached Garage it must have an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure. A Backyard Suite can only be located on the same site as a Single Detached Dwelling.

(Bylaw C-1260-187 – November 18, 2024)

BALCONY means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or sundeck where the only means of access is provided from within the building.

BASEMENT means that portion of a building that is located wholly or partially below grade, the ceiling of which does not extend more than 1.9m above finished grade.

BED AND BREAKFAST means the use of a single detached dwelling whereby temporary accommodation (up to three (3) bedrooms) with or without meals is provided for compensation to members of the public.

BOARD means the City's Subdivision and Development Appeal Board.

BOARDING HOUSE means any residential dwelling unit providing sleeping rooms to four (4) or more persons for compensation on an individual basis. Use of a common kitchen located on the main floor of the dwelling may be permitted or, meals may be provided for as part of the remuneration agreement with the building owner. Cooking and/or preparing of food within the sleeping rooms or any other areas are prohibited. Typical uses include hostels and rooming houses.

BREWERY, DISTILLERY OR WINERY means a facility licensed by the Alberta Gaming, Liquor and Cannabis (AGLC), where beer, wine, spirits or other alcoholic beverages are made on the premises and then sold or distributed. This use may be approved in conjunction with a:

1. Drinking Establishment, Major or Minor;
2. Liquor Store;
3. Restaurant;
4. Restaurant & Drinking Establishment, Major or Minor; or
5. Retail Store, General;

when one (1) of these uses is also a listed use in the same district as a Brewery, Distillery or Winery. Brewery, Distillery and Winery are considered similar in terms or land use impact for the purpose of this Bylaw; however, other regulations such as Safety Codes and liquor licensing may vary significantly for each.

(Bylaw C-1260-20-December 15, 2014, Bylaw C-1260-79-February 25, 2019,
Bylaw C-1260-124-October 19, 2020 and Bylaw C-1260-130-February 8, 2021)

BREWERY, DISTILLERY OR WINERY AND ACCESSORY USE means a facility licensed by the Alberta Gaming, Liquor and Cannabis (AGLC), where beer, wine, spirits or other alcoholic beverages are made on the premises and then sold or distributed and does not produce any odour that is noticeable outside the building. This use shall only be approved in conjunction with one of the following accessory uses and only if the accessory use is allowed in the same district for:

1. Drinking Establishment, Major or Minor;
2. Liquor Store
3. Restaurant;
4. Restaurant & Drinking Establishment, Major or Minor; or

5. Retail Store, General;

Brewery, Distillery and Winery are considered similar in terms of land use impact for the purpose of this Bylaw; however, other regulations such as Safety Codes and liquor licensing may vary significantly for each.

(Bylaw C-1260-130 - February 8, 2021)

BROADCASTING STUDIO means a development used for the production and broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

BUILDING includes any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any individual, animal, process, equipment, goods, or material of any kind.

BUILDING SEPARATION means the minimum distance between two (2) buildings on a single lot as specified under the Alberta Safety Code.

BULK CHEMICAL AND/OR FUEL STORAGE FACILITY means a development where the principal use is the indoor and/or outdoor storage of refined or crude oil, fuel, or liquid or solid chemical. This includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act. The development may include facilities for cleaning, blending, packaging of bulk oil, fuel or chemicals for redistribution and or sale, but does not include manufacture of any of these products.

BUSINESS SUPPORT SERVICE means a development for support services to business generally, which for example include: the use of minor mechanical equipment for batch printing; processing and binding; drafting; word and photographic processing services; office maintenance or security services; business related equipment sale, rental, service or repair.

CANNABIS means the substance set out in the Controlled Drug and Substances Act (Canada). Also commonly known by the terms marijuana, marihuana, weed, pot or hash.

(Bylaw C-1260-75 - August 8, 2017)

CANNABIS LOUNGES means development where the primary purpose of the facility is the sale of Cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation.

(Bylaw C-1260-75 - August 8, 2017)

CANNABIS PRODUCTION AND DISTRIBUTION means development used principally for one or more of the following activities as it relates to Cannabis:

1. The production, cultivation, and growth of Cannabis;
2. The processing of raw materials;
3. The making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
4. The storage or transshipping of materials, goods and products; or
5. The distribution and sale of materials, goods and products to Retail Store, Cannabis stores or to individual customers.

(Bylaw C-1260-75 - August 8, 2017)

CARNIVAL means a temporary development providing a variety of shows, games and amusement rides.

CARPORT means a structure consisting of a roof supported on posts or columns and is not enclosed except when one side attached to the principal building on a site.

CASINO means a facility licensed by the Province of Alberta for patrons to participate in gaming opportunities as the principal use, and includes a bingo hall.

CEMETERY means development of land primarily as landscaped open space for the entombment of deceased persons. Typical uses include memorial parks, burial grounds and gardens of remembrance.

CHILD CARE FACILITY means a development licensed by the Province of Alberta to provide temporary care and supervision for seven (7) or more children at one (1) time for four (4) or more consecutive hours in a day. This includes daycare centres, out of school service, drop in centres, nurseries, kindergartens, nursery schools, play schools and other similar uses but does not include home-based child care as defined by Alberta Early learning & Child Care Act.

(Bylaw C-1260-162 - October 31, 2022)

CITY means the City of Grande Prairie.

CLUSTERED FARM DWELLINGS means more than one (1) dwelling unit located on farmland where the dwellings shall be occupied by persons who are employed full time (for at least six (6) months of each year) in agriculture.

(Bylaw C-1260-98 - December 13, 2021)

COMMENCEMENT OF CONSTRUCTION means construction can commence once a development permit is approved and released and all other required permits are obtained.

COMMERCIAL BUSINESS CENTRE, LOCAL means any group of commercial establishments planned, constructed and managed by a single or a group of owners or tenants, either in a mall-type setting or on a common site. Commercial Business Centres, Local must have:

1. Common and/or shared site access; and
2. Common and/or shared parking for customers and staff.

And includes:

a. Rental projects and conventional condominium developments, developed in accordance with the Condominium Property Act; and
b. A site where the gross floor area of any building or combination of buildings located does not exceed 2,787m^2.

No individual business shall occupy a GFA of more than 370m^2 except for Health Facilities, Major/Minor and Offices, Major/Minor where these uses are listed as a permitted use in the land use district.

COMMERCIAL BUSINESS CENTRE, MAJOR means any group of commercial establishments planned, constructed and managed by a single or a group of owners or tenants, either in a mall type-setting or on a common site. Commercial Business Centres, Major must have:

1. Common and/or shared site access; and
2. Common and/or shared parking for customers and staff.

And includes:

a. Rental projects and conventional condominium developments, developed in accordance with the Condominium Property Act; and
b. A site where the gross floor area of any building or combination of buildings, excluding a supermarket within a Commercial Business Centre, Minor, exceeds 4,645 m^2.

COMMERCIAL BUSINESS CENTRE, MINOR means any group of commercial establishments planned, constructed and managed by a single or a group of owners or tenants, either in a mall type-setting or on a common site. Commercial Business Centres, Minor must have:

1. Common and/or shared site access; and
2. Common and/or shared parking for customers and staff, and include rental projects and conventional condominium developments, developed in accordance with the Condominium Property Act.

And includes a site where the gross floor area of any building or combination of buildings, does not exceed 4,645m^2, or 7,432m^2 in conjunction with a supermarket.

No individual business shall occupy a GFA of more than 745m^2, except a supermarket, which shall not exceed a GFA at 4,645m^2, or a Health Service Facilities, Major/Minor and Offices, Major/Minor where these uses are listed as a permitted use in the land use district.

COMMERCIAL ENTERTAINMENT FACILITY means a privately owned indoor facility or development operated for financial gain in which the public participates in and/or views an activity for entertainment/social purposes. Commercial Entertainment Facilities may offer food and beverages for sale to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, they may include movie theatres, live theatres, dinner theatres, dancing and cabaret entertainment, amusement arcades with mechanical and/or electronic games, billiard or pool halls, and excludes an adult entertainment facility, bingo hall, casino, or late night club.

COMMERCIAL RECREATION FACILITY, AMUSEMENT PARK means a "COMMERCIAL RECREATION FACILITY, INDOOR or OUTDOOR" with or without permanent buildings or structures where rides, games of chance, entertainment, exhibitions, and the sale of food, beverages, toys and souvenirs constitute the main use.

(Bylaw C-1260-98 - December 13, 2021)

COMMERCIAL RECREATION FACILITY, INDOOR means a privately owned indoor facility or development operated for financial gain in which the public participate in recreational and/or sporting activities for a fee. Without limiting the generality of the foregoing, may include health/fitness centres, bowling alleys, indoor racquet courts, indoor driving ranges, indoor golf/mini-golf courses, and indoor paintball, and excludes an adult entertainment facility, a casino, or a bingo hall.

COMMERCIAL RECREATION FACILITY, OUTDOOR means a privately owned outdoor facility or development operated for financial gain in which the public participate in recreational and/or sporting activities for a fee. Without limiting the generality of the foregoing, may include outdoor racquet courts, outdoor driving ranges, golf/mini-golf courses, campsites, ski hills, go-cart tracks, batting cages, and outdoor paintball, and excludes an adult entertainment facility, a casino, or a bingo hall.

COMMERCIAL RIDING STABLE means a facility that is used for horse riding activities on a commercial basis and may include buildings that are necessary for the storage of the horses or other functions related to this activity.

(Bylaw C-1260-98 - December 13, 2021)

COMMERCIAL SCHOOL means a development used for training and instruction in specific trades, occupations, skills or services for the financial gain of the owner or operator of the development. Typical uses include but are not limited to secretarial, business, driver training, hairdressing, beauty culture, dancing, music and academic tutoring schools.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of goods.

COMMITTEE means the standing committee of Council that is designated as the Development Authority in accordance with the **Procedure Bylaw C-1299**. The designated Development Authority may be subject to change as determined by the **Procedure Bylaw C-1299**.

(Bylaws C-1260-118 - April 6, 2020 and C-1260-189 - March 24, 2025)

COMMUNITY OUTREACH FACILITY means a development operated by a government or a registered not-for-profit organization for the purpose of providing services for the health and wellness of the community. Typical primary uses include but are not limited to individual and family support programs, drop-in centres, crisis intervention and training, community education programs, daytime shelters, counselling services, social services, and physical or mental health services on an outpatient basis. This use may include accessory office functions. These facilities may offer limited overnight shelter as a temporary use when there is not sufficient capacity in Emergency Shelter facilities to meet community needs.

(Bylaws C-1260-111 - April 6, 2020 and C-1260-189 - March 24, 2025)

COMMUNITY RECREATION FACILITY means a publicly owned development providing facilities that are available to the public for sports and recreational activities conducted indoors and/or outdoors. Typical uses include indoor/outdoor swimming pools, hockey rinks, gymnasiums, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, bowling greens, riding stables and fitness trails. These facilities may be owned and/or operated by registered non-profit organisations.

COMMUNITY SERVICE FACILITY means a development for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, YMCA, tourist information/interpretive centres and multipurpose facilities and public and private clubs.

COMPLETION OF DEVELOPMENT means the completion of all development and activity to which the development permit relates; including but not limited to site servicing, the interior and exterior of all buildings and structures, landscaping, paved vehicle access and parking areas, walkways, signs; and includes commencement of the authorized use or uses.

(Bylaw C-1260-93 - July 16, 2018)

CONDOMINIUM means a building or lot containing bare land units or other units as defined in the Condominium Property Act.

CONDOMINIUM, BARE LAND means a lot containing bare land units with no buildings or improvements at the time of the preparation of the Condominium Plan as defined in the Condominium Property Act.

CONSOLIDATED LOTS means two (2) or more parcels combined into one (1) lot.

CONSOLIDATED TITLES means the titles of two (2) or more parcels of land have been combined onto one (1) certificate of title.

CONTENTIOUS USE means any land use that, due to its size, nature, or location, may, in the opinion of the Development Authority, be incompatible with uses on adjacent lands or is anticipated to have a detrimental inter-municipal or neighbourhood impact. Such impacts may include, but are not limited to, noise, emissions, traffic generation, odours, nuisance, servicing demands, presence of dangerous goods or hazardous materials, or other environmental concerns. For the purpose of this definition, a Contentious Use may include, but is not limited to, tanneries, sawmills, intensive livestock operations, natural resource extraction industries (including sour gas wells), agricultural industries, auction markets, major/minor eating and drinking establishments and similar uses.

CONTRACTOR, LIMITED means a development used for the provision of electrical, plumbing, heating, painting, catering and other contractor services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building.

CONTRACTOR, GENERAL means a development used for commercial and industrial service support and construction, including but not limited to oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile 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 use.

CORNER VISIBILITY TRIANGLE means the triangular area formed on a corner parcel by the two (2) curb lines and a straight line, which intersects them 6.0m from the corner where they meet.

(Bylaw C-1260-61 - December 12, 2016)

COUNCIL means the Municipal Council of the City of Grande Prairie.

DANGEROUS GOODS means a product, substance or organism listed in the Dangerous Goods Transportation and Handling Act.

DATA PROCESSING CENTRE means a development used for the housing and operation of computer systems including servers, data storage systems, networking equipment, and associated infrastructure for the processing, storage, transmission, or management of data. This includes, but is not limited to digital currency processing, nonfungible tokens, server farms or blockchain processing centres.

(Bylaw C-1260-209 – March 30, 2026)

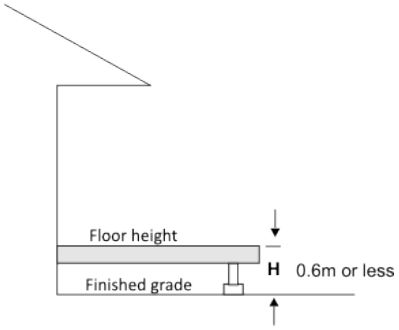
DATING AND ESCORT SERVICE means any business activity that offers to provide or does provide introductions from a person or persons to another person or persons for a period of companionship of short duration, for which service or introduction a fee is charged or imposed for each occasion companionship is provided or an introduction is made.

DECK, COVERED means a deck that has a solid roof, and excludes a pergola.

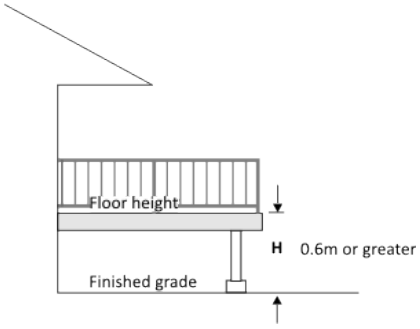
DECK, ENCLOSED ABOVE means a deck that has two (2) or more solid walls above the decking, excluding the attached house.

DECK, ENCLOSED BELOW means a deck that has two (2) or more solid walls below the decking. The wall of an attached house is not included in this count.

DECK, LOW LEVEL means a deck that does not exceed 0.6m measured from finished grade to the finished floor height, as illustrated below, and excludes sidewalks, patios, paving stones or the like located at grade.



DECK, RAISED means a deck that is greater than 0.6m measured from finished grade to the finished floor height.



DESIGNATED OFFICER means a person appointed to a position as established under the Municipal Government Act.

(Bylaw C-1260-27 - April 20, 2015)

DETENTION FACILITY means a development used to hold, confine or to provide regulated or temporary residential facilities for minors or adults either awaiting trial on criminal charges or as part of the disposition of criminal charges or released from custody under the supervision of the National Parole Board, a parole or probation officer or similar authority. Typical uses are a remand centre, jail, or halfway house.

DEVELOPMENT means:

1. An excavation or stockpile and the creation of either of them;
2. A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;

3. A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
4. A change in intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT AGREEMENT means an agreement between a developer or owner and the City that defines the terms and conditions under which a development must be carried out in accordance to the Municipal Government Act as amended.

DEVELOPMENT AUTHORITY means the Development Officer, the designated standing Committee of Council, or Council as the case may be.

(Bylaw C-1260-84 – December 4, 2017 and Bylaw C-1260-118 – April 6, 2020)

DEVELOPMENT OFFICER means the person appointed to the office established by this Bylaw.

DEVELOPMENT PERMIT OR PERMIT means a document authorizing the commencement of a development pursuant to the provisions of this Bylaw.

DISCRETIONARY USE means the use of land or of a building that is listed in the column captioned Discretionary Uses in a table of uses for a land use district in this Bylaw, and for which a development permit may be issued.

DISPATCH OFFICE means a development that provides dispatch, administrative and managerial tasks, including receiving telephone calls, dispatching drivers via telecommunications, bookkeeping, and other administrative tasks and are strictly office in nature.

(Bylaw C-1260-165 – April 17, 2023)

DRINKING ESTABLISHMENT, MAJOR means the use of a building or portion of a building where liquor is sold for consumption on the premises or off the site, where a licence is issued for the sale of liquor that prohibits minors on the premises at any time. It may include the preparation and sale of food for consumption on the premises. It has an area of 300m^2 or greater and may have a maximum area of 10m^2 for the purpose of providing entertainment such as a dance floor, a live music and performance stage, or for recorded music. Typical uses include dance clubs, cabarets, nightclubs, sports bars and lounges.

DRINKING ESTABLISHMENT, MINOR means the use of a building or portion of a building where liquor is sold for consumption on the premises or off the site, where a licence is issued for the sale of liquor that prohibits minors on the premises at any time. It may include the preparation and sale of food for consumption on the premises. It has an area of less than 300m^2 and may have a maximum area of 10m^2 for the purpose of providing entertainment such as a dance floor, a live music and performance stage, or for recorded music. Typical uses include neighbourhood pubs and bars, wine bars and lounges.

DRIVEWAY means a private road that provides vehicle access from a lot or site to a public road.

DRIVE THROUGH BUSINESS means a development designed to serve customers remaining in their vehicles.

DRY CLEANING PLANT means an establishment where clothing and other personal effects are cleaned chemically.

DUGOUTS means the excavations of land results in manmade features that entraps water and includes excavations for a water supply and borrow pits. At its deepest point, a dugout shall have a depth of no less than one (1) meter. Anything designed for a depth shallower than one (1) meter may be considered an ornamental pond for landscaping purposes.

(Bylaw C-1260-98 – December 13, 2021)

DUPLEX means development consisting of a building containing only two (2) Dwellings, with one (1) dwelling placed over the other in whole or in part, or with back to back orientation. Each dwelling has an individual and separate access. This use does not include Secondary Suites or Semi-Detached Dwellings.

(Bylaw C-1260-40 – July 13, 2015)

DWELLING UNIT OR DWELLING means a complete building or self-contained portion of a building used by a household, containing sleeping facilities; cooking facilities, including a stove; and sanitary facilities. The dwelling is intended as a permanent residence and has an independent entrance either directly from the outside of the building or through a common area inside the building, that is or can be closed off from the remainder of the building.

(Bylaw C-1260-208 – March 30, 2026)

DWELLING UNIT, SUPPORTED means a unit within an Apartment Building, Mixed-Use Apartment Building, or Multi-Attached Dwelling that is:

1. Provided in conjunction with one or more of the following supports:
    a. Reduced rental rate or subsidy;
    b. Professional supports and supervision for behavioral health challenges. Behavioral health refers to mental health and behaviors related to health outcomes. This may include, but is not limited to supports for challenges such as depression, anger management, social re-integration, and addictions; and/or
    c. Professional supports for residents who have physical or cognitive health issues and who require professional care and supervision to perform daily living tasks, or to exit safely in case of an emergency event.
2. In a development that also contains regular Dwelling Units; and
3. On a property zoned DC-14 or another Direct Control District to allow for consideration of the unique character of the proposed development. This may include consideration of the land use needs and impacts associated with proposed supported or affordable housing, such as reduced need for parking, need for proximity to transit and the potential need for supports on-site or in close proximity.

This use is not a Residential Support Home or Group Home.

(Bylaw C-1260-23 – December 14, 2015 and Bylaw C-1260-111 – April 6, 2020)

EDUCATION, PRIVATE means a development maintained and operated principally at private expense which may or may not offer courses of study equivalent to those offered in a public, and includes dormitory and accessory buildings. It does not include commercial schools.

EDUCATION, PUBLIC means a development that is publicly supported and involves public assembly for education, training or instruction purposes, and includes dormitories and the administration offices required for the provision of such services on the same site. Typical uses include but are not limited to public and separate schools, community colleges, universities, and technical and vocational schools. This use does not include private education developments and commercial schools.

EMERGENCY SHELTER means an establishment providing temporary accommodation to individuals who are in immediate need of emergency accommodation on an overnight basis. This use:

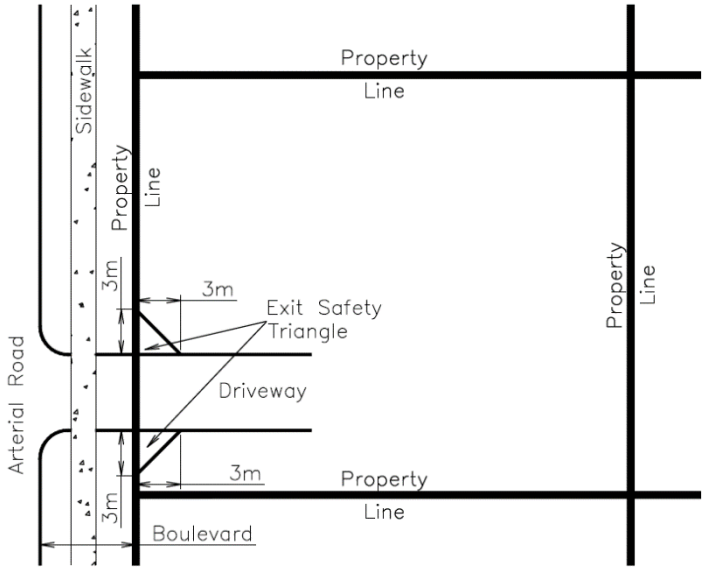
1. Requires a Direct Control District for the proposed development;
2. May include a combination of rooms and dormitories;
3. May include apartment units for transitional housing;
4. May include sobering facilities, but does not include treatment for an addiction;
5. May offer health, education, and other programs and services to the population that the use serves;
6. May provide a food preparation, kitchen or eating area for the staff or population that the use serves; and
7. Has staff providing supervision of the people being accommodated at all times that the facility operates.

(Bylaw C-1260-111 – April 6, 2020)

EQUIPMENT RENTAL AND REPAIR means a development used for the rental and repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.

ESSENTIAL PUBLIC SERVICE means a development that is necessary for the continued health, safety, or welfare of the residents of the City. This includes fire stations, ambulance services, police stations, and similar facilities.

EXIT SAFETY TRIANGLE means a triangle-shaped area of land abutting an arterial road that is required to be kept clear of obstructions that could impede the vision of the driver of a motor vehicle exiting the driveway of the site onto the arterial road. An exit safety triangle shall be determined as follows and illustrated below:



The exit safety triangles of a site shall be the areas enclosed by the lines along the limits of the driveway and the street line measured to a point three (3) metres back from the intersection of the street lines and the limit of driveway, and a diagonal line drawn between these two (2) points.

(Bylaw C-1260-145 – March 21, 2022)

EXPLOSIVES STORAGE AND DISTRIBUTION means a development or use designed for the storage and/or distribution of "EXPLOSIVES" as defined in the federal government's Explosives Act. This use is not a "WAREHOUSE", "STORAGE, OUTDOOR", or "STORAGE, INDOOR" and is not intended to be a permitted use in any land use district but may be allowed if it is specifically rezoned as part of a Direct Control District.

(Bylaw C-1260-98 – December 13, 2021)

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, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

EXTENSIVE AGRICULTURE means those agricultural operations producing crops or livestock that require large tracts of land but does not include intensive livestock or intensive agricultural operations.

EXTENSIVE RECREATION means uses which locate in areas to take advantage of natural physical features and to provide for non-facility oriented recreational activities such as hunting, trail riding, snowmobiling, hiking, cross-country skiing, rustic camping and similar uses.

FAMILY/FAST FOOD RESTAURANT means a development where food and non-alcoholic beverages are offered for sale to the public, and consumption within the premises, take-out service, drive through service or a combination thereof.

FARM BUILDING means any improvement, other than a dwelling unit or manufactured home, used for agricultural operations. This includes all buildings used in connection with an agricultural operation.

(Bylaw C-1260-98 – December 13, 2021)

FARMERS/FLEA MARKET means a development used for the sale of new or used goods and food products by multiple vendors renting tables and space in an enclosed building or designated outdoor venue. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Such operations are usually of a seasonal nature.

FARMSTEADS means any dwelling unit associated with an agricultural operation or intensive livestock operation where the owner(s) of the operation normally reside. For the purposes of this Bylaw, farmstead also includes the well, sewage disposal system, and shelterbelt and only applies to an un-subdivided quarter section.

(Bylaw C-1260-98 – December 13, 2021)

FARMSTEAD, ABANDONED means a farmyard which was once established and which contains some or all of the following: an abandoned residence, a developed potable water source, an established sewage collection system, an electrical service, an existing shelter belt or any other features which would indicate a previous developed farmstead.

(Bylaw C-1260-98 – December 13, 2021)

FENCE means a structure which may be used to prevent or restrict passage, for sound attenuation, yard décor, and for protection from dust or the elements, to provide visual screening, or to mark a property line.

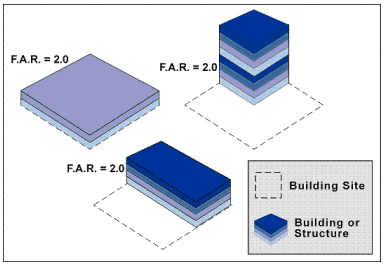
FENCE, SOLID SCREEN means a fence that provides a visual and/or noise attenuation barrier, is constructed of wood, brick stone, vinyl or reinforced concrete products, and excludes a chain link fence with slats.

FINANCIAL BUILDING means a building or portion of a building used primarily for the banking or lending of money.

FLEET SERVICE means a development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long-term lease. This includes, taxi services, bus lines, messenger and courier services, but does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

FLOOD PLAIN means the area of land along a river, stream, or creek that is potentially at risk of flooding from time to time.

FLOOR AREA RATIO (FAR) means the numerical value obtained by dividing the Gross Floor Area of all buildings on a site, excluding parking structures, by the total area of the site.



FUNERAL, CREMATORY 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, funeral chapels, crematoriums, mausoleums and columbariums.

GARAGE means an accessory building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles.

(Bylaw C-1260-4 – December 9, 2013)

GARAGE, 3-CAR means a garage that is 8.5m wide or larger.

(Bylaw C-1260-37 – August 10, 2015)

GARAGE SUITE **- Deleted by Bylaw C-1260-187 – November 18, 2024**

GAS BAR means a retail outlet that is limited to the sale of gasoline and related automotive products and may include a Retail Convenience Store. This may include the storage of liquid propane gas (LPG) in an amount of 10,000L or less, stored in a horizontal tank less than 1.9m high.

GENERAL INDUSTRIAL means the following activities:

1. The processing of raw or finished materials;
2. The manufacturing or assembly of goods, products or equipment;
3. The storage or transhipping of materials, goods and equipment;
4. The training of personnel in general industrial operations; or
5. The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair of goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

GOVERNMENT SERVICE means a development providing Crown Corporation, or municipal, provincial or federal government services directly to the public. Typical uses include but are not limited to taxation offices, courthouses, postal stations, manpower and employment offices, and social service offices, which result in a significant client visitation, and excludes Essential Public Services, detention and correction services and private and public education development.

GRADE means the average elevation at the finished level of the ground at the corners of a lot, site or at the foundation or as otherwise established by the City from time to time.

GRAIN ELEVATOR means a structure that is used for the storage of grain and is usually located in such a manner to take advantage of a rail or truck loading facility.

(Bylaw C-1260-98 – December 13, 2021)

GREENHOUSE means development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, household, and ornamental plants and may include accessory uses related to the storing, displaying, and selling of gardening, nursery and related products.

GROSS FLOOR AREA (GFA) means the total area of each floor of a building whether located above, at or below grade, excluding areas used exclusively for parking, mechanical/electrical equipment, common laundry and storage lockers, and common areas such as stairways, halls and corridors.

(Bylaw C-1260-60 – September 6, 2016)

GROSS VEHICLE WEIGHT (GVW) means the total weight of a vehicle and its maximum allowable load.

GROUP HOME means a development using a Dwelling Unit to provide housing for up to six (6) residents for the purpose of facilitating supports for the behavioral health of those residents. A Group Home:

1. Is housing provided in conjunction with professional supports and supervision for behavioral health challenges. Behavioral health refers to mental health and behaviors related to health outcomes. This may include, but is not limited to supports for challenges such as depression, anger management, social re-integration, and addictions;
2. Has any required authorization, licensing or certification from a provincial authority that is applicable;
3. Has associated support programming provided on-site or at another location;
4. Has the character of a single housekeeping group where occupants live together and use a common kitchen; and
5. May incorporate accommodation for resident staff. Resident staff are counted in the maximum occupancy of six (6) residents.

This use does not include Residential Support Home, or Residential Care Facility.

(Bylaw C-1260-111 – April 6, 2020)

GUEST RANCH means a working farm or ranch that offers tourists or visitors meals and temporary overnight accommodation for payment of a fee and may include programs that allow guests to participate in a range of farming activities. A guest ranch does not include a hotel, motel, or boarding house.

(Bylaw C-1260-98 – December 13, 2021)

HANDICRAFT BUSINESS means the production and selling of handicrafts on a commercial basis. Handicraft production is the creation of custom products in limited quantities by hand or with limited automation. This use may include associated product display, retail sales, and instructional classes.

(Bylaw C-1260-98 – December 13, 2021 and C-1260-151 – April 4, 2022)

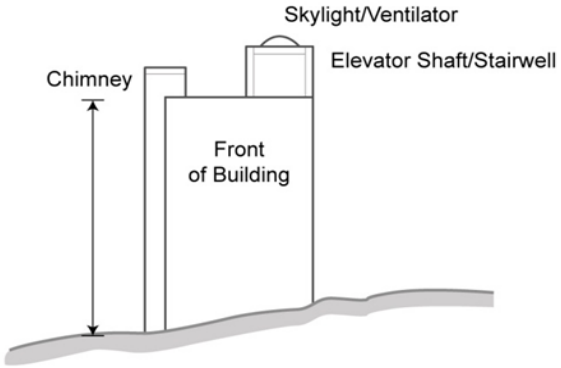
HANGAR AND TERMINAL FACILITY means a development, which provides services to aircraft, aircraft passengers and air freight usually located adjacent to the runway. Services provided within these facilities may include but not be limited to airport operations and administration, food and personal services, freight and baggage handling, aircraft maintenance and repair and vehicle rental.

HARD SURFACING means asphalt, concrete, paving stone or similar material but not gravel satisfactory to the Development Authority that is used in the construction of a driveway or parking area.

HEALTH FACILITY, MAJOR means a development used for the provision of physical and mental health services on an outpatient basis other than a Health Facility, Minor. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include walk-in medical and dental offices and diagnostic services.

HEALTH FACILITY, MINOR means a development used for the provision of physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature, however, the number of facility staff shall not exceed five (5), including professional, technical and administrative staff. Typical uses include medical and dental offices, and diagnostic services.

HEIGHT means the maximum vertical distance between average finished grade and the highest point of a building that is not a stairway access to a roof, ventilating fan, skylight, steeple, chimney, smoke stack, firewall, parapet wall, flag pole, or similar device not structurally essential to the building.



HIGH VISIBILITY CORRIDOR means high visibility transportation corridors that carry large volumes of traffic and may result in a significant impression of the City. Highway 43, the north half of 116 Street located between Highway 43/100 Avenue and the north City boundary, Wapiti Road and Resources Road are High Visibility Corridors.

(Bylaw C-1260-60 – September 6, 2016)

HOME BUSINESS means the secondary use of a principal dwelling, or combination of a principal dwelling and an accessory building, in a residential neighbourhood to conduct a business activity by at least one (1) permanent resident of the dwelling.

(Bylaw C-1260-59 – September 6, 2016)

HOME OCCUPATION, AGRICULTURAL means a development in the Agricultural District consisting of the use of a dwelling unit or farm building by the resident of that dwelling unit, for a business that may generate business traffic. The business use must be secondary to the agricultural operation and shall not employ more than two (2) persons not normally residing on site.

(Bylaw C-1260-98 – December 13, 2021)

HOME OCCUPATION, MAJOR **- Deleted by Bylaw C-1260-154 – April 17, 2023.**

HOME OCCUPATION, MINOR see Home Business.

(Bylaw C-1260-98 – December 13, 2021)

HOME OFFICE means the secondary use of a principal building by only the permanent resident/residents of the dwelling to conduct a business activity that does not require client visits to the residence and may involve limited delivery or storage of goods or supplies.

(Bylaw C-1260-59 – September 6, 2016)

HOSPITAL means an institutional development used to provide in-patient and out-patient health care and include a community health centre and a full service hospital.

HOTEL means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, personal service shops, and general retail shops.

INDUSTRIAL BUSINESS CENTRE means a building containing a group of industrial business establishments planned, constructed and managed by a single or a group of owners or tenants on a common site allowing for rental projects and conventional condominium developments, developed in accordance with the Condominium Property Act. Industrial Business Centres have common and/or shared site access, common and/or shared parking for customers and staff.

INFRASTRUCTURE AND PROTECTIVE SERVICES COMMITTEE**-Deleted by Bylaw C-1260-118-April 6, 2020.**

INTENSIVE AGRICULTURE means a commercial agricultural operation other than a Confined Feeding Operation that, due to the nature of the operation, requires up to 32 ha. Without restricting the generality of the foregoing, this use includes greenhouses, market gardens, sod farms, bee keeping, tree farms, horse holding areas, and kennels, but does not include a dwelling unit.

LANDSCAPING means the modification and enhancement of a site through the use of any or all of the following elements:

1. Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover;
2. Hard landscaping consisting of non-vegetative materials such as brick, stone, rock, tile, and wood, excluding monolithic concrete or asphalt and
3. Permeable surface landscaping means any surface treatment that allows water to drain into the ground beneath. Some hard landscaping treatments may be accepted as permeable surface landscaping, such as decorative stone with a diameter of 1" or larger, at the Development Authority's discretion.

(Bylaws C-1260-31 – August 10, 2015 and C-1260-79 – February 25, 2019)

LAND USE DISTRICT or DISTRICT means an area of the City established as a land use district by this Bylaw.

LANDING means an amenity area of wood frame or other construction which is attached to a dwelling. A landing is no greater than 1.5m² and is generally at the top or bottom of a set of stairs. A landing does not require a development permit.

LANE means an alley as defined in the Traffic Safety Act.

LATE NIGHT CLUB means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other events where:

1. No alcohol or alcoholic beverages are available on the premises for consumption or sale;
2. Twenty (20) or more patrons are assembled at any time between 2:00 am and 6:00 am;

3. The events are held for the purpose of gain or profit;
4. Tickets are sold or an entrance or attendance fee is charged for persons to attend; and
5. Music, noise or sound of any kind or source, including but not limited to the performing or playing of live music, amplified recorded or computer generated sounds.

LIQUOR STORE means a retail store licensed to sell liquor to the public, including wine and beer stores.

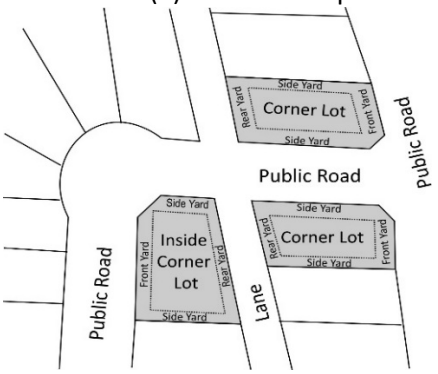
LOADING SPACE means a space provided on a site to accommodate a commercial vehicle on a temporary basis for loading or unloading of goods and materials.

LOT means:

1. A quarter section;
2. A settlement lot shown on an official plan, as defined in the Surveys Act that is filed in a land titles office;
3. A part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
4. A part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

LOT AREA means the area of a lot.

LOT, CORNER means a lot located at the intersection of two (2) public roads, other than lanes, where at least one (1) vehicle is required to stop, yield or otherwise give right-of-way.

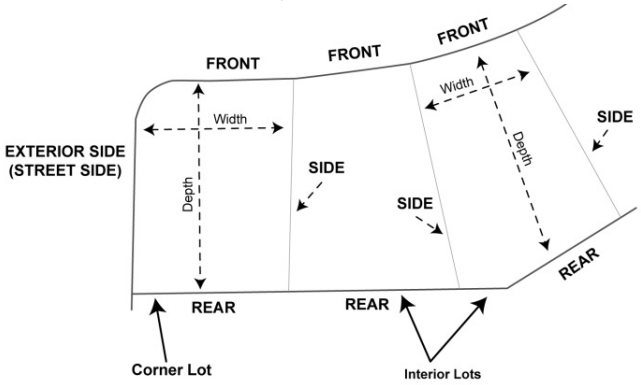


LOT, INSIDE CORNER means a lot that has public roadways adjacent to the Front and Side lot lines on which vehicles are not required to stop, yield or otherwise give the right-of-way.

LOT, DEPTH means the horizontal distance between the Front and Rear Lot Lines of a site.

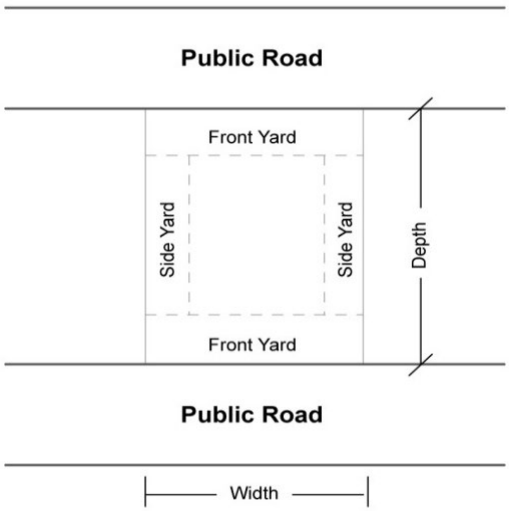
LOT, THROUGH means a lot that abuts two (2) parallel public roads, not including lanes.

LOT LINE, FRONT means the lot line separating a lot from an abutting public road other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the lot lines abutting a public road.



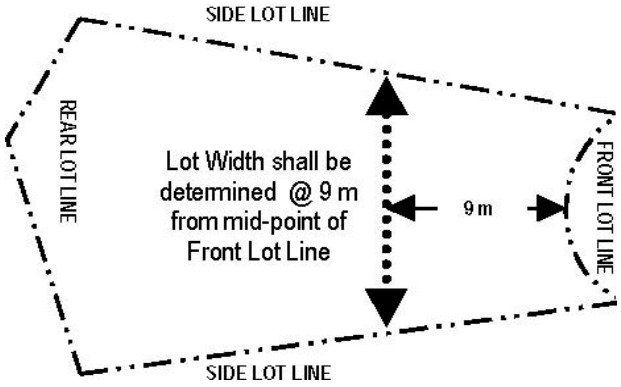
LOT LINE, REAR means either the lot line which is furthest from and opposite the Front Lot Line, or, where there is no such lot line, the point of intersection of any lot lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line.

LOT LINE, SIDE means the lot line other than a Front Lot Line or Rear Lot Line.



LOT LINE, ZERO means a form of residential development in which dwellings are located on one (1) or more lot lines with no yard between the building and the lot line.

LOT WIDTH means the horizontal distance between the side boundaries of the lot measured at a distance from the Front Lot Line equal to the minimum required Front Yard as identified in the appropriate district. For pie-shaped or other similar irregularly shaped lots, the Lot Width shall be determined by the distance measured nine (9) metres perpendicular to and at the mid-point of the Front Lot Line between the Side Lot Lines as shown in the figure below. The arc length measured at the curb shall not be less than 70% of the required minimum Lot Width.



MANUFACTURED HOME means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards and meets the requirements of the Alberta Building Code. This definition applies to both single section and multi-section models, but does not apply to modular homes, recreational vehicles or industrial camp trailers.

MANUFACTURED HOME COMMUNITY means a development on a site under one (1) ownership and managed by the owner or the owner's agent. It is designed to accommodate numerous manufactured homes on leased lots in a community setting.

MICROBREWERY, MICRO-WINERY AND MICRO-DISTILLERY - Deleted by Bylaw C-1260-130-Feb 8, 2021.

MIXED USE APARTMENT BUILDING means a vertical apartment-style building including commercial, retail, or institutional use(s) and three (3) or more dwelling units (or "dwelling unit, supported" if listed in the applicable district), and having:

1. The same land use district for all uses within the building;
2. Only residential uses located above the second floor;
3. Commercial, retail, or institutional uses located with street-side frontage (facing and visible from the street); and

4. Dwelling units and commercial, retail, and institutional uses which may have shared building entrance or access and facilities (e.g. service entrances, parking areas, ground floor hallways, elevators, stairwells, shared main building entry). However, dwelling units entry or access shall not be through a commercial, retail, or institutional development.

(Bylaw C-1260-23 – December 14, 2015)

MIXED Use Apartment Building, Up to Two (2) Units means a commercial, retail, or institutional use and up to two (2) dwelling units (or "dwelling unit, supported" if listed in the applicable district). Commercial, retail, or institutional uses shall be located primarily on the ground floor, but may also occupy other portions of the building. The apartment(s) may have shared or separate entrance facilities; however, access to any apartment shall not be through the commercial, retail, or institutional space. On the ground floor, the residential uses shall not occupy the primary frontage; these spaces shall be reserved for the commercial, retail, or institutional uses.

(Bylaw C-1260-76 – September 5, 2017)

MIXED USE DEVELOPMENT means a development that is designed to accommodate more than one (1) type of use on a single site.

MODULAR CONSTRUCTION means a prefabricated or factory built building or section of a building, without a chassis, running gear or wheels, which may be stacked horizontally or vertically and completed to form one (1) or more complete units for year round occupancy, and excludes a Manufactured Home.

MOTEL means a development for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. It may include accessory eating and drinking establishments.

MULTI-ATTACHED DWELLING means a residential building containing three (3) or more dwelling units separated by common walls and located either on a single site or each unit on a separate individual lot, each dwelling unit having at least one (1) separate entrance. This definition applies to forms of housing that include, but are not limited to, townhouses, street oriented townhouses, row houses, triplexes and fourplexes.

MUNICIPAL TAG means a tag whereby the person alleged to have committed a breach of provision of this Bylaw is given the opportunity to pay a voluntary penalty to the City in lieu of prosecution for an offence.

NON-CONFORMING BUILDING means a building:

1. That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective; and
2. That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

NON-CONFORMING USE means a lawful specific use:

1. Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and
2. That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not comply with this Bylaw.

OFFICE, MAJOR means a building that provides professional, management, administrative, consulting, and similar office and business support services, and financial services. It does not include a government service or health facility.

OFFICE, MINOR means a building development that provides professional, management, administrative, consulting, and similar office and business support services, and financial services, where the number of staff shall not exceed five (5), including professional, technical and administrative staff. It does not include a Health Facility, Major or Minor or Government Service.

OILFIELD SUPPORT means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or transhipping of such materials, goods and equipment, including petrochemical products and supplies. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

OUTDOOR STORAGE FACILITY means a site exclusively utilized for the storage of goods or materials or equipment. Un-serviced buildings or structures are considered accessory buildings. Typical uses include vehicle or heavy equipment storage compounds, or pipe yards.

OUTLINE PLAN means a detailed land use plan approved by Council. Outline Plans are typically done at quarter section level and conform to an approved Area Structure Plan.

PATIO means an outdoor amenity area constructed at grade. A patio does not require a development permit.

PARK means land developed for public recreational activities that do not require major buildings or facilities, and includes picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

PARKING LOT OR BUILDING means a development intended to accommodate vehicle parking.

PARKING STALL means that portion of a parking lot or building that is intended to accommodate a vehicle.

PEACE OFFICER means a sworn member of the Grande Prairie Police Service, a sworn member of the Royal Canadian Mounted Police, a Bylaw Enforcement Officer of the City, or a Community Peace Officer of the City.

(Bylaw C-1260-208 – March 30, 2026)

PERMANENT SUPPORTED HOUSING means a facility providing residential accommodation in addition to continuous on-site professional care and supervision to persons whose cognitive or behavioral health needs require increased levels of service. The structure may require enhanced safety and security controls such as entrances and exits under the exclusive control of the staff, secured rooms, windows or doors, and fences. This use requires a Direct Control District.

This use does not include Extended Medical Treatment Services.

(Bylaw C-1260-111 - April 6, 2020)

PERMITTED USE means the use of land or of a building, which is listed in the column, captioned Permitted Uses in a table of uses for a land use districts in this Bylaw, and for which a development permit may be issued.

PERSONAL CARE SERVICE **- Deleted by Bylaw C-1260-165 – April 17, 2023.**

PERSONAL SERVICE FACILITY means a 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 and includes such uses as hairdresser, esthetician and beauty salons, tanning salons, tattoo and piercing parlours, massage therapy by a Certified Massage Therapist, seamstress and tailor shops, shoe repair shops, laundromat, dry cleaning outlets (for pick up only), but does not include; health services, general retail businesses, dry cleaning plants or adult entertainment facilities.

(Bylaw C-1260-165 – April 17, 2023)

PETROLEUM FACILITY means petroleum infrastructure such as oil and gas pipelines, well battery, compressor station, and metering station and is not defined as a Natural Resource Extraction Industry.

(Bylaw C-1260-98 – December 13, 2021)

PORCH means an entrance structure typically attached to 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 are enclosed by solid walls and/or windows.

PRINCIPAL BUILDING or USE means a building or use that, in the opinion of the Development Authority, is the main purpose for which the building or site is ordinarily used.

PUBLIC ROAD means the right-of-way for a highway, street, or lane that is registered at the Land Titles Office and is used or intended to be used to accommodate vehicular traffic.

PUBLIC USE means a building, structure or lot used for public services by the City except sanitary landfill sites and sewage lagoons, or by any local board or agency of the County, or by any department, commission or agency of the Province of Alberta or Government of Canada.

(Bylaw C-1260-98 – December 13, 2021)

PUBLIC UTILITY means a system or works used to provide one (1) or more of the following for public consumption, benefit, convenience or use:

1. Telecommunications;
2. Water or steam;
3. Irrigation;
4. Fuel;
5. Electric power;
6. Heat;
7. Sewage disposal;
8. Drainage;
9. Waste management;

and includes the thing that is provided for public consumption, benefit, convenience or use.

PUBLIC UTILITY LOT means a lot owned by the City that may accommodate one (1) or more public utilities.

QUEUE means a line of waiting people or vehicles.

QUEUING SPACE means the space designated for the temporary storage of a motor vehicle waiting in a queue where the operator of the vehicle does not leave the vehicle unattended.

RAIL YARD means an area used and operated by a rail company for rail related activities.

RADIOCOMMUNICATION AND BROADCASTING ANTENNA FACILITY means an antenna system, including masts, towers and supporting structures, for the purpose of transmitting or receiving telephone, television, radio, internet or other electronic communications and which is regulated by Industry Canada, and excludes Satellite and Amateur Radio Antennae.

RECREATIONAL USE, INTENSIVE means a recreational land use and/or buildings where recreation activities are pursued in a more concentrated form and would likely involve buildings. For the purposes of clarification such activities would include beaches, indoor and outdoor riding stables, race tracks for motorized and non-motorized activities, sport fields, picnic areas, arenas, curling rinks, indoor pavilions, downhill or cross-country ski facilities, parks, cabins, and other similar uses. This use is intended to include facilities with a moderate to significant number of seats for spectators. It is larger and more intensive than "COMMERCIAL RECREATION FACILITY, INDOOR or OUTDOOR.

(Bylaw C-1260-98 – December 13, 2021)

RECREATIONAL VEHICLE, LARGE means a vehicle or portable structure exceeding 6.1m in overall length, excluding the hitch assembly. They are designed to be carried on a motor vehicle, towed behind a motor vehicle, or designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and/or for recreational purposes. This includes such vehicles as motor homes, fifth wheel trailers and holiday trailers, but does not include a manufactured home.

RECREATIONAL VEHICLE, SMALL means a vehicle or portable structure up to 6.1m in overall length, excluding the hitch assembly. They are designed to be carried on a motor vehicle, towed behind a motor vehicle, or designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and/or for recreational purposes. This includes such vehicles as tent trailers, truck campers and recreational vehicles such as ATV's, snowmobiles and boats.

RECREATION VEHICLE STORAGE means an outdoor storage facility used specifically for seasonal or temporary storage of cars, trucks, and recreation vehicles.

RECYCLING DEPOT means a development used for the buying and temporary storage of bottles, cans, tetrapaks, newspapers and similar goods for reuse where all storage is contained within an enclosed building or site and excludes salvage yards.

RELIGIOUS ASSEMBLY means a development including any meeting halls used for spiritual worship and related religious, charitable, educational or social activities, but does not include a school.

RESEARCH FACILITY means a building or portion thereof, or group of buildings in which facilities for scientific research, investigation, and testing are located.

(Bylaw C-1260-98 – December 13, 2021)

RESERVE LAND means a municipal, school, municipal-school, or environmental reserve that has been dedicated in accordance with the Municipal Government Act as amended.

RESIDENTIAL CARE FACILITY means an extended or congregate care facility for residents who have physical or cognitive health issues and who require daily or frequent professional care and supervision to perform daily living tasks, or to exit safely in case of an emergency event. This includes but is not limited to seniors' lodges and nursing homes.
This use does not include Group Home, Permanent Supported Housing or Residential Support Home.

(Bylaw C-1260-111 – April 6, 2020)

RESIDENTIAL CONVERSION means a development located in a Residential District that involves the transformation of a single detached dwelling for use as an Office, Minor or Health Facility, Minor, but does not include a Home Business.

(Bylaw C-1260-59 – September 6, 2016)

RESIDENTIAL SALES CENTRE means a temporary building used for a limited period of time for the purpose of marketing residential land and buildings.

RESIDENTIAL SUPPORT HOME - TYPE 1 means a development using a Dwelling Unit to provide housing for up to three (3) residents who have physical or cognitive health issues and who require professional care and supervision to perform daily living tasks, or to exit safely in case of an emergency event. A Residential Support Home - Type 1:

1. Has any required authorization, licensing or certification from a provincial authority that is applicable;
2. Has the character of a single housekeeping group where occupants live together and use a common kitchen;
3. May provide meal and/or housekeeping services;
4. May incorporate accommodation for one resident staff person. Resident staff are not counted in the maximum occupancy of three (3) residents; and
5. Does not require a development permit if it is within a dwelling with a valid development permit, as per section 16.1.t of this Bylaw.

This use is not a Boarding House or Group Home.

(Bylaw C-1260-111 – April 6, 2020)

RESIDENTIAL SUPPORT HOME - TYPE 2 means a development using a Dwelling Unit to provide housing for four (4) or more residents who have physical or cognitive health issues and who require professional care and supervision to perform daily living tasks, or to exit safely in case of an emergency event. A Residential Support Home - Type 2:

1. Has any required authorization, licensing or certification from a provincial authority that is applicable;
2. Has the character of a single housekeeping group where occupants live together and use a common kitchen;
3. May provide meal and/or housekeeping services; and
4. May incorporate accommodation for resident staff.

This use is not a Boarding House or Group Home.

(Bylaw C-1260-111 – April 6, 2020)

RESTAURANT means a development where food and beverages are prepared and offered for sale to the public and may be licensed for the sale and on-site consumption of liquor and minors are not prohibited from any portion of the establishment at any time during the hours of operation.

RESTAURANT & DRINKING ESTABLISHMENT, MAJOR means a development where food and beverages are prepared and offered for sale to the public and where a license is issued for the sale of liquor for consumption on the premises or off-site. Minors may be prohibited from a portion of the development or during certain hours of operation. If minors are prohibited from a portion of the establishment, such as in the case of a restaurant with a lounge, a form of physical separation between the two spaces is required, to the Development Authority's satisfaction. The development has an area of 300m² or greater and may have a maximum area of 10m² for the purpose of providing entertainment such as a dance floor, a live music and performance stage, or for recorded music.

(Bylaw C-1260-124 – October 19, 2020)

RESTAURANT & DRINKING ESTABLISHMENT, MINOR means a development where food and beverages are prepared and offered for sale to the public and where a license is issued for the sale of liquor for consumption on the premises or off site. Minors may be prohibited from a portion of the development or during certain hours of operation. If minors are prohibited from a portion of the establishment, such as in the case of a restaurant with a lounge, a form of physical separation between the two spaces is required, to the Development Authority's satisfaction. The development has an area of less than 300m² and may have a maximum area of 10m² for the purpose of providing entertainment such as a dance floor, a live music and performance stage, or for recorded music.

(Bylaw C-1260-124 – October 19, 2020)

RETAIL STORE, CANNABIS means a development used for the retail sale, promotion, storage, distribution or dispensing of cannabis or cannabis derived products. Incidental uses may include the sale of associated consumer products.

(Bylaw C-1260-75 – August 8, 2017)

RETAIL STORE, CONVENIENCE means a development used for the retail sale of those goods required by area residents on a day-to-day basis in an enclosed building which does not exceed 370m^2 in gross floor area. Typical uses include small food stores, drug stores, video sales and rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical, printed matter and personal care items, but do not include an adult entertainment facility.

RETAIL STORE, GENERAL means a development used for the retail sale of goods entirely within an enclosed building and excludes those uses that have a form of retail sales that are specifically defined in this Bylaw.

(Bylaw C-1260-12 – June 30, 2014)

RETAIL STORE, SECOND-HAND means a development used for the retail sale of second-hand major and minor household goods, including the refurbishing and repair of the goods being sold, and includes but is not limited to the resale of items such as antiques, furniture, major appliances, jewellery, stereos and musical instruments. It does not include the sale of used vehicles, construction and industrial equipment, farmers/flea markets or auctioneering facilities.

SALVAGE YARD means land or buildings where motor vehicles, tires, and parts are disassembled, repaired, stored or wrecked usually for parts or scrap metal re-sale.

SATELLITE ANTENNA means:

1. An antenna the purpose of which is to receive signals from orbiting satellites;
2. A low noise amplifier (LNA) situated at the focal point of the receiving component the purpose of which is to magnify and transfer signals;
3. A cable the purpose of which is to transmit signals; and
4. Other associated components.

SCREENING means a fence, berm or hedge or some combination thereof used to visually hide or separate areas or uses.

SECONDARY SUITE means a Dwelling Unit located within, and Accessory to, a Single Detached Dwelling or Semi-Detached Dwelling.

(Bylaw C-1260-40 – July 13, 2015 and C-1260-180 – June 17, 2024)

SEMI-DETACHED DWELLING means two (2) dwelling units joined side by side with a common wall and each dwelling unit has one (1) or more separate entrances.

SERVICE STATION means a development where the principal use is the retail sale of fuel and other petroleum products and the minor servicing and repairs to automobiles and may include as an accessory use the sale and installation of lubricants, tires, batteries, and similar parts and accessories, a Restaurant or a retail convenience store, and exclude Automotive and Equipment Repair and Sales, Major/Minor.

Total above ground storage of all fuels shall be 30,000 litres or less.

SETBACK means the distance that a development must be set back from a lot line or any other feature of a site as specified by this Bylaw and is not a yard.

SHIPPING/STORAGE CONTAINER means a reusable container designed and constructed for storage or the intermodal transportation of freight by sea, rail and truck.

SIGN means any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business, group, profession, enterprise or industry and is intended to be seen from on or off the site where the sign is located.

SINGLE DETACHED DWELLING means a building containing one (1) dwelling unit but does not include a manufactured home.

SITE means an area of land consisting of one (1) or more abutting lots under single ownership or control.

SITE COVERAGE means the ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory buildings or structures (including verandas, porches, or Raised Decks) on a site to the total lot area. Such buildings and structures do not include steps, eaves, cornices or Low Level Deck.

SITE WIDTH means the frontage width of a lot, or the total frontage width of a site.

SMALL WIND ENERGY SYSTEMS (SWES) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 3kW and which will be used primarily to reduce onsite consumption of utility power.

SOLAR COLLECTOR means any device that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

STORAGE YARD means a portion of a site utilized for the storage of goods, materials and/or equipment. The use shall be accessory to the principal use of the site. This does not include an Outdoor Storage Facility.

(Bylaw C-1260-123 – August 24, 2020)

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, and if there is no floor above it, that portion between the top of a floor and the ceiling above it. The floor of the first storey commences no greater than 2.1m above finished grade.

STRUCTURAL ALTERATION means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the usable floor area of a structure or reduces existing setback distances.

STRUCTURE means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavements, curbs, walks, open air surfaced areas and movable vehicles.

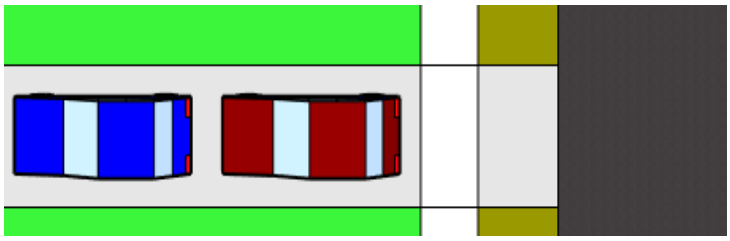
SUBDIVISION means the division of a parcel of land into one (1) or more smaller parcels by a plan of subdivision or other instrument.

SUPERMARKET means a development in which the principal use is the sale of groceries and other food items to the public. Incidental uses may include pharmaceutical sales and other consumer products.

SURVEILLANCE SUITE/CARETAKER'S RESIDENCE means a dwelling unit that is secondary or accessory to the principal industrial, commercial or recreational use on the same lot. The unit may be developed within the principal building or in a separate accessory building and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that lot.

(Bylaw C-1260-98 – December 13, 2021)

TANDEM PARKING means a maximum of two (2) parking spaces, one (1) behind the other, with a common or shared point of access to a street or lane.



(Bylaw C-1260-40 – July 13, 2015)

TAXIDERMY means the art or operation of preparing, stuffing, and mounting the skins of dead animals for display.

TOP OF BANK means the line where the surrounding tableland is broken by a valley slope and forms the valley crest as determined by a geotechnical engineer.

TRUCK AND/OR MANUFACTURED HOME SALES AND/OR RENTAL means a development used for the retail sale or rental of new or used trucks exceeding 4,000 kg, motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories.

UNENCLOSED STEPS means an entrance structure consisting of stairs and associated railings typically attached to the front or side of a residential dwelling to provide ground floor entry.

URBAN AGRICULTURE means an agricultural operation where plants are grown outdoors at grade, in raised beds, or on a rooftop of a building in urban areas, for use beyond personal consumption. This does not include Intensive Agriculture, Extensive Agriculture, or the raising of livestock.

USE means the purpose or activity for which a lot or buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

UTILITY TRAILER means a portable structure, designed to be pulled by a motor vehicle, to allow for the transport of goods and possessions, but is not to be used as temporary accommodation.

(Bylaw C-1260-59 – September 6, 2016)

VARIANCE means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Board.

VEHICLE ORIENTED USE means a use that predominantly caters to vehicular traffic, including but not limited to gas bars, service stations, drive-through financial institutions, drive-in/through food services, drive-through vehicle services, car washes, and similar developments providing drive-in services in which patrons generally remain within their vehicles.

VEHICLE WASH, MAJOR means a development providing automated/drive-through or individually coin/time operated wand wash facilities for motor vehicles. Typically these facilities cater to large vehicles including tractor and/or tractor-trailer units, large recreational vehicles or facilities for washing of three (3) or more vehicles at any given time.

VEHICLE WASH, MINOR means a development providing automated/drive-through or individually coin/time operated wand wash facilities for vehicles. Typically these facilities free standing or they are located in conjunction with a gas bar or service station, and include any facility with two (2) or less wash bays.

VERANDA 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.

VIOLATION TICKET means a violation ticket as defined in the Provincial Offences Procedures Act (Alberta).

WAREHOUSE, DISTRIBUTION AND/OR STORAGE means the use of a building and site primarily for the keeping of goods and merchandise. It includes moving companies, trucking terminals and inter-modal transfer areas.

WAREHOUSE SALES means the use of a large enclosed building where a range of consumer goods are stored and displayed entirely within the building for wholesale or retail sales.

WASTE MANAGEMENT means a site used primarily for the storage, processing, treatment and disposal of solid and liquid wastes, which may have adverse environmental impact on sites either adjacent or in the vicinity by virtue of potential emissions and appearance. Typical uses include sanitary landfills, garbage transfer and compacting stations, facilities for the recycling of materials, incinerators, sewage lagoons, and similar uses.

XERISCAPING means a natural approach for constructing low maintenance, water efficient and sustainable landscaping. It often includes, but is not limited to, the usage of xeric adapted plant species, gravel gardens or rock gardens. Extensive use of rock or gravel is not considered xeriscaping.

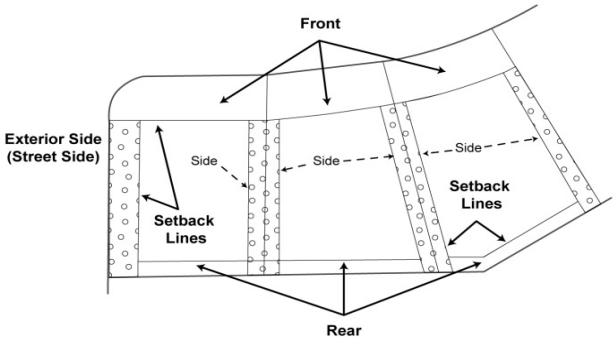
(Bylaw C-1260-60 – September 6, 2016)

YARD means a part of a lot upon or over which no building or structure other than a boundary fence is erected except for specifically permitted encroachments and accessory buildings.

YARD, FRONT means a yard extending across the full width of a lot and situated between the front lot line and nearest exterior wall of the principal building.

YARD, REAR means a yard extending across the full width of a lot and situated between the rear lot line and the nearest exterior wall of the principal building.

YARD, SIDE means a yard extending from the front yard to the rear yard and situated between a side lot line and the nearest exterior wall of the principal building.



Part Three Development Authority

Section 11 Development Authority

11.1 The Development Authority shall be:

a. The Development Officer;

b. The standing committee of Council that is designated as the Development Authority in accordance with the Procedure Bylaw; or

c. Council, where this Bylaw permits.

(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)

Section 12 Development Officer

12.1 The office of the Development Officer is established by this Bylaw.

12.2 The person or persons to fill the office of Development Officer shall be appointed by resolution of Council.

12.3 The Development Officer shall:

a. Receive and process all applications for Development Permits;

b. Keep and maintain for inspection by the public during office hours, a copy of this Bylaw, as amended and ensure that copies are available to the public at a reasonable charge;

c. Keep a register of all development permit applications, decisions thereon and the reasons, for a minimum period of seven (7) years;

d. Make decisions on all Development Permit applications for Permitted Uses;

e. Make decisions on all Development Permit applications for uses listed as Discretionary Uses-Development Officer;

f. Make decisions on all development applications for Home Business pursuant to the provisions of Section 49;

g. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses or Discretionary Uses requiring a variance in accordance with the provisions of Section 19 and Section 2.3 of Schedule B - Signs;

h. Make decisions on accessory uses and building additions for Discretionary Uses and/or a Direct Control District so long as the size of the development does not exceed 30% of the existing approval. Any addition exceeding 30% of the existing approval must be referred to the Committee for decision;

i. Refer all applications for Discretionary Uses, except those listed as Discretionary Uses-Development Officer and those provided for in h and in Section 49 to the Committee for decision;

j. Notwithstanding i, all decisions on Development Permit applications for signs shall be made by the Development Officer, except in a Direct Control District where Council is specifically identified as the Development Authority for signs;

k. **Deleted by Bylaw C-1260-146 - April 4, 2022**;

l. Be the Development Authority for all purposes of the Act and this Bylaw except where responsibility is given to the Committee or Council; and

m. The Development Officer shall be the Development Authority for all Permitted Uses and Discretionary Uses in the Rural Service Area as identified on Schedule “A”.

(Bylaw C-1260-118 - April 6, 2020)

12.4 The Development Officer may:

a. Refer any Development Permit application to the Committee; and

b. Refer any other planning or development matter to the Committee for its review, support or advice.

(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)

Section 13 Committee and Council (Bylaw C-1260-146-April 4, 2022)

13.1 As the Development Authority the Committee shall:

a. Issue decisions and state terms and conditions for development permit applications for those uses listed as Discretionary Uses in any Land Use District except those as provided for in Section 12.3, Section 49 and Schedule B - Signs;

b. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses which the Development Officer refers to it;

c. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses or Discretionary Uses requiring a variance in accordance with the provisions of Section 19 and Section 2.3 of Schedule B - Signs; and

d. Consider and state terms and conditions on any other planning or development matter referred to it by the Development Officer or with respect to which it has jurisdiction under this Bylaw.

(Bylaw C-1260-118 - April 6, 2020)

13.2 As the Development Authority the Council shall:

a. Issue decisions and state terms and conditions for development permit applications for uses within a Direct Control District that designates Council as the Development Authority;

b. Issue decisions and state terms and conditions, as authorized by this Bylaw, for uses which the Development Officer refers to it; and

c. Consider and state terms and conditions on any other planning or development matter referred to it by the Development Officer or with respect to which it has jurisdiction under this Bylaw.

(Bylaw C-1260-146 - April 4, 2022)

Section 14 Subdivision and Development Appeal Board

The Board shall perform the duties specified in Subdivision and Development Appeal Board Bylaw and the Act, as amended from time to time.

(Bylaw C-1260-146 - April 4, 2022)

Part Four Development Application

Section 15 Control of Development

15.1 Except as provided in Section 16, no person shall commence a development in the City unless a development permit has first been issued pursuant to this Bylaw and the development is in accordance with the terms and conditions of the development permit.

15.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of an applicant to obtain all other approvals or licenses that may be required by City, Provincial or Federal departments or agencies.

Section 16 When a Development Permit is Not Required

16.1 A Development Permit is not required for the following developments provided that the proposed development complies with the applicable regulations of this Bylaw:

a. Maintaining or repairing any building, provided that the work does not include structural alterations;

b. Temporary use of a building for election or census purposes;

c. The construction of gates, fences, walls or other means of enclosure 0.9m or less in height in front yards and 1.9m or less in height in side and rear yards pursuant to Section 39.1;

d. A solid 2.4m high fence may be permitted, pursuant to Section 45.1d, to provide noise attenuation and a visual barrier and will not require a Development Permit if in the opinion of the Development Authority, a lot is located in proximity to an arterial road as identified by the Municipal Development Plan;

e. A temporary building not to be used for residential purposes, such as a construction trailer, where the sole purpose of the building is incidental to the erection or alteration of a permanent building for which a permit has been issued under this Bylaw. This does not include a real estate sales office, show home or similar facility;

f. A temporary shipping/storage container provided it is not located on the site for more than 60 days;

g. Construction or installation of an Accessory Building or Structure that does not exceed 20m^2, including uncovered and unenclosed decks regardless of surface area in accordance with Section 40, unless a variance is required;

(Bylaw C-1260-61 - December 12, 2016)

h. The installation of a Satellite Antenna less than 0.9m in diameter, if it is attached to an existing structure;

i. Internal alteration to a residential building as long as the alterations do not result in an increase in the number of dwelling units or a change of use;

j. The occupancy by a permitted use of a vacant space in an existing or approved Commercial Business Centre including Local, Major and Minor, or Industrial Business Centre;

(Bylaw C-1260-79 - February 25, 2019)

k. The maintenance and repair of public utilities;

(Bylaw C-1260-123 - August 24, 2020)

k.1 Hard surfacing of a site that is part of a development for which a Development Permit has been issued, for the purpose of providing vehicular access or parking where such access or the parking area does not drain onto adjacent properties;

(Bylaw C-1260-123 - August 24, 2020)

l. Stripping, site grading or excavation that is part of a development for which a Development Permit has been issued;

m. Erection of towers, flagpoles and other poles not exceeding 4.6m in height from grade in any Residential District;

n. Landscaping where the proposed grades will not adversely affect the subject or adjacent properties, except where a Development Permit allows for such landscaping;

o. Railways, pipelines, irrigation ditches, conduit flumes and utility lines not integral to an approved development;

(Bylaw C-1260-79 - February 25, 2019)

p. Pursuant to Section 40, Low Level Deck located in a residential district;

q. Landings and patios,

r. **Deleted by Bylaw C-1260-61 - December 12, 2016.**

s. Erection of temporary structures less than 175m² for the purpose of an event held in a parking lot for a maximum of six (6) months. Any structure equal to or greater than 175m² for the purpose of an event held in a parking lot requires a Development Permit;

t. Residential Support Home - Type 1;

t.1 Signs pursuant to Section 2.2 of Schedule B - Signs;

(Bylaw C-1260-36 - March 7, 2016)

u. Any other development deemed not to require a Development Permit as determined by the Development Authority;

v. A Solar Collector in conformance with Section 59.

(Bylaw C-1260-84 - December 4, 2017)

Section 17 Application for Development Permit

17.1 An application for a Development Permit shall be made by submitting the following to the Development Authority:

a. a completed Development Permit application on the prescribed form signed by the applicant(s) or their agent;

i) if the applicant is an agent of the landowner, written and signed authorization from the landowner verifying that the agent is authorized to make the application;

b. the application fee as established by the Fees, Rates and Charges Bylaw C-1395.

(Bylaw C-1260-165 - April 17, 2023)

17.2 A Development Permit application may be submitted on paper or electronically by PDF. In either case, in addition to the completed application form, the following are required:

a. A site plan drawn to an Engineering or Architectural scale showing the following information:

i) North arrow;

ii) Scale of plan;

iii) Legal description of property;

iv) Municipal address;

v) Lot lines shown with dimensions;

vi) All required yards shown with dimensions;

vii) Location of sidewalks and curbs;

viii) Site topography, drainage patterns, grades and special conditions;

ix) Location of existing and proposed municipal and other private service connections;

x) Location and widths of all registered utility easements and rights-of-way;

xi) Location and size of buildings dimensioned to lot lines;

xii) Retaining walls, trees, landscaping and other physical features both existing and proposed on a site and adjoining boulevards including size and species for trees;

xiii) Dimension layout of existing and proposed parking areas, entrances and exits abutting streets, avenues and lanes shown and labelled;

xiv) Pre-approved access location(s);

xv) Pre-approved Lot Grading and Drainage plan; and

xvi) Use of the building;

b. Plans showing elevations, floor plan and the perspective of the proposed development including a description of the exterior finishing materials and colours;

c. A vicinity map indicating the location of the proposed development in relation to nearby streets and other significant physical features which may have implications on the proposed development;

d. A map showing the designated land use of the project site and all properties within 90.0m of the boundaries of the site; and

e. Copies of all easements and right-of-ways registered against the Certificate of Title.

(Bylaw C-1260-165 - April 17, 2023)

17.3 The Development Authority may also require any of the following:

a. Images showing the site in its existing state;

b. Images which show to the satisfaction of the Development Authority by way of superimposed position, overlays or otherwise:

i) How the form, mass and character of the proposed development will relate to neighbouring properties; and

ii) How the design, materials and finish of the principal facade of the proposed development will relate to existing or planned facades of neighbouring buildings;

c. Copies of a Survey or Real Property Report prepared by an Alberta Land Surveyor showing the site to be developed if there are existing developments on the site;

d. A valid geotechnical or floodplain study prepared by a qualified engineer recognized by APEGA if in the opinion of the Development Authority the site is adjacent the top-of-the-bank, or is potentially flood prone, hazardous or unstable. If there is no expiry date on the study, it must have been conducted within five (5) years of the application for a Development Permit. The Development Authority may request a new study at any time should there be an element of risk or an extreme act of nature;

e. A reclamation plan for aggregate extraction or other major surface disturbance;

f. A Phase One and/or Phase Two Environmental Site Assessment (ESA), conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation. If the Phase One and/or Phase Two ESA indicates possible contamination, the Development Authority shall require evidence from a qualified environmental professional as recognized by Alberta Environment and Sustainable Resource Development that appropriate remediation measures have been carried out on the property prior to issuing a development permit for the subject site;

(Bylaw C-1260-27 - April 20, 2015)

g. An environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;

h. The servicing requirements for the proposed development;

i. Information to assist in assessing the impact the proposed development may have on utilities, services, traffic circulation within the site and on adjacent public roadways, land use, community facilities, and other matters;

j. A report showing the effect of wind and shadow produced by the proposed development;

k. Samples of exterior finishing materials;

l. Elevations of any signs proposed for the development;

m. Such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development;

n. A Noise Impact Study for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way. If required, the Noise Impact Study shall be prepared by a qualified engineer recognized by APEGA; and

(Bylaw C-1260-77 - September 18, 2017)

o. A Vibration Impact Study for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way. If required, the Vibration Impact Study shall be prepared by a qualified engineer recognized by APEGA.

(Bylaw C-1260-77 - September 18, 2017)

17.4 A traffic impact analysis, stamped by a Professional Engineer or a Registered Professional Technologist accredited by APEGA, may be required:

a. If there is no TIA for the site; or

b. The proposed development does not conform to the approved TIA. A TIA is generally required when 100 new trips/hr result from development or when the development is in a sensitive area. A sensitive area might be a geometric concern versus a traffic generation concern.

17.5 **Deleted by Bylaw C-1260-84 - December 4, 2017**.

17.6 Notwithstanding 17.2, the development permit application requirements for signs shall be in accordance with Schedule B - Signs.

(Bylaw C-1260-36 - March 7, 2016)

17.7 Applications for development permits shall be assessed for completeness in accordance with the Act and any notices or acknowledgements required shall be in a form and manner as determined by Development Authority.

(Bylaw C-1260-86 - January 29, 2018 and Bylaw C-1260-165 - April 17, 2023)

17.8 Notwithstanding the issuance of a notice of complete or incomplete application or failure to issue a notice pursuant to subsection 17.7, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

(Bylaw C-1260-86 - January 29, 2018 and Bylaw C-1260-165 - April 17, 2023)

17.9 The Planning and Development Department shall determine the process for submitting, receiving, evaluating and reviewing Development Permit Applications for Retail Store, Cannabis.

(Bylaw C-1260-94 - June 18, 2018)

17.10 The Development Authority shall consider the recommendations of applicable roadway functional studies in reviewing development permit applications to determine road right-of-way setback requirements and any applicable access restrictions.

(Bylaw C-1260-182 - July 2, 2024)

Section 18 Decision

18.1 The Development Authority, in making a decision on a Development Permit application for:

a. A Permitted Use:

i) Shall approve, with or without conditions, the application if the proposed development conforms with this Bylaw; or

ii) Shall refuse the application if the proposed development does not conform to this Bylaw.

b. A Discretionary Use:

i) May approve the application if it meets the requirements of this Bylaw, with or without conditions, based on the merits of the application including any approved statutory plan or approved policy affecting the site;

ii) May refuse the application even though it meets the requirements of this Bylaw; or,

iii) Shall refuse the application if the proposed development does not conform to this Bylaw.

18.2 In reviewing a development permit application for a Discretionary Use, the Development Authority shall have regard to:

a. The circumstances and merits of the application, including but not limited to:

i) The impact on properties in the vicinity of such nuisance factors as smoke, airborne emissions, odours and noise;

ii) The design, character and appearance of the proposed development and in particular whether it is compatible with and complementary to the surrounding properties; and

b. The purpose and intent of any statutory plan adopted by the City; and

c. The purpose and intent of any non-statutory plan and pertinent policy adopted by the City.

18.2.1 In reviewing a development permit application for a permitted or discretionary use, the Development Authority shall consider any technical study as may be required in Section 17.3 d, 17.3 e, 17.3 f, 17.3 g, 17.3 i, and 17.3 j; and based on those technical study results, may approve or refuse the application and/or impose such conditions that are considered necessary to mitigate any potential impacts;

(Bylaw C-1260-27 - April 20, 2015)

18.3 A development permit may be issued on a temporary basis for a period specified by the Development Authority.

18.4 Notwithstanding any provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard for a Discretionary Use when the Development Authority deems it necessary to do so.

18.5 The Development Authority shall refuse a development permit for a use or development that is not listed as a Permitted or Discretionary Use.

18.6 Notwithstanding Section 18.5, if a proposed use of land or a building is not listed as a Permitted Use or Discretionary Use in this Bylaw, the Development Authority may determine that such a use is similar in character and purpose to a use permitted in that land use district and may allow the development as a Discretionary Use.

18.7 An application for a development permit shall, at the option of the applicant, be deemed to be refused when the Development Authority does not make a decision within 40 days after receipt of the application that is deemed to be complete by the Development Authority, unless an agreement to extend the 40 day period is entered into between the applicant and the Development Authority.

18.8 Only one (1) development permit shall be allowed for any one use on a site at any one time.

18.9 Where an existing Site does not conform to the minimum lot width requirement or minimum lot area requirement of the District in which the Site is located, a Development Permit without a variance in respect of the Site may be issued if:

a. the proposed Development complies with all other applicable Development Regulations of this Bylaw,

the proposed use of the Development is a listed use within the District in which the Site is located, and

b. in the opinion of the Development Authority, the proposed Development meets the requirements of Section 640(6) of the Municipal Government Act, where:

i) the proposed Development would not unduly interfere with the amenities of the neighbourhood or

ii) the proposed Development would not materially interfere with or affect the use, enjoyment, or value of neighbouring Sites.

(Bylaw C-1260-208 – March 30, 2026)

Section 19 Variance Authority

19.1 Notwithstanding Sections 18.1a.ii) and 18.1b.iii), the Development Officer may allow a variance of up to 100% to any standard with the exception of FAR, density provisions, and in Schedule B, Section 2.3. A variance of up to 10% to any standard with the exception of FAR, density provisions, and variances for signs in Schedule B, Section 2.3, may be allowed without notifying the adjacent/affected landowners. This Section shall be read together with the tables in Sections 19.16a and 19.16b as well as the provisions in Section 24 including the tables in Sections 24.10.a and 24.10.b.

(Bylaw C-1260-84 - December 4, 2017 and C-1260-97 - July 3, 2018)

19.2 Any application requesting a variance exceeding 10% must follow the adjacent/affected landowner notification process in Section 24.3, as summarized in the table provided in Sections 19.16.a. and 19.16.b.

(Bylaw C-1260-61 - December 12, 2016)

19.3 **Deleted by Bylaw C-1260-61 - December 12, 2016.**

19.4 **Deleted by Bylaw C-1260-61 - December 12, 2016.**

19.5 **Deleted by Bylaw C-1260-61 - December 12, 2016.**

19.6 **Deleted by Bylaw C-1260-61 - December 12, 2016.**

19.7 Notwithstanding Section 19.1, the Development Officer may permit a variance up to 1.0% to any standard with the exception of FAR and density provisions without a variance application. This Section shall be read together with the other provisions of Section 19 including the tables in Sections 19.16.a and 19.16.b as well as the provisions of Section 24 including the tables in Sections 24.10.a and 24.10.b.

(Bylaw C-1260-61 - December 12, 2016 and Bylaw C-1260-97 - July 3, 2018)

19.8 Pursuant to Section 13.1b, the Development Officer may, at his/her discretion, refer any application to the Committee for decision.

(Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

19.9 Notwithstanding Sections 18.1a.ii) and 18.1b.iii) the Committee may consider allowing a variance of any standard prescribed in this Bylaw with the exception of floor area ratios and density provisions.

(Bylaw C-1260-12 - June 30, 2014, Bylaw C-1260-84 - December 4, 2017 and Bylaw C1260-118 - April 6, 2020)

19.10 Notwithstanding Section 19.9, the Committee may allow a variance in regard to floor area ratios, and density provisions of up to 10%.

(Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

19.11 Variances to standards in this Bylaw with regard to the affected property shall only be considered if:

a. It is practically difficult to comply with the regulations of this Bylaw due to peculiar conditions or circumstances including, but not limited to, the area/shape of the property and/or environmental features;

b. The proposed variance will not alter the character of the neighbourhood and will not negatively affect other properties or potential development in the surrounding area;

c. The proposed variance does not interfere with or affect the use and enjoyment of adjacent/surrounding properties;

d. The proposed variance will not restrict safe passage for pedestrians and vehicles on adjoining sidewalks and roadways;

e. The proposed variance is the minimum deviation from the required standards of this Bylaw to relieve the effect of the peculiar conditions or circumstances; and

f. The proposed variance is generally consistent with any applicable provision of the Municipal Development Plan (MDP), as well as any relevant Area Redevelopment Plan (ARP), Area Structure Plan (ASP), Outline Plan (OP) or this Bylaw.

(Bylaw C-1260-61 - December 12, 2016)

19.12 In considering a variance the Development Authority shall:

a. Not grant a variance which would infringe the Airport zoning regulations; and

b. Have regard to the purpose and intent of the district and the nature of developments on adjacent properties.

19.13 If a variance is granted, the Development Authority shall specify its nature in the development permit approval.

19.14 Any variance that is approved is subject to Sections 24.3 and 24.4.

19.15 Variance authority for signs shall be in accordance with Section 2.3 of Schedule B - Signs.

(Bylaw C-1260-36 - March 7, 2016)

19.16 This Section summarizes the Variance Authority regulations under Section 19 and Notice of Decision regulations under Section 24. Section 19.16.a applies to all standards except for FAR, density, and variances for signs as per Section 2.3 of Schedule B. The two (2) tables under both Sections 19.16.a and 19.16.b shall be read together with the other provisions of Section 19 as well as the provisions of Section 24 including the tables of Section 24.10.a and 24.10.b.

(Bylaw C-1260-84 - December 4, 2017)

Section 19.16.a

<table>
<tr><th colspan="3">Variance Authority (Section 19)</th><th colspan="4">Notice of Decision (Section 24)</th></tr>
<tr><td rowspan="2">Standard</td><td rowspan="2">Percentage rounded to one decimal place</td><td rowspan="2">Development Authority</td><td colspan="4">Notification Process</td></tr>
<tr><td>Letter to adjacent landowners prior to decision (Bylaw C-1260-86-January 29, 2018)</td><td>Letter to adjacent landowners after decision</td><td>Sign posted on property after decision (Bylaw C-1260-86-January 29, 2018)</td><td>Notice on City website</td></tr>
<tr><td>All, except for FAR and density</td><td>0.0-1.0%</td><td>Development Officer, no Variance application required</td><td colspan="4">N/A (Notice of Decision in only provided to the applicant) (Bylaw C-1260-86-January 29, 2018)</td></tr>
</table>

All, except for FAR and density	1.1-10.0%	Development Officer	No	No	No	Yes
All, except for FAR and density	10.1-100%	Development Officer/ Committee **(Bylaw C-1260-118-April 6, 2020)**	Yes **(Bylaw C-1260-84-December 4, 2017)**	Yes	Yes	Yes

(Bylaw C-1260-97 – July 3, 2018 and Bylaw C-1260-139 – May 31, 2021)

Section 19.16.b

Variance Authority (Section 19)			**Notice of Decision (Section 24)**			
Standard	Percentage rounded to one decimal place	Development Authority	Notification Process			
			Letter to adjacent landowners prior to decision **(Bylaw C-1260-86-January 29, 2018)**	Letter to adjacent landowners after decision	Sign posted on property after decision **(Bylaw C-1260-86-January 29, 2018)**	Notice on City website
FAR and density	0.0-10.0%	Committee **(Bylaw C-1260-84 December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	Yes	Yes	Yes	Yes
FAR and density	10.1% +	Council	Yes	Yes	Yes	Yes

(Bylaw C-1260-61 – December 12, 2016 and Bylaw C-1260-139 – May 31, 2021)

Section 20 Fees

The fees to be charged on all applications and other matters arising under this Bylaw shall be the amounts identified in the Fees, Rates and Charges Bylaw C-1395.

(Bylaws C-1260-69 – May 29, 2017 and C-1260-208 – March 3, 2026)

Section 21 Development Permit Process

21.1 The Development Officer may refer a development application to any City department and to any external agency for comment and advice.

21.2 Upon receipt of a complete application for development of a use listed as a Discretionary Use, the Development Officer shall send a written notice to all adjacent landowners or to a greater circulation area specified by the Development Authority. The notice shall indicate:

a. The location and nature of the development proposal;

b. The time and date a decision will be rendered on the application;

c. Copies of relevant drawings; and

d. A location and date to submit comments.

21.3 After ten (10) business days from the date of referral to any City department or any external agency, the Development Authority may deal with the application whether or not comments or recommendations have been received.

Section 22 Intermunicipal Referrals

22.1 In accordance with the Grande Prairie Intermunicipal Development Plan, the Development Authority shall refer the following to the County of Grande Prairie:

a. All non-residential development permit applications that affect lands located in the City's Referral Area as defined in the Intermunicipal Development Plan;

b. Any Development Permit application for a Contentious Use; and

c. Land Use Bylaw amendments that affect lands located in the City's Referral Area as defined in the Intermunicipal Development Plan.

22.2 In making a decision the Development Authority will give due consideration to any recommendations or comments received from the County of Grande Prairie.

22.3 After fourteen (14) calendar days from the date of the referral, the Development Authority may deal with the application whether or not comments or recommendations have been received from the County of Grande Prairie. The Development Authority may grant a time extension.

(Bylaw C-1260-208 – March 30, 2026)

Section 23 Development Permit Conditions

23.1 As a condition of development permit approval, the Development Authority may require that the applicant enter into a development agreement with the City, in accordance with the Act and Municipal Development Plan, which, in addition to other matters, may require the applicant:

a. To construct or pay for the construction of:

i) A road required to give access to the development;

ii) A pedestrian walkway system to serve the development or to give access to an adjacent development, or both; and

iii) Off-street or other parking facilities and loading and unloading facilities;

b. To construct, install or pay for any local improvements and Public Utilities which are needed to serve the development and any required easements, and joint drainage and access requirements;

c. Pay a Redevelopment Levy;

d. To repair or reinstate, to original condition, any street furniture, curbing, sidewalk, boulevard landscaping or trees which may be damaged or destroyed or otherwise harmed by development or building operations upon the site;

e. To provide an irrevocable letter of credit, or other form of security acceptable to the Development Authority, to guarantee performance of the conditions of the Development Permit; and

f. To attend to all other matters the Development Authority considers appropriate.

23.2 To ensure compliance with a development agreement the City may register a caveat against the property being developed which shall be discharged upon the terms of the agreement being met.

23.3 Subject to this Bylaw, any statutory plan and the Act the Development Authority may, attach whatever conditions it considers appropriate to a development permit for either a discretionary use or permitted use, including but not limited to the following:

a. Landscaping requirements;

b. Noise attenuation;

c. Special parking provisions;

d. Location, appearance and character of a building;

e. Grading of a site to protect adjacent properties; and

f. Ensuring the proposed development is compatible with surrounding land uses.

23.4 The applicant for a development permit shall make satisfactory arrangements for the supply of any and all required Public Utilities, vehicular access; or any other required service, with the appropriate department, agency or utility.

Section 24 Notice of Decision

24.1 A decision of the Development Authority on a development permit application shall be in writing and sent to the applicant.

24.2 If a development permit application is refused, the reason for the refusal shall be stated in the decision.

24.3 If a decision is issued for a Permitted Use for which a variance exceeding 10% has been granted pursuant to Section 19, the Development Authority shall:

a. Publish a notice on the City's website stating the nature of the variance and the legal description and/or municipal address of the site, in accordance with the provisions of Section 19 including the tables in Sections 19.16.a and 19.16.b as well as the other provisions of Section 24 including the tables in Sections 24.10.a and 24.10.b; and

(Bylaw C-1260-139 - May 31, 2021)

b. On or before the date the notice appears on the City's website, send notice of the decision by regular mail to all adjacent landowners, as determined by the Development Authority, in accordance with the provisions of Section 19 including the tables in Sections 19.16.a and 19.16.b as well as the provisions of Section 24 including the tables in Sections 24.10.a and 24.10.b.

c. **Deleted by Bylaw C-1260-86 - January 29, 2018.**

(Bylaw C-1260-61 - December 12, 2016)

24.4 If a decision is issued for a Permitted Use for which a variance has been granted pursuant to Section 19.9, or a Discretionary Use pursuant to Section 49, the Development Authority shall:

a. Publish a notice on the City's web site stating the nature of the variance and the development and the legal description and/or municipal address of the site;

(Bylaw C-1260-139 - May 31, 2021)

b. On or before the date the notice is published using a notification method authorized by Bylaw C-1414, send notice of the decision by regular mail to all adjacent landowners and, for all variances granted by the Committee, to all landowners within an area specified by the Committee, and

(Bylaw C-1260-84-Dec 4, 2017; Bylaw C-1260-118-Apr 6, 2020 and Bylaw C-1260-139-May 31, 2021)

c. Require the applicant to erect one information sign on each 270m of street frontage of the site on or before the date in which the notice is published using a notification method authorized by Bylaw C-1414. Each sign shall:

(Bylaw C-1260-139 - May 31, 2021)

i) Be erected in a location on the site directed by the Development Authority, which shall be visible from the flanking roadway, readable from a distance of 15m, and maintained in a reasonable and legible condition until the appeal period expires;

ii) Be a maximum height above the ground of 3.0m, with a minimum area of 0.5m^2 within the RR, RS and RG Districts and, for all other districts as directed by the Development Authority to a maximum area of 3.0m^2; and

iii) Contain a general description of the approved use, the variance, location of the site and the phone number of the City's Development Services Department for more information.

iv) **Deleted by Bylaw C-1260-86 - January 29, 2018.**

24.5 Notwithstanding Section 24.3, if a decision is issued for a Discretionary Use and/or a Discretionary Use for which a variance has been granted, the Development Authority shall:

a. Publish a notice on the City's web site stating the nature of the variance and the development and the legal description and/or municipal address of the site;

(Bylaw C-1260-139 - May 31, 2021)

b. On or before the date the notice is published using a notification method authorized by Bylaw C-1414, send notice of the decision by regular mail to all adjacent landowners or, at the discretion of the Development Authority, a greater distance, and

(Bylaw C-1260-139 - May 31, 2021)

c. Require the applicant to erect one information sign on each 100m of street frontage of the site on or before the date in which the notice is published using a notification method authorized by Bylaw C-1414. Each sign shall:

(Bylaw C-1260-139 - May 31, 2021)

i) Be erected in a location on the site approved by the Development Authority, which shall be visible from the flanking roadway, readable from a distance of 15m, and maintained in a reasonable and legible condition until the appeal period expires;

ii) Be a maximum height above the ground of 3.0m, with a minimum area of 0.5m^2 and a maximum area of 3.0m^2; and

(Bylaw C-1260-123 - August 24, 2020)

iii) Contain a general description of the approved use, the variance, location of the site and the phone number of the City's Development Services Department for more information.

iv) **Deleted by Bylaw C-1260-86 - January 29, 2018.**

24.6 A permit issued for a Discretionary Use or a Permitted Use where a variance has been granted, does not come into effect until 21 days after the date of the approval. If an appeal is lodged with the Board, no development shall be commenced unless the appeal decision is to uphold the issuance of the Development Permit.

(Bylaw C-1260-86 - January 29, 2018)

24.7 If an authorized development is not commenced within twelve (12) months from the date that the permit is issued, the permit shall be deemed void, unless an extension is granted. The applicant must request an extension within thirty (30) days prior to the end of the twelve (12) month period by providing a written request. The Development Authority may grant a one (1) year extension, at its discretion. The Development Authority may also grant additional one (1) year extensions in consideration of circumstances where changes may have occurred to the site or its surroundings that delayed the proposed development.

(Bylaw C-1260-60 - Sept 6/16; Bylaw C-1260-84 - Dec 4/17 and Bylaw C-1260-79 - Feb 25/19)

24.7.1 Completion of Development

a. Completion of development shall be within three (3) years of the date that the development permit is issued;

b. Notwithstanding subsection a., where in the opinion of the Development Authority a development is of such a size or scale that completion of the development will take longer than three (3) years as specified in subsection a., the Development Authority may authorize a longer period to complete the development by specifying a required completion date on the development permit;

c. For single detached, semi-detached and duplex dwelling developments the building exterior shall be completed within two (2) years of the date that the development permit is issued; and

d. Once development authorized by a development permit has commenced it shall be carried on with reasonable continuity.

(Bylaw C-1260-93 - July 16, 2018)

24.8 If an application for a development permit has been refused, either by the Development Authority or by a decision of the Board, the Development Authority will not accept another application for a permit for the same property, for the same or similar use, by the same or any other applicant, during the period of six (6) months after the date of refusal, unless the applicant demonstrates, to the satisfaction of the Development Authority, that the new application addresses the reasons for refusal.

24.9 If a development permit application for a residential use is approved, the Development Authority shall, where applicable, include in the written notice advice that the approved residential use is located adjacent to an agricultural operation.

24.10 This section summarizes the Variance Authority regulations under Section 19 and the Notice of Decision regulations under Section 24. Section 24.10.a applies to all standards except for FAR and density. Section 24.10.b applies to FAR and density. The two (2) tables under both Sections 24.10.a and 24.10.b shall be read together with the other provisions of Section 24 as well as the provisions of Section 19 including the tables in Sections 19.16.a and 19.16.b.

(Bylaw C-1260-61 - December 12, 2016)

Section 24.10.a

Variance Authority (Section 19)			**Notice of Decision (Section 24)**			
Standard	Percentage rounded to one decimal place	Development Authority	Notification Process			
			Letter to adjacent landowners prior to decision **(Bylaw C-1260-86-January 29, 2018)**	Letter to adjacent landowners after decision	Sign posted on property after decision **(Bylaw C-1260-86-January 29, 2018)**	Notice on City website
All, except for FAR and density	0.0-1.0%	Development Officer, no Variance application required	N/A (Notice of Decision in only provided to the applicant) **(Bylaw C-1260-86-January 29, 2018)**			
All, except FAR and density	1.1-10.0%	Development Officer	No	No	No	Yes
All, except for FAR and density	10.1-100%	Development Officer/ Committee **(Bylaw C-1260-118-April 6, 2020)**	Yes **(Bylaw C-1260-84-December 4, 2017)**	Yes	Yes	Yes

(Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-139-May 31, 2021)

Section 24.10.b

Variance Authority (Section 19)			Notice of Decision (Section 24)			
Standard	Percentage rounded to one decimal place	Development Authority	Notification Process			
			Letter to adjacent landowners prior to decision **(Bylaw C-1260-86-January 29, 2018)**	Letter to adjacent landowners after decision	Sign posted on property after decision **(Bylaw C-1260-86-January 29, 2018)**	Notice on City website
FAR and density	0.0-10.0%	Committee **(Bylaw C-1260-84 December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	Yes	Yes	Yes	Yes
FAR and density	10.1% +	Council	Yes	Yes	Yes	Yes

(Bylaw C-1260-61-December 12, 2016 and Bylaw C-1260-139-May 31, 2021)

24.11 Cancellation or Suspension of a Development Permit

a. The Development Officer may cancel or suspend a Development Permit following its approval if:
   i) the application for the Development Permit contained a material misrepresentation;
   ii) material facts were not disclosed in the application for the Development Permit;
   iii) the Development Permit was issued as a result of a material error;
   iv) the landowner requests, by way of written notice to the Development Officer, the cancellation of the Development Permit; or
   v) in the opinion of the Development Authority the development has not been carried on with reasonable continuity in accordance with Section 24.7.1 d.

b. If the Development Officer cancels or suspends a development permit, the Development Officer must provide written notice of the cancellation or suspension to the applicant; and

c. All development and activities continuing after the Development Permit has been cancelled or suspended shall be deemed to be development occurring without a Development Permit.

(Bylaw C-1260-93 - July 16, 2018)

Section 25 Appealing a Decision

25.1 The applicant for a development permit may appeal to the Board if the Development Authority:

a. Refuses or fails to make a decision on a development permit within 40 days of receipt of a completed application; or

b. Issues a development permit subject to conditions.

25.2 In addition to the applicant, any person affected by a development permit or the decision on it, may appeal to the Board.

25.3 Notwithstanding Sections 25.1 and 25.2, no appeal lies in respect of the issuance of a development permit for a Permitted Use unless the provisions of this Bylaw are relaxed, varied, or misinterpreted.

25.4 An appeal shall be commenced by filing a notice of appeal, containing reasons, with the Clerk of the Board within 21 days:

(Bylaw C-1260-123 - August 24, 2020)

a. In the case of an appeal by the applicant, after:

i) The date the applicant is notified of the decision; or

ii) If no decision is made on the development permit application within 40 days of the application being made, the date that period of any extension of it expires;

b. In the case of an appeal by a person affected, after the date on which the City publishes notice of the development permit decision using a method authorized by Bylaw C-1414.

(Bylaw C-1260-86 - January 29, 2018 and Bylaw C-1260-139 - May 31, 2021)

25.5 A decision on a development application within a Direct Control District cannot be appealed unless the appeal is limited to whether or not the Development Authority followed the directions of Council. If the Board finds that the Development Authority did not follow Council's directions, it may, in accordance with Council's directions, substitute its decision for that of the Development Authority.

Part Five Amending this Bylaw

Section 26 Bylaw Amendments

26.1 Any amendment to this Bylaw shall be made pursuant to the Act.

Section 27 Contents of an Amendment Application

27.1 A Land Use Bylaw amendment application shall be made to the City on the prescribed form, and shall be signed by the applicant or his agent authorized in writing. The following information and documents will accompany the application:

a. If the amendment involves the rezoning of land to a different conventional land use district or a Direct Control district:

i) A copy of the Certificate of Title for the lands affected, or any other documentation that may be required to verify that the applicant has a legal interest in the land;

ii) If the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application; and

iii) A properly dimensioned map indicating the affected site, and its relationship to existing land uses on adjacent properties;

(Bylaw C-1260-78 - September 18, 2017)

b. A statement of the reason for the request to amend this Bylaw; and,

c. Additional information may be required.

(Bylaw C-1260-78 - September 18, 2017)

27.2 A Traffic Impact Analysis, stamped by a Professional Engineer or a Registered Professional Technologist accredited by APEGA, may be required when applications for amendments to this Bylaw result in higher density or intensity, such as rezoning applications from low density or local commercial land use districts to medium density or general commercial land use districts.

(Bylaw C-1260-78 - September 18, 2017)

27.3 Council may require, prior to considering a proposed amendment to this Bylaw, that a developer prepare an Area Structure Plan in accordance with the Act or an Outline Plan in accordance with the Municipal Development Plan. The Area Structure Plan or Outline Plan shall address all those issues considered necessary for the proper consideration of development within the area covered by the Area Structure Plan or Outline Plan.

27.4 Public Engagement initiated by the applicant shall be required for amendment applications to this Bylaw that may result in increasing the density or intensity of the use of land.

27.5 Public Engagement initiated by the applicant shall be required for amendment applications to this Bylaw that allow for sign types that are otherwise not permitted.

27.6 The requirements for Public Engagement initiated by the applicant may vary based on the scale and/or the complexity of each amendment application.

27.7 Notwithstanding Sections 27.4 and 27.5, Public Engagement initiated by the applicant is not required for the following:

a. An amendment application to this Bylaw that is consistent with an approved ASP, OP or ARP even if it results in increasing the density or the intensity of the subject site; and

b. An amendment application to this Bylaw that does not result in increasing the density or intensity of the use of the subject site.

27.8 The applicant shall inform the residents within a minimum of 60m radius. The 60m radius will be measured from any part of the property boundary. The methods and extent of notification may vary based on the scale and/or complexity of the application. A combination of at least two (2) notification methods below will be required.

27.9 Notification methods for informing residents within the surrounding area may include, but are not limited to, the following:

a. Distributing notices either by mail or in person;
b. Placing notices in common community areas;
c. Posting the property with an early notification sign;
d. Creating a project website that allows for submitting feedback;
e. Going door-to-door to explain the project to residents within the surrounding area; and
f. Holding an information session, a workshop or an open house.

27.10 The applicant shall inform the relevant neighbourhood association, if applicable.

27.11 The contents of a notice or early notification sign, if applicable, shall include the following:

a. Address and map of the subject site;
b. The nature and description of the proposed project;
c. Date, time and location of the information session, the workshop or the open house, if applicable; and
d. Contact information.

27.12 If Public Engagement initiated by the applicant is required, then it should be undertaken during the circulation period. A community participation report shall be submitted to detail the outcome of the Public Engagement efforts. The report shall include the following:

a. Methods for informing residents within the surrounding area;
b. A list of the properties that were contacted;
c. A summary of comments or concerns;
d. A summary of any efforts to address the comments or concerns; and
e. The date and the location of the information session, the workshop or the house, if applicable.

(Bylaw C-1260-78 - September 18, 2017)

Section 28 The Amendment Process

28.1 Upon receipt of an amendment application in accordance to Section 27.1, the application:

a. May be referred to any City Department for review and comment; and
b. A date for a public hearing shall be established.

(Bylaw C-1260-78 - September 18, 2017)

28.2 An amendment application to this Bylaw may be referred to any external agency for comment and advice.

(Bylaw C-1260-78 - September 18, 2017)

28.3 After the date for a public hearing has been set:

(Bylaw C-1260-78 - September 18, 2017)

a. A notice of the Land Use Bylaw amendment application shall be posted by publishing a notice starting at least seventeen (17) days before the public hearing, and ending no sooner than the date of the public hearing, using a notification method authorized by Bylaw C-1414. The notice shall contain:

(Bylaw C-1260-78 - September 18, 2017 and Bylaw C-1260-139 - May 31, 2021)

i) The legal description and or the municipal address of the land which is the subject of the application;
ii) The purpose of the proposed amendment;
iii) One or more places where a copy of the proposed amendment may be inspected by the public during regular office hours;

iv) The date, place, and time that Council will hold a public hearing on the proposed amendment; and

v) An outline of the procedures to be followed by anyone wishing to be heard at the public hearing.

(Bylaw C-1260-45 - October 19, 2015)

b. If the amendment involves the rezoning of land to a different conventional land use district or a Direct Control district, a notice, pursuant to Section 28.3 a, will be provided to the owner, the applicant and to all adjacent landowners. The circulation area for the notice may vary;

(Bylaw C-1260-78 - September 18, 2017)

c. The applicant shall erect a minimum of one (1) public information sign per 270m of street frontage. Additional public information signs may be required along adjacent flanking public roadways. Public information signs are not required if the proposed amendment to this Bylaw is:

i) Consistent with an approved OP; and

ii) An application by the City for three (3) or more parcels that is consistent with an ARP within six (6) months of its approval, or is to integrate annexed lands into this Bylaw.

(Bylaw C-1260-78-September 18, 2017 and Bylaw C-1260-113-December 16, 2019)

d. The applicant will be provided with a sample of the information to be posted on the sign(s), including a map indicating the locations to post the sign(s). The sign(s) shall be a maximum height above the ground of 3.0m, shall have a minimum area of 1.5m^2 and a maximum area of 5.9m^2. The sign(s) shall contain the following information:

(Bylaw C-1260-78 - September 18, 2017)

i) Identify the present and proposed land use districts;

ii) Identify the total area of the site to be rezoned; and

iii) Provide contact information with the location and phone number of the City Planning and Development Department.

28.4 An amendment application shall not be presented to Council for Public Hearing until the public information sign(s) required by Section 28.3 has been in place for 17 days.

(Bylaw C-1260-78 - September 18, 2017)

28.5 The applicant will be responsible for providing to the City a letter stating that the public information sign(s) have been erected in accordance with Section 28.3. Failure to provide such letter may result in a delay of the public hearing.

(Bylaw C-1260-78 - September 18, 2017)

28.6 The applicant shall remove the public information sign(s) within 30 days following the date of decision of the amendment application.

(Bylaw C-1260-78 - September 18, 2017)

28.7 Council may, after considering:

a. Any representations made at the public hearing; and,

b. Any Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan, or Outline Plan affecting the application and the provisions of this Bylaw; and

c. Any other relevant information and documents properly before Council.

make any changes it considers necessary to the proposed amendment, if such changes are appropriate, and proceed to pass the proposed amendment, defer the amendment application for more information, such as the completion of an Area Structure Plan or Outline Plan, or defeat the proposed amendment.

(Bylaw C-1260-45 - October 19, 2015)

28.8 **Deleted by Bylaw C-1260-45 - October 19, 2015**.

28.9 If Council refuses an application for an amendment, the City shall not accept another application on the same land for the same or similar purpose until six (6) months have passed after the date of such refusal.

28.10 If deemed necessary, and in accordance with the provisions of the Act, the City may initiate an amendment to this Bylaw affecting any parcel of land without the owner's consent.

28.11 Pursuant to Section 28.10 Council shall, prior to consideration of an application, notify the affected landowner in writing of the proposed amendment and provide a summary of the effects of the amendment.

Part Six Contravention and Enforcement

Section 29 Stop Order

29.1 If the Development Authority finds that a development, land use or use of a building is not in accordance with the Act, this Bylaw, a development permit or subdivision approval, the Development Authority may, by written notice ("Stop Order") order the owner, the person in possession of the land or building, or other person responsible for the contravention, or all or any of them to:

a. Stop the development or use of the land or building in whole or part as directed by the notice;

b. Demolish, remove or replace the development; and/or,

c. Carry out any other actions required by the notice so that the development or use of the land or building complies with the Act, or regulations under this Bylaw, a development permit or a subdivision approval; within the time set out in the notice.

29.2 If a person fails or refuses to comply with a Stop Order, the City may, in accordance with Section 542 of the Act, enter upon the land or building and take such action as is necessary to carry out the order.

29.3 If the City takes action to carry out a Stop Order the City shall cause the costs and expenses incurred in doing so to be placed on the tax roll of the property concerned.

29.4 The City may register a caveat with respect to the Stop Order in the Land Titles Office.

Section 30 Sign Impoundment

30.1 If a sign, pursuant to Schedule B, contravenes this Bylaw, a Peace Officer or Development Authority may, without notice, remove and impound the sign if it is located on lands under the control of the City or the City has the consent of the registered owner of the land on which the sign is located.

30.2 If a sign or poster is attached to a decorative Street Light within the Downtown, it may be removed by a Peace Officer without notice.

30.3 The owner of an impounded sign may claim it by paying the City's impoundment fee. The impoundment fee shall be $20 per sign or $200 whichever is greater, and may include a fee of $20 per day for storage for a maximum of 30 days.

30.4 If the sign is not claimed within 30 days, it may be treated as unclaimed property and/or destroyed.

Section 31 Penalties

31.1 Where a Peace Officer has reasonable grounds to believe that a person has contravened any provision of this bylaw, the Designated Officer may serve a Municipal Tag or Violation Ticket upon the person.

31.2 In the case of an offence that is of a continuing nature, a contravention of a provision of this bylaw constitutes a separate offence with respect to each day, or part of a day, during which the contravention continues, and a person guilty of such an offence is liable to a fine in an amount not less than that established by this bylaw for each such separate offence.

31.3 Any person, who contravenes any provision of this Bylaw, is guilty of an offence punishable on summary conviction and is liable:

a. For a first offence to a fine of $250.00; or

b. For a second or subsequent offence, to a fine of not less than $500.00 and not more than $10,000.00.

31.4 In accordance with Section 542 of the Act, a Designated Officer may upon reasonable notice (generally to mean 48 hours notice) enter onto any land or into any building for the purpose of carrying out an inspection to determine compliance with this bylaw.

(Bylaw C-1260-27 - April 20, 2015)

Part Seven General Regulations

Section 32 Applicability

32.1 This part shall apply to all Land Use Districts under this Bylaw.

Section 33 Accessory Buildings/Structures In Residential Districts

33.1 Accessory Buildings and Structures shall be permitted in any residential district in accordance to the following:

a. Accessory Buildings shall not be used for human habitation except where a Backyard Suite or Surveillance Suite/Caretaker's Residence is identified as a permitted or discretionary use;

(Bylaws C-1260-98 - December 13, 2021 and C-1260-187 – November 18, 2024)

b. Accessory Buildings containing an approved Backyard Suite must comply with the regulations contained within Section 46 of this bylaw.

(Bylaw C-1260-187 – November 18, 2024)

c. Accessory Buildings within the RG, RS, RR and RT districts without an approved Backyard Suite, shall not have a wall height exceeding 3.0m or one storey. The overall height measured to the peak of the roof shall not exceed 5.0m.;

(Bylaw C-1260-187 – November 18, 2024)

d. Accessory buildings in all other districts shall not exceed the permitted height for a principal building in that district;

e. The minimum width of a drive aisle which provides vehicle access to an Accessory Building or Structure is 3.0m. At no time shall the vehicle access to an Accessory Building or Structure encroach onto an adjacent property;

(Bylaw C-1260-61 - December 12, 2016)

f. An Accessory Building or Structure constructed on a corner lot shall be setback from the property lines in accordance with Section 39;

g. An Accessory Building or Structure less than 20m² must maintain a minimum side and rear yard setback of 0.6m measured from the closest point of the Accessory Building or Structure, including eaves and gutters to the property line. An Accessory Building or Structure measuring 20m² or greater must maintain a minimum side and rear yard setback of 1.2m measured from the wall to the property line;

(Bylaw C-1260-74 - July 10, 2017)

h. The Development Authority may at any time request an updated Plan of Survey or Real Property Report noting location of all existing and proposed buildings in relationship to property lines of the subject property;

i. Where an Accessory Building is proposed to be built on a structural foundation and has been approved for construction, the owner shall provide an updated Real Property Report prepared by an Alberta Land Surveyor at time of compliance; and

j. A shipping/storage container is not an accessory building/structure.

(Bylaw C-1260-4 - December 9, 2013)

33.2 Pursuant to Section 16.1g, Accessory Buildings at $20m^2$ or more shall require a development permit.

33.3 No Accessory Buildings or Structures shall be located on or over any utility right-of-way or easement or any drainage right-of-way or easement.

Section 34 Adult Entertainment Facility or Late Night Club

34.1 No person shall establish an Adult Entertainment Facility or Late Night Club within 230m of:

a. Another Adult Entertainment Facility or Late Night Club;
b. A Residential District;
c. An apartment building within a Commercial District;
d. An elementary or junior high school;
e. A child care centre or children's recreation centre;
f. A religious assembly facility;
g. A residential care facility or seniors recreation centre; or
h. A public park, municipal reserve or municipal building.

34.2 The separation distance shall be a straight line measured from the nearest point of that portion of a lot proposed to be used, either wholly or partially, as an Adult Entertainment Facility or Late Night Club to the nearest point of:

a. A lot used in whole or in part for another Adult Entertainment Facility;
b. A lot used in whole or in part for any of the uses described in Section 34.1; or
c. A Residential District.

34.3 Any Adult Entertainment Facility or Late Night Club that exists when this Bylaw is passed shall be subject to the non-conforming use provisions of the Act.

Section 35 Bare Land Condominium

35.1 A bare land condominium development already part of the definition must comply with all the general regulations of this bylaw, including the regulations of the applicable land use district.

35.2 The Front Yard Setback for dwelling units located within a bare land condominium development shall apply to the setback from the Public Roadway giving access to the bare land development. In addition, where applicable, the Front Yard Setback shall apply to a dwelling unit when an internal roadway provides access to a parking stall(s) located in the front of a dwelling unit.

35.3 The Rear Yard Setback for dwelling units located within a bare land condominium development shall apply to the perimeter of the site to adjacent properties except in the case of a front yard.

35.4 A comprehensive site plan shall be required for the development of a residential bare land condominium development, and all development shall conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:

a. Site Access, internal road system, walkway system and site pattern showing dimensions and structures;

b. Designated Emergency Access routes;

c. Provision for on-site containerized garbage collection facilities;

d. Open space designated for recreational and playground use, and shall not include any required buffer strip;

e. Location of hard surfaced parking for every proposed lot and visitor parking areas; and

f. Such other information as deemed necessary by the Development Authority.

Section 36 Bear Creek Valley

36.1 This Section shall apply to all development located on lots abutting the top of bank of the Bear Creek Valley, excepting all lands east of 102 Street, and Lot 18, Block 5, Plan 812-0725 in Mission Heights.

36.2 As part of a subdivision application, development permit or Land Use Bylaw amendment application, the location of Top of Bank shall be determined by survey by a geotechnical engineer, recognized by APEGA, or other method satisfactory to the Development Authority, and shall be identified on the application.

36.3 All buildings shall be set back a minimum of 7.62m from the top of bank, and shall not exceed 4.9m in height. For each additional 3.05m of setback provided, the height of the building may be increased 3.05m. The Development Authority may increase the minimum setback and impose any other requirements considered appropriate after reviewing the geotechnical analysis referred to in Section 36.5.

36.4 All development applications shall include a cross-sectional view of the development showing the height and location of any proposed grades and vegetation.

36.5 Any development may be subject to a geotechnical analysis that demonstrates the suitability of the development to the site and considers potential modifications to the bank and the effect of the proposed development on the stability of the slope and the structure of the proposed development. A geotechnical engineer, recognized by APEGA, shall carry out such geotechnical analysis at the sole expense of the applicant. The City, at its discretion, may seek an independent review of any geotechnical analysis provided by the Applicant prior to reviewing the recommendations in the analysis.

36.6 Notwithstanding Section 36.3, buildings may be built closer to the top of bank of the Bear Creek Valley than provided in this Bylaw, if the Development Authority is satisfied through the geotechnical analysis referred to in Section 36.5 that a lesser setback is warranted, considering the following criteria:

a. The purpose of the proposed development;
b. The relative need for the development to be in its proposed location versus other locations;
c. The extent and nature of landscaping to be incorporated within the development;
d. The impact of the proposed development on the recreational potential of the Bear Creek Valley and reservoir;
e. The height of the development;
f. The architectural merits of the proposed development; and
g. Any other criteria the Development Authority considers appropriate.

36.7 The Development Authority may require the applicant to enter into a restrictive covenant in a form acceptable to the Development Authority which will be registered in the Land Titles Office.

Section 37 Bed and Breakfast Establishments

37.1 A bed and breakfast establishment shall not be developed within the same principal dwelling containing a Home Business or secondary suite or on the same site as a Backyard Suite.

(Bylaws C-1260-59 - September 6, 2016 and C-1260-187 – November 18, 2024)

37.2 Interior or exterior alterations and additions or renovations to permit an existing single detached dwelling to be used as a bed and breakfast establishment, may be allowed if such alterations, additions, or renovations comply with the Safety Codes Act and any other applicable bylaws and legislation.

37.3 The operator of a bed and breakfast establishment shall be a permanent resident of the dwelling in which it is located.

37.4 One on-site parking space for each guest room in a bed and breakfast establishment and one on-site parking space for each off-site employee shall be provided in addition to the residential parking spaces provided pursuant to Part Nine of this Bylaw.

37.5 One non-illuminated sign or plaque shall be permitted on the site of any bed and breakfast establishment the maximum size of which shall be $0.3m^2$.

37.6 One identification sign shall be permitted on a site of bed and breakfast establishment in an Urban Reserve District. The maximum size of the identification sign shall be $0.7m^2$ and the maximum height shall be 1.2m above the ground. The sign may be indirectly illuminated.

37.7 A bed and breakfast establishment will not be allowed in a boarding house, manufactured home or group home.

Section 37A Cannabis Related Uses

37A.1 Purpose:

a. To align with or exceed Federal and Provincial legislation regarding cannabis related uses;
b. To allow for reasonable opportunities for cannabis related uses within the community;
c. To ensure that opportunities for cannabis related uses are balanced with opportunities for other types of commercial and industrial uses;
d. To avoid the potential for negative perceptions that may be created when there is an over concentration or clustering of cannabis retail stores in the community; and
e. To limit immediate access and visibility of cannabis related uses from schools and places where residents may have substance abuse issues.

37A.2 For the purpose of this Section only:

a. 'Provincial Health Care Facility' means an approved hospital as defined in the *Hospitals Act*;
b. 'Addiction Treatment Facility' means a licensed facility specializing in evaluation and treatment of drug addiction, alcoholism, and associated physical and/or mental disorders. The facility must offer overnight accommodation to monitor patient health;
c. Elementary school means a school as defined in the *School Act* that contains grades K through 9 or any combination of grades therein; and
d. High school refers to a school as defined in the *School Act* that contains grades 8 through 12 or any combination of grades therein.

37A.3 Retail Store, Cannabis use shall not be located within 100m of:

a. The boundary of a parcel of land containing a Provincial Health Care Facility;
b. The boundary of a parcel of land designated as a future Provincial Health Care Facility; and
c. An Addiction Treatment Facility.

37A.4 Retail Store, Cannabis use shall not be located within 150m of:

a. The boundary of a parcel of land containing an elementary school; and
b. The boundary of a parcel of land designated as a future elementary school site.

The separation distances are established by measuring the shortest distance between the property lines of the parcels containing the uses to be separated.

37A.5 Retail Store, Cannabis use shall not be located within 300m of:

a. The boundary of a parcel of land containing a high school; and
b. The boundary of a parcel of land designated as a future high school site.

The separation distances are established by measuring the shortest distance between the property lines of the parcels containing the uses to be separated.

37A.6 Notwithstanding 37A.4 and 37A.5, the separation distances between Retail Store, Cannabis and schools do not apply within the CC - Central Commercial land use district.

37A.7 The Development Authority shall not grant a variance to setbacks from schools or Provincial Health Care Facilities.

37A.8 Retail Store, Cannabis uses will be limited based on allowing no more than a maximum of three (3) Retail Store, Cannabis uses within a 360m radius surrounding and including the proposed property. A proposed Retail Store, Cannabis use will not be permitted if it renders an approved Retail Store, Cannabis use a non-conforming use based on this limit. The 360m radius will be measured from any part of the property boundary. The 360m radius will also be measured from any Retail Store, Cannabis use that falls within the 360m radius of the subject property to determine whether the proposed development would render an existing one non-conforming. All lots contained wholly or in part within the 360m radius will be included in this calculation.

(Bylaw C-1260-119 - April 20, 2020)

37A.9 In addition to 37A.6, Retail Store, Cannabis uses within the CC - Central Commercial land use district will be limited based on a required minimum separation distance of 180m between Retail Store, Cannabis uses when facing the same street. The separation distances are established by measuring the shortest distance between the property lines of the parcels containing the uses to be separated.

37A.10 Cannabis Production and Distribution use shall not be located within 200m of:

a. A residential land use district;
b. The boundary of a parcel of land containing an elementary or high school;
c. The boundary of a parcel of land designated as a future elementary or high school site; and
d. An Addiction Treatment Facility.

The separation distances are established by measuring the shortest distance between the property lines of the parcels containing the uses to be separated.

37A.11 Cannabis Production and Distribution uses must include an air filtration system to remove odours and must have no odour impact on adjacent properties.

37A.12 Parking requirements shall be in accordance with Part 9, Section 72, of this Bylaw. The number of parking stalls required for Retail Store, Cannabis shall be the same as those for Retail Store, General. The number of parking stalls required for Cannabis Production and Distribution uses shall be the same as Manufacturing/Fabrication Plants."

37A.13 All cannabis related uses must obtain and maintain a valid City of Grande Prairie Business License.

(Bylaw C-1260-94 - June 18, 2018)

Section 38 Crime Prevention Through Environmental Design (CPTED) Principles

38.1 All existing and proposed developments in the City of Grande Prairie are encouraged to consider incorporating as many of the 14 CPTED principles as possible.

38.2 The CPTED principles include the following:

a. Territoriality is the concept of creating and fostering places that are adopted by the legitimate users of the space (i.e. they take ownership), making it less likely for people who do not belong to engage in criminal or nuisance behaviour at that location. This can be achieved by clearly marking public, private, and semi-public areas through landscaping. It can be achieved through signage, by having residents beautify an area with their own street art, or by restaurant owners extending their eating areas onto streets with tables and chairs;

b. Natural Surveillance is the concept of putting "eyes on the street," making a place unattractive for offenders who wish to commit crime with impunity. Creating clear sightlines through street design, landscaping, lighting, and site design (i.e. neighbourhood layout) optimizes the potential for natural surveillance. Note that this is different from organized surveillance (security patrols) and mechanical surveillance (closed circuit television), which may ultimately be required in some places, however, ideally natural surveillance should make them unnecessary;

c. Access Control refers to controlling who goes in and out of a neighbourhood, park, building, and other places. Access control includes focusing on formal and informal entry and exit points in buildings or parking areas (fencing, access gates) and signifying entranceways to parks and neighbourhoods (hedging and other types of landscaping or design);

d. Image refers to the appearance of a place and how this is instrumental in creating a sense of place or territoriality for legitimate users of the space. A place that does not appear to be maintained or cared for may indicate to criminals that property owners and legitimate users of that place tolerate criminal activity. Regular clean-ups, graffiti vandalism removal, and litter pickup are a few ways to enhance image;

e. Conflicting User Groups refers to instances where different user groups may conflict (e.g. a school near industrial development or a seniors' centre near a nightclub). Careful consideration and a risk assessment of compatible land uses during the planning and siting of facilities will minimize potential conflicts between groups before they become a problem;

f. Activity Support is the concept of filling an area with legitimate users (by facilitating and scheduling activities or events like sporting events, street music festivals, or sales kiosks) to decrease opportunities of offending with impunity. Places and facilities that are underused can become locations with the potential for criminal activity;

g. Crime Generators are areas that may generate activities that facilitate crime. For example, 24 hour convenience or liquor stores are legitimate commercial activities. They are not problems in themselves, but their location in the community may cause conflict or unforeseen secondary activity such as late night loitering and may become ideal places for evening robberies;

h. Land Use Mix is the concept that diversity in land uses can contribute to or detract from crime opportunities. Totally separating land uses (e.g. residential and commercial) from each other can create places that are unused during certain times of the day. However, careful transition between some land uses is critical to ensuring an activity does not increase the opportunities for crime to occur or reduce users' and residents' perceptions of their safety in the area. Careful consideration of land uses within a development but also of the surrounding land uses will reduce the opportunity for crime to occur and increase feelings of safety in the area;

i. Movement Predictors direct people, especially pedestrians and cyclists, along a particular route or path. In some cases, they do this without providing obvious alternative escape routes or strategies for safety, as in a pedestrian tunnel or overpass. In other cases, they merely direct people in a certain direction, what designers called wayfinding. It is important to carefully design and situate movement predictors so as not to provide potential attackers with places to lie in wait for people on a certain path;

j. Displacement in the CPTED context refers to the movement of crime in time or space and what the impact may be. Displacement includes negative displacement (crime movement makes things worse), diffusion of benefits (displacement can reduce the impact of crimes more widely than expected), and positive displacement (opportunities for crime are intentionally displaced which minimizes the impact of the crime);

k. Cohesion is the supportive relationships and interactions between all users of a place to support and maintain a sense of safety. Though not a specific urban design function, design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur, such as activity rooms, park gazebos, or multi-purpose rooms in schools and community centres. In some cases property owners or building managers can provide opportunities for social programming. This will increase the ability of local residents or users of a space to positively address issues as they arise;

l. Connectivity refers to the social and physical relationships external to the site itself. It recognizes that any given place should not operate in isolation from surrounding neighbourhoods and instead appreciate its relationship to the whole city. Areas that isolate themselves often result in the Not-In-My-Backyard syndrome. Physical features that help accomplish this are walkways and roadways connecting a particular land use to the surrounding neighbourhoods or features such as centrally located community centres or program offices that provide services to a wider community;

m. Capacity is the ability for any given space or neighbourhood to support its intended use. For example, excessive numbers of similar land uses in too small an area, such as abandoned buildings or bars, can create opportunities for crime. Capacity refers to a balance of uses with a full range of services for local residents to allow them to shop, enjoy recreational activities, and live in the same geographical area. This is not only good environmental sense as it cuts down on long distance auto travel, it also makes a neighbourhood more interesting and therefore increases the likelihood local residents will be proud to live there; and

n. Culture refers to the overall cultural expression of a place. Also known as “place making,” this process involves artistic, musical, sports, or other local cultural events designed to bring people together and enhance social cohesion. Physical designs that can encourage this include public multi-purpose facilities, buildings and expressions of faith, sports facilities, and areas that local artists and musicians might use. Community memorials, public murals, neighbourhood branding, and other cultural features also enhance this. Pre-existing cultural features that create a distinct identity for a place can be used to determine the design principles and policies that best support the cohesiveness and well-being of all groups living and working there.

Section 39 Corner Lot Restrictions

39.1 Notwithstanding any other provision in this Bylaw, no person shall erect or maintain any object, structure, fence, wall, tree, hedge, shrub or other structure exceeding 1.0m in height in a corner visibility triangle.

39.2 Corner visibility triangles are determined as follows:

(Bylaw C-1260-79 - February 25, 2019)

a. A sight triangle is comprised of two (2) sides which are 6.0m long, as measured from the corner of the corner lot along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two (2) points along the said boundaries; or,

b. If the corner lot is at the intersection of a lane and a street in a Residential District, or if a corner lot is located in a commercial or industrial district, a visibility triangle is comprised of two (2) sides which are 3.0m long, as measured from the corner of the corner lot along the boundaries of the lot which meet at the said intersection, and a third side the length of which is a straight line connecting the two (2) points along the said boundaries.

39.3 Unless otherwise permitted in this Bylaw, the minimum setbacks on a Corner Lot shall be as follows:

a. A 4.6m Side Yard setback;

b. A 6.0m Front Yard setback; and

c. The minimum Side Yard setback may be reduced by increasing the Front Yard setback at a rate of 0.15m less Side Yard for every 0.3m of added Front Yard setback down to a minimum 1.5m Side Yard Setback.

(Bylaw C-1260-123 - August 24, 2020)

39.4 Unless otherwise permitted in this Bylaw, the minimum Side Yard setback for an Inside Corner Lot in any Residential District shall be 1.5m.



(Bylaw C-1260-123 - August 24, 2020)

Section 40 Decks

40.1 The following applies to all decks constructed within a residential district:

a. No decks shall be located on or over any utility right-of-way or easement or any drainage right-of-way or easement;

b. The setbacks shall be measured from the outermost edges of the surface of the deck;

c. Low Level Decks and Raised Decks may encroach up to 1.5m into a required front yard setback provided that the deck shall remain uncovered and unenclosed by walls, lattice or other similar material;

d. Low Level Decks and Raised Decks on corner lots shall be setback 1.5m from the side property line on the street side of corner lots;

e. Decks that are covered and/or enclosed from above shall be considered an addition to the principal building. A covered and/or enclosed deck is required to meet the district requirements (outlined in Part Ten) for the principal building and is included in the site coverage calculation;

(Bylaw C-1260-84 - December 4, 2017)

f. Low Level Decks and Raised Decks attached to a semi-detached dwelling or a townhouse may extend up to the common lot line between units if the deck is provided with a privacy wall. The privacy wall must extend the full depth of the deck and be a minimum of 2.0m high as measured from the surface of the deck to the top of the privacy wall. Where a privacy wall is not provided, decks shall comply with the requirements for a single-detached dwelling in the same district; and

g. At the discretion of the Development Authority, a deck may encroach into any required yard where the deck is designed to accommodate access to a dwelling unit for a person with a mobility disability. Such a deck will be permitted on a temporary basis and shall be removed when no longer required to provide access for a person with a mobility disability.

40.2 The following applies to all Low Level Decks constructed in a residential district:

a. Uncovered and unenclosed Low Level Decks shall not be included in the site coverage calculation; and

b. Low Level Decks may be built within 15cm of the side property line and up to the rear property line except in accordance with Section 40.1a.

40.3 The following applies to all Raised Decks (greater than 0.6m in height) constructed in a residential district:

a. Raised Decks shall be included in the site coverage calculation; and

b. Raised Decks that are uncovered and unenclosed shall be setback 1.2m from the side property line and 4.6m from the rear property line.

Section 41 Development Setbacks from Rail Lines (Bylaw C-1260-90-May 7, 2018)

41.1 **Deleted by Bylaw C-1260-90 - May 7, 2018**.

41.2 Building setbacks and mitigation measures for development adjacent to the rail lines for residential uses, institutional uses, child care facilities, educational facilities and hotels shall, at a minimum, be in accordance with the following:

a. 30.0m, excluding eaves and roof overhang, along the length of the site adjacent to a rail line right-of-way

b. A safety barrier (berm or a ditch);

c. A noise barrier may be required based on recommendations of Noise Impact Study; and

d. A 1.83m solid fence on top of the peak of the berm or a 1.83m chain link fence along the entire mutual property line.

41.3 The property owner/owners shall be responsible for maintaining the safety barrier up to and including the fence.

41.4 Noise Impact Studies prepared by a qualified engineer recognized by APEGA shall be required as part of the submissions for amendments to this Bylaw to allow for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way.

41.5 Noise Impact Studies prepared by a qualified engineer recognized by APEGA may be required as part of the development permit submissions for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way.

41.6 Vibration Impact Studies prepared by a qualified engineer recognized by APEGA may be required as part of the submissions for amendments to this Bylaw or development permit submissions to allow for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way.

41.7 Building setbacks for commercial, industrial buildings or structures shall be at a minimum 15.0m, excluding eaves and roof overhang, with a 1.83m chain link fence along the entire mutual property line.

41.8 Reductions to the required setbacks for any type of development may be considered in the following instances:

a. Where the reduction in the required setback is mitigated by a reciprocal increase in the height or depth of the safety barrier; and

b. Where existing commercial, retail or industrial sites, whether vacant or underutilized, are small and cannot accommodate the setback requirements either for conversion or for development/redevelopment. In these cases, the required setback of the land use district where the site is located will apply and a chain link fence along the entire mutual property line will be required.

41.9 The table below summarizes the setbacks and the mitigation measures for the different development types when located adjacent to the rail line right-of-way:

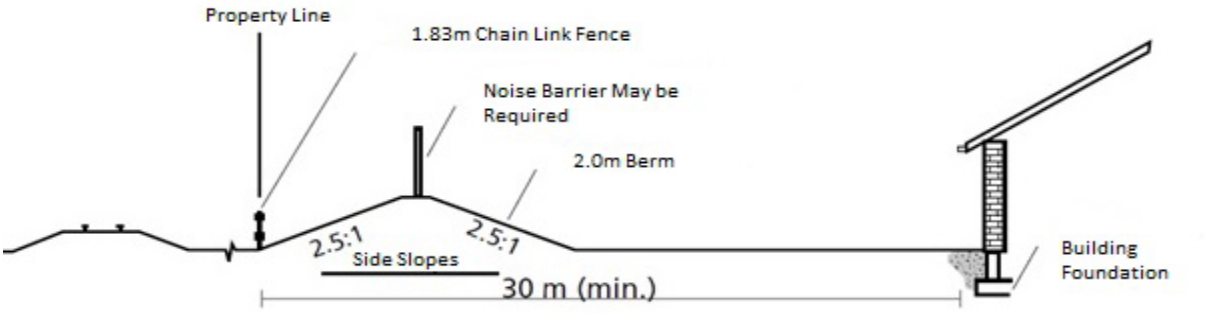
Type of Development	Minimum Development Setbacks	Safety Barriers (Berms or Ditches)	Noise Barriers	Fences	Noise Impact Study	Vibration Impact Study
Residential and Institutional Uses / Hotels	30.0m	Minimum 2.0m with side slopes not steeper than 2.5 to 1 in the case of a berm. In the case of a ditch, its depth shall be the equivalent to the required height of the berm.	May be required.	Required (1.83m solid fence on top of the peak of the berm) or a chain link fence along the length of the site in case of a ditch.	Required for amendments to the LUB/ may be required for development permits	May be required.
Commercial and Industrial Uses	15.0m	Not required.	Not required.	Required (1.83m chain link fence).	Not required.	Not required.

41.10 Notwithstanding the requirements above, the following are permitted within the required setbacks noted above:

a. Unoccupied buildings, such as a garage; and
b. Commercial or industrial buildings or structures serviced by rail line.

41.11 The building setbacks and the mitigation requirements above do not apply to detached dwellings, semi-detached dwellings or secondary suites in developed areas.

41.12 The figure below illustrates the setbacks and the mitigation measures for residential uses, institutional uses, child care facilities, educational facilities and hotels adjacent to the rail line right-of-way.



(Bylaw C-1260-77 - September 18, 2017)

Section 42 Drive-through Businesses

42.1 Drive-through Businesses must:

a. Screen any drive through aisles that are adjacent to a residential district;

b. Fence any drive through aisles, where necessary, to prevent access to a lane or street;

c. Provide vehicle queuing and parking in accordance with Part Nine of this Bylaw;

d. Be separated from a residential district by a building if outdoor speakers are included;

e. Provide a separation of 23m from the lot line of a residential district and any outdoor speakers; and

f. The fencing and screening of the site and the volume of any outdoor speaker shall be to the satisfaction of the Development Authority.

42.2 Drive-through Businesses must not:

a. Have any drive through aisles in a setback area; and

b. Have pedestrian access into the premises that crosses a drive through aisle.

Section 43 Dwelling Units and Principal Buildings on a Parcel

43.1 The number of dwelling units permitted on a parcel is one except where units are:

a. Contained in a building designed for, or divided into, two (2) or more dwelling units and is located in a land use district which permits multiple units;

b. A manufactured home forming part of a manufactured home community for which a development permit has been issued;

c. A building as defined in the Condominium Property Act that is the subject of an approved condominium plan registered in the Land Titles Office; or

d. A Backyard Suite or secondary suite pursuant to Sections 46 and 57.

(Bylaw C-1260-187 – November 18, 2024)f

43.2 In an Industrial or Commercial District, more than one principal building may be permitted on a lot provided it is done in such a manner that, if there is future subdivision of the land, each building will be on a separate lot having its own yards and access, or joint access agreement, or parking agreement, all in compliance with this Bylaw.

Section 44 Existing Buildings

44.1 Where a building exists on or before the effective date of this Bylaw on a lot or site having less than the minimum frontage, area, front yard, side yard or rear yard required by this Bylaw, the building may not be renovated or enlarged but may be repaired provided that:

a. The repair does not infringe upon the minimum front yard, side yard or rear yard of existing bylaw standards; and

b. All other applicable provisions of this Bylaw are satisfied.

44.2 **Deleted by Bylaw C-1260-60 - September 6, 2016**.

Section 45 Fencing and Screening

45.1 In Residential Districts, the maximum height of a fence as measured from grade shall be:

a. 1.8m for that portion of the fence which does not extend beyond the front portion of the principal building on the lot;

b. 0.9m for that portion of the fence which extends beyond the front portion of the principal building on the lot;

c. In the case of corner lots, 0.9m within the corner visibility triangle; and

d. If in the opinion of the Development Authority, where a lot is in proximity to an arterial road as identified by the Municipal Development Plan, a solid 2.4m high fence may be permitted to provide noise attenuation and a visual barrier and will not require a Development Permit.

45.2 The Development Authority may approve, upon application for a development permit in a non-residential district, a higher fence or a fence with barbed wire or other security features for public safety, security, or buffering reasons.

45.3 In the case of through lots, fences shall be of a height satisfactory to the Development Authority considering fences in the surrounding area and the requirement for screening.

45.4 A garbage collection area, a dumpster, an open storage area, or an outdoor service area, including any loading and vehicle service area, which is visible from an adjacent site in a residential district or from a public road other than a lane, shall be screened using a solid fence such that it visually hides the area from the adjacent site or road, to a height of 1.9m.

45.5 When a non-residential lot shares a property line with a lot designated as a Residential District, a continuous screen of 2.0m in height is required. If planting is used;

a. It shall include a mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;

b. It shall include trees which are 2.0m in height when planted and at least 6.0m in height at maturity; and

c. It may include shrubs in addition to trees provided that the shrubs are at least 2.0m in height at maturity.

45.6 Where a Medium or High Density Residential District shares a property line with a Commercial District, a PUL or Reserve Lands, breaks may be provided in the screen to facilitate pedestrian connections between sites.

45.7 Any parking lot having eight or more parking spaces that is visible from an adjoining site in a Residential or Commercial District, or from a public roadway other than a lane shall be sufficiently screened to provide substantial interruption of the view of the parking area from any adjoining Residential or Commercial District or public roadway.

45.8 For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a fence, earth berm or combination thereof, with sufficient height to substantially block the view at a distance of 61.0m shall be required.

Section 46 Backyard Suites

(Bylaw C-1260-187 – November 18, 2024)

46.1 A Backyard Suite may only be developed on a lot containing a Single Detached Dwelling with a minimum lot width of 12.2m.

46.2 Backyard Suite neighbourhood distribution will be limited based Section 57.3 of this bylaw.

46.3 A Backyard Suite shall have a maximum of two (2) bedrooms.

46.4 One (1) on-site parking space is required in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw.

46.5 Parking stalls for the Backyard Suite shall be available for the exclusive and unrestricted use of the occupant(s) of the Backyard Suite.

46.6 Locating Backyard Suite parking stalls in tandem with the parking stalls required for the principal dwelling is not permitted.

46.7 The maximum site coverage for the Backyard Suite is 20%, and the total site coverage may not exceed that of the district.

46.8 Backyard Suites shall be accessory and subordinate to the principal dwelling. The maximum floor area occupied by a Backyard Suite shall not exceed 80% of the Gross Floor Area of the Single Detached Dwelling, or 75m2, whichever is smaller.

46.9 A lot with a Single Detached Dwelling shall only be permitted to have one (1) of the following:

a. A Backyard Suite;
b. A Secondary Suite; or
c. A Home Business.

46.10 The Backyard Suite shall not be separated from the principal dwelling through a condominium conversion or subdivision.

46.11 The maximum building height for a Backyard Suites:

a. 7.6m or the height of the principal dwelling whichever is lower (measured to the roof peak).
b. Notwithstanding the above, where the suite is above a Garage, the maximum height is 7.6m (measured to the roof peak).

46.12 The minimum required setbacks for Backyard Suites:

a. Distance from principal dwelling: 2.4 m.
b. Rear yard: 1.2 m.
c. Side yard: 1.2 m (one storey) or 1.5 m (more than one storey).
d. On a corner lot: The side yard adjacent to the public roadway must be equal to or greater than the principal building's setback.

46.13 Backyard suites shall not be located on or over any utility right-of-way or easement or any drainage right-of-way or easement.

46.14 If the Backyard Suite has two storeys, windows on the second storey must minimize overlooking into yards and windows of abutting properties through one (1) or more of the following:

a. Off-setting window placement to avoid direct views into adjacent yards or windows;
b. Strategically placing windows with landscaping or accessory buildings to block views; and
c. Placing larger windows such as living room windows, to face a lane, a flanking road, or the larger of any side.

46.15 If the Backyard Suite has two storeys, a balcony is permitted at the base level of the second storey. Decks or balconies on the roof of the second storey are not allowed.

46.16 Backyard Suites must have a clear, unobstructed path for emergency responders that connects to a street, private road or lane. The path must be at least 0.9 meters wide and 2.0 meters high, ensuring the unobstructed path of travel for firefighters from their vehicle to the backyard suite is no more than 45 meters, in accordance with Alberta Building Code standards.

46.17 Where Backyard Suites are discretionary within the applicable district, the Development Authority may exercise discretion in considering a Backyard Suite having regard to:

a. Compatibility of the Backyard Suite with the siting, grade elevations, height, roof slopes, building types and materials characteristic of surrounding low-density ground-oriented housing and development;

b. The effect on the privacy of adjacent properties; and

c. Any policies or guidelines for Backyard Suites contained in a Statutory Plan for the area.

46.18 Where the locations of Backyard Suites and/or Secondary Suites have been approved in an adopted Outline Plan in accordance with the criteria in Section 46.3, Development Permits issued for Backyard Suites and/or Secondary Suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.

Section 47 Garbage Enclosures

47.1 Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Utility Bylaw.

47.2 In addition to the requirements of Section 45.4, in the IB, MHC, PS, RM, RH and all Commercial Districts, all outdoor garbage containers and enclosures shall be:

a. Designed or screened to the satisfaction of the Development Authority; and

b. Located to the side or rear of the principal building on the site.

Section 48 High Visibility Corridor Overlay

48.1 The redevelopment of existing buildings and facilities as well as all new developments are subject to the requirements of the High Visibility Corridor Overlay as per Schedule C.

(Bylaw C-1260-60 - September 6, 2016)

Section 49 Home Business

49.1 Both a development permit and a business license are required for a Home Business; whereas only a business license is required for a Home Office.

49.2 A development permit does not exempt the applicant from compliance with federal or provincial health or licensing regulations or any other City permit requirements.

49.3 If the Home Business relocates, a new application is required.

49.4 A maximum of one (1) Home Business and one (1) Home Office is allowed per dwelling. The area occupied by the Home Business and the Home Office cannot exceed 30% of the gross cumulative area of the principal dwelling and accessory buildings. The total area used cannot exceed $60m^2$:

49.5 Home Businesses are discretionary uses and may be considered for single detached dwellings and all other residential dwelling units except for secondary suites and boarding houses.

49.6 As part of the application process for a Home Business, the application shall be circulated to the adjacent landowners as identified by the Development Authority as per Section 21.2.

49.7 A Home Business shall not be approved if, in the opinion of the Development Authority, it would be more appropriately located in a commercial or industrial district regarding, among other matters, potential traffic generation and potential interference with the residential character of the area.

49.8 Home Businesses shall not have more than one (1) customer at the dwelling at any time. Customer traffic generation shall be in accordance with Sections 49.11 and 49.13.

49.9 The development permit for a Home Business may be reviewed for compliance with this Bylaw by the Development Authority at any time. If, at that time, any of the requirements for the Home Business are not complied with, the Development Authority may revoke the Development Permit.

49.10 For the purpose of a Home Business or Home Office, the location of a business is the address at which the operations of the business are managed.

49.11 A food catering Home Business may establish one additional kitchen provided that its installation is required by the Health Authority.

49.12 All home businesses shall comply with the following standards:

Standard	Home Office	Home Business
a) Maximum Area	25% of the gross floor area of the principal dwelling, including the area of the basement, up to a maximum of $20m^2$.	30% of the total combined gross floor area of the principal dwelling and accessory buildings. The total area used cannot exceed $50m^2$.
b) Structural Alterations	Must comply with local bylaws and the Alberta Building Code.	Must comply with local bylaws and the Alberta Building Code.
c) Exterior Impact	Shall not create any nuisance and shall preserve the privacy and the enjoyment of adjacent residences and the neighbourhood.	Shall not create any nuisance and shall preserve the privacy and the enjoyment of adjacent residences and the neighbourhood.

Standard	Home Office	Home Business
d) Equipment and/or Material Storage	No exterior storage of supplies associated with the Home Office.	No exterior storage of equipment or materials associated with the business. Any equipment must be stored off-site and proof of storage agreement must be provided to the Development Authority. Only one (1) utility trailer used in conjunction with the home business not exceeding 2,000kg maximum gross vehicle weight, 4.0m in length and 2.0m in height can be parked in the garage or in the backyard. In addition, the utility trailer may be parked on the driveway in the front yard or side yards provided it does not occupy or obstruct access to any required off-street parking, it is located no closer than 1.52m from the interior edge of the sidewalk or where no sidewalk exists from the curb, and it is not parked within any corner visibility triangle.
e) Customer Traffic Generation	No Home Office related vehicle trips.	A maximum of six (6) home business related vehicle round trips per day, commercial deliveries allowed only during restricted hours [vehicle shall not exceed 5,000kg (GVW)].
f) Parking Spaces	No additional parking required.	An additional on-site paved parking space on top of those required under Table 72-5 - Parking Requirements for Residential Developments is required if there are customers or if there is an employee or a utility trailer associated with the Home Business.
g) Employees	Only those who reside within the residence.	May employ a maximum of one non-resident employee. Additional non-resident employees may be employed off-site, but not visit the residence for business reasons.
h) Business-Related Vehicles	One (1) commercially licensed vehicle up to 5,000kg (GVW). **(Bylaw C-1260-61-December 12, 2016)**	One (1) commercially licensed vehicle up to 5,000kg (GVW). **(Bylaw C-1260-61-December 12, 2016)**
i) Signage	No signs permitted other than signs on the vehicle.	One (1) non-illuminated identification sign, no larger than $0.3m^2$.

49.13 Uses that are not permitted as Home Businesses or Home Offices include, but are not limited to:

a. Adult Entertainment Facilities;
b. Dating and Escort Service*;*
c. Automotive, industrial or recreational vehicle sales, rentals, storage, services or repairs;
d. Industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making;
e. Storage of hazardous, noxious or dangerous goods;

f. Animal services conducted at the home. This does not include Animal Services, Off-Site;

g. Notwithstanding Subsection 49.12(f), pet grooming is permitted as a Home Business, subject to the following:

   i) No veterinary services to be provided on the premises;

   ii) No breeding, boarding or overnight accommodation of pets be permitted on the premises; and

   iii) No pets that are brought into the premises for grooming shall be permitted outside of the dwelling.

h. Home Businesses utilizing large power tools and machinery or requiring external venting, vacuums, blowers or exhaust ports;

i. Any Home Business utilizing radio transmission equipment;

j. The sale, storage or service of firearms, fireworks or ammunition; or

k. Any use that creates noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous or unacceptable waste, electrical, or television or radio interference, at or beyond the boundaries of the building, or beyond the unit walls within a multi-attached dwelling or an apartment building containing the Home Business.

49.14 All Home Business customer vehicle trips shall be restricted to:

a. Monday to Saturday between 7:00 am and 7:00 pm; and

b. Sundays and Statutory Holidays between 10:00 am and 6:00 pm.

(Bylaw C-1260-59 - September 6, 2016)

49.15 The Development Authority may approve a Home Business involving a use that is not permitted under Section 49.13 when:

a. The activities related to the non-permitted use occur off-site, such as a mobile business;

b. On-site activities are limited to the office and storage that is allowed under Section 49; and

c. The proposed development adheres to all other requirements of this Bylaw.

(Bylaw C-1260-146 - April 4, 2022)

Section 50 Lighting

50.1 In all districts, outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of any traffic control device, and shall comply with the following provisions:

(Bylaw C-1260-146 - April 4, 2022)

a. Except in the IG and IH Districts, no light structure shall exceed a height of 7.6m;

b. Except in the IG and IH Districts, no light shall be attached to a structure above a height of 6.1m along that structure;

c. On Commercial, Industrial, Multi-Family sites located adjacent to Low Density Residential sites, the developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to the low density residential sites;

d. On Commercial, Industrial, Multi-Family sites located adjacent to Low Density Residential sites, flashing lights shall be prohibited within 30m of an adjacent residential site; and

e. No flashing or strobe, or revolving lights shall be installed on any structure or site, which are red, green, amber or blue or other such colour that may impact the safety of motorists using adjacent public roadways.

50.2 At the discretion of the Development Authority, a comprehensive Lighting Plan may be required for the site prepared by a qualified Electrical Engineer who is a member in good standing with APEGA. The plan should consider the following:

a. That lighting should create an identity for the parking lot, enhance adjacent roads and pedestrian environments and be appropriate to the location, context and scale of the areas being lit;

b. Using different luminaries with a coordinated appearance to light pedestrian pathways, parking spaces, drive aisles, building and site entrances and other relevant site features;

c. Balancing the need for safety and security with the reduction of energy consumption and light pollution by:

   i) Ensuring all parking spaces and circulation routes are well-lit;

   ii) Installing lighting that is appropriately scaled to its purpose and avoids over lighting;

   iii) Directing light downward and avoid light overspill on adjacent properties, streets and open spaces;

   iv) Using energy efficient fixtures and bulbs whenever possible;

   v) Considering lighting elements for their aesthetic and design value, not simply their cost, lighting function or ease of maintenance; and

   vi) Coordinating the location of lighting with pedestrian routes, tree planting and other landscaping.

Section 51 Multiple Uses

51.1 When any land or building is used for more than one purpose, all provisions of this Bylaw relating to each use shall be satisfied. If there are conflicts between standards for individual uses, the more stringent standards shall prevail, unless approved otherwise.

51.2 **Deleted by Bylaw C-1260-124 - October 19, 2020**.

Section 52 Objects Prohibited or Restricted in Yards

52.1 No person shall keep or permit in any yard in any residential district anything which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the district. This includes any excavation, stockpiling or storage of materials, explosives, flammable liquids, diesel fuel or gasoline products other than those typically required for home use.

52.2 **Deleted by Bylaw C-1260-53 - April 4, 2016.**

52.3 A municipal tag may be issued to the vehicle owner in violation of Sections 52.1.

(Bylaw C-1260-53 - April 4, 2016)

52.4 No occupant of a principal dwelling in a Residential District shall permit a recreational vehicle to be utilized for living or sleeping accommodation for more than fourteen (14) days a year.

(Bylaw C-1260-53 - April 4, 2016)

52.5 Service of a Municipal Tag shall be sufficient if it is:

a. personally served;
b. attached to the vehicle in respect of which an offence is alleged to have been committed;
c. sent by ordinary mail to the address of the Registered Owner of the vehicle; or
d. left for the defendant at their residence with a person who appears to be at least eighteen (18) years of age.

52.6 **Deleted by Bylaw C-1260-53 - April 4, 2016.**

52.7 **Deleted by Bylaw C-1260-53 - April 4, 2016.**

52.8 Despite Section 52.1, a shipping/storage container may be permitted in a side or rear yard in a residential district for up to, but not exceeding 60 days.

(Bylaw C-1260-4 - December 9, 2013)

52.9 Unless otherwise noted, an Accessory Building or Structure shall not be permitted within the front yard in any land use district.

(Bylaw C-1260-61 - December 12, 2016)

52.10 Despite Section 52.1, dumpsters used for construction debris, renovation materials, and other items directly related to a renovation or construction project may be permitted provided it is not located on the site for more than 60 days.

(Bylaw C-1260-189 – March 24, 2025)

Section 53 Permitted Encroachments

53.1 With the approval of the Development Authority, the following features may be located within or project onto or into the required yard setbacks providing the structure is designed in accordance to the Alberta Building Code and is not subject to the requirements of Section 19 of this Bylaw:

a. Eaves, chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not exceed the following:

i) 0.6m into any required side yard setback of 1.2m;

(Bylaw C-1260-61 - December 12, 2016)

ii) 1.2m into a required yard setback of 3.0m or greater; or

iii) 50% of any building elevation may be a cantilevered projection;

b. Balconies, provided that they do not project more than 1.5m into the required front yard setback;

c. Balconies, Verandas, Porches, and Decks may encroach up to 1.5m into any required front yard setback provided they are deemed to be compatible with the character of adjacent properties as determined by the Development Authority;

(Bylaw C-1260-61 - December 12, 2016)

d. Man-made ponds, landscape ornaments, flag poles 4.6m or less in height or similar landscaping features;

e. Any loading space required under the provisions of this Bylaw if it is not in a required front yard; and

f. An exterior fire escape if it does not encroach more than 1.2m into any required yard.

Section 54 Radiocommunication and Broadcasting Antenna Facility

54.1 Purpose

The purpose of this section is to establish a procedure and recommended standards where a telecommunication carrier is required to consult with The City for the siting of a new antenna system, or alteration of an existing system, that is regulated by Innovation, Science and Economic Development Canada (ISED).

(Bylaw C-1260-181 – July 2, 2024)

54.2 Requirement to Consult with the City of Grande Prairie

ISED's Client Procedures Circular CPC-2-0-03 "Radiocommunication and Broadcasting Antenna Systems" provides for proponents of antenna systems to consult with the municipality regarding proposals to install, or make changes to, antenna systems, subject to certain exclusions.

(Bylaw C-1260-181 – July 2, 2024)

54.3 Development Considerations

When a request for a new antenna system or alteration to an existing system is received, the following provisions apply:

a. The City encourages the co-location of antennas on existing masts or towers, or mounted on existing structures. All carriers proposing to locate an antenna system within the City should first contact all other carriers providing similar services in the City to consider locating on an existing structure, prior to submitting a notification package to the Development Officer;

(Bylaw C-1260-61 - December 12, 2016)

b. If demonstrated to be impractical to locate on an existing structure, the City encourages the placement of new antenna systems in commercial or industrial areas, in order to protect residential neighbourhoods. Preferred setback will be at least six (6) times the tower height to the boundary of a residential land use district, measured from the tower base, or the outside perimeter of a supporting structure, whichever is greater;

c. New antenna systems will not be supported in front yards or where they will negatively impact the High Visibility Corridor. The proposed placement should also minimise any impact on the natural environment;

d. When proposing a new tower or mast for an antenna system, the City encourages a monopole design to minimize the visual impact of the structure and supports the use of camouflage techniques to seamlessly integrate the tower and its associated structures into the surrounding built and natural environment, ensuring minimal impact on the area's aesthetics;

(Bylaw C-1260-181 – July 2, 2024)

e. When proposing a new tower or mast for an antenna system in a high profile or sensitive area, such as in a high visibility area or in close proximity to residential developments, the City prefers the use of camouflage techniques, such as flagpoles, clock towers, trees, light poles, etc. to reflect the context of the surrounding area;

(Bylaw C-1260-181 – July 2, 2024)

f. Where antennae and/or utility shelters are proposed on the roof of an existing building, they should be set back from the edge of roof line in order to minimise the visual impact from ground level;

g. No signage, other than signage required for regulatory or safety purposes should be mounted on a telecommunication tower; and

h. The City encourages the use of protective anti climb fencing around new masts or towers.

54.4 Application Submission Requirements

When a proponent is required to consult with the City regarding a telecommunication facility, the proponent shall submit the applicable fee to the Development Authority, together with an information package, which shall include:

a. Written documentation of attempts to co-locate on existing antenna supporting structures within the City, including building rooftops and responses received from operators of existing telecommunication facilities, or building owners contacted;

b. For a new freestanding mast or tower proposal, a site plan showing the proposed location dimensions and design of the mast or tower and any associated structures or buildings;

c. For a new freestanding mast or tower proposal, written confirmation that the applicant will support any requests for future co-sharing of the proposed mast or tower;

d. Proposed landscaping scheme, including fencing details confirming the height, design and materials to be used; and

e. For the siting of a new antenna and any associated structures on existing buildings, towers or masts, details of the proposed size, siting and design of the antenna and associated structures.

54.5 Public Consultation Requirements

For Radiocommunication and Broadcasting Antenna Facilities the following public consultation requirements shall apply:

a. Where not exempt from consultation, as prescribed by ISED, a proponent shall follow the default public consultation process for the local public, as outlined in Section 4.2 of ISED Radiocommunication and Broadcasting Antenna Systems Circular;

(Bylaw C-1260-181 – July 2, 2024)

b. In addition to the ISED requirement for surrounding property owners to be mailed a notification package containing the applicant's proposal, the City:

i) encourages the applicant to arrange an open house to engage the surrounding landowners in the consultation process to the greatest extent possible,

ii) requires the applicant to erect a notification sign of 2.44m by 1.22m in a highly visible location on the proposed site that includes the following information:

1) contact information in case of an inquiry;

2) the mast or tower type – monopole, lattice, guyed, or camouflaged tower;

3) the tower height; and

4)details of the open house (date, time and venue), if applicable;"

(Bylaw C-1260-181 – July 2, 2024)

c. The Development Officer will require a public consultation summary from the applicant prior to submitting a report to the City's Committee. The summary shall include a list of property owners notified, responses received and the applicant's measures taken to address any reasonable and relevant concerns received; and

d. The applicant is required to pay all costs associated with the public consultation process, including advertising for and hosting open house sessions for neighbourhood consultations.

(Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

54.6 Processing of Applicant's Request

a. Upon receipt of a public notification package through the process referenced in Section 54.5(a), the Development Officer shall send a written notice to owners of all residential properties (if applicable) within a radius of six (6) times the tower height. The notice shall include:
   i) the notification package from the proponent detailing the location and other information about the proposed antenna system;
   ii) information on how to access the decision on the application;
   iii) information on when and how to submit comments.

b. The Development Officer shall circulate the public notification package to:
   i) the County if the proposed location is within ½ mile of the County boundary;
   ii) the Downtown Association if the proposed location is within the Downtown area;
   iii) the Grande Prairie Airport if the proposed location is within the Airport Overlay zone.

c. The Development Officer shall present a report to the Committee, outlining the results of the public consultation process and the suitability of the applicant's request based on the land use considerations in this Section. The report will include a recommendation of support or non-support for the request. Upon review of the request, the Committee shall direct that a letter of attestation be provided to ISED either in support, or opposition to the applicant's request.

d. Upon the Committee's approval of the proposal, the applicant will be required to submit a lot grading permit application and required submittals prior to the issuance of the letter of attestation by the Development Officer.

(Bylaw C-1260-84 - December 4, 2017, Bylaw C-1260-118 - April 6, 2020 and Bylaw C-1260-181 – July 2, 2024)

Section 55 Relocation or Demolition of Buildings

55.1 No person shall relocate a building or structure or portion thereof, onto a site without first obtaining a development permit for the relocated building or structure. The relocated building or structure shall comply with the appropriate district regulations.

55.2 Excepting a manufactured home, a relocated building or structure shall be considered a discretionary use in all residential districts.

55.3 In the case of demolition of a building on a site, a development permit may be required, at the discretion of the Development Authority, where the demolition is likely to result in change of use or change in intensity of use on the site. The development permit may require the owner of the site to address reclamation of the site, removal or restriction of access, and other such issues deemed appropriate by the Development Authority.

Section 56 Residential Conversion

56.1 In considering any application for a conversion of a single detached, semi-detached or duplex dwelling to an office use in the Residential Transition District or a Commercial District, the Development Authority shall ensure that:

a. Parking is provided in accordance with Part Nine of this Bylaw;

b. Where the conversion involves exterior renovation, the height and site coverage of the renovation is similar to that of the surrounding properties;

c. Landscaping is provided in accordance with Part Eight of this Bylaw; and

d. Exterior lighting is in accordance with Section 50.

56.2 Development Authority shall consider, in addition to other matters, the following in reviewing an application pursuant to this Section:

a. Whether approval would result in a concentration of such conversions which may alter the residential character of the area;

b. Whether the level of activity resulting from a proposed minor office use of the proposed conversion will generate traffic levels and off-site parking in excess of the normal capacity of the adjacent roadway; and

c. Whether pedestrian movements will be adversely affected by the proposed conversion.

56.3 As part of the development permit referral process, adjacent property owners shall be asked for comment.

56.4 The Development Authority shall consider the provisions of any applicable Area Redevelopment Plan.

Section 57 Secondary Suites

(Bylaw C-1260-180 – June 17, 2024)

57.1 A Secondary Suite may only be developed within a single detached dwelling or semi-detached dwelling.

57.2 Each unit of a semi-detached dwelling must be situated on its own separate lot in order to be eligible to add a Secondary Suite.

57.3 Secondary Suite neighbourhood distribution will be limited based on allowing no more than a maximum of eight (8) Secondary Suites and/or Backyard Suites within a 30m radius surrounding and including the proposed property, and no more than two (2) Secondary Suites or Backyard Suites in a row will be permitted. A proposed Backyard Suite or Secondary Suite will not be permitted if it renders an approved Backyard Suite or Secondary Suite a non-conforming use based on this limit. The 30m radius will be measured from any part of the property boundary. The 30m radius will also be measured from any Backyard Suite or Secondary Suite that falls within the 30m radius of the subject property to determine whether the proposed development would render an existing one non-conforming. All lots contained wholly or in part within the 30m radius will be included in this calculation.

(Bylaw C-1260-187 – November 18, 2024)

57.4 Secondary suites shall be accessory and subordinate to the principal dwelling.

57.5 There is no maximum floor area for Secondary Suites wholly located in a basement; internal stairways and landings that provide access to the basement may be above grade. Secondary Suites that are not entirely located in the basement have a maximum suite floor area of 100m2.

57.6 The number of bedrooms allowed shall be proportional to the lot width:

a. Small lot (Up to 9.2m lot width): No more than one (1) bedroom
b. Medium lot (up to 12.0m lot width): No more than two (2) bedrooms
c. Large lot (above 12.0m lot width: No more than three (3) bedrooms

57.7 A lot containing a Single Detached Dwelling shall only be permitted to have one (1) of the following:

a. A Secondary Suite;
b. A Backyard Suite; or
c. A Home Business.

(Bylaw C-1260-187 – November 18, 2024)

57.8 A lot containing one (1) half of a Semi-Detached Dwelling shall only be permitted to have one (1) of the following:

a. A Secondary Suite; or
b. A Home Business.

57.9 A Secondary Suite is not permitted to have a Home Business.

57.10 The Secondary Suite shall not be subject to separation of title from the principal dwelling through a condominium conversion or subdivision.

57.11 A Secondary Suite shall be developed in such a manner that the exterior aesthetics of the building containing the Secondary Suite shall appear as a single detached dwelling.

57.12 A Secondary Suite shall have a separate entrance from the entrance to the principal dwelling, either from a common indoor landing or directly from the exterior of the structure. The entrance to the Secondary Suite shall not open into a garage.

57.13 The minimum number of parking stalls for a Secondary Suite is one (1) less than the number of bedrooms, with a minimum of at least one (1) stall. This is in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw. For example, a one-bedroom or two-bedroom Secondary Suite requires one (1) additional parking stall and a three-bedroom Secondary Suite requires two (2) parking stalls.

57.14 Parking stalls for the Secondary Suite shall be available and maintained for the exclusive and unrestricted use of the occupant(s) of the Secondary Suite.

57.15 Secondary Suite parking stalls in tandem with the parking stalls required for the principal dwelling are not allowed. However, if multiple parking stalls are required for the Secondary Suite, these can be arranged in a tandem parking configuration.

57.16 Parking stalls for the Secondary Suite shall not be located in a garage, or in tandem with the parking stalls in the garage unless the garage is divided with a wall and has two (2) separate overhead doors.

57.17 Where the locations of Secondary Suites and/or Backyard Suites have been approved in an adopted Outline Plan in accordance with the criteria in Section 57.3, Development Permits issued for Secondary Suites and/or Backyard Suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.

(Bylaw C-1260-187 – November 18, 2024)

Section 57A Servicing and Easements

57A.1 The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewage and street access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the developer.

(Bylaw C-1260-98 - December 13, 2021)

57A.2 No permanent buildings or structures shall be located on or over any utility right-of-way or easement, or drainage right-of-way or easement.

(Bylaw C-1260-189 - March 24, 2025)

Section 58 Small Wind Energy System

58.1 For the purpose of this section, the following definitions apply:

a. *BLADE* means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind;

b. *ROTOR'S ARC* means the largest circumferential path travelled by a blade;

c. *TOTAL HEIGHT* means the height from the grade at the base of the building on which a Small Wind Energy System is mounted to the highest vertical extension of a Small Wind Energy System. In the case of a Small Wind Energy System with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc; and

d. *TOWER* means the structure which supports the rotor.

58.2 A Small Wind Energy System may only be located on the roof of a building.

58.3 Small Wind Energy Systems shall require a development permit.

58.4 In addition to the requirements of Section 17.2, applications for Small Wind Energy Systems shall include the following information where applicable:

a. The manufacturer's specifications indicating:

i) The Small Wind Energy System's rated output in kilowatts;

ii) Safety features and sound characteristics;

iii) Type of material used in tower, blade, and/or rotor construction; and

iv) CSA approval;

b. Potential for electromagnetic interference;

c. Nature and function of over speed controls which are provided;

d. Specifications on the foundations and/or anchor design, including location and anchoring of any guy wires; and/or

e. Information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

58.5 Prior to making a decision on a development application for a Small Wind Energy System, the Development Authority may refer and consider the input of the following agencies and departments:

a. Alberta Energy and Utilities Board;

b. Transport Canada; and/or

c. Navigation Canada.

58.6 The total height of a Small Wind Energy System may exceed the maximum building height of the district by a maximum of 2.0m.

58.7 Small Wind Energy Systems shall comply with the following standards:

a. There shall be a limit of one (1) small wind energy system per lot;

b. The system's tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas;

c. The system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments;

d. The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer;

e. The system shall be operated such that no electro-magnetic interference is caused;

f. The system's maximum power shall not exceed 3 kW;

g. Wind turbines shall not exceed 60 dBA, or in excess of 5 dBA above the background noise, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms; and

h. Brand names or advertising associated with the system or the system's installation shall not be visible from any public place.

Section 59 Solar Collectors

59.1 A solar collector may only be located on the wall or roof of a building.

59.2 A solar collector mounted on a roof with a pitch of less than 4:12 may project:

a. A maximum of 0.5m from the surface of a roof, when the solar collector is located 5.0m or less from a side property line, measured directly due south from any point along the side property line; and

b. In all other cases, a maximum of 1.3m from the surface of a roof.

59.3 A solar collector mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3m from the surface of a roof.

59.4 A solar collector mounted on a roof must not extend beyond the outermost edge of the roof.

59.5 A solar collector that is mounted on a wall:

a. Must be located a minimum of 2.0m above grade; and,

b. May project a maximum of:

i) 1.5m from the surface of that wall, when the wall is facing a rear property line; and

ii) In all other cases, 0.6m from the surface of that wall.

Section 60 Subdivision of Land

60.1 If an application for a development permit involves a subdivision of land, no permit will be issued until a plan of subdivision, being a plan of survey prepared in accordance with the Land Titles Act, for the land has been registered at the Land Titles Office.

Section 61 Through Lots

61.1 In the case of a through lot, the Development Authority may deem either yard to be the front yard, but not both.

Section 62 Transition Between Uses

62.1 Screening is required along the lot lines of all commercial and industrial lots where such lines abut a residential property line or are adjacent to lanes that abut a neighbouring residential property. Such screening shall be at least 1.9m in height.

62.2 If Commercial or Industrial yards, or Apartment Building and Multi-attached dwelling yards abut a RS, RR, RG, RT District, the following requirements shall apply to the abutting yard:

a. No open storage or outdoor display shall be permitted in such yard, unless screened to the satisfaction of the Development Authority;

b. No parking space shall be permitted in such yard of a RM or RH District within 4.6m of a lot line;

c. No parking space shall be permitted in such yard of a Commercial District within 6.1m of a lot line; and

d. No parking space shall be permitted in such yard of an Industrial District within 10m of the rear or side lot line.

62.3 Notwithstanding Sections 62.1 and 62.2, screening and abutting yard requirements shall not apply to a development permit application for a site in the IG District if the site was districted as such prior to the abutting property being districted low density residential.

Section 62A Urban Agriculture

62A.1 In districts where URBAN AGRICULTURE is a discretionary use, the Development Authority will consider approval only after careful evaluation of several factors, including, but not limited to:

a. the size and scale of the site and agricultural operation;

b. the potential impacts on the adjacent properties;

c. the potential impacts on infrastructure including utility connections, sidewalks, curbs, and storm sewers;

d. the history and previous use of the site; and

e. the presence and location of wetlands or waterways.

62A.2 Application Submission Requirements

The development permit application must provide a proposed farm management plan that includes:

a. a site plan;

b. the type and intended use of equipment;

c. the type and use of pesticides or other agricultural chemicals to be used and frequency and duration of use;

d. mitigation measures that will be implemented to address nuisances, including noise and odours;

e. a plan showing how infrastructure will be protected (if required);

f. lot grading plan (if required);

g. a proposed sediment and soil erosion plan (if required).

62A.3 The development permit for Urban Agriculture shall be issued for a one (1) year term and will automatically renew annually. Renewal is contingent on compliance with all municipal bylaws, regulations, and specific permit conditions. The City reserves the right to revoke the permit if there is non-compliance or if there are negative impacts on adjacent properties, infrastructure, or the environment, following a review process and written notice to the permit holder.

62A.4 No on-site processing of fruits and vegetables, or manufacturing of food product is allowed.

62A.5 No on-site sales are allowed unless the land use district in which urban agriculture is located allows it and the appropriate permits are obtained.

62A.6 All accessory structures, including greenhouses, must comply with all standards applicable to the land use district in which the accessory structure is located and the appropriate permits are obtained.

62A.7 Outside storage of mechanical equipment or any related equipment or materials, including fuel is not permitted in residential or commercial zoning districts.

62A.8 The use must not generate odour, waste, noise, smoke, glare, dust, fire hazard, visual impact, or any other hazard or nuisance, more than that which is characteristic of the land use district in which it is located under normal circumstances wherein no urban agriculture exists.

62A.9 It is the landowner's responsibility to ensure that any utility connections (storm, sanitary, water) are adequately marked and protected during farming operations.

62A.10 All pesticide applications must be done according to the Environmental Codes of Practice for Pesticides published by Alberta Environment and persons applying pesticides must follow the directions on the label including any setbacks.

62A.11 It is the landowner's responsibility to meet all pertinent regulations regarding the control of noxious weeds per the Alberta Weed Control Act, SA 2008, c W-5.1.

62A.12 This use does not include urban hen and urban bees. Keeping animals is controlled and enforced under the City's Animal and Responsible Pet Ownership Bylaw C-1226.

62A.13 It is the urban farming operator's responsibility to ensure that all products, including soil meet health and safety standards.

62A.14 Surface water discharge from the site must comply with the City's Lot Grading Bylaw C-1366.

62A.15 Compost may only consist of plant or plant-based material and shall not utilize any mechanical processes.

62A.16 Prior to issuing a Development Permit, the City's Fire Department will assess the interface between urban development and the proposed agricultural use. This evaluation will utilize Alberta FireSmart™ principles and best practises to determine if fire prevention and mitigation measures are necessary. If required, these measures will be specified as conditions within the Development Permit.

Part Eight Landscaping Requirements

Section 63 Purpose and Applicability

63.1 The purpose of the Landscaping Requirements is to provide an appropriate standard of aesthetic quality and environmental stewardship within the City.

63.2 Landscaping, in accordance with this Bylaw, shall be a condition for the issuance of a Development Permit for all new development.

63.3 The provision of landscaping, in accordance with this Bylaw shall be a condition of the issuance of a Development Permit related to an existing development, if the changes will substantially enlarge or increase the intensity of use. Substantial enlargements or increases in intensity of use include, but are not limited to additional floor space, increased seating capacity, or additional dwelling units.

(Bylaw C-1260-31 - August 10, 2015)

Section 64 General

64.1 Districts have specific landscaping requirements outlined in their respective Land Use District (Section) in Part Ten of this Bylaw. Refer to the Land Use District within Part Ten that applies to the subject property to determine the Minimum Required Landscaped Area.

64.2 For Districts, other than Direct Control Districts, that do not have specific landscaping requirements, landscaping shall be in accordance with the standards in Part Eight of this Bylaw.

64.3 The Minimum Required Landscaped Area as required in the respective Land Use District within Part Ten, shall be permeable surface landscaping. A permeable surface is any treatment that will allow for water to drain into the ground beneath. This includes, but is not limited to, sod, woodchip and washed rock if it is part of xeriscaping.

(Bylaw C-1260-60 - September 6, 2016)

64.4 For multi-attached dwellings, apartments, commercial and industrial uses, perimeter landscaping is required within any yard that is adjacent to a public road (excluding lanes) or public use sites, including but not limited to schools and parks. The buffer shall be a minimum of 3m wide. This area is required regardless of whether it exceeds the Minimum Required Landscaped Area.

64.5 In addition to the Minimum Required Landscaped Area in each district, any portion of the site not constructed upon or not legally paved to be used for parking shall be landscaped to the satisfaction of the Development Authority.

(Bylaw C-1260-60 - September 6, 2016)

64.6 Areas used to fulfill the Minimum Required Landscaped Area shall not be used for other purposes including but not limited to parking, vehicular circulation, or loading facilities.

64.7 For applications where the Minimum Required Landscaped Area is less than 500m², the landscaping details shall be included on the site plan, if no landscape plan is provided.

64.8 The Development Authority shall require a separate landscape plan for any site where the Minimum Required Landscaped Area exceeds 500m² and it shall be prepared by a Certified Landscape Designer, Architect or Technologist who is a member in good standing with the Alberta Association of Landscape Architects or an equivalent Canadian Association.

64.9 The Landscape Plan shall be to a scale of 1:500 or larger and include the following:

a. A North arrow, site dimensions and lot area;
b. The property lines of the site, identification of adjacent land uses, approximate or estimated location of buildings and landscaping on adjacent sites;
c. All overhead, surface and underground utilities, limits of easements and rights-of-way;
d. The existing and proposed topography;
e. The existing vegetation and indicate whether it is to be retained or removed;
f. The layout of berms, open space, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
g. The location, height and materials of all proposed walls, fences and screens;
h. The location of trees and shrubs;
i. A table indicating the required quantities of plant materials;
j. Typical planting details indicating soil depths and mulch types;
k. The common and botanical names, sizes and quantities of plant material and the type of landscaped areas;
l. Irrigation systems, if proposed; and,
m. If City property is being used for temporary storage of landscape materials, indicate the location and extent. (Note: The express written permission of the City's Parks Operations Department is also required).

64.10 Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.

64.11 All landscaped areas must meet the following requirements:

a. Be a soft surfaced or suitable, durable, decorative hard surfaced landscape material. Suitable hard surfaces may consist of, but are not limited to, paving stone, natural stone work, rip rap and rock, artificial grass, decorative concrete or architectural features. Hard surface areas must provide visual or pedestrian amenity and must be augmented with plant material or provide suitable visual character. The acceptable scope and scale of hard surface landscape areas is at the discretion of the Development Authority; and,

b. Soft surfaced landscaped areas shall have topsoil to a minimum depth of 150mm.

64.12 All landscaped areas shall be designed to facilitate effective surface drainage and be consistent with a pre-approved lot grading plan if one was required.

64.13 The Development Authority may require a reduction of the area of hard surface landscaping if the proposed area would inhibit site drainage.

64.14 If the required landscaped area, or portions thereof, contain native trees and shrubs, the area may be maintained in its natural vegetated state at the discretion of the Development Authority. Vegetation preserved on the site may be credited to the total landscaping requirements, at the discretion of the Development Authority. Consideration must be given to the following:

a. Ensuring the safety and maintainability of the site and its surroundings;

b. Ensuring the long-term viability of the remaining native vegetation considering the potential alteration to the site hydrography, disruption of existing native soils, increased exposure to sun and wind and increased human activity brought about as the result of site development; and,

c. Compatibility with adjacent land uses and landscaping.

64.15 Existing natural landscaping retained on site may be considered as part of the required landscaping, with prior written approval of the Development Authority, if the vegetation is deemed appropriate and is properly protected during construction.

64.16 Naturalized landscapes may be developed where appropriate at the discretion of the Development Authority. Generally, naturalization would apply to river valley and ravine lands, major utility and road rights-of-way, adjacent to existing natural areas and in Industrial Districts. Naturalized landscapes require the following:

a. A landscape plan, prepared in accordance with Part Eight, regardless of the Minimum Required Landscaped Area;

b. Naturalized landscapes are to be designed to reflect the plant materials, soil types and topography typical to the Dry Mixedwood or Peace River Parkland Natural Sub-Regions of Alberta; and

c. The Landscape Architect is to provide any additional specifications and details required for the installation and establishment of a naturalized landscape on the landscape drawings when submitted for approval.

64.17 If a landscaped area is provided adjacent to a boulevard, the tree species and planting shall be similar or complimentary to the existing or future proposed boulevard trees.

64.18 The City boulevard does not count towards the landscaping required by this Bylaw.

64.19 Refer to the City of Grande Prairie Design and Construction Manual Section 16 - Landscaping (www.cityofgp.com) for best practices.

(Bylaw C-1260-31 - August 10, 2015)

Section 65 Planting Requirements

65.1 For Districts where there is a minimum required number of trees and shrubs, the required quantities are specified in Part Ten of this Bylaw. Trees and shrubs shall be provided according to the following standards:

a. Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken;

b. The provision of a hard-surface area does not negate the requirements for plant material;

c. Shrubs may be substituted with trees. One (1) tree can replace up to four (4) shrubs. Trees may not be substituted with shrubs. The substitute tree must be a large stature tree (a species that reaches 12m in height or higher at maturity);

d. If parcel constraints make the provision of the required number of trees and shrubs impossible, the cost of providing the deficit number of trees and shrubs may be provided as cash-in-lieu to the Boulevard Rehabilitation Trust Account through an agreement with the City. The agreement shall be administered by the City's Parks Operations Department.

65.2 All plant materials used for landscaping including screening must be of a species capable of healthy growth in the City and be resilient to specific site location factors (i.e. sun, excessive wind, shade, road salt, gravel and reasonable maintenance practices). All plant materials must conform to standards of the Canadian Standards for Nursery Stock, Current Edition of Canadian Landscape Association (www.canadanursery.com). The use of drought tolerant plant material and the application of xeriscaping principles are encouraged. The following planting requirements shall be met in all landscaped areas:

a. A minimum of one-third (1/3) of all required trees must be coniferous trees with a minimum height of 1.9m at the time of planting;

b. Deciduous trees must have a minimum calliper of 50mm at the time of planting;

c. A minimum of one-third (1/3) of all required shrubs must be coniferous shrubs with a minimum spread of 350mm or a minimum height of 600mm for upright varieties, at the time of planting; and,

d. Deciduous shrubs must be a minimum height of 450mm at the time of planting.

(Bylaw C-1260-31 - August 10, 2015)

Section 66 Landscaping for Large Parking Areas

(Bylaw C-1260-31 - August 10, 2015)

66.1 Landscaped islands shall be required within at-grade parking areas with a capacity for 50 or more vehicles.

66.2 The minimum total area of all landscaped islands in the parking area must be equal to 1.7m² for every parking stall provided.

66.3 Landscaped islands may be provided as peninsulas that are connected to the buffer landscaping around the parking lot.

66.4 Landscaped areas within and abutting parking areas are to be contained by a 150mm height concrete curb or approved alternative. For sunken landscaped areas, gaps in the concrete curb are permitted to allow for storm water drainage.

66.5 Landscaped islands provided in the parking area shall not be entirely located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.

66.6 The number of trees and shrubs required is one (1) tree for each 20m² and one (1) shrub for each 10m² of required parking area landscaped island. The number of trees and shrubs within the landscaping islands may be counted towards the required number of trees and shrubs for the entire site.

66.7 Trees must be planted with a minimum distance of 1.5m from the centre of the tree to the back of any curb.

66.8 Parking area landscaped islands shall be designed and located in such a way that the health of all landscaping in them can be maintained for the life of the principle development.

66.9 Landscaping shall not interfere with parking lot lighting, vehicle and pedestrian sight lines or increase the opportunity for criminal activity.

(Bylaw C-1260-31 - August 10, 2015)

Section 67 Landscaping Securities

(Bylaw C-1260-31 - August 10, 2015)

67.1 Notwithstanding the provisions of Section 67.4, as a condition of the development permit the applicant must provide the City with either a certified cheque or Letter of Credit equal to the total cost of the required landscaping, but not less than $5,000.00. The amount shall be determined by the Development Authority based on the approved landscape plan. The quoted landscaping costs must be valid for the work requested by either the applicant or the City. The amount shall include the cost of the following:

(Bylaw C-1260-123 - August 24, 2020)

a. Rough grading of landscaped area;

b. Minimum of 150mm of topsoil and sod or seed;

c. Trees and shrubs in accordance with this Bylaw; and,

d. 150mm height concrete curb separating landscaped areas and parking areas

67.2 Pursuant to Section 67.1, the conditions of the security shall be:

a. 60% of the certified cheque or Letter of Credit will be released once the Development Authority has confirmed compliance to the Development Permit;

b. The balance of the certified cheque or Letter of Credit shall be released to the applicant, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition two (2) growing seasons after completion of landscaping. The inspection shall take place within ten (10) business days of receipt of the written request subject to seasonal conditions. If the Development Authority is not satisfied that the landscaping meets the requirements a re-inspection fee shall be required for subsequent inspections;

c. The applicant shall replace all required landscaping that does not survive the two (2) year maintenance period with a suitable, similar material; and,

d. If landscaping is not completed within the time-period specified in Section 24.7.1 the certified cheque or proceeds of the Letter of Credit may be used by the City to undertake the landscaping. If funds are insufficient to cover the cost of the work the deficiency shall be a debt due from the applicant to the City.

(Bylaw C-1260-93 - July 16, 2018)

67.3 In the event that seasonal conditions prohibit the completion of landscaping, the parcel shall have all landscaping completed for August 1 of the following growing season.

67.4 To ensure compliance with Part Eight of this Bylaw and at the discretion of the Development Authority, the City may enter into an agreement with the registered property owner. The City may register the agreement by way of caveat under the Land Title Act against the property being developed. As a condition of the agreement, the owner/developer will be required to provide security in accordance to Section 67.1. This caveat shall be discharged when the Development Authority accepts the landscaping as complete.

(Bylaw C-1260-31 - August 10, 2015)

Part Nine Parking and Loading Facilities

Section 68 General Provisions for Parking and Loading

68.1 The following requirements shall apply to all parking and loading facilities required by this Bylaw. Notwithstanding the requirements of this part, specific rules contained in any land use district shall govern the parking and loading requirements for that district.

68.2 Where access/egress to public roadways is to be provided to a particular land utilizing vehicles of 10.0m or greater in length, the applicant may be required to provide diagrams acceptable to the City, to determine that appropriate access/egress geometrics to the site are in accordance to accepted transportation standards.

68.3 Where parking and/or loading spaces are required as a condition of a development permit, the owner of the building shall provide the required parking and loading spaces at or before the time of occupancy of the building.

68.4 Parking areas that are intended for public use shall only be used for the temporary parking of motor vehicles and, shall not be used for extended storage of motor vehicles, and without restricting the generality of the foregoing, no person shall permit a motor vehicle to be parked in a public parking area for a period in excess of 24 hours. Vehicles for sale are not permitted in areas intended for a principal use.

68.5 Parking areas and loading spaces shall be designed and located so as to minimize any disruption to the continuity of the pedestrian system and adjacent public roadways.

68.6 To facilitate the determination of parking requirements, a parking assessment prepared to a professional standard acceptable to the Development Authority, may be required to document the parking demand and supply characteristics associated with the proposed development. The City shall not be bound by any recommendations of such a parking assessment, but may consider such recommendations in exercising discretion to allow a reduction of the minimum number of spaces specified in this Bylaw.

68.7 The Development Authority may refuse to grant a development permit to an applicant not fully complying with parking requirements.

Section 69 Parking for Residential Uses

69.1 All parking stalls and loading spaces required by this Bylaw shall be located on the same site as the use requiring them. At no time shall a parking stall or loading space encroach onto the adjacent property.

69.2 For new single detached, semi-detached dwellings and duplex dwellings, the required parking stalls shall:

a. Be accessible from a public road; and,

b. Be hard surfaced within one (1) year of completion of the development.

69.3 Unless otherwise authorized by the Development Authority, only those areas approved for parking shall be hard surfaced and/or utilised for parking of motor vehicles.

69.4 **Deleted by Bylaw C-1260-53 - April 4, 2016**.

69.5 Unless otherwise stated in this Bylaw, parking areas required for multi-family buildings shall be hard surfaced prior to occupancy.

69.6 In the event seasonal conditions prohibit the completion of hard surfacing, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles and all hard surfacing shall be completed prior to August 1 of the following year.

69.7 The applicant may be required to provide an irrevocable Letter of Credit, Letter of Intent or other form of security acceptable to the Development Authority to guarantee completion of hard surfacing.

69.8 To ensure compliance, and if the Development Authority deems it appropriate, the City may register a caveat under the Land Titles Act against the property being developed. This caveat shall be discharged when the Development Authority accepts the hard surfacing as complete.

Section 69A Residential Driveway

(Bylaw C-1260-182 – July 2, 2024)

69A.1. Driveways must be pre-approved by Engineering Services.

69A.2. Driveways must not connect to an Arterial Road or Collector Road unless:

a. in the opinion of the Development Authority, there is no practical alternative method of vehicular access to the site; or,

b. driveways connecting to a collector road are planned and identified within an Area Structure Plan or an Outline Plan.

69A.3 A maximum of one driveway per site is allowed to connect to a road (not including lanes), except on a site containing:

a. an apartment in which case all driveways must only connect to an internal private roadway; or,

b. a semi-detached or multi-attached dwelling unit where it is unviable to have one driveway.

69A.4 Notwithstanding 69A.3, where in the opinion of the Development Authority additional Driveways are warranted, they may be approved based on the following criteria:

a. the density of the Site;

b. site design constraints;

c. emergency Vehicle access; and,

d. traffic volume.

69A.5 A driveway that connects to a road must:

a. be hard surfaced within one year of occupancy of the development, except for multi-family units in which case must be hard surfaced prior to occupancy;

b. unless otherwise specified in the district, not exceed 60% of the Site Width or 10 m, whichever is less; and,

c. not conflict with municipal infrastructure or boulevard trees within the road right-of-way.

69A.6 In an established neighbourhood, a driveway accessing an arterial road must not be constructed, altered or replaced except where:

a. it is located on a laneless site; or,

b. there is a legally existing driveway that is not being relocated or widened.

69A.7 A driveway constructed, altered or replaced in accordance with subsection 69A.6 may be extended in length within the site.

69A.8 Notwithstanding 69A.6 and 69A.7, in the case of the reconstruction of a demolished building, the Development Authority may require the removal of a legally existing driveway accessing an arterial road if:

a. the site can be accessed via a lane; or,

b. it aligns with the recommendation of an approved roadway functional study report or other relevant approved study report.

69A.9 In addition to the requirements of this Section, individual residential districts may have additional requirements for driveways.

Section 70 Parking for Non-Residential Uses

70.1 At the discretion of the Development Authority, the applicant may be allowed to provide some or all required parking spaces on property located remotely, but no further than 100m from the nearest point of the site of the development served by the parking ("remote site"), measured along public sidewalks and cross walks.

70.2 If required vehicle parking spaces are to be provided on a remote site:

a. The remote site shall be located in a district that allows parking lot or structures;

b. If the applicant is the owner of the remote site, the owner shall covenant that the remote site shall be used for parking as long as required under this Bylaw, and the applicant shall pay the full cost of the preparation of such covenant and registration against the title to the remote site;

c. The applicant shall give priority for any on-site parking to visitor use and provide staff parking on the remote site;

d. The applicant shall ensure that there is a public walkway from the remote site to the development;

e. Remote parking on the remote site shall be developed at the same time and to the same standard as on-site parking;

f. Vehicle parking on the remote site shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw; and,

g. If the applicant does not own the remote site, it shall be secured through a lease to the applicant, acceptable to the Development Authority, for a minimum of ten years. The applicant must register the lease by caveat.

70.3 The location of on-site parking on a school site shall be to the satisfaction of the Development Authority.

70.4 **Deleted by C-1260-189 - March 24, 2025**

70.5 Parking spaces shall not be located in the required landscaped area in the front yard of a site with the exception of existing sites at the discretion of the Development Authority.

70.6 In the event seasonal conditions prohibit the completion of hard surfacing, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles until the hard surfacing has been completed.

70.7 All hard surfacing shown on the approved site plan should be completed prior to the occupancy of the building. In the event that the hard surfacing in not completed at the time of building occupancy, the applicant will be required to provide an irrevocable Letter of Credit or certified cheque to the Development Authority to guarantee completion of the hard surfacing. The hard surfacing securities shall be in the amount required to complete all outstanding hard surfacing shown on the approved site plan.

70.8 To ensure compliance, and if the Development Authority deems it appropriate, the City may register a caveat under the Land Titles Act against the property being developed. This caveat shall be discharged when the Development Authority accepts the hard surfacing as complete.

(Bylaw C-1260-107 - July 15, 2019)

Section 71 Parking Requirements

71.1 All parking spaces, loading spaces, manoeuvring aisles and driveways shall be hard surfaced and maintained to the satisfaction of the Development Authority:

a. Where access to a site is provided by a paved public roadway, the parking area that is required for parking, access/egress and circulation shall also be hard surfaced; and

b. Access/egress from a paved public roadway to a storage area shall have a paved apron extending from the property line 15m into the subject site for the entire width of the access. Such an access shall be gated to prevent public access.

71.2 A parking lot shall be designed, located and constructed so that it:

a. Is accessible to and appropriate for types of vehicles using it and the frequency of use; and,

b. Does not interfere with or potentially impact pedestrian or vehicle traffic on adjacent public roadways.

71.3 Size of Parking Stalls and Drive Aisles:

a. Unless otherwise allowed by the Development Authority, the minimum dimensions for the design of parking facilities shall be as set out in Table 71-1 - Parking Stall Design Standards;

b. Parking dimensions for parking angles between 90 degrees and 45 degrees shall be calculated using a straight-line interpolation between dimensions;

c. Maneuvering aisles and drive aisles serving as fire lanes shall be at least 6.0m wide and shall be clearly posted to the satisfaction of the Grande Prairie Fire Department and maintained by the developer and/or owner;

(Bylaw C-1260-79 - February 25, 2019)

d. Drive aisle intended for two-way movements by motor vehicles exceeding 7.6m in length shall be at least 9.3m wide;

e. Driveways intended for two-way movements by other motor vehicles shall be at least 6.7m wide;

f. Parking stalls shall be clear of all obstructions, other than wheel stops;

g. The maximum slope of a parking stall shall not exceed 4% in any direction; and,.

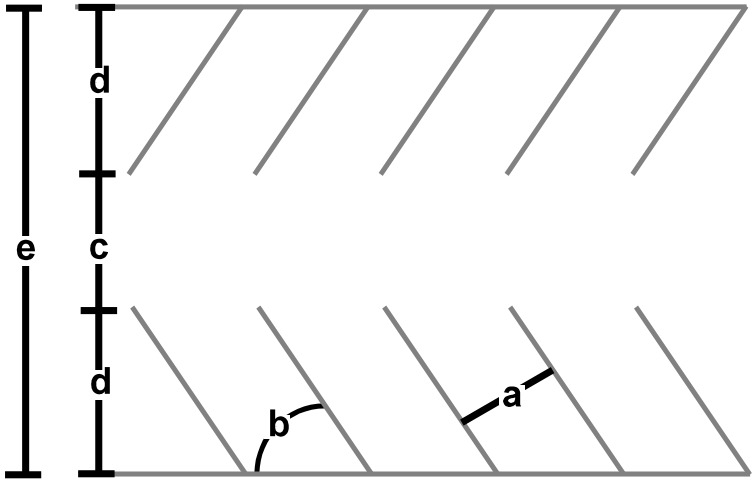
h. Drive aisles shall have no more than 25 consecutive stalls (40 for double sided aisles). Aisles shall be broken up by landscaping features or sidewalks at least 5m in length measured in the direction of the aisle.

Table 71-1 - Parking Stall Design Standards

Stall Width a	Parking Angle (in Degrees) b	Aisle Width c	Stall Depth Perpendicular to Aisle d	Parking Unit Depth e
7.0m	0^0(Parallel)	3.5m (One Way) 7.0m (Two Way)	2.9m	6.4 m (One Way, one-sided) 9.3m (One Way, two-sided) 12.8 m (Two Way)
2.7m 2.9m 3.05m	45^0	4.0m 3.8m 3.7m	6.1m	16.0m 15.8m 15.7m
2.7m 2.9m 3.05m	60^0	5.5m 5.3m 5.2m	6.4m	18.3m 18.1m 18.0m
2.7m 2.9m 3.05m	90^0	7.3m 7.0m 6.7m	5.8m	18.9m 18.6m 18.3m

(Bylaw C-1260-4 - December 9, 2013)

Figure 71-1 - Illustration of Parking Standard Dimensions (relate to column headings above)

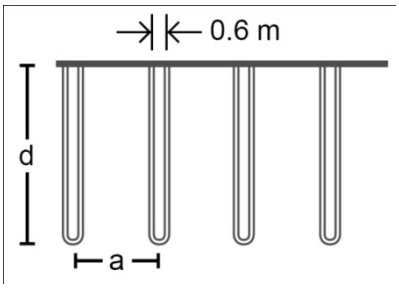


71.4 The portion or portions of a parking lot used for parking must:

a. Be marked off or physically divided to delineate clearly each parking stall, loading space or drive aisle; for stalls less than 3.0m wide, the stalls shall be separated by painted double lines 0.6m apart with the space between the double lines included as part of the stall width in Table 71-1; and,

b. Have suitable barriers to prevent vehicles from encroaching onto landscaped areas and to protect fences, walls or buildings.

Figure 71-2 - Example of painted double lines for stalls less than 3.0m wide



71.5 Wheel stops shall be provided where a sidewalk is at the end of a stall (except parallel stalls) or the stall length can be shortened by 0.75m and the sidewalk can be widened by 0.75m. Where wheel stops are provided, they shall not exceed 100mm in height above the parking stall surface and shall be placed perpendicular to the parking stall depth, 0.6m from the front of the parking stall.

Section 72 Number of Parking Stalls Required

72.1 Where the calculation of the required number of parking stalls or loading spaces results in a fraction number of parking spaces, the next lower number shall be taken.

72.2 Where a development falls within two (2) or more of the categories listed in this Section, it shall comply with all parking regulations applicable to all of the categories.

72.3 Parking stall requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific parking stall requirements are set.

72.4 Visitor parking stalls required for residential developments shall be signed accordingly.

72.5 Unless otherwise allowed by the Development Authority, the number of parking stalls required for a use shall be as set forth in the following tables, where Gross Floor Area = GFA and Dwelling Unit = du.

72.6 For the purposes of minimum parking requirements defined in Table 72-3 - Parking Requirements for Business Related Uses, a service bay is an indoor area where motor vehicles are parked in order to be serviced. Each service bay typically has a vehicle hoist or under-body access pit.

72.7 For the purposes of minimum parking requirements defined in Table 72-3 - Parking Requirements for Business Related Uses, a unit is an area of a building that houses a business and is typically separated from other businesses by walls. Each unit has separate entry doors.

Table 72-1 - Parking Requirements for Accommodation and Food Establishments

Land Use	Minimum Parking Requirement
Bed and Breakfast	1 stall/unit plus 2 as required for principal dwelling
Boarding House	0.5 stalls/bed
Motel/Hotel	0.9 stalls/unit
Hotel w/ Conference and/or Banquet Facilities and or Major/Minor Eating and Drinking Facilities	80% of the total of: 0.9 stalls/ unit plus all areas designated for banquet /conferences and/or food service areas shall be calculated at Major/Minor Eating and/or Drinking Facility calculations. Plus minimum of 0.9 stall/staff/10 units plus loading zone as per Table 73-1

Table 72-2 - Parking Requirements for Food/Drinking and Entertainment Facilities

Land Use	Minimum Parking Requirement
Adult Entertainment Facilities, Commercial Entertainment Facility (excluding motion picture or live theatres with fixed seating), Drinking Establishments, Major or Minor, Late Night Clubs, and, Restaurant & Drinking Establishment, Major or Minor **(Bylaw C-1260-124-October 19, 2020)**	2.7 stalls/10m^2 GFA plus 0.9 staff stalls/ 100m^2 GFA with a minimum of 3 staff parking stalls
Family/Fast Food Restaurant (Dine in Service Only)	2.5 stalls/10m^2 of seating area plus a minimum of 3 staff parking stalls
Family/Fast Food Restaurant with Drive Through	2.3 stalls/10m^2 of seating area plus a minimum of 3 staff parking stalls
Restaurant	2.3 stalls/10m^2 of seating area
Bingo Hall/Casino	9 stalls/100m^2 GFA
Theatre/Cinema (with fixed seating)	4.8 stalls/100m^2

Table 72-3 - Parking Requirements for Business Related Uses

Land Use	Minimum Parking Requirement
Automotive Related	
Automotive/Recreational Vehicle Sales, Rental and Service	1.8 stalls/100m^2 GFA designated for customer parking plus a minimum of 4 stalls for staff parking plus where applicable loading zone as per Table 73-1
Automotive and Equipment Repair and Sales (Major/Minor)	3 stalls/service bay, plus a minimum of 4 stalls for staff parking
Service Stations (Vehicle Oriented Use) Vehicle Wash (Major/Minor)	2 stalls for staff parking, plus queuing requirements as per Section 78
Service Station with Restaurant Facilities	SEE: "Family/ Fast Food Restaurant with Drive Through /Take Out Service" and "Retail Store Convenience with Gas Bar"
Offices / Professional Services Related Uses (On Single Use Sites)	
Financial Building	1.8 stalls/100m^2 GFA and a minimum of 4 stalls for staff plus where applicable, queuing requirements as per Section 78
Offices Major/Minor or Administration Areas	2.5 stalls/100m^2 GFA of office/administrative area plus 0.68 stalls/10.0m^2 of customer reception area
Animal Services Major/Minor	2.3 stalls/100m^2 plus loading zone for Major as per Section 73
Personal Service Facility	2.0 stalls/100m^2 GFA plus where applicable 0.5 stall/10.0m^2 of customer reception area
Industrial Related Uses	
Light Industrial/Commercial Buildings, Medium/Heavy Industrial Buildings, Manufacturing/Fabrication Plants	0.9 stalls/100m^2 GFA of shop area of each unit or 1.8 stalls/unit, whichever is greater; plus, a minimum of 1.8 stalls/unit for customer parking; plus, 2.5 stalls/100m^2 GFA of office/administrative area of each unit or 1.8 stalls/unit, whichever is greater; plus, loading zone as per Table 73-1
Warehouses/Freight Terminals, Indoor &/or Outdoor Storage Facilities, Wholesale Establishment	1.0 stalls/100m^2 GFA up to 2000m^2 GFA and 0.18 stalls/100m^2 GFA thereafter plus 2.5 stalls/100m^2 GFA of office/administrative area plus loading zone as per Table 73-1

Table 72-4 - Parking Requirements for Education/Government/Health Services

Land Use	Minimum Parking Requirement
Elementary/Junior High Schools	1.4 stalls per classroom. A pick up/drop off and bus lane is required either on site or by means of road widening onto the site
Senior High School	1.4 stalls per classroom, plus 1 parking space for every 12 students
College/University	1 stall for every 10 students plus 1.0 stalls for 5.0m^2 of gymnasium and/or public assembly area
Commercial School	0.3 stalls/10 m^2 of Classroom plus 2.8 stalls/100m^2 GFA of office/administrative area
Government Services/Public or Quasi Public Offices	5 stalls/100m^2 GFA, plus 0.75 stall/10m^2 of customer reception area
Community Service Facility **(Bylaw C-1260-123-August 24, 2020)**	2.2 stalls/100m^2 GFA
Health Facility, Major outpatient	1 stall/bed/patient room, plus 0.5 stall/staff, plus 1 stall/10m^2 of patient reception area, plus where overnight stay is applicable, 0.15 stalls/patient room designated for visitor parking
Health Facility, Minor outpatient	1 stall/bed/patient room, plus 1 stall/10m^2 of patient reception area, plus 0.5 stall/staff
Residential Care Facility	0.1 stalls/du plus 1 stall/staff with a minimum of 5 staff stalls plus 1 visitor stall/7 du
Emergency Shelter **(Bylaw C-1260-123-August 24, 2020)**	As determined by the Development Authority
Permanent Supported Housing **(Bylaw C-1260-123-August 24, 2020)**	0.1 stalls/du plus 1 stall/staff with a minimum of 5 staff stalls plus 1 visitor stall/7 du, or as determined by the Development Authority

Table 72-5 - Parking Requirements for Residential Developments

Land Use	Minimum Parking Requirement
Single Detached, Semi-detached, Duplex	2 stalls/du
Secondary Suite / Backyard Suite **(Bylaw C-1260-187 – November 18, 2024)**	1 stall less than the number of bedrooms, with a minimum of at least one stall. **(Bylaw C-1260-180 – June 17, 2024)**
Multi-attached dwelling	1.5 stalls/du plus 0.15 stalls/du designated as visitor parking (minimum of one visitor stall); or 2 stalls/du if shared visitor parking is not provided **(Bylaw c-1260-123 – August 24, 2020)**
Apartment - Bachelor/1 Bedroom	1 stall/du plus 0.15 stalls/du designated as visitor parking plus loading zone as per Table 73-1
Apartment - 2 Bedroom	1.5 stalls/du plus 0.15 stalls/du designated as visitor parking plus loading zone as per Table 73-1
Apartment - 3 or more Bedroom	2 stalls/du plus 0.15 stalls/du designated as visitor parking plus loading zone as per Table 73-1
Manufactured Home Subdivision	2 stalls/du
Manufactured Home Community	2 stalls/du plus 0.15 stalls/du designated as visitor parking

Table 72-6 - Parking Requirements for Social/Recreational Services

Land Use	Minimum Parking Requirement
Child Care Facility	1 stall/staff on duty with a minimum of 4 staff stalls plus 0.2 stall/child (design capacity)
Commercial Recreation Facility, (indoors)	4.8 stalls/100m^2 GFA
Commercial Recreation Facility, (outdoors)	As determined by the Development Authority
Community Recreation Facility	0.9 stalls / 3 person of maximum occupant/design load or as determined by the Development Authority
Community Outreach Facility **(Bylaw C-1260-123-August 24, 2020)**	2 stalls/100m^2 GFA, plus 0.5 stall/10m^2 of reception area
Bowling Alley	4.5 stalls/alley plus 4 stalls for staff
Curling Rink	7.2 stalls/sheet of ice plus 4 stalls for staff plus 0.9 stall/3.0m^2 of spectator seating area
Religious Assembly, Funeral, Crematory and Interment Services **(Bylaw C-1260-123-August 24, 2020)**	0.85 stalls/10m^2 of public assembly area plus 2.8 stalls/100 m^2 GFA of office/administrative area

Table 72-7 - Parking Requirements for Retail Business

Land Use	Minimum Parking Requirement
Retail Store, Convenience without Gas Bar	3.1 stalls/100m^2 GFA plus 1.0 stall/staff with a minimum of two staff stalls plus loading zone as per Table 73-1
Retail Store, Convenience with Gas Bar	3.1 stalls/100m^2 GFA plus two staff stalls plus one stall per pump island plus loading zone as per Table 73-1
Retail Store, General, Second Hand, Farmers/Flea Market (Operated as a single use on a site)	2.7 stalls/100m^2 GFA, plus a minimum of 4 staffs plus, where applicable, 1.4 stalls / 200m2 of outdoor sales area / yards, plus loading zone as per Table 73-1
Commercial Business Centre (Local/Major/Minor) Warehouse Sales and Supermarket	4.1 stalls/100m^2 GFA plus a minimum of 2 staff stalls per lease area plus loading zone as per Table 73-1
Video/Movie Rental Store (Operated as a single use on a site)	3.1 stalls/100m^2 GFA plus a minimum of 4 staff stalls

Section 73 On-Site Loading Requirements

73.1 A loading space shall be designed and located so that all vehicles using that space can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent streets. The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions. Unless otherwise specified, a loading space shall be a minimum width of 3.0m and a minimum depth of 9.1m with a minimum overhead clearance of 4.3m.

73.2 A loading space situated within a setback distance from a street or lane shall not be permitted.

73.3 A loading space for Service Stations/Gas Bars and Automotive and/or Recreational Vehicle Sales, Rental and Service shall be a minimum width of 3.7m and a minimum depth of 18.3m and maintain a minimum overhead clearance of 4.3m.

73.4 For apartment or multi-attached developments with more than twenty units, adequate loading space located at or near the main entrance to the building shall be provided to the satisfaction of the Development Authority.

73.5 Loading space requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific loading facility requirements are set.

73.6 Unless otherwise allowed by the Development Authority, the required on-site loading space for any use shall be as follows:

Table 73-1 - Required Number of Loading Spaces

Use of Building or Site	Number of Loading Spaces
Apartment/Multi-Attached Dwelling	1 space for per building in excess of 20 du, otherwise at the discretion of the Development Authority
Automotive/Recreational Vehicle Sales, Rental and Service	1 space per 9,300m^2 of GFA required for off-loading of vehicles
Restaurants, Restaurants & Drinking Establishments, Major or Minor, Drinking Establishments, Major or Minor, Funeral, Crematory and Interment Services, Hotels, Major Health Facilities, Office Buildings, Retail, Sports Arenas and Wholesale Establishments **(Bylaw C-1260-124 - October 19, 2020)**	1 space per 9,300m^2 of GFA
Freight Terminals, Warehouses (sales), Railroad Yards and Industrial/Manufacturing Plants	1 space per 2,000m^2 of GFA

Section 74 Parking Structures

74.1 Parking structures shall be developed in accordance with the following:

a. In any Commercial District, a parking structure with queuing access shall provide a minimum of 30m for queuing of vehicles on site before any control device is reached;

b. No dangerous goods, flammable or combustible liquids, shall be permitted within a parking structure, other than as contained within, or permanently installed or connected to the fuel system of a vehicle using the parking structure;

c. Parking structures 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;

d. Clear safety glass panels shall be incorporated in all doors leading to stairwells, corridors and entrances including elevator lobbies to allow for clear sightlines;

e. Landscaping around the parking structure shall be of a type that permits the widest possible view from the street of all pedestrian entry and exit areas; and,

f. Directional and information signage consistent in design, colour, symbols and graphics may be required.

Section 75 Commercial Business Centre, Industrial Business Centre, Mixed Use or Downtown Developments and Developments in Close Proximity to Transit Services

75.1 Developments within 300m of a transit stop and containing or providing for more than one (1) use shall provide parking stalls and loading spaces as per the table below, unless the applicant can otherwise demonstrate to the Development Authority through the use of a qualified Transportation Engineer that, there is a complementary or overlapping use of the parking facilities which would warrant a further reduction in the parking requirements.

Table 75-1 - Potential Parking Reductions

Number of Uses	Total GFA of Development	Reduction in Total Parking Stalls
2	<2,000m^2	5% of total parking stalls
2	2,000m^2 or more	5% of parking stalls for first 2,000m^2 (based on site average stalls per floor area), 10% of parking stalls for remaining area
3	<2,000m^2	10% of total parking stalls
3	2,000m^2 or more	10% of parking stalls for first 2,000m^2 (based on site average stalls per floor area), 15% of parking stalls for remaining area
4+	<2,000m^2	15% of total parking stalls
4+	2,000m^2 or more	15% of parking stalls for first 2,000m^2 (based on site average stalls per floor area), 20% of parking stalls for remaining area

75.2 Despite the minimum number of parking stalls required in Section 72, no parking stalls are required for any development in the CC-Central Commercial District.

75.3 In addition to the above parking reductions, all uses except educational uses within 100m (measured along public sidewalks and cross walks, from the transit stop to the building door) of a transit stop are permitted to have a further 3% reduction of the pre-reduction number of parking stalls. For educational uses, a 10% reduction can be applied.

Section 76 Combined or Shared Parking

76.1 The Development Authority may allow two (2) or more developments to share parking.

76.2 Permission to share parking may only be granted by the Development Authority in the following circumstances:

a. The developments are in close proximity to each other and within 100m of the site on which the parking is located;

b. The demand for parking for each development is not likely to occur at the same time;

c. The Development Authority is satisfied that the arrangement between the owners of the developments for the sharing of parking is permanent unless an alternative permanent arrangement is made that is satisfactory to the Development Authority; and,

d. An agreement acceptable to the Development Authority is provided.

Section 77 Pedestrian and Vehicle Access to Sites

77.1 No owner shall construct, maintain, use or allow to be used an access except in accordance with the terms and conditions of a Driveway Crossing Permit including any modifications and/or closures of an existing access. Driveway Crossing Permits are processed by the Engineering Services.

77.2 All sites shall be designed so that backing manoeuvres necessary to access a parking stall, a loading door, a drive-through or any other area where vehicles operate, take place wholly on the site. Exceptions are single detached dwellings and individual parking stalls accessing a lane.

77.3 Pedestrian access to all sites, except residential sites with less than 10 units, shall be provided by a sidewalk system connecting from the adjacent public sidewalk to the front doors of each building on-site. The sidewalk systems shall have the following features:

a. The sidewalk shall be at least 1.5m in width. No portion of a parking stall, including the vehicle overhang, shall be included in the 1.5m width. Vehicle overhang shall be assumed to be 0.75m; the sidewalk can be widened to 1.75m and the stall depth can be shortened by 0.75m or curb stops can be placed 0.75m from the curb;

b. The sidewalk shall be hard-surfaced, smooth and use grades of less than 6%. No steps are permitted, unless satisfactory alternative arrangements can be made for mobility challenged users and similar other users; and

c. On sites with more than 30m frontage, the sidewalk system shall connect to the public sidewalk at both ends of the site, or connect directly to sidewalk systems on adjacent sites. On corner lots, in addition to the above, a direct connection shall be provided from the corner into the site.

77.4 Exit Safety Triangles shall be provided as follows:

a. On a site with motor vehicle access directly onto an arterial road, no visual obstruction higher than 0.3 m above grade shall be permitted with the exit safety triangle area unless, in the opinion of the Development Authority, the boulevard is of sufficient width to ensure adequate sight lines are provided, in which case the exit safety triangle area may be reduced in size or eliminated; and

b. Despite 77.4 a. traffic control signs may be located within the exit safety triangle.

(Bylaw C-1260-145 - March 21, 2022)

Section 78 Vehicle-Oriented Uses

78.1 Vehicle oriented uses shall include drive-in food services, gas bars, services stations, drive-through vehicle services and other developments providing drive-in services in which customers generally remain inside their vehicles.

78.2 Vehicle oriented uses shall be located only where the Development Authority is satisfied that the development will not adversely affect the function of surrounding public roadways.

78.3 The minimum site width shall be 30m.

78.4 Queuing space shall be provided as follows:

a. For drive-in food services, and other development having a service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles approaching the service window as well as one (1) outbound queuing space shall be provided on the exit side of the service window and this space shall not interfere with the service or exit of the next vehicle; or,

b. For drive-through vehicle services, a minimum of six (6) inbound queuing spaces shall be provided if one (1) service bay is present, a minimum of five (5) inbound queuing spaces per service bay shall be provided if two (2) service bays are present, and a minimum of four (4) inbound queuing spaces per service bay if three (3) or more service bays are present. This subsection does not apply to the fuel dispensing component of service stations and gas bars where a total of two (2) queuing spaces per fuelling position are required; and,

c. Each queuing space shall be a minimum of 7.0m long and 3.0m wide.

78.5 Notwithstanding 78.4a, if service window access is gained directly from an arterial road as defined in the Transportation Master Plan, an additional six (6) queuing spaces are required.

Section 79 Requirements for Bicycle Parking Stalls

79.1 Unless otherwise allowed by the Development Authority, the required number of bicycle parking stalls for a use shall be as follows:

Table 79-1 - Number of Bicycle Parking Stalls Required

Use of Building or Site	Number of Bicycle Parking Stalls
Residential Uses with 10 or more dwelling units and all non-residential uses except education uses	5% of vehicle parking requirement but in no case less than 4 stalls
All education uses	10% of students based on projected design capacity

79.2 Size and Location of Bicycle Stalls:

a. Each bicycle parking stall shall be minimum of 0.6m in width and 1.9m in length, with a minimum overhead clearance of at least 2.1m;

b. Required bicycle parking stalls shall be wholly provided on the same site as the building;

c. Adequate access to and exit from individual bicycle parking stalls shall be provided to the satisfaction of the Development Authority, with an aisle of not less than 1.5m in width to be provided and maintained beside or between each row of bicycle parking;

d. Bicycle parking shall be separated from vehicle parking by a physical barrier or a minimum 1.5m of open space;

e. Bicycle parking shall be designed so that bicycles may be securely locked to a rack, railing or other similar device without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage;

f. Bicycle parking stalls shall be visibly located where possible and provided in one or more of the following ways, to the satisfaction of the Development Authority:

i) Secure bicycle storage rooms, lockers, racks or railings or other such device inside the building on the main floor;

ii) Secure bicycle storage rooms, lockers, racks or railings or other similar device in any on-grade accessory parking area; and,

iii) Within a required or non-required yard or building setback of a site but not more than 15m from a principal entrance of the building.

79.3 Downtown sites may provide some or all of the required bicycle parking on the adjacent sidewalk or on street, subject to approval from the City. In addition, if City-operated bicycle parking stalls are located in front of the development and within 15m of a main entry, these can be counted toward the site's bicycle parking requirement.

Part Ten Districts

Section 80 Establishment of Districts

80.1 For the purposes of this Bylaw, the City is divided into the following Land Use Districts:

Small Lot Residential	RS	
Restricted Residential	RR	
General Residential	RG	
Residential Transition	RT	
Combined Residential	RC	
Medium Density Residential	RM	
High Density Residential	RH	
Restricted Small Lot Residential	RSR	
Country Residential	RCRSA	
Manufactured Home Community	MHC	
Manufactured Home Subdivision	MHS	
Central Commercial	CC	
General Commercial	CG	
Commercial Transition	CT	
Mixed Use District	MX	**Deleted by Bylaw C-1260-23 - December 14, 2015**
Arterial Commercial	CA	
Local Commercial	CL	
Commercial Recreation	CRRSA	
Business Industrial	IB	**Bylaw C-1260-84 - December 4, 2017**
General Industrial	IG	
Heavy Industrial	IH	
Rural Industrial	IR	
Highway Industrial	IHRSA	
Public Service	PS	
Muskoseepi Park	MP	
Urban Reserve	UR	
Agricultural	AGRSA	
Airport District	AP	
Direct Control	DC	

(Bylaw C-1260-49-January 11, 2016 and Bylaw C-1260-154-April 17, 2023)

80.2 The boundaries of the Districts listed in Section 80 are delineated on Schedule A, The Land Use Map.

80.2.1 **Deleted by Bylaw C-1260-179**

80.3 Where uncertainty exists as to the boundaries of the Land Use Districts as shown on Schedule A, the following rules shall apply:

a. **Rule 1**: If a boundary is shown as following a road, lane or stream, it shall be deemed to follow the centre line thereof;

b. **Rule 2**: If a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line; or

c. **Rule 3**: In circumstances not covered by Rules #1 and #2, the boundary shall be determined:

i) Where dimensions are set out on the Land Use District maps, by the dimensions so set; or

ii) Where no dimensions are set out on the Land Use District Map with respect to such boundary, by measurement of and use of the scale shown on the Land Use District map.

80.4 All Public Roads, Lanes, and Public Utility Lots are excluded from the District.

80.5 All District standards are minimum values unless stated otherwise.

Section 81 Small Lot Residential District - RS

81.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.4m in subdivisions with a lane and 11m in subdivisions without a lane, duplex and semi-detached dwellings, and uses that are compatible with residential uses, developed in accordance with an approved Outline Plan.

81.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Duplex
- Park
- Residential Support Home - Type 1
- Secondary Suite
- Semi-Detached Dwelling
- Single Detached Dwelling
- Solar Collector

(Bylaw C-1260-68 - March 20, 2017)

81.3 Discretionary Uses-Development Officer

- Bed and Breakfast
- Child Care Facility
- Backyard Suite
- Group Home
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 2
- Small Wind Energy Systems
- Urban Agriculture

(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024, and Bylaw C-1260-187 – November 18, 2024)

81.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Public Utility

(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)

81.4 Site Standards:

In addition to the Regulations contained in Parts Seven, Eight and Nine the following standards shall apply.

a. Single Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	300m^2	
b) Lot Width:	10.4m	11.0m
c) Front Yard Setback:	4.6m; may be reduced to 3.0m pursuant to Section 81.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No Garage/Carport provided 1.2m one Side Yard and 3.0m on other side yard. With Garage/Carport provided 1.2m (both side yards)
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building Height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

i) Lot width required for 3-Car Garage (Minimum):	13.4m
j) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

(Bylaw C-1260-37 - August 10, 2015)

b. Duplex Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	465m^2	465m^2
b) Lot Width:	15.2m	18.2m
c) Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5	7.6m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.5m on both sides	3.1m on both sides
f) Site Coverage (Max): (All Buildings and Uses)	45%	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

(Bylaw C-1260-37 - August 10, 2015)

c. Semi-Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	233m^2/unit	
b) Lot Width:	7.6m/unit	9.2m/unit
c) Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	None on common lot line and, 1.2m on the other side	No attached Garage/Carport provided, 3.0m on one side and 0.0m on the common lot line With attached Garage/Carport provided, 1.2m on one side and 0.0m on the common lot line
f) Site Coverage (Max): (All Buildings and Uses)	45%	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, or 6m/unit, whichever is greater	

(Bylaw C-1260-37 - August 10, 2015)

81.5 Additional Requirements

a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
   i) The required front yard setback may be reduced to 3.0m from the front lot line when a landscaped boulevard strip between the curb and the sidewalk is provided;
   ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and,
   iii) No driveways or parking areas shall be permitted within the front yard;

b. Notwithstanding Section 81.5a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m is required from the property line to a porch, veranda or deck;

c. Notwithstanding Section 81.4c, the lot width for a semi-detached dwelling unit with a front attached garage may be reduced to 7.6m as long as the combined width of the driveways of the two (2) adjoining semi-detached units does not exceed 7.6m. A restrictive covenant restricting the width of the driveway is to be registered on the certificate of title of the affected lots;

d. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;

e. Land Use Bylaw amendments shall comply with the provisions of the Small Lot Residential District Policy 6.7 of the Municipal Development Plan C-1462.

(Bylaws C-1260-105 - June 4, 2019 and C-1260-208 – March 30, 2026)

f. Low density residential driveways shall meet the following requirements:
   i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

   ii) The side property line setback is not required from the common lot line of a semi-detached dwelling; and
   iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)

Section 82 Restricted Residential District - RR

82.1 Purpose

To provide for single detached dwellings with a minimum lot width of 14m, and uses that are compatible with residential uses, to protect the character of low-density residential neighbourhoods.

82.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Park • Residential Support Home - Type 1	• Secondary Suite (except where prohibited under an approved Area Redevelopment Plan) • Single Detached Dwelling • Solar Collector **(Bylaw C-1260-68 - March 20, 2017)**
82.3 Discretionary Uses-Development Officer	
• Bed and Breakfast • Child Care Facility • Backyard Suite (except where prohibited under an approved Area Redevelopment Plan) • Group Home	• Home Business • Religious Assembly • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024 and Bylaw C-1260-187 – November 18, 2024)**
82.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Public Utility **(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)**	

82.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine the following standards shall apply.

a) Lot Area:	465m^2
b) Lot Width:	14m
c) Front Yard Setback:	6.1m
d) Rear Yard Setback:	7.6m
e) Side Yard Setbacks:	
i) 1.2m where the building is one storey in height, or	
ii) 1.5m where the building is more than one storey; and	
iii) 3.0m on the other side unless an attached carport or a garage is provided in which case the 3.0m side yard may be reduced to 1.2m for a building one storey high and 1.5m for a building that is more than one storey.	
f) Building Height (Maximum):	2 storeys and at no more than 8.5m to the eaves
g) Site Coverage (Maximum):	40% all buildings and structures
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m

i) **Deleted by Bylaw C-1260-189 - March 24, 2025**	
j) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

(Bylaw C-1260-37 - August 10, 2015)

82.5 Additional Requirements

a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;

b. Religious Assemblies shall be subject to the Site Standards and requirements pursuant to Section 96.4 and 96.5.

c. Residential driveways shall meet the following requirements:

i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

ii) The side property line setback is not required from the common lot line of a semi-detached dwelling

iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)

82.6 Area Redevelopment Plan

All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay area shall be subject to the regulations contained in this district as well as those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this Bylaw for the boundaries of the Overlay area.

82.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 83 General Residential District - RG

83.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.4m in subdivisions with a lane and 12.2m in subdivisions without a lane, and semi-detached dwelling as well as uses that are compatible with residential uses.

83.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Duplex • Park • Residential Support Home - Type 1	• Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector **(Bylaw C-1260-68 - March 20, 2017)**
83.3 Discretionary Uses-Development Officer	
• Bed and Breakfast • Child Care Facility • Backyard Suite • Group Home • Home Business • Religious Assembly	• Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024 and Bylaw C-1260-187 – November 18, 2024)**
83.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Public Utility **(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)**	

83.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a. Single Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	340m^2	400m^2
b) Lot Width:	10.4m	12.2m
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No attached Garage/Carport provided 1.2m one Side Yard and 3.0m on other side yards With attached Garage/Carport provided 1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

i) Lot width required for 3-Car Garage (Minimum):	13.4m
j) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

(Bylaw C-1260-37 - August 10, 2015)

b. Semi-Detached Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	250m^2/unit	300m^2/unit
b) Lot Width:	7.6m/unit	9.1m/unit
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m on one side and 0.0m on the common lot line	No attached Garage/Carport provided, 3.0m on one side and 0.0m on the common lot line With attached Garage/Carport provided, 1.2m on one side and 0.0m on the common lot line
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building Height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Driveway Width (Maximum):	60% of lot width, or 6m/unit, whichever is greater	

(Bylaw C-1260-37 - August 10, 2015)

c. Duplex Dwelling

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	500m^2	600m^2
b) Lot Width:	15.2m	18.2m
c) Front Yard Setback:	6.1m	
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m on both sides	No attached Garage/Carport, 1.2m on one side and 3.0m on the other side With attached Garage/Carport provided, 1.2m on both sides
f) Site Coverage (Max): (All Buildings and Uses)	45%	
g) Building Height (Maximum):	2 Storeys and no more than 8.5m to the eaves"	

(Bylaw C-1260-40 - July 13, 2015)

83.5 Additional Requirements

a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;

b. Religious Assemblies shall be subject to the Site Standards and requirements pursuant to Section 96.4 and 96.5.

c. Low density residential driveways shall meet the following requirements:

i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

ii) The side property line setback is not required from the common lot line of a semi-detached dwelling;

iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)

83.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 84 Residential Transition District - RT

84.1 Purpose

To provide for the redevelopment of older neighbourhoods by allowing dwellings containing up to eight (8) units and uses that are compatible with residential uses. Semi-detached and street oriented townhouses are examples of appropriate dwelling types in this district. Low rise apartments up to eight (8) units may be considered as a discretionary use.

84.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Duplex
- Multi-Attached Dwelling (up to 4 Units)
- Park
- Residential Support Home - Type 1
- Secondary Suite
- Semi-Detached Dwelling
- Single Detached Dwelling
- Solar Collector

(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-116-April 20, 2020)

84.3 Discretionary Uses-Development Officer

- Apartment Building (up to 8 Units)
- Bed and Breakfast
- Child Care Facility
- Backyard Suite
- Group Home
- Home Business
- Mixed Use Apartment Building
- Multi-Attached Dwelling (up to 8 units - street oriented townhouses)
- Religious Assembly
- Residential Care Facility
- Residential Conversion
- Residential Support Home - Type 2
- Small Wind Energy Systems
- Urban Agriculture

(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024 and Bylaw C-1260-187 – November 18, 2024)

84.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Education, Private
- Public Utility

(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)

84.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

Land Use	Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards	Building Height (Maximum)	Site Coverage (Maximum)
Single Detached	332m^2	10m	6.1m	7.6m	1.2m if lot accessible from a rear lane 1.2m on one side and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%

Single Detached (Rear Lane Access Only)	277m²	7.6m	6.1m	7.6m	1.2m	2 Storeys	45%
Duplex	500m²	15.2	6.1m	7.6m	1.2m if lot accessible from a rear lane 1.2m on one side and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%
Semi Detached	250m²/ unit	7.6m/ unit	6.1m	7.6m	None on common lot line and 1.2m on the other side if lot is accessible from a rear lane None on common lot line and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%
Multi-Attached Front/Back or Up/Down Orientation	165m² /unit	5m/ unit **(Bylaw C-1260-208 – March 30, 2026)**	6.1m	7.6m	2.4m between each structure on common site 1.9m between each structure and property lines	2 Storeys	45%
Multi-Attached Row/Street Oriented	182m² /unit	5.5m/ unit	6.1m	7.6m	(i) for outside unit abutting a street - 3.0m (ii) for inside unit - 0.0m (iii) for outside unit not abutting a street - 1.2m (iv) between each end unit in common site and/or property lines - 2.4m	2 Storeys	45%
Multi-Attached Row/Street Oriented (Rear Lane Access Only)	150m²/ internal unit and 182m²/ end unit	4.2m/ internal unit and 5.5m/ end unit	6.1m	7.6m	(i) for outside unit abutting a street - 3.0m (ii) for inside unit - 0.0m (iii) for outside unit not abutting a street - 1.2m (iv) between each end unit in common site and/or property lines - 2.4m	2 Storeys	45%
Apartment Building	120m²/ unit	20m	6.1m	7.6m	3.0m	8.5m	45%
Residential Care Facility	112m²/ unit	20m	6.1m	7.6m	4.7m	8.5m	45%

(Bylaw C-1260-40 - July 13, 2015 and Bylaw C-1260-121 - May 3, 2021)

84.5 Additional Requirements

Religious Assemblies shall be subject to the Site Standards and requirements pursuant to Section 96.4 and 96.5.

84.6 Area Redevelopment Plan

a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;

b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan.

84.7 General Compatibility Criteria

a. The purpose of these standards is to establish architectural and streetscape criteria to ensure that redevelopment - for the purpose of increasing density - in the Residential Transition District (RT) is compatible with the existing established neighbourhood.;

b. Any redevelopment of an established neighbourhood shall respect the existing built environment by utilizing compatible volumes, finishes, roof slopes, setbacks, scale and landscaping;

c. Each site shall be designed with due regard and sensitivity to adjoining sites in order to ensure developments are complimentary and compatible. For all developments the design, use of exterior finishing materials and construction shall be to the satisfaction of the Development Authority, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development.

84.8 Architectural Criteria

Notwithstanding anything in the above criteria, all new development and major renovations to existing properties - for the purpose of increasing density - are required to use **at least three (3)** of the following features **from Category A** and **at least four (4)** of the following features **from Category B** for a total of seven (7) features

Category A - choose **at least** three (3)

a) Multiple roof breaks or lines. (roof at varying heights or intersection at different angles)

b) One or one and a half storey construction

c) Steep pitch roof slopes. (Equal or greater to 6/12)

d) Stucco, brick, wood or stone on at least 50% of the exterior

e) Window to Wall ratio of at least 1:4

Category B - choose **at least** four (4)

f) Gabled roof

g) Porches or verandas

h) Artistic decorative features (decorative louvers, shutters, architectural elements etc.)

i) Brick or stone on 50% of the principal façade

j) No front attached garage

k) Dormers (on one and a half storey construction)

84.9 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

(Bylaw C-1260-123 - August 24, 2020)

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

84.10 Residential Driveways

a. Single Detached Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m
b) Lot width required for 3-Car Garage (Minimum):	13.4m
c) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

b. Duplex Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m

c. Semi-Detached Dwelling

a) Driveway Width (Maximum):	60% of lot width, or 6m/per unit, whichever is greater

d. Low density residential driveways shall meet the following requirements:

i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

ii) The side property line setback is not required from the common lot line of a semi-detached dwelling;

iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)

Section 85 Combined Residential District - RC

(Bylaw C-1260-49 - January 11, 2016)

85.1 Purpose

To provide for low/medium density residential development by allowing dwellings containing up to 12 units and uses that are compatible with residential uses, in accordance with an approved Outline Plan or an Area Redevelopment Plan.

85.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Apartment Building (up to 12 Units)
- Duplex
- Multi-Attached Dwelling (up to 10 Units)
- Park
- Residential Support Home - Type 1
- Semi-Detached Dwelling
- Solar Collector

(Bylaw C-1260-68 - March 20, 2017)

85.3 Discretionary Uses-Development Officer

- Child Care Facility
- Group Home
- Home Business
- Residential Care Facility (up to 20 units)
- Residential Sales Centre
- Residential Support Home - Type 2
- Small Wind Energy Systems
- Urban Agriculture

(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020 and Bylaw C-1260-176-July 29, 2024)

85.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Public Utility

(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)

85.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

Land Use	Site Area	Site Width	Front Yard	Rear Yard	Side Yard	Building Height (Max)	Site Coverage (Max)
Semi Detached or Duplex	250m^2 /unit	7.6m/ unit	6.1m	7.6m	None on common lot line and 1.2m on the other side if lot is accessible from a rear lane or front attached garage is provided	2 Storeys and no more than 8.5m to eaves	45%
Multi-Attached Front / Back or Up / Down Orientation	165m^2 /unit	5m/ unit **(Bylaw C-1260-208 – March 30, 2026)**	6.1m	7.6m	2.4m between each structure on common site	2 Storeys and no more than 8.5m to eaves	45%

Multi-Attached Row/Street Oriented	182m^2 /unit	5.5m/ unit	6.1m	7.6m	(i) for corner unit - 3m (ii) for inside unit - 0m (iii) for outside unit - 1.2m 2.4m between each end unit on common site and/or property lines	2 Storeys and no more than 8.5m to eaves	45%
Apartment Building (up to 12 units)	112m^2 /unit	20m	6.1m	7.6m	3.0m	8.5m	45%
Residential Care Facility	112m^2 /unit	20m	6.1m	7.6m	4.7m	8.5m	45%

85.5 Additional Requirements

a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
   i) The required front yard setback may be reduced to not less than 3.0m from the front lot line 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's Design and Construction Manual;
   ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and,
   iii) No driveways or parking areas shall be permitted within the front yard;

b. Notwithstanding Section 85.5a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m setback is required from the property line to a porch or veranda;

c. Where no rear lane is provided to a Multi-attached site, the development of a common or combined off-site parking area shall be provided to accommodate all required parking and garbage storage areas. Alternately, if front attached garages are provided, they must be developed with an adjacent dwelling with a common driveway as per the City's Design and Construction Manual;

d. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan.

85.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

85.7 Residential Driveways

a. Duplex Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m

b. Semi-Detached Dwelling

b) Driveway Width (Maximum):	60% of lot width, or 6m/per unit, whichever is greater

c. Low density residential driveways shall meet the following requirements:

i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

ii) The side property line setback is not required from the common lot line of a semi-detached dwelling;

iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)

Section 86 Medium Density Residential District - RM

(As amended by Bylaw C-1260-75 – December 11, 2023)

86.1 Purpose

To provide for medium-density development in the form of multi-attached townhouse units and low-rise apartment buildings on a single site with a minimum density of 34 units/ha and a maximum density of 94 units/ha.

86.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Apartment Building • Multi-Attached Dwelling	• Park • Residential Support Home - Type 1 • Solar Collector
86.3 Discretionary Uses-Development Officer	
• Child Care Facility • Dispatch Office* • Group Home • Health Facility, Minor* • Mixed Use Apartment Building • Office, Minor* • Parking Lot or Building	• Personal Service Facility* • Residential Care Facility • Residential Sales Centre • Residential Support Home - Type 2 • Retail Store, Convenience* • Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-176-July 29, 2024)**
* See 86.5 Additional Requirements	
86.3.1 Discretionary Uses-Committee	
• Public Utility	

86.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	930m^2
b)	Site Width:	20m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yards:	
	Up to 2 storey development:	2.4m between each end unit on common site and/or property lines.
	Development over 2 storeys:	i) 1.0m for each storey or partial storey. a) Notwithstanding 86.4 (e) (i), where the site abuts a low-density residential development or a vacant lot zoned for low-density residential development, the abutting side shall have a minimum side yard setback of 2.4m for each storey, but not more than 7.6m. b) 86.4 (e) (i) (a) does not apply if the proposed side façade for the third and fourth storeys contains no balconies, doors or windows for units. Hallways and corridors can have windows.
f)	Building Height: (Maximum)	4 Storeys

g)	Site Coverage: (Maximum)	50%

86.5 Additional Requirements

a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;

b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall only be permitted as a mixed-use development and not be in any freestanding structure separate from a structure containing residential uses and shall not be developed above the lowest storey;

c. The site plan, relationship between buildings, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;

d. All proposed development shall comply with Section 62 – Transition Between Uses of this Bylaw.

e. Notwithstanding 86.4, all sites designated on "Map 7 - Proposed Land Use Zoning" of the Flyingshot Lake Outline Plan, May 2000, as RM, shall have a maximum allowable building height of 8 storeys for an apartment building.

86.6 Overlay Districts

a. The Site Standards contained in this district may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;

b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;

c. All properties within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay area shall be subject to the regulations contained in this district and those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this Bylaw for the boundaries of the Overlay area;

d. Additional setbacks from the Roadways may be applicable per Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

86.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

Section 87 High Density Residential District - RH

87.1 Purpose

To provide for high density development in the form of high rise apartment buildings with a minimum density of 94 units/ha.

87.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Apartment Building	• Park • Residential Support Home - Type 1 • Solar Collector **(Bylaw C-1260-68 - March 20, 2017)**
87.3 Discretionary Uses-Development Officer	
• Child Care Facility • Health Facility, Minor (accessory to an Apartment Building) • Mixed Use Apartment Building • Parking Lot or Building • Personal Service Facility (accessory to an Apartment Building)	• Residential Care Facility • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-176-July 29, 2024)**
87.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and bylaw C-1260-118-April 6, 2020)**	
• Public Utility **(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)**	

87.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	930m^2
b)	Site Width:	20m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yards:	Minimum 3.0m and, 0.9m for each storey or partial storey over 3 storeys
f)	Building Height (Maximum):	12 Storeys
h)	Site Coverage (Maximum):	50%

87.5 Additional Requirements

a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;

b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall not be in any freestanding structure separate from a structure containing residential uses, and shall not be developed above the lowest storey;

c. The site plan, relationship between buildings, structures, and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

87.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 88 Restricted Small Lot Residential - RSR

88.1 Purpose

To allow for the development of narrow lot infill single detached housing, semi-detached dwellings and uses that are compatible with residential uses on the lots on the north side of 108 Avenue between 98 Street and 99 Street.

(C-1260-212 – June 8, 2026)

88.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Park
- Residential Support Home - Type 1
- Secondary Suite
- Semi-Detached Dwelling
- Single Detached Dwelling
- Solar Collector

(Bylaws C-1260-68 – March 20, 2017, C-1260-84 – Dec. 4, 2017 and C-1260-212 – June 8, 2026)

88.3 Discretionary Uses-Development Officer

- Bed and Breakfast
- Child Care Facility
- Group Home
- Home Business
- Residential Support Home - Type 2
- Small Wind Energy Systems
- Urban Agriculture

(Bylaws C-1260-68 – March 17, 2017, C-1260-97 – July 3, 2018, C-1260-116 – April 20, 2020 and C-1260-176 – July 29, 2024)

88.3.1 Discretionary Uses-Committee
(Bylaws C-1260-84 – Dec. 4, 2017 and C-1260-118 – April 6, 2020)

- No Discretionary Uses Listed

(Bylaws C-1260-68 – March 17, 2017, C-1260-97 – July 3, 2018 and C-1260-116 – April 20, 2020)

88.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a. Single Detached Dwelling

i)	Lot Area:	288.5m^2
ii)	Lot Width:	9.14m
iii)	Front Yard:	6.1m
iv)	Rear Yard:	7.6m
v)	Side Yard:	1.2m; and, 3.0m on the street side of a corner lot
vi)	Building Height: (Maximum)	2 storeys and at no more than 8.5m to the eaves
vii)	Lot Coverage: (Maximum)	40 % for all buildings and structures

b. Semi-Detached Dwelling (Rear Lane Access Only)

i)	Lot Area:	233m^2/unit
ii)	Lot Width:	7.6m/unit
iii)	Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5
iv)	Rear Yard Setback:	7.6m
v)	Side Yard Setback:	None on common lot line and 1.2m on the other side
vi)	Site Coverage: (Maximum)	45%
vii)	Building Height: (Maximum)	2 Storeys and no more than 8.5m to the eaves

(Bylaw C-1260-212 – June 8, 2026)

88.5 Additional Requirements

a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;

b. Driveway access and parking shall not be located in the front yard;

c. All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this bylaw for the boundaries of the Overlay area.

Section 88A Country Residential District - RCRSA

88A.1 Purpose

The purpose of this district is to provide for the development of country residential style development in the Rural Service Area.

88A.2 Area of Application

The Country Residential District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

88A.3 Permitted Uses	
• Accessory Building or Structure (Garage, maximum one (1) per lot)	• Secondary Suite • Single Detached Dwelling
88A.4 Discretionary Uses - Development Officer	
• Accessory Building or Structure up to 100m^2 (maximum two (2) per lot in addition to garage) • Accessory Use • Agricultural Pursuit, Major • Agricultural Pursuit, Minor • Backyard Suite	• Bed and Breakfast • Home Business • Manufactured Home • Park • Public Utility

(Bylaws C-1260-151 – Apr 4, 2022, C-1260-154 – Apr 17, 2023, C-1260-177 – Dec 11, 2023, C-1260-208 – Mar 30, 2026 and C-1260-215 – Aug 31, 2026)

88A.5 Development Standards

In addition to the regulations contained in Parts Seven, Eight and Nine, the following provisions shall apply to this district:

a) Minimum Lot Area	1.0 ha
b) Minimum Lot Width	60.0m
c) Minimum Front Yard	7.0m
d) Minimum Rear Yard	7.0m
e) Minimum Side Yard	3.0m, except 7.0m for a side yard abutting a road
f) Maximum Building Height	10.5m
g) Minimum Landscaped Area	30.0 percent
h) **Deleted by Bylaw C-1260-215 – Aug 31, 2026**	

88A.6 Special Requirements for Agricultural Pursuit, Major

(Bylaw C-1260-177 – December 11, 2023)

For Agricultural Pursuit, Major uses, no person shall keep livestock except in conformance with the following:

a. Combinations of different animals are allowed provided the maximum number of animal units is not exceeded;

b. Animal units shall be limited based on lot area as follows:

Lot Area	Maximum Number of Animal Units
1.2 - 2.4 ha	3
2.5 - 4 ha	6
4.1 - 8 ha	12
Over 8 ha	20

c. Animal units shall be calculated as follows:

Type of Livestock	Number of Such Livestock Deemed to Equal One (1) Animal Unit
Dairy Cow (plus calf under six (6) months)	1
Beef Cow (plus calf under six (6) months)	1
Horse (plus foal under six (6) months)	1
Sheep/Goats (plus lambs under six (6) months)	2
Pigs (plus offspring under two (2) months)	2
Fowl	50
Rabbits	30
Ostriches	2
All Others	At the discretion of the Development Authority

d. The use "Agricultural Pursuit, Major" is not allowed on properties within multi-lot subdivisions with four (4) or more lots.

(Bylaw C-1260-177-Dec 11, 2023)

88A.7 Special Requirements for Home Businesses

The standards related to home businesses under Section 49 Home Businesses do not apply to this district. All Home Businesses shall comply with the following standards:

a. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling unit and/or accessory building;
b. A maximum of one (1) Home Business is allowed per property;

(Bylaw C-11260-215 – Aug 31, 2026)

c. The dwelling unit, when used as a workplace shall be limited to no more than two (2) non-resident employees;
d. The maximum number of business visits per day shall be eight (8) visits;
e. Any outdoor activity or storage shall be at the discretion of the Development Authority;
f. Any interior or exterior alterations or additions to accommodate the Home Business shall be at the discretion of the Development Authority;
g. Vehicle and equipment storage may include up to four (4) trucks up to one (1) ton, up to two (2) trucks larger than one (1) ton, two (2) trailers and related vehicles and minor equipment storage including a limited amount of construction equipment and other similar uses. The intensity of use is at the discretion of the Development Authority having regard for lot size and adjacent property uses;

(Bylaw C-1260-154 – Apr 17, 2023)

h. Not more than one (1) non-illuminated identification sign, no larger than 0.3m² is allowed; and
i. The development permit for a Home Business may be reviewed for compliance with this Bylaw by the Development Authority at any time. If, at that time, any of the requirements for Home Business are not complied with, the Development Authority may revoke or suspend the Development Permit.

88A.8 Special Requirements for Dugouts

Dugouts shall be prohibited on lots with an area of less than 2.5 hectares.

88A.9 Special Requirements for Accessory Buildings

No accessory building or structure shall exceed the height of the main structure.

(Bylaw C-1260-98 - Dec 13, 2021)

88A.10 Vehicular Parking

Not more than one (1) commercially licensed vehicle up to 5,000 kg (GVW) is allowed unless it is associated with a Home Business.

(Bylaw C-1260-154 - Apr 17, 2023)

88A.11 Special Requirements for Secondary Suites

a. The following standards under Section 57 Secondary Suites do not apply in this district:
   i) 57.3 – Neighbourhood distribution limits
   ii) 57.6 – Bedroom limit based on lot width
   iii) 57.13 through 57.16 – Parking requirements
   iv) 57.17 – Outline Plan location restrictions
b. The following additional provisions shall apply:
   i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m^2).
   ii) The maximum number of bedrooms in a Secondary Suite shall be three (3).

(Bylaw C-1260-215 – Aug 31, 2026)

88A.12 Special Requirements for Backyard Suites

a. The following standards under Section 46 Backyard Suites do not apply in this district:
   i) 46.1 – Minimum lot width requirements
   ii) 46.2 – Neighbourhood distribution limits
   iii) 46.3 – Maximum bedroom limit
   iv) 46.4 through 46.6 – Parking requirements
   v) 46.7 – Site coverage
   vi) 46.8 – Maximum floor area
   vii) 46.18 – Outline Plan location restrictions
b. The following additional provisions shall apply:
   i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
   ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
   iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
   iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority.

(Bylaw C-11260-215 – Aug 31, 2026)

Section 89 Manufactured Home Community District - MHC

89.1 Purpose

To provide for the development of comprehensively designed manufactured home communities, in which the individual lots or sites are provided on a leased, rental, or condominium basis part of the definition of Condominium.

89.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Manufactured Home	• Park • Residential Support Home - Type 1 • Solar Collector **(Bylaw C-1260-84-December 4, 2017)** **(Bylaw C-1260-68 - March 20, 2017)**
89.3 Discretionary Uses-Development Officer	
• Child Care Facility • Home Business	• Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-176-July 29, 2024)**
89.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Public Utility **(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)**	

89.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	2.0ha (Minimum area for MHC)
b)	Lot Area:	315m^2 for single section, and 370m^2 for multiple section
c)	Lot Width:	10.4m for single section and, 13.7m for multiple section
d)	Lot Depth:	30m for single section and, 27m for multiple section
e)	Front yard:	4.6m
f)	Rear Yard:	1.5m
g)	Side Yard:	1.2m on one side and 3.0m on the other side if lot is not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m
h)	Lot Coverage: (Maximum)	45% for principal building 50% including accessory buildings

89.5 Additional Requirements

a. An approved comprehensive siting plan shall be required prior to the development of land in this district, and all development shall conform to the comprehensive siting plan. The proposed plan must include the following to the satisfaction of the Development Authority:

i) Access, road system, walkway system and site pattern showing dimensions and structures;
ii) Provision for on-site containerized garbage collection facilities;
iii) Required landscaping in accordance with Section 89.6;

(Bylaw C-1260-31 - August 10, 2015)

iv) **Deleted by Bylaw C-1260-31 - August 10, 2015**;
v) Provisions for outdoor lighting;
vi) Identification and directional signs;
vii) Location of parking aprons (hard surfaced) for every proposed lot;
viii) Proposed location of manufactured home for every lot;
ix) Proposed landscaping of the individual lots and throughout the manufactured home community pursuant to Part Eight of this Bylaw;
x) Screened storage compound for trucks, trailers, campers, snowmobiles, boats, etc.;
xi) Shall establish guidelines and standards satisfactory to the Development Authority governing design and materials of carports, patios, storage buildings, skirting, fences, fuel storage and supply facilities and other attached or detached structures; and,
xii) Such other information as deemed necessary by the Development Authority;

b. The development of a MHC must be completed in conformance with the approved plans and related conditions prior to the issuance of an Occupancy Permit;
c. Dwellings shall be finished from the floor level to the ground level within 30 days of being sited on a lot. All finish materials shall either be parged, factory fabricated or, of equivalent quality, be pre-finished or painted so that the design and construction complements the dwelling;
d. Equipment used for transportation of manufactured homes shall be removed from the dwelling and finishing installed within 30 days of placement;
e. Dwellings shall be placed on a CSA Z240.10.1 standard foundation, an engineer approved foundation, or a basement;
f. All attached or accessory structures such as room additions, porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the principal building;
g. The roof line of any addition shall not exceed the height of the dwelling;
h. A lot may be used only for the siting of one (1) manufactured home;
i. All roads in a manufactured home community shall be paved and of sufficient width to accommodate the passage of emergency vehicles. If the carriageway is less than 9.2m in width, no on-street parking shall be permitted;
j. Designated visitor parking areas shall be evenly distributed throughout the manufactured home community, and each visitor parking shall include a minimum of three (3) parking stalls;
k. A second access from a public road shall be provided for emergency access to any manufactured home community containing more than 70 units;
l. Internal pedestrian walkways, where provided, shall have a minimum hard surfaced width of 1.2m and be constructed to the satisfaction of the Development Authority.

89.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

a. A landscaped buffer strip of 4.6m or greater is required between the lot line of any manufactured home and the bounding lot line of the manufactured home community;

b. A minimum of 10% of the MHC shall be dedicated open space, designated for recreational and playground use, and shall not include any required buffer strip; and,

c. One (1) tree shall be provided for every 400m² of the MHC and one (1) shrub shall be provided for every 200m² of the MHC. Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 90 Manufactured Home Subdivision District - MHS

90.1 Purpose

To provide for the development of residential subdivisions where manufactured housing is the predominant housing form.

90.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Manufactured Home • Park	• Residential Support Home - Type 1 • Solar Collector **(Bylaw C-1260-68 - March 20, 2017 and Bylaw C-1260-84-December 4, 2017)**
90.3 Discretionary Uses-Development Officer	
• Child Care Facility • Home Business • Residential Sales Centre	• Small Wind Energy Systems • Urban Agriculture **(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-176-July 29, 2024)**
90.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Public Utility **(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)**	

90.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Lot Area:	460m^2
b)	Lot Width:	14m
c)	Lot Depth:	34m
d)	Front yard:	6.1m
e)	Rear Yard:	3.7m
f)	Side Yard:	1.2m on one side and 3.0m on the other side for principal building 1.2m for accessory buildings and deck
g)	Site Coverage (Maximum) :	40%, including accessory buildings

90.5 Additional Requirements

a. Dwellings shall be finished from the floor level to the ground level within 30 days of being sited on a lot. All finish materials shall either be parged, factory fabricated or, of equivalent quality, be pre-finished or painted so that the design and construction complements the dwelling;

b. Equipment used for transportation of manufactured homes shall be removed from the dwelling and finishing installed within 30 days of placement;

c. Dwellings shall be placed on a CSA Z240.10.1 standard foundation, an engineer approved foundation, or a basement;

d. All attached or accessory structures such as room additions, porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the principal building;

e. The roof line of any addition shall not exceed the height of the dwelling;

f. Notwithstanding Section 90.4(a), the lot area may be reduced pursuant to an Area Structure Plan or Outline Plan provided that a restrictive covenant restricting the length of a manufactured home is registered on title. The maximum lot coverage shall remain at 40%.

Section 91 Central Commercial District - CC

91.1 Purpose

To provide for the development of commercial, residential, institutional, cultural and related uses in the City's central business district in accordance with the **Downtown Enhancement Area Redevelopment Plan Bylaw C-1130**.

(Bylaw C-1260-189 - March 24, 2025)

91.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Apartment Building (minimum 12 units)
- Boarding House
- Brewery, Distillery, or Winery and Accessory Use
- Broadcasting Studio
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Local
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Commercial School
- Community Service Facility
- Contractor, Limited
- Dispatch Office
- Drinking Establishment, Major
- Drinking Establishment, Minor
- Essential Public Service
- Financial Building
- Government Service
- Health Facility, Major
- Health Facility, Minor
- Hotel
- Liquor Store
- Mixed Use Apartment Building
- Office, Major
- Office, Minor
- Park
- Parking Lot or Building
- Personal Service Facility
- Residential Care Facility
- Residential Support Home - Type 1
- Restaurant
- Restaurant & Drinking Establishment, Major
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Solar Collector

(Bylaws C-1260-68 – Mar 20, 2017, C-1260-79 – Feb 25, 2019, C-1260-116 – Apr 20, 2020, C-1260-123 – Aug 24, 2020, C-1260-124 – Oct 19, 2020, C-1260-130 – Feb 8, 2021, C-1260-165 – Apr 17, 2023 and C-1260-203 – Sep 15, 2025)

91.3 Discretionary Uses-Development Officer

- Apartment Building (up to 11 units)
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Carnival
- Casino
- Commercial Business Centre, Major
- Community Outreach Facility
- Community Recreation Facility
- Dry Cleaning Plant
- Family/Fast Food Restaurant
- Farmers/Flea Market
- Gas Bar
- Group Home
- Mixed Use Apartment Building, Up to 2 Units
- Motel
- Multi-Attached Dwelling
- Religious Assembly
- Residential Support Home - Type 2
- Residential Conversion
- Retail Store, Cannabis
- Service Station
- Small Wind Energy Systems
- Supermarket
- Urban Agriculture
- Vehicle Wash, Minor

(Bylaws C-1260-76 – Sep 5, 2017, C-1260-94 – Jun 18, 2018, C-1260-97 – Jul 3, 2018, C-1260-116 – Apr 20, 2020, C-1260-123 – Aug 24, 2020, C-1260-176 – Jul 29, 2024, C-1260-203 – Sep 15,2025 and C-1260-208 – Mar 30, 2026)

91.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Adult Entertainment Facility
- Extended Medical Treatment Services
- Funeral, Crematory and Interment Services
- Late Night Club
- Public Utility

(Bylaws C-1260-68 – Mar 17, 2017, C-1260-97 – Jul 3, 2018 and C-1260-116 – Apr 20, 2020)

91.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front yard:	None required pursuant to Section 39 (Corner lot restrictions)
b)	Side yards:	None required pursuant to Section 39 (Corner lot restrictions)
c)	Rear yard:	None required pursuant to Section 39 (Corner lot restrictions)
d)	Building height (Maximum):	6 storeys except for 12 Storeys for Apartment Buildings and Mixed Use Apartment Building **(Bylaw C-1260-23 - December 14, 2015)**
e)	Site coverage (Maximum):	95%
f)	Floor Area Ratio Maximum):	Four times site area

91.5 Additional Requirements

a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;

b. Any yard abutting a public road other than a lane may require an additional yard setback and landscaping to the satisfaction of the Development Authority;

c. 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 adjacent sites and a public road other than a lane;

d. The site plan, relationship between buildings, the architectural treatment of buildings, the provision of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;

e. The Development Authority shall refer all applications for a development permit to the Downtown Association for comment;

f. **Deleted by Bylaw C-1260-4 – December 9, 2013;**

g. **Deleted by Bylaw C-1260-203 – September 15, 2025;**

(Bylaw C-1260-165 – April 17, 2023)

91.6 Additional Criteria for Apartment Building (up to 11 units) and Multi-Attached Dwelling:

a. Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

		A) Multi-Attached Dwelling	B) Apartment Building (up to 11 units)
i)	Lot Area:	120m^2/ unit	90m^2/ unit
ii)	Lot Width:	3m/ unit	20m

b. Location

Notwithstanding any other provision of this Bylaw, Apartment Building (up to 11 units) and Multi-Attached Dwellings are prohibited on lots fronting 100 Avenue between 102 Street and 98 Street.

c. Additional Regulations

Where the Apartment Building (Up to 11 units) and Multi-Attached Dwelling are listed as Discretionary Use, the Development Authority may exercise discretion having regard to the following:

i)	Architectural Controls	The Development Authority shall consider, but not be limited to, the following architectural elements to ensure that the building is visually appealing and compatible with surrounding development: a) Multiple roof breaks or rooflines b) Stucco, brick, wood, metal or stone exterior c) Balanced window-to-wall ratio d) Gabled roof e) Dormers f) Emphasized entryway - porches, verandas, or courtyard entries g) Artistic decorative elements (louvers, shutters, trims) h) Architectural detailing such as awnings, canopies, arcades or courtyards i) Steep pitch roof slopes Approval may be granted where the Development Authority is satisfied that the overall design achieves a high standard of architectural quality
ii)	Relationship to Surroundings	The building shall complement the height, scale and architectural rhythm of existing adjacent development.
iii)	Streetscape Integration	a) Façades facing public roads must include active design elements such as windows, entry features, etc. b) Blank walls facing public roads are discouraged.
iv)	Site Planning Considerations	a) Parking spaces in the front yard shall be discouraged. b) The main façade of a building should face a Property Line abutting a road.
v)	Yard Setbacks	Any yard may require an additional yard setback and landscaping to the satisfaction of the Development Authority.

(Bylaw C-1260-203 – September 15, 2025)

91.7 Overlay Districts **(Bylaw C-1260-90 – May 7, 2018)**

a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;

b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;

c. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations,

(Bylaws C-1260-90 – May 7, 2018 and C-1260-203 – September 15, 2025)

Section 92 General Commercial District - CG

92.1 Purpose

To provide for a range of commercial and related uses that are located along arterial roads and in close proximity to medium and higher density residential or non-residential areas.

92.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Minor
- Contractor, Limited
- Dispatch Office
- Drinking Establishment, Minor
- Family/Fast Food Restaurant
- Financial Building
- Gas Bar
- Health Facility, Major
- Health Facility, Minor
- Liquor Store
- Mixed Use Apartment Building
- Office, Major
- Office, Minor
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Solar Collector
- Supermarket

(Bylaws C-1260-68-March 20, 2017, C-1260-128-Feb 8, 2021, C-1260-165-Apr 17, 2023 and C-1260-189-March 24, 2025)

92.3 Discretionary Uses-Development Officer

- Automotive and Equipment Repair and Sales, Minor
- Commercial Business Centre, Major
- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Commercial School
- Community Recreation Facility
- Community Service Facility
- Equipment Rental and Repair
- Essential Public Service
- Mixed Use Apartment Building, Up to 2 Units
- Recycling Depot
- Religious Assembly
- Retail Store, Cannabis
- Small Wind Energy Systems
- Urban Agriculture
- Vehicle Wash, Minor

(Bylaws C-1260-94, C-1260-97, C1260-124, C-1260-128, C-1260-176, C-1260-189, C-1260-198, C-1260-202)

92.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Adult Entertainment Facility
- Public Utility

(Bylaws C-1260-68-March 20, 2017 and C-1260-97-July 3, 2018)

92.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Width:	30m
b)	Front Yard:	6.1m
c)	Rear Yard:	7.6m
d)	Side Yards:	6.1m
e)	Building Height (Maximum):	2 Storeys for solely commercial use, 4 Storeys for commercial/residential mixed-use buildings
f)	Site Coverage: (Maximum)	50 %

92.5 Additional Requirements

a. The maximum gross floor area for a single super market shall be 4,650m^2;

b. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

c. **Deleted by Bylaw C-1260-60 - September 6, 2016**;

d. **Deleted by Bylaw C-1260-31 - August 10, 2015;**

e. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped to the satisfaction of the Development Authority. As well, a solid screen fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-60 - September 6, 2016)

f. No outdoor eating or drinking area shall be located within 15m of the subject property line abutting residential property;

(Bylaw C-1260-208 – March 30, 2026)

g. No drive-through service window shall be located within 15m of the subject property line abutting residential property;

(Bylaw C-1260-208 – March 30, 2026)

h. 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 adjacent sites and public roads;

i. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;

j. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

92.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 93 Commercial Transition District - CT

93.1 Purpose

To provide for the development of low intensity commercial, office and service uses that border mature residential areas and in accordance with an approved Area Redevelopment Plan. It is intended that development be sensitive and in scale with the bordering residential area.

93.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Boarding House
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Local
- Commercial Business Centre, Minor
- Commercial School (up to 10 pupils at any time)
- Community Service Facility
- Contractor, Limited
- Drinking Establishment, Minor
- Dispatch Office
- Family/Fast Food Restaurant
- Financial Building
- Government Service
- Health Facility, Minor
- Mixed Use Apartment Building
- Office, Minor
- Parking Lot or Building
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Solar Collector

(Bylaws C-1260-68-Mar 20, 2017, C-1260-124-Oct 19, 2020, C-1260-165-Apr 17, 2023 and C-1260-189-March 24, 2025)

93.3 Discretionary Uses-Development Officer

- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Community Outreach Facility
- Community Recreation Facility
- Drinking Establishment, Major
- Equipment Rental and Repair
- Essential Public Service
- Gas Bar
- Health Facility, Major
- Home Business
- Mixed Use Apartment Building, Up to 2 Units
- Multi-Attached Dwelling
- Office, Major
- Religious Assembly
- Restaurant & Drinking Establishment, Major
- Service Station
- Small Wind Energy Systems
- Supermarket
- Vehicle Wash, Minor

(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-124-Oct 19, 2020 and C-1260-198-March 24, 2025)

93.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Funeral, Crematory and Interment Services
- Liquor Store
- Public Utility
- Retail Store, Cannabis

(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)

93.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front Yard:	3.0m except when adjacent commercial buildings abut the site boundary to form a pedestrian oriented shopping street, a building may be built to the site boundary.
b)	Side Yard:	3.0m
c)	Rear Yard:	3.0m
d)	Building Height (Maximum)	3 Storeys for solely commercial use, 4 Storeys for commercial/residential mixed-use buildings
e)	Floor Area Ratio (Maximum)	Two times site area

93.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

b. The site standards of the CL District shall apply for Commercial Business Centre (Local/Minor);

c. **Deleted by Bylaw C-1260-31 – August 10, 2015**;

d. A minimum 4.6m landscaped yard is required along any property lines that abut a residential property and may exceed the landscaping required in Section 93.7. In addition, a solid screened fence with a minimum height of 1.9m shall be provided along the same property lines;

(Bylaw C-1260-79 – February 25, 2019)

e. No outdoor eating or drinking area shall be located within 15m of the subject property line abutting residential property;

(Bylaw C-1260-208 – March 30, 2026)

f. No drive-through service window shall be located within 15m of the subject property lines abutting residential property;

(Bylaw C-1260-208 – March 30, 2026)

g. 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 adjacent sites and public roads;

h. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

93.6 Overlay Districts **(Bylaw C-1260-90 - May 7, 2018)**

a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;

b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;

c. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 – May 7, 2018)

93.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
All Non-Residential Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 94 Mixed Use - MX - Deleted by Bylaw C-1260-23-December 14, 2015

Section 95 Arterial Commercial District - CA

95.1 Purpose

To provide for a diversity of commercial uses that are located adjacent to or are easily accessible from the High Visibility Corridors as identified in Schedule C. A high standard of appearance/design and landscaping as required by the Schedule C - High Visibility Corridor Overlay will be applied to developments located adjacent a High Visibility Corridor.

95.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Automotive and Equipment Repair and Sales, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Brewery, Distillery or Winery and Accessory Use
- Broadcasting Studio
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Major
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Commercial School
- Commercial Storage
- Community Recreation Facility
- Community Service Facility
- Contractor, Limited
- Dispatch Office
- Drinking Establishment, Minor
- Equipment Rental and Repair
- Essential Public Service
- Family/Fast Food Restaurant
- Financial Building
- Funeral, Crematory and Interment Service
- Gas Bar
- Government Service
- Greenhouse
- Health Facility, Major
- Health Facility, Minor
- Hotel
- Liquor Store
- Motel
- Office, Major
- Office, Minor
- Parking Lot or Building
- Personal Service Facility
- Recycling Depot
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Restaurant & Drinking Establishment, Major
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Service Station
- Solar Collector
- Storage Yard (Accessory to Retail/Warehouse Sales)
- Supermarket
- Truck and/or Manufactured Home Sales and/or Rental
- Vehicle Wash, Minor
- Warehouse Sales

(Bylaws C-1260-68-Mar 20, 2017, C-1260-79-Feb 25, 2019, C-1260-124-Oct 19, 2020, C-1260-130-Feb 8, 2021, C-1260-165-Apr 17, 2023 and C-1260-189-March 24, 2025)

95.3 Discretionary Uses-Development Officer

- Carnival
- Casino
- Commercial Recreation Facility, Outdoor
- Community Outreach Facility
- Dry Cleaning Plant
- Fleet Service
- Farmers/Flea Market
- Late Night Club
- Religious Assembly
- Restaurant & Drinking Establishment, Major
- Retail Store, Cannabis
- Small Wind Energy Systems
- Urban Agriculture
- Vehicle Wash, Major

(Bylaws C-1260-94-June 18, 2018, C-1260-97-July 3, 2018, C-1260-116-Apr 20, 2020, C-1260-124-Oct 19, 2020, C-1260-176-July 29, 2024 and C-1260-189-March 24, 2025)

95.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Adult Entertainment Facility	• Public Utility **(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)**

95.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Width:		30m
b)	Front Yard:		6.1m or 3.0m if abutting a service road adjacent to 100 Street
c)	Rear Yard:		6.1m
d)	Side Yard:		1.5m on one side and 6.0m on the other side. If one side of the site is adjacent to: • A public road; • A residential district; or • A lane that services the site; then this will be the side the 6.0m setback is applied to.
	i)	is adjacent to a public road and/or a residential district, or	
	ii)	where a developed lane services site and the site abuts another commercial or industrial district	
e)	Building Height: (Maximum)		12 Storeys for hotels and 6 Storeys for all other commercial uses (maximum) **(Bylaw C-1260-146-April 4, 2022 and C-1260-189-March 24, 2025)**
f)	Site Coverage: (Maximum)		60% (maximum)

95.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;

c. **Deleted by Bylaw C-1260-31 - August 10, 2015**;

d. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 95.6, to the satisfaction of the Development Authority. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 - August 10, 2015)

e. 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 adjacent sites and public roads;

f. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;

g. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;

h. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

95.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 96 Local Commercial District - CL

96.1 Purpose

To provide for commercial development, generally convenience in nature, that caters to the needs of one (1) or more neighbourhoods.

96.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Child Care Facility
- Dispatch Office
- Drinking Establishment, Minor
- Family/Fast Food Restaurant
- Gas Bar
- Health Facility, Minor
- Mixed Use Apartment Building
- Office, Minor
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Solar Collector

(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-124-Oct 19, 2020, Bylaw C-1260-128-Feb 8, 2021 and Bylaw C-1260-165-Apr 17, 2023)

96.3 Discretionary Uses-Development Officer

- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Community Service Facility
- Financial Building
- Mixed Use Apartment Building, Up to 2 Units
- Religious Assembly
- Retail Store, Cannabis
- Retail Store, General
- Retail Store, Second-Hand
- Service Station
- Small Wind Energy Systems
- Urban Agriculture
- Vehicle Wash, Minor

(Bylaws C-1260-68, C-1260-97, C-1260-114, C-1260-128, C-1260-176, C-1260-189, C-1260-198 and C-1260-202)

96.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Liquor Store
- Public Utility

(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-114-December 2, 2019)

96.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area (Maximum)	0.8ha (all sites combined)
b)	Site Width:	30m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yard:	3.0m or, 4.6m when adjacent to or abutting a residential district
f)	Building Height (Maximum):	2 Storeys for solely commercial use, 4 storeys for commercial/residential mixed-use buildings
g)	Site Coverage (Maximum):	50%

96.5 Additional Requirements

a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;

b. **Deleted by Bylaw C-1260-31 – August 10, 2015**;

c. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 96.7, to the satisfaction of the Development Authority. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 – August 10, 2015)

d. No outdoor eating or drinking area shall be located within 15m of the subject property line abutting residential property;

(Bylaw C-1260-208 – March 30, 2026)

e. No drive-through service window shall be located within 15m of the subject property line abutting residential district;

(Bylaw C-1260-208 – March 30, 2026)

f. 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 adjacent sites and public roads;

g. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

96.6 Area Redevelopment Plan

a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries.

b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan.

96.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 – August 10, 2015)

Section 96A Commercial Recreation District - CRRSA

96A.1 Purpose

To provide for all forms of recreation uses in a comprehensively planned manner in order minimize impacts, such as noise and traffic, on surrounding land uses.

96A.2 Area of Application

The Commercial Recreation District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

96A.3 Permitted Uses	
• Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Commercial Recreation Facility, Outdoor	• Community Recreation Facility • Community Service Facility • Public Utility
96A.4 Discretionary Uses - Development Officer	
• Accessory Building or Structure • Child Care Facility • Commercial Riding Stable • Commercial Recreational Facility, Amusement Park **(Bylaw C-1260-151-April 4, 2022)**	• Extensive Recreation • Guest Ranch • Recreational Use, Intensive • Surveillance Suite/ Caretaker's Residence
96A.5 Discretionary Uses - Committee	
• Cemetery	

96A.6 Site Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine, the following standards shall apply.

a)	Front Yard:	6.1m
b)	Side Yard:	3m
c)	Rear Yard:	7.6m

96A.7 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
b. All development permit applications affected by the High visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
c. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 96A.8 (Landscaping Requirements), to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided; and
d. The site plan, relationship between buildings, structures and open space, the treatment of buildings, the provision, and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

96A.8 Landscaping Requirements

Landscaping Requirements shall be at the discretion of the Development Authority.

(Bylaw C-1260-98 - December 13, 2021)

Section 97 Business Industrial District - IB

97.1 Purpose

To provide for industrial and service commercial businesses that may allow limited outdoor storage and carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the district is compatible with any adjacent non-industrial district.

97.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Automotive and Equipment Repair and Sales, Minor
- Automotive and/or Recreation Vehicle Sales, Rental and Service
- Brewery, Distillery or Winery and Accessory Use
- Broadcasting Studio
- Business Support Service
- Commercial Recreation Facility, Indoor
- Commercial School
- Commercial Storage
- Community Recreation Facility
- Contractor, Limited
- Dispatch Office
- Drinking Establishment, Minor
- Essential Public Service
- Family/Fast Food Restaurant
- Financial Building
- Funeral, Crematory and Interment Service
- Gas Bar
- Health Facility, Major
- Health Facility, Minor
- Industrial Business Centre
- Office, Major
- Office, Minor
- Parking Lot or Building
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Solar Collector
- Taxidermy
- Vehicle Wash, Minor

(Bylaws C-1260-68 – Mar 20, 2017, C-1260-79 – Feb 25, 2019, C-1260-124 – Oct 19, 2020, C-1260-130 – Feb 8, 2021, C-1260-165 – Apr 17, 2023 and C-1260-189 – March 24, 2025)

97.3 Discretionary Uses-Development Officer

- Automotive and Equipment Repair and Sales, Major
- Cannabis Production and Distribution
- Carnival
- Casino
- Child Care Facility
- Community Service Facility
- Contractor, General
- Data Processing Centre
- Drinking Establishment, Major
- Dry Cleaning Plant
- Equipment Rental and Repair
- Fleet Service
- Greenhouse
- Late Night Club
- Religious Assembly
- Restaurant & Drinking Establishment, Major
- Retail Store, Cannabis
- Service Station
- Small Wind Energy Systems
- Storage Yard
- Truck and/or Manufactured Home Sales and/or Rental
- Urban Agriculture
- Vehicle Wash, Major
- Warehouse, Distribution and/or Storage
- Warehouse Sales

(Bylaws C-1260-94 – June 18, 2018, C-1260-97 – July 3, 2018, C-1260-124 – Oct 19, 2020, C-1260-176 – July 29, 2024 and C-1260-209 – March 30, 2026)

97.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Adult Entertainment Facility
- General Industrial
- Public Utility

(Bylaws C-1260-68 – March 20, 2017 and C-1260-97 – July 3, 2018)

97.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Width:	30.5m
b)	Front Yard:	6.1m
c)	Rear Yard:	None except 6.1m abutting a public road other than a lane or a residential district
d)	Side Yard:	None except 6.1m abutting a public road other than a lane or a residential district
e)	Building Height: (Maximum)	10.4m
f)	Site Coverage: (Maximum)	45%

97.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;

c. **Deleted by Bylaw C-1260-31 - August 10, 2015)**;

d. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 97.6, to the satisfaction of the Development Authority. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 - August 10, 2015)

e. No outdoor eating or drinking area shall be located within 15m of an adjacent residential property;

f. 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 adjacent sites and public roads;

g. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;

h. The site plan, relationship between buildings, the treatment and architecture of buildings, the provision of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

97.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**
All Development	5% of Total Lot Area	1 per 800m² of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 98 General Industrial District - IG

98.1 Purpose

To provide for industrial businesses that may carry out a portion of their operation outdoors or require large outdoor storage areas, such that no nuisance is created or apparent beyond the site. This district should generally not be located adjacent to residential districts.

98.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Major
- Auctioneering Facility
- Automotive and Equipment Repair and Sales, Major
- Automotive and Equipment Repair and Sales, Minor
- Brewery, Distillery or Winery and Accessory Use
- Broadcasting Studio
- Cannabis Production and Distribution
- Commercial Recreation Facility, Indoor
- Commercial Storage
- Contractor, General
- Contractor, Limited
- Data Processing Centre
- Dispatch Office
- Drinking Establishment, Minor
- Dry Cleaning Plant
- Equipment Rental and Repair
- Essential Public Service
- Family/Fast Food Restaurant
- Fleet Service
- Funeral, Crematory and Interment Services
- Gas Bar
- General Industrial
- Greenhouse
- Industrial Business Centre
- Office, Major
- Office, Minor
- Oilfield Support
- Outdoor Storage Facility
- Parking Lot or Building
- Recycling Depot
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Service Station
- Shipping/Storage Container
- Solar Collector
- Storage Yard
- Taxidermy
- Truck and/or Manufactured Home Sales and/or Rental
- Vehicle Wash, Major
- Vehicle Wash, Minor
- Warehouse, Distribution and/or Storage
- Warehouse Sales

(Bylaws C-1260-94 – June 18, 2018, C-1260-79 – Feb 25, 2019, C-1260-128 – Feb 8, 2021, C-1260-130 – Feb 8, 2021, C-1260-166 – Nov 28, 2022, C-1260-165 – Apr 17, 2023, C-1260-191 – Jan 13, 2025, C-1260-189 – March 24, 2025 and C-1260-209 – Mar 30, 2026)

98.3 Discretionary Uses-Development Officer

- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Brewery, Distillery and Winery
- Bulk Chemical and/or Fuel Storage Facility
- Carnival
- Casino
- Commercial Recreation Facility, Outdoor
- Commercial School
- Community Recreation Facility
- Education, Private
- Late Night Club
- Retail Store, Cannabis
- Retail Store, Convenience
- Small Wind Energy Systems
- Surveillance Suite/Caretaker's Residence
- Urban Agriculture

(Bylaws C-1260-94 – June 18, 2018, C-1260-97 – July 3, 2018 C-1260-79 – Feb 25, 2019, C-1260-124 – Oct 19, 2020, C-1260-128 – Feb 8, 2021, C-1260-98 – Dec 13, 2021 and C-1260-176 – July 29, 2024)

98.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Adult Entertainment Facility	• Public Utility **(Bylaws C-1260-68 – Mar 20, 2017 and C-1260-97– July 3, 2018)**

98.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Size:	0.24ha
b)	Site Width:	30m
c)	Front Yard:	6.1m
d)	Rear Yard:	None except 3.0m abutting a public road other than a lane
e)	Side Yard:	None except 3.0m abutting a public road other than a lane
f)	Building Height: (maximum)	25m

98.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;

c. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;

d. Notwithstanding Section 98.5c, the Development Authority may allow open storage in a required front yard. However, additional screening and/or berming of any such open storage area may be required by the Development Authority;

e. In reviewing an application for a General Industrial use, the Development Authority shall ensure that the General Industrial use complies with the purpose statement of this District;

f. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 98.6, to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 - August 10, 2015)

g. In addition to the required compliance with the Alberta Safety Code and Alberta Fire Code, and at the discretion of the Development Authority, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E – Small Quantity Exemptions for Dangerous Goods may require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:

i) Risk-Based Land Use Planning Guidelines;

ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and,

iii) MIACC Lists of Hazardous Substances.

98.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**
All Development	5% of Total Lot Area	1 per 800m² of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 99 Heavy Industrial District - IH

99.1 Purpose

To provide for large scale industrial uses that may result in some nuisance effects, such as noise, odour, or emissions, on adjacent sites.

99.2 Permitted Uses

- No Permitted Uses Listed. All uses are considered Discretionary.
  (Bylaw C-1260-68 - March 20, 2017)

99.3 Discretionary Uses-Development Officer

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Major
- Automotive and Equipment Repair and Sales, Major
- Brewery, Distillery and Winery
- Bulk Chemical and/or Fuel Storage Facility
- Cannabis Production and Distribution
- Contractor, General
- Data Processing Centre
- Extensive Agriculture
- Funeral, Crematory and Interment Services
- General Industrial
- Oilfield Support
- Outdoor Storage Facility
- Rail Yard
- Recreation Vehicle Storage
- Recycling Depot
- Salvage Yard
- Service Station
- Shipping/Storage Container
- Small Wind Energy Systems
- Solar Collector
- Storage Yard
- Surveillance Suite/Caretaker's Residence
- Urban Agriculture
- Waste Management
- Warehouse, Distribution and/or Storage
  (Bylaws C-1260-94 – June 18, 2018, C-1260-79 – Feb 25, 2019, C-1260-97 – July 3, 2018, C-1260-98 – Dec 13, 2021, C-1260-176 – July 29, 2024, C-1260-189 – Mar 24, 2025 and C-1260-209 – Mar 30, 2026)

99.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**

- Abattoir
- Intensive Agriculture
- Public Utility
  (Bylaws C-1260-68 – Mar 20, 2017 and C-1260-97 – July 3, 2018)

99.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Lot Width:	50m
b)	Front Yard:	15m
c)	Side Yards:	15m
d)	Rear Yard:	15m

99.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;

b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;

c. Notwithstanding Section 99.4, the Development Authority may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites. Landscaping and screening requirements within such a setback shall be at the discretion of the Development Authority;

d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;

e. Notwithstanding Section 99.5d the Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;

f. In reviewing an application for a General Industrial use, the Development Authority shall ensure that the General Industrial use complies with the purpose statement of this District;

g. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 99.6, to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 - August 10, 2015)

h. In addition to compliance with the Alberta Safety Code and Alberta Fire Code, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E - Small Quantity Exemptions for Dangerous Goods may, at the discretion of the Development Authority, require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:

   i) Risk-Based Land Use Planning Guidelines;

   ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and,

   iii) MIACC Lists of Hazardous Substances;

i. Management of waste shall comply with the Environmental Protection and Enhancement Act and its regulations, particularly the Waste Control Regulation (AR 192/96).

99.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**
All Development	5% of Total Lot Area	1 per 800m² of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 99A Rural Industrial District - IR

99A.1 Purpose

To provide an industrial district that reflects a rural standard of industrial development by allowing for rural road cross-sections. This district will generally be applied to new development areas that have been comprehensively planned through the adoption of an Outline Plan.

99A.2 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Major
- Auctioneering Facility
- Automotive and Equipment Repair and Sales, Major
- Automotive and Equipment Repair and Sales, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Broadcasting Studio
- Cannabis Production and Distribution
- Commercial Recreation Facility, Indoor
- Commercial Recreation Facility, Outdoor
- Commercial School
- Commercial Storage
- Contractor, General
- Contractor, Limited
- Data Processing Centre
- Equipment Rental and Repair
- Essential Public Service
- Extensive Agriculture
- Fleet Service
- Gas Bar
- General Industrial
- Greenhouse
- Industrial Business Centre
- Oilfield Support
- Outdoor Storage Facility
- Public Utility
- Rail Yard
- Recreation Vehicle Storage
- Recycling Depot
- Service Station
- Small Wind Energy Systems
- Solar Collector
- Storage Yard
- Taxidermy
- Truck and/or Manufactured Home Sales and/or Rental
- Vehicle Wash, Major
- Vehicle Wash, Minor
- Warehouse, Distribution and/or Storage
- Warehouse Sales

(Bylaws C-1260-94 – June 18, 2018 and C-1260-208 – Mar 30, 2026)

99A.3 Discretionary Uses-Development Officer

- Bulk Chemical and/or Fuel Storage Facility
- Carnival
- Casino
- Drinking Establishment, Minor
- Family/Fast Food Restaurant
- Restaurant
- Retail Store, General
- Salvage Yard
- Surveillance Suite/Caretaker's Residence

(Bylaw C-1260-68 – Mar 20, 2017, Bylaw C-1260-97 – July 3, 2018 and Bylaw C-1260-98 – Dec 13, 2021)

99A.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84 – December 4, 2017 and Bylaw C-1260-118 – April 6, 2020)**

- Abattoir
- Adult Entertainment Facility

(Bylaws C-1260-68 – Mar 20, 2017 and C-1260-97 – July 3, 2018)

99A.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine; the following standards shall apply:

a)	Site Area	4,000 m^2
b)	Site Width	40.0 m

c)	Front Yard	10.0 m
d)	Rear Yard	8.0 m
e)	Side Yard, Interior	8.0 m
f)	Side Yard, Exterior	8.0 m
g)	Building Height (max.)	15.0 m
h)	Lot Coverage (max.)	60 percent
i)	**Deleted by Bylaw C-1260-31 - August 10, 2015**	

99A.5 Additional Requirements

a. Signs shall be in accordance with the requirement of the IH District;
b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
c. **Deleted by Bylaw C-1260-31 - August 10, 2015**;
d. No parking, loading, storage, trash collection, outdoor service or displays area shall be permitted within the required front yard setback;
e. All outdoor storage areas shall be fenced and may be required to be screened from view from the street by the fence or other suitable screening;
f. Outdoor storage may only be permitted in a front yard or exterior side yard at the discretion of the Development Authority. However, additional screening and/or berming of any such open storage area may be required by the Development Authority;
g. Outdoor storage shall comply with the setbacks in Section 99A.4;
h. This district shall not abut a residential district; and
i. In addition to the required compliance with the Alberta Safety Code and Alberta Fire Code, and at the discretion of the Development Authority, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E - Small Quantity Exemption for Dangerous Goods may require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
    i) Risk-Based Land Use Planning Guidelines;
    ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and
    iii) MIACC Lists of Hazardous Substances.

(Bylaw C-1260-7 - May 20, 2014)

99A.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**
All Development	5% of Total Lot Area	1 per 800m² of Total Lot Area

Where the calculation for the required number of trees results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 99B Highway Industrial - IHRSA

99B.1 Purpose

To provide for industrial development adjacent to the highway with a high standard of appearance/design and landscaping.

99B.2 Area of Application

The Highway Industrial District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

99B.2 Permitted Uses	
• Automotive and/or Recreational Vehicles Sales, Rental and Service • Data Processing Centre • Gas Bar	• General Industrial • Public Utility • Retail Store, Convenience **(Bylaw C-1260-209 – Mar 30, 2026)**
99B.3 Discretionary Uses - Development Officer	
• Accessory Building or Structure • Animal Service Facility, Major • Animal Service Facility, Minor • Automotive and Equipment Repair and Sales, Major • Business Support Service • Child Care Facility • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Community Recreation Facility • Contractor, Limited • Dispatch Office • Equipment Rental and Repair • Family/Fast Food Restaurant • Farmers/Flea Market • Financial Building • Fleet Service	• Health Facility, Major • Health Facility, Minor • Hotel • Motel • Office, Major • Office, Minor • Oilfield Support • Outdoor Storage Facility • Restaurant • Retail Store, General • Service Station • Truck and/or Manufactured Home Sales and/or Rentals • Vehicle Wash, Major • Vehicle Wash, Minor • Warehouse, Distribution and/or Storage • Warehouse Sales
99B.4 Discretionary Uses - Committee	
• Commercial Recreation Facility, Outdoor;	

99B.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

			Serviced	Unserviced
a)	Minimum Lot Area		4,000m²	10,000m²
b)	Site Width:		20m	50m
c)	Front Yard:			
	i)	Adjacent to Provincial Highway	40m	40m
	ii)	Arterial Roads	30m	30m

	iii)	Adjacent to All Other Roads	15m	15m
d)	Rear Yard:		7.5m	7.5m
e)	Side Yard		7.5m	7.5m
f)	Building Height: (Maximum)		12 storeys for hotels and 3 storeys for all other development.	
g)	Site Coverage: (Maximum)		50%	40%

99B.5 Front Yard

Notwithstanding any other provisions of this Bylaw, the yard abutting a highway shall be deemed the front yard. The building frontage shall be oriented towards the front yard, facing the highway. If, in the opinion of the Development Officer, it is not feasible to effectively develop a site with the building facing the highway, this requirement may be waived; however the building façade that is facing the highway shall have a high standard of design to the Development Officer's satisfaction.

99B.6 Additional Requirements

a. All signs proposed for a development shall comply with the requirements in Schedule B - Signs;
b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
c. If a development in this district abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirement of Section 99B.7, to the satisfaction of the Development Officer. As well, a solid screened fence of at least 1.9m in height shall be provided;
d. All outdoor storage and trash collection areas shall be concealed from view from the street by a fence or other suitable screening. All sites abutting residential districts shall be screened from view from the residential district to the satisfaction of the Development Authority. All outdoor storage shall be located to the rear of the main building and shall not be located in the front or exterior side yard. All outdoor storage shall be an accessory use to the main use or building; and
e. The storage of hazardous goods and materials is permitted within this district. The storage of hazardous materials or goods must wholly be contained within an enclosed building. All applications for development permits shall clearly indicate if any hazardous goods or materials are to be stored on site. The nature and quantity of the hazardous material must be identified. The Development Authority may establish special conditions to govern the safe storage of hazardous materials.

99B.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Development	10% of Total Lot area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

(Bylaw C-1260-98 - December 13, 2021)

Section 100 Public Service District - PS

100.1 Purpose

To provide for the development of major facilities intended for the delivery of community, educational, health, recreation and government services.

100.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Child Care Facility • Community Outreach Facility • Community Recreation Facility • Community Service Facility • Education, Private • Education, Public • Essential Public Service	• Government Service • Park • Parking Lot or Building • Religious Assembly • Residential Care Facility • Small Wind Energy Systems • Solar Collector **(Bylaw C-1260-68 - March 20, 2017)**
100.3 Discretionary Uses-Development Officer	
• Carnival **(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)**	
100.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Cemetery • Detention Facility • Extended Medical Treatment Services	• Public Utility • Waste Management **(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)**

100.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front Yard:	6.1m
b)	Side Yard:	3.0m
c)	Rear Yard:	7.6m
d)	Building Height: (maximum)	15m

100.5 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
c. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 100.7, to the satisfaction of the Development Authority and in accordance with Part Eight. As well, a solid screened fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-31 - August 10, 2015)

d. The site plan, relationship between buildings, structures and open space, the treatment of buildings, the provision, and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

100.6 School Site Development

As part of the development of a school, the entire site must be developed including, but not limited to, the construction of sports fields, common areas, landscaping, and parking. A comprehensive site development plan shall be submitted as part of the development permit application. The standards contained in the City's Parks Master Plan and the Design and Construction Manual shall apply to all features of the school site. The specific features of each school site will depend on whether the school is an elementary school or a high school.

100.7 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 101 Muskoseepi Park District - MP

101.1 Purpose

To preserve natural areas and parkland along Bear Creek and Crystal Lake and any associated creeks and ravines for active and passive recreational uses and environment protection in conformance with the Muskoseepi Park Master Plan.

101.2 Permitted Uses
• Accessory Building or Structure • Accessory Use • Park • Solar Collector **(Bylaw C-1260-84-December 4, 2017)** **(Bylaw C-1260-68 - March 20, 2017)**
101.3 Discretionary Uses-Development Officer
• No Discretionary Uses listed. **(Bylaw C-1260-68 - March 20, 2017)**
101.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**
• Carnival • Commercial Recreation Facility, Outdoor • Community Recreation Facility • Community Service Facility • Essential Public Service • Government Service • Parking Lot or Building • Public Utility • Any other use deemed appropriate by Committee **(Bylaw C-1260-68 - March 20, 2017 and C-1260-189-March 24, 2025)**

The Regulations contained in Parts Seven, Eight and Nine shall apply. All other site standards shall be at the discretion of the Development Authority.

Section 102 Urban Reserve District - UR

102.1 Purpose

To protect land intended for future urban development from premature subdivision and development.

(Bylaw C-1260-165 - April 17, 2023)

102.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Extensive Agriculture	• Extensive Recreation • Park • Solar Collector **(Bylaw C-1260-68 - March 20, 2017 and Bylaw C-1260-84-Dec. 4, 2017)**
102.3 Discretionary Uses-Development Officer	
• Carnival • Commercial Recreation Facility, Outdoor • Greenhouse	• Home Business • Manufactured Home • Single Detached Dwelling **(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)**
102.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• Intensive Agriculture	• Public Utility **(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)**

102.4 Site Provisions

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front Yard:	7.6m
b)	Side Yard:	7.6m
c)	Rear Yard:	7.6m
e)	All other standards shall be at the discretion of the Development Authority.	

102.5 Additional Requirements

a. Single Detached dwellings and Manufactured Homes will be permitted only if accessory to a permitted or discretionary use;
b. In considering a Discretionary Use, the Development Authority shall not approve a use that may prejudice the future urban use of the site;
c. The Development Authority may issue a temporary development permit for a Discretionary Use.

Section 102A Agricultural District - AGRSA

102A.1 Purpose

The purpose of this district is to allow for agricultural operations in the City's Rural Service Area.

102A.2 Area of Application

The Agriculture District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

102A.3 Permitted Uses	
• Agricultural Operation	
102A.4 Discretionary Uses - Development Officer	
• Accessory Building or Structures • Agricultural Industry • Animal Service Facility, Major • Animal Service Facility, Minor • Auctioneering Facility • Backyard Suite • Bed and Breakfast • Child Care Facility • Grain Elevator • Greenhouse • Handicraft Business	• Home Business • Home Occupation, Agricultural • Intensive Agriculture • Manufactured Home • Modular Construction • Public Utility • Retail Store, Convenience • Secondary Suite • Single Detached Dwelling • Small Wind Energy Systems, Solar Collector
102A.5 Discretionary Uses - Committee	
• Abattoir • Airport	• Bulk Chemical and/or Fuel Storage Facility • Cemetery

(Bylaws C-1260-151 – Apr 4, 2022 and C-1260-215 – Aug 31, 2026)

102A.6 District Requirements

In addition to the General Land Use Provisions contained in Parts Seven, Eight and Nine, the following regulations shall apply to development in this district.

102A.6.1 Farmsteads		
a)	Minimum Lot Area:	2 ha (5 acres)
b)	Maximum Lot Area:	6 ha (15 acres)
c)	Minimum Side Yard:	30 metres
d)	Minimum Rear Yard:	30 metres
e)	Minimum Front Yard:	30 metres

102A.6.2 All Other Uses except Public and Institutional Uses, Accessory Buildings and Structures and Farm Buildings		
a)	Minimum Lot Area:	58 ha
b)	Maximum Lot Area:	At the discretion of the Development Authority
c)	Maximum Lot Density:	At the discretion of the Development Authority
e)	Minimum Front Yard:	30 metres
f)	Minimum Side Yard:	30 metres
g)	Minimum Rear Yard:	30 metres

102A.7 Public Uses and Institutional Uses

District requirements for parks, and public and institutional uses, including public sewage and water treatment facilities, public landfill sites, and other similar public uses, shall be at the discretion of the Development Authority.

102A.8 Crown Land

Proposed development on Crown land needing a development permit may require authorization or lease arrangements from the appropriate provincial department before issuance of a development permit is considered by the City.

102A.9 Accessory Buildings and Structures and Farm Buildings

All accessory buildings and structures and farm buildings shall be set back a minimum distance of 30 m (100 feet) from the front lot line and 15 m (50 feet) from all other lot lines.

102A.10 Clustered Farm Dwellings

Clustered farm dwellings may be allowed, provided that the Development Authority is satisfied that provision has been made for water supply, sewage disposal, and power to serve all of the dwelling units. The Development Authority may also limit the number of units, and place restrictions on the building size and construction.

102A.11 Farmsteads, Abandoned Farmsteads and Fragmented Parcels

On any parcel created for farmsteads, abandoned farmsteads or fragmented parcels, minor agricultural pursuits may be allowed, subject to the provisions of Section 4 of Schedule L of this Bylaw.

(Bylaw C-1260-189-March 24, 2025)

102A.12 Agricultural Industries

Agricultural industrial uses are subordinate to the predominant use of the land for agricultural production. The subdivision of land for small-scale industrial uses shall not be allowed. Industrial uses requiring separate title to a property shall be rezoned to an appropriate industrial district prior to subdivision.

(Bylaw C-1260-98 - December 13, 2021)

102A.13 Special Requirements for Secondary Suites

a. The following standards under Section 57 Secondary Suites do not apply in this district:
   i) 57.3 – Neighbourhood distribution limits
   ii) 57.6 – Bedroom limits based on lot width
   iii) 57.13 through 57.16 – Parking requirements
   iv) 57.17 – Outline Plan location restrictions

b. The following additional provisions shall apply:
   i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m^2).
   ii) The maximum number of bedrooms in a Secondary Suite shall be three (3).

(Bylaw C-1260-215 – Aug 31, 2026)

102A.14 Special Requirements for Backyard Suites

a. The following standards under Section 46 Backyard Suites do not apply in this district:
   i) 46.1 – Minimum lot width requirements
   ii) 46.2 – Neighbourhood distribution limits
   iii) 46.3 – Maximum bedroom limit
   iv) 46.4 through 46.6 – Parking requirements
   v) 46.7 – Site coverage
   vi) 46.8 – Maximum floor area
   vii) 46.18 – Outline Plan location restrictions

b. The following additional provisions shall apply:
   i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
   ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
   iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
   iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority.

(Bylaw C-1260-215 – Aug 31, 2026)

Section 103 Airport District - AP

103.1 Purpose

To provide for the orderly operation and development of the Grande Prairie Airport.

103.2 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Airport • Aircraft Sales and/or Rental • Bulk Chemical and/or Fuel Storage Facility	• Essential Public Service • Fleet Service • Hangar and Terminal Facility • Solar Collector **(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-84-Dec 4, 2017 and Bylaw C-1260-98-Dec 13, 2021)**
103.3 Discretionary Uses-Development Officer	
• Dispatch Office • Drinking Establishment, Minor • Extensive Agriculture • Family/Fast Food Restaurant • Gas Bar • Office, Minor • Outdoor Storage Facility	• Public Utility • Restaurant • Retail Store, Convenience • Surveillance Suite/Caretaker's Residence **(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-98-Dec 13, 2021 and Bylaw C-1260-165, Apr 17, 2023)**
103.3.1 Discretionary Uses-Committee **(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)**	
• No Discretionary Uses listed. **(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)**	

103.4 Site Provisions

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a. Minimum site area and yard setbacks are at the discretion of the Development Authority; and
b. The maximum height for any use and development including all appurtenances and temporary construction equipment shall not penetrate the Approach/Departure Surfaces for each runway.

103.5 Additional Requirements

a. The Airport District is considered as within Schedule D - Airport Vicinity Overlay and, therefore, is subject to the provisions of such Overlay;
b. Uses and developments on airport property must comply with the Grande Prairie Airport Master Plan as amended from time to time and the requirements of all other authorities, either Federal or Provincial, having jurisdiction;
c. Uses, which would cause excessive discharge of toxic, noxious or other particulate matter into the atmosphere; radiation or interference by the use of electric or electronic equipment; fire and explosive hazards; lighting, and accumulation of any material or waste edible by, or attractive to birds, shall not be approved; and
d. Approval of development shall be at the discretion of the Development Authority. The impact of the proposed development on the operations of the airport, and the impact of the airport operations on the proposed development shall be the primary considerations of the Development Authority.

103.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	**Minimum Required Landscaped, Permeable Surface Area**	**Number of Trees (Minimum)**	**Number of Shrubs (Minimum)**
Commercial	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Industrial	5% of Total Lot Area	1 per 800m² of Total Lot Area	N/A

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

Section 104 Direct Control District - DC

104.1 Purpose

The purpose of this district is to provide for the development of land uses under individually unique circumstances requiring site-specific controls, where the application of conventional land use districts would be inappropriate or inadequate.

104.2 Uses

In approving a Direct Control District, Council:

a. Shall determine the permitted uses in that District;
b. May determine the discretionary uses in that District; and
c. May specify which uses are decided upon by the Development Officers, the Committee or by Council.

(Bylaw C-1260-78-September 18, 2017 and Bylaw C-1260-146-April 4, 2022)

104.3 Administrative Provisions

a. This District shall only be applied where the following conditions are met:
   i) The development is, in the opinion of Council, considered appropriate for the site, having regard to the policies and objectives of any plan, statutory or otherwise, this Bylaw and compatibility with the scale and character of surrounding development;
   ii) The use of any other district to accommodate the development would, in the opinion of Council, result in potential conflicts with existing or future surrounding development, should the full development potential of such district be utilized; and,
   iii) The development is of a unique form or nature not contemplated or reasonably regulated by another district.
b. In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following information:
   i) Support rationale explaining why the District is desirable for the site, having regard to the conditions of application set out in (a) above;

   (Bylaw C-1260-78 - September 18, 2017)

   ii) A list of uses proposed for the site;
   iii) **Deleted by Bylaw C-1260-78 - September 18, 2017;**
   iv) Plans and elevations that would help to substantiate the need for the proposed development to locate in this District; and,
   v) Any other information as may be required by Council;
c. **Deleted by Bylaw C-1260-78 - September 17, 2017**;
d. In approving this District, Council shall specify those regulations, in addition to the General Regulations of this Bylaw, which shall apply to uses in this District.
e. For Direct Control Districts where landscaping requirements are not specified within this Bylaw, it shall match the requirements of the adjacent similar use with the largest Minimum Required Landscaped Area.

(Bylaw C-1260-78 - September 18, 2017)

104.4 Individual Direct Control Districts

104.4.1 - DC-1 - Site Specific Development Control Provision

104.4.1.1 Purpose

To establish a Site Specific Development Control District to accommodate a parking lot use either as a stand-alone use on a lot separate from the principal use or to augment or satisfy minimum parking requirements on a contiguous property, and to establish sensitive site development regulations that will ensure compatibility with surrounding residential and commercial land uses.

104.4.1.2 Area of Application

This DC-1(a) District shall apply to Lots 8 & 9, Block 30, Plan 1061AE; located at 10015 - 107 Avenue.

104.4.1.3 Uses

a. Parking Lot

104.4.1.4 Development Criteria

a. Development in this District shall be evaluated with respect to compliance with Part Nine of the Bylaw;

b. A soft landscaped screening buffer is required adjacent to a residential use and the landscaped buffer:

   i) Shall be a minimum of 4.6m in width;

   ii) Shall include a mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;

   iii) Shall include trees which are at least 6.10m high at maturity; and

   iv) May include shrubs in addition to trees provided that the shrubs are at least 1.83m high at maturity;

   v) Perimeter landscaping is required within required front yards and, in the case of a corner lot, the side yard located adjacent to the flanking roadway in all multi-family residential, commercial and industrial districts along a public roadway (other than a lane) or adjacent to a public use site. The landscape area shall be at least 3.05m wide, and:

      - Deciduous trees, shall be planted at regular intervals;
      - Coniferous trees, shall be planted in clusters of three (3);
      - All trees must be 1.83m from the property line and at least 6.1m high at maturity;

c. A screened fence 1.83m in height shall be constructed on the west property line adjacent to the residential area;

d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard, and trash collection areas shall be screened from view from any adjacent sites and public roadways.

104.4.2 - DC-2 - Site Specific Development Control Provision

104.4.2.1 Purpose

To accommodate the redevelopment and reuse of an existing structure for use as a Business Office (Office Major as per Land Use Bylaw Definition), as well as to accommodate limited future expansion to the principal building in the form of office space, with regulations that will ensure that the development will be compatible both in appearance and in use with surrounding residential developments.

(Bylaw C-1260-57 - June 13, 2016)

104.4.2.2 Area of Application

Lots 17, 18, 19, & 20, Block 28, Plan 1061 AE; Municipal Address of 10715 - 102 Street.

104.4.2.3 Uses

a. Office (Major and Minor);
b. Attached Garage;
c. Fascia Sign.

104.4.2.4 Development Criteria

a. Site development shall be in accordance with Site Plan and Building Elevations as attached as Appendix 1;
b. Front Yard shall not be less than 5.1m;
c. Rear Yard shall not be less than 9.0m;
d. North Side Yard shall not be less than 7.62m;
e. South Side Yard shall not be less than 4.8m;
f. Site Coverage shall not exceed 35%;
g. The maximum building height for future addition shall not be higher than the original building height (approximately 6.09m);
h. At no time shall business related vehicles be parked:
    i) on the adjacent roadways (102 Street and 108 Avenue);
    ii) in the rear lane;
    iii) in a fashion that inhibits clear passage of the rear lane;
    iv) such that the headlights of vehicles penetrate into adjacent residential properties;
i. Parking stall requirements shall be in accordance with the requirements for Offices Major/Minor detailed in Part Nine of this Bylaw;
j. Lighting of the property shall be designed so that no light will penetrate into adjacent properties. The Development Authority reserves the right to request a plan showing the projected light patterns on the property should enforcement action be required;
k. **Deleted by Bylaw C-1260-57 - June 13, 2016**;
l. The required landscaping shall be provided as follows:
    i) Total trees required on site = 9;
    ii) Total shrubs required on site = 18;
    iii) Total landscaped area = 418.0m^2;
    iv) **Deleted by Bylaw C-1260-57 - June 13, 2016**;
    v) **Deleted by Bylaw C-1260-57 - June 13, 2016**.
m. The size of any fascia sign shall not exceed 0.75m^2. There shall be no more than two (2) fascia signs permitted;

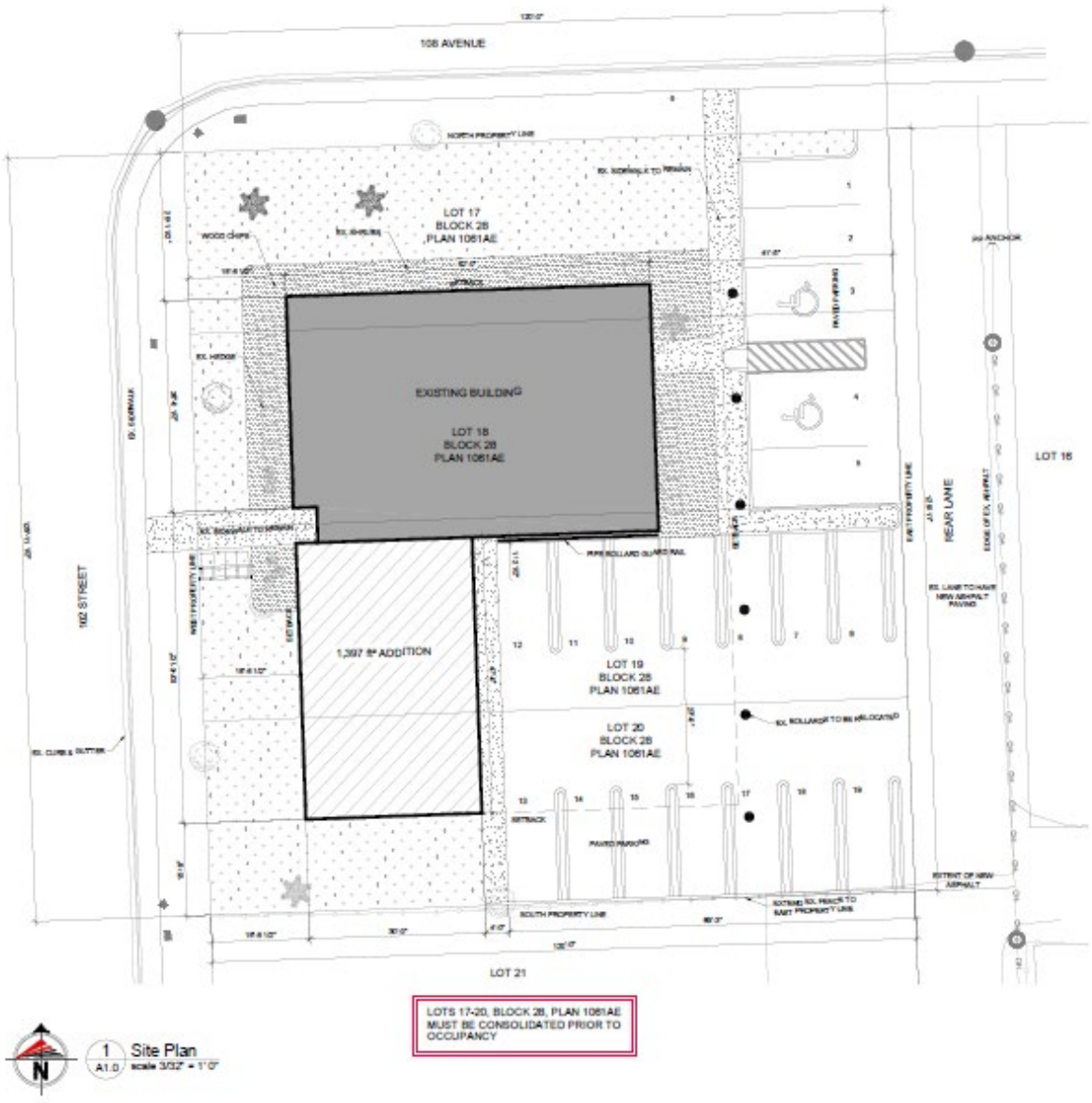
n. No outdoor storage will be permitted;

o. No storage of hazardous materials shall be permitted on site;

p. The Development Authority for this district shall be the Development Officer.

(Bylaw C-1260-57 - June 13, 2016)

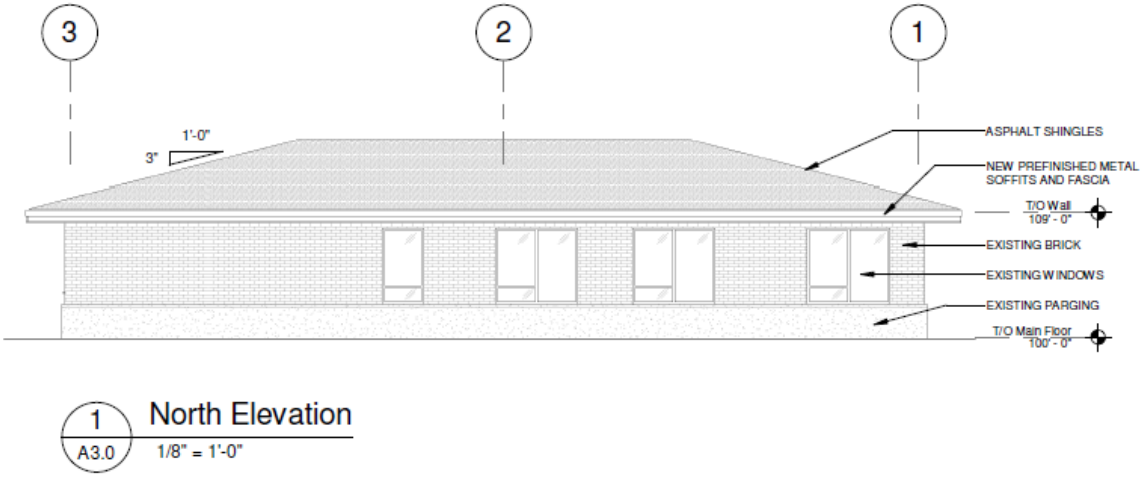
SITE PLAN



(Bylaw C-1260-57 - June 13, 2016)

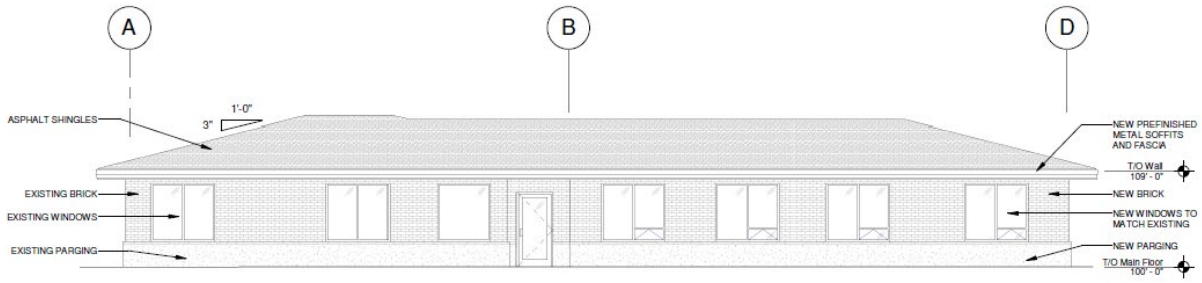
BUILDING ELEVATIONS

North Elevation (view from 108 Avenue)



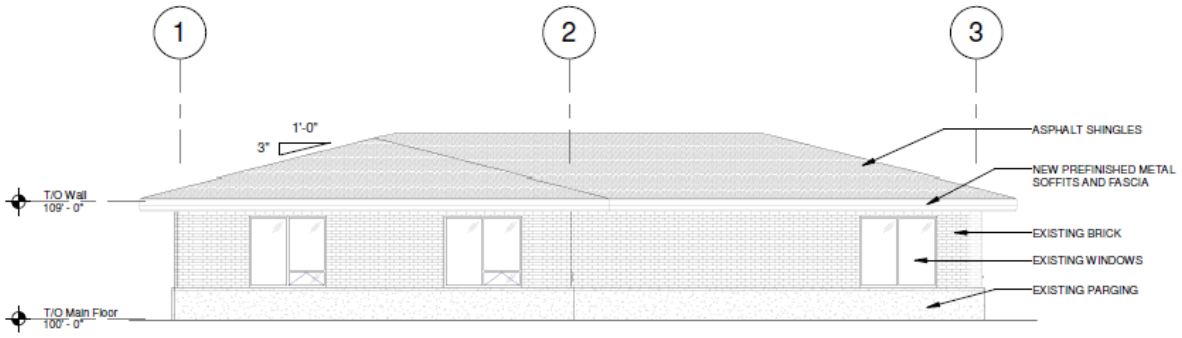
1 / A3.0 North Elevation
1/8" = 1'-0"

West Elevation (view from 102 Street)



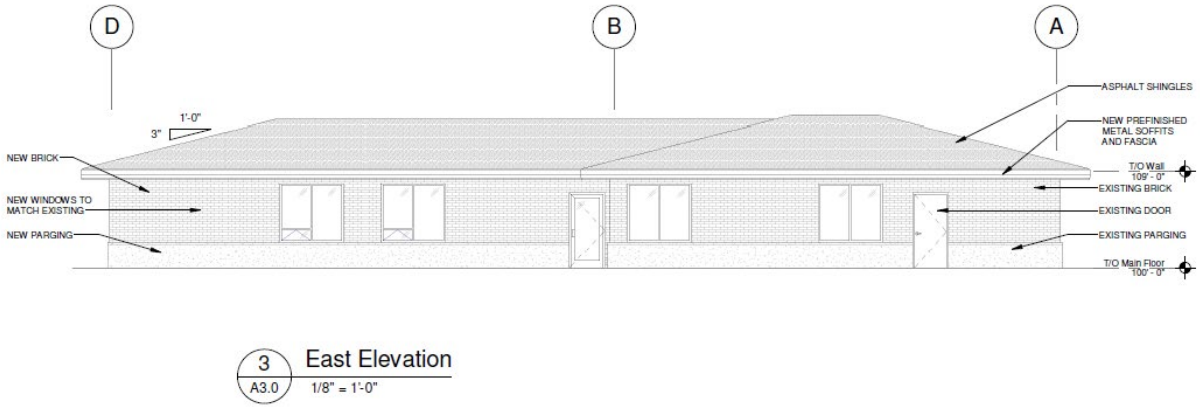
4 / A3.0 West Elevation
1/8" = 1'-0"

South Elevation



2 / A3.0 South Elevation
1/8" = 1'-0"

East Elevation (view from Lane)



3 / A3.0 East Elevation
1/8" = 1'-0"

(Bylaw C-1260-57 - June 13, 2016)

104.4.3 - DC-3 - SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

104.4.3.1 Purpose

To provide a provision for the development of High Density Residential Apartment Housing with development controls designed to ensure that the development is integrated into existing and future commercial and residential development within West Highway 2 Area Structure Plan area.

104.4.3.2 Area of Application

This Provision shall apply to Lots 23 and 24, Block 1, Plan 002 4133; containing 1.40ha, more or less; located east of 110 Street within the West Highway 2 Area Structure Plan, as shown on Schedule "A" of the Bylaw adopting this Provision.

104.4.3.3 Uses

a. Apartment Building;
b. Apartment Hotels;
c. **Deleted by Bylaw C-1260-59 - September 6, 2016;**
d. Residential Sales Centre;

(Bylaw C-1260-189-March 24, 2025)

e. Accessory Building or Use;
f. Signs.

104.4.3.4 Development Criteria

a. Development on this site shall be in accordance with the following regulations and within the building envelope outlined in Appendix A - The Site Plan attached to this DC-3 Provision;
b. The maximum number of Dwellings shall be 228 dwelling units;
c. The maximum Height shall not exceed 45.0m or 12 Storeys;
d. The maximum Floor Area Ratio shall be 2.2;
e. The maximum Site Coverage shall be 25%;
f. Minimum Building Setbacks shall be provided as follows:
    i) The minimum Front Setback shall be 6.1m from 110 Street;
    ii) The minimum Side Setback shall be 11.25m from the north and south property line;
    iii) The minimum Rear Setback shall be 7.62m from the east property line.
g. A fence consisting of wood, stone, brick or a combination thereof shall be installed along the east, south and north property lines of the site with appropriate pedestrian accesses to the adjacent commercial area;
h. All resident and visitor vehicular parking shall be located within a surface and underground parkade;
i. Parking stalls shall be provided in accordance with Section 72, Part Nine of this Bylaw;
j. Loading areas shall be screened from view from adjacent Sites and public roadways in accordance with the provisions of Section 45 of this Bylaw;
k. Garbage collection areas shall be screened from view in accordance with the provisions of Section 47 of this Bylaw;
l. A detailed Landscaping plan shall be submitted in accordance with Part Eight of this 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 any outdoor amenity area;

m. In addition to the above, the following Landscaping elements shall be provided as prescribed below:

i) The landscape treatment for the Front yard adjacent to 110 Street shall include ten (10) deciduous trees (a minimum calliper of 6.5cm) planted at every 8.0m and 10.0m intervals;

ii) The landscaped treatment for the north and south yards shall include eight (8) deciduous trees (a minimum calliper of 6.5cm) planted at every 8.0m and 10.0m intervals;

iii) Landscaped yards shall include a variety of deciduous and coniferous trees and shrubs;

n. Signs shall comply with the regulations contained in Schedule B of the Land Use Bylaw;

o. The Development Officer shall be the development authority for the uses permitted herein;

p. Development in this Provision shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:

i) all exterior finishing materials must be of good quality, durable, and attractive in appearance. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality;

ii) 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 and all adjacent properties;

iii) building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest;

iv) all exterior mechanical equipment shall be designed and oriented such that it is screened from view;

v) 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;

vi) flat roofs shall be concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;

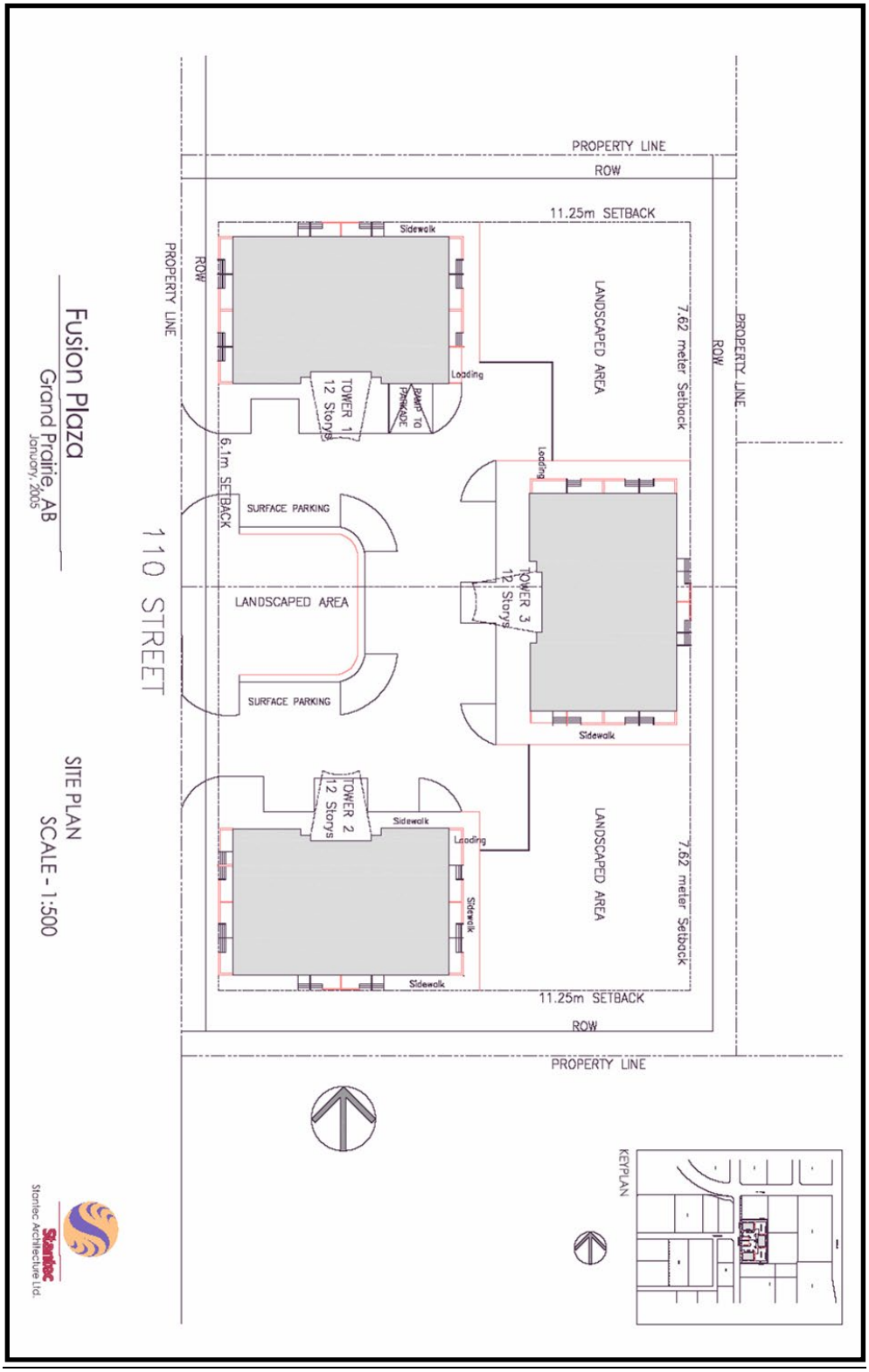
vii) the predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, pre-finished metal siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with adjacent existing and future residential development;

viii) all exposed sides of buildings, roofs and enclosures shall be finished in an architecturally harmonious manner.

104.4.3.5 Additional Provisions

a. Prior to the issuance of a Development Permit, detailed sanitary system design (on site storage complete with off peak pumping) is required to ensure the existing sewer infrastructure can accommodate the projected demands from the development;

SITE PLAN


Fusion Plaza
Grand Prairie, AB
January, 2005
SITE PLAN
SCALE - 1:500
110 STREET
PROPERTY LINE
ROW
11.25m SETBACK
Sidewalk
TOWER 1
12 Storys
RAMP TO PROMENADE
Loading
LANDSCAPED AREA
7.62 meter Setback
6.1m SETBACK
SURFACE PARKING
TOWER 3
12 Storys
TOWER 2
12 Storys
KEYPLAN
Stantec
Stantec Architecture Ltd.

BUILDING ELEVATIONS

Side Elevation



WOODFINE DEVELOPMENTS INC. Fusion Plaza Grand Prairie, AB January, 2006 SIDE ELEVATION SCALE - 1:150 Stantec Stantec Architecture Ltd.

Front Elevation



WOODFINE DEVELOPMENTS INC. Fusion Plaza Grand Prairie, AB January, 2006 FRONT ELEVATION SCALE - 1:150 Stantec Stantec Architecture Ltd.

GROUND LEVEL PERSPECTIVE



104.4.4 - DC-4 - SITE SPECIFIC PROVISION

104.4.4.1 Purpose

To provide for the development of an Apartment Hotel on a site specific basis.

104.4.4.2 Area of Application

The provisions of this district shall only apply to Lot A, Block 7, Plan 952-3276 (10415 - 99 Avenue) as shown on the next page.

104.4.4.3 Uses

a. Apartment Hotel;
b. Signs.

104.4.4.4 Development Authority

City Council is the development authority for the uses permitted in this district.

104.4.4.5 Development Criteria

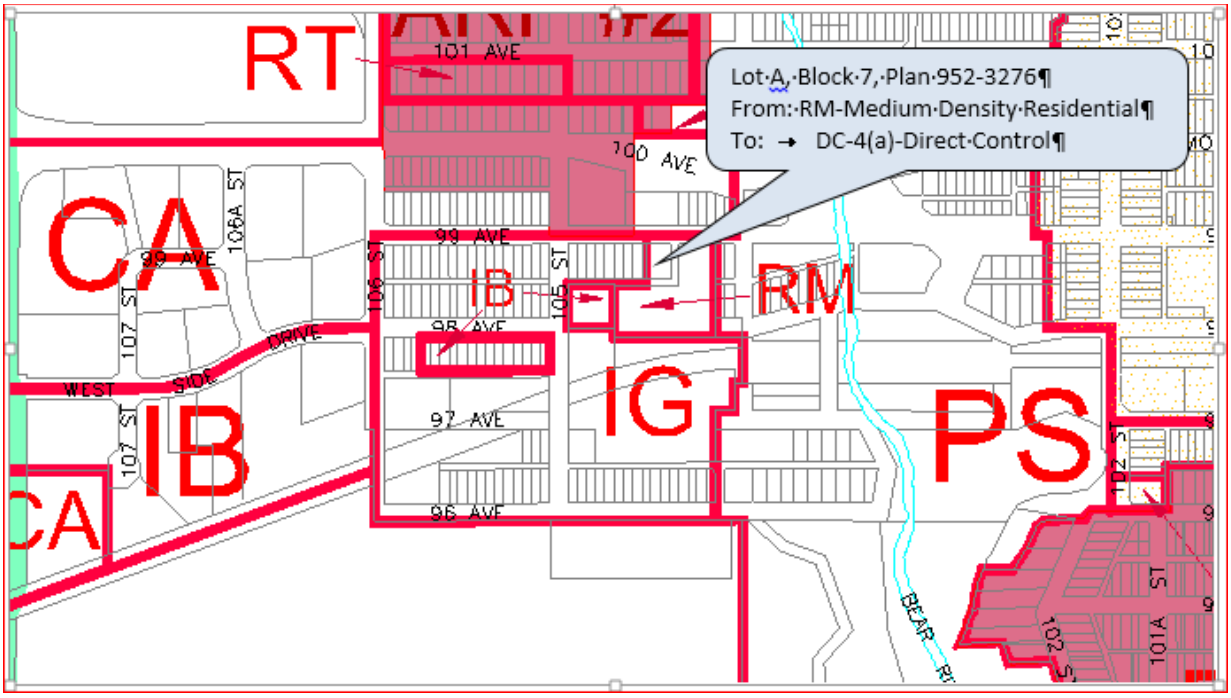
a. Every development in this district shall comply with the General Regulations contained in Parts Seven, Eight and Nine of this Bylaw;
b. There shall be no expansion to the footprint of the existing building at Lot A, Block 7, Plan 952-3276 other than as may be required to conform with Building Safety Codes or other statute normally superseding the Land Use Bylaw;
c. In the event that the existing structure is removed from Lot A, Block 7, Plan 952-3276 the following standards shall apply to every new development:

i)	Front Yard	3.0m (minimum)
ii)	Side Yard (interior side)	3.0m (minimum)
iii)	Side Yard (lane side)	6.0m (minimum)
iv)	Rear Yard	6.0m (minimum)
v)	Building Height	two storeys (maximum)
vi)	Site Area	930.0 m^2 (minimum)

d. Sign regulations shall be at the discretion of the Development Authority.

104.4.4.6 Definitions

Apartment Hotel means within this district only, dwellings contained within a building or part of a building having a principal common entrance or where each room or suite has its own exterior access. Each dwelling will be suitable for use by one (1) or more persons for more than five (5) consecutive days and include cooking facilities. Each dwelling will be furnished including dishes and linen, and maid service, telephone service, or desk service will be provided.


Lot·A,·Block·7,·Plan·952-3276¶
From:·RM-Medium·Density·Residential¶
To: → DC-4(a)-Direct·Control¶
RT
CA
IB
IG
RM
PS
101 AVE
100 AVE
99 AVE
98 AVE
97 AVE
96 AVE
106A ST
106 ST
107 ST
105 ST
102 ST
101A ST
99 AVE
WEST SIDE DRIVE
BEAR RI

104.4.5 - DC-5 - Site Specific Direct Control District

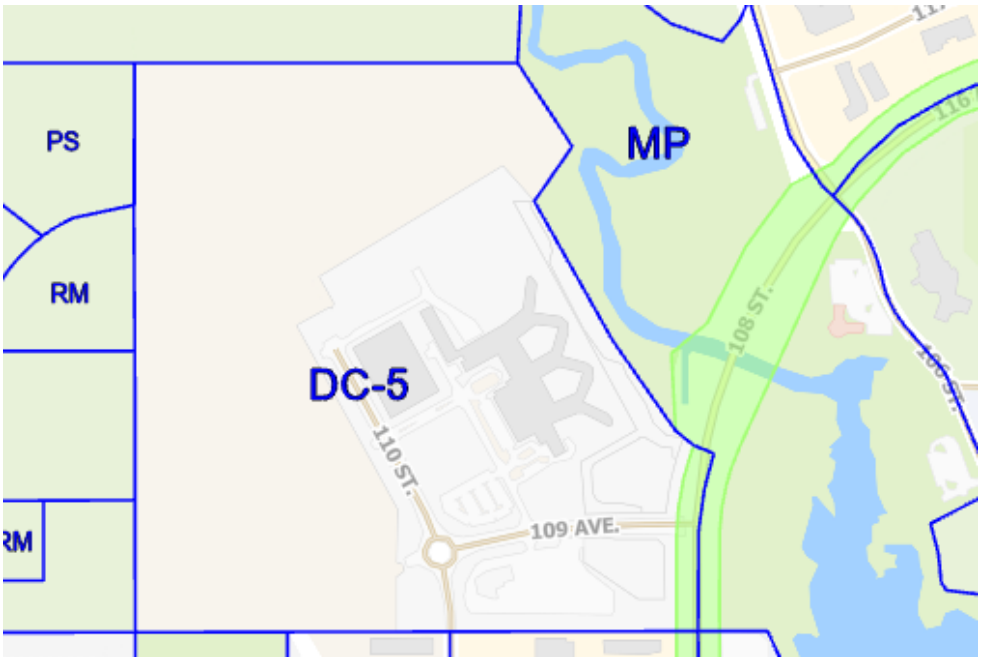
(As Amended by C-1260-183 – June 3, 2024)

104.4.5.1 Purpose

To provide for the development of a hospital, Northwestern Polytechnic uses as well as associated and complimentary uses related to education and healthcare. This includes amenities that cater to students, patients, visitors, and employees.

104.4.5.2 Area of Application

Part of the NE ¼ Section 27, Township 71, Range 6, W6M as shown on the map below.



104.4.5.3 Development Authority

The Development Officer is the Development Authority for all developments in this district.

104.4.5.4 Uses

The uses deemed either permitted or discretionary are under the jurisdiction of the Development Authority. The Development Authority will exercise its discretion based on the district's purpose when evaluating potential uses.

104.4.5.5 Development Standards

All development standards are at the discretion of the Development Authority, who shall have regard for the standards in this Bylaw.

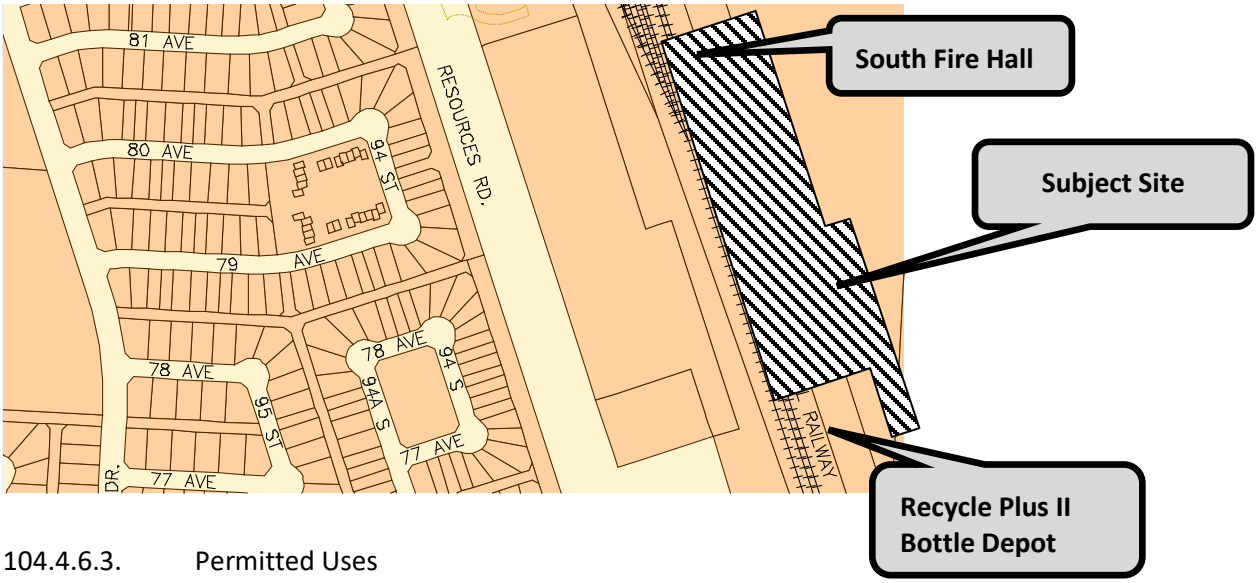
104.4.6 - DC-6 - Site Specific Direct Control District

104.4.6.1. General Purpose

To provide for the development of an outdoor storage facility on a site specific basis.

104.4.6.2. Area of Application

This district shall apply to Lot 3A, Block 1, Plan 062-3810.



104.4.6.3. Permitted Uses

- Commercial Storage Facility
- Outdoor Storage Yard [subject to 104.4.6.4 (f)]

104.4.6.4. Development Criteria

Development on the subject property shall be in accordance with the following regulations:

a. Development shall take place in accordance with the site plan and development criteria which form part of this Direct Control District;

b. Where this Direct Control District does not address a development standard, the applicable standards of the Land Use Bylaw shall apply;

c. The intent of this Direct Control District is to provide for the development of an Outdoor Storage Yard on the northern portion of the property. The standards in the CA - Commercial Arterial district shall apply for the Commercial Storage Facility currently located on site as well as future phases of that use;

d. The outdoor storage area as shown on the site plan may remain unpaved. Once the area is to be used as a commercial storage facility, paving will be required;

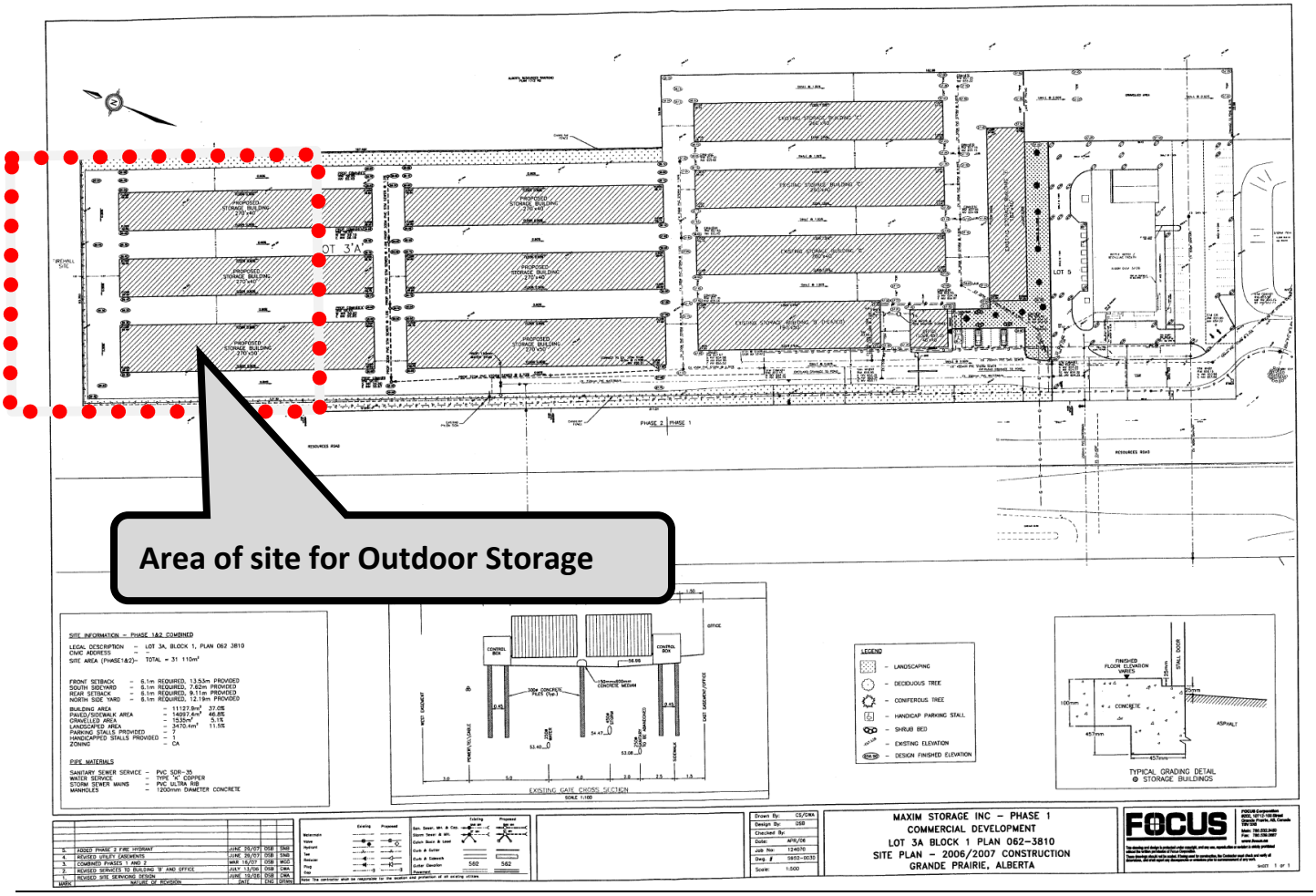
e. No other area of the property shall be utilized for outdoor storage other than the area highlighted on the site plan which forms part of this land use district;

f. The outdoor storage component of this development shall be limited to the storage of Recreation Vehicles, 5th Wheels, Camper Trailers, Collector Vehicles, and Boats. No other equipment or materials are permitted to be stored.

104.4.6.5. Development Authority

a. The Development Officers shall be the development authority for the uses permitted herein.

SITE PLAN


Area of site for Outdoor Storage
LOT 3'A'
LOT 5
PROPOSED STORAGE BUILDING 270 m2
EXISTING STORAGE BUILDING 'C'
EXISTING STORAGE BUILDING 'D'
EXISTING STORAGE BUILDING 'E' REMOVED
PHASE 2
PHASE 1
RESOURCES ROAD
SITE INFORMATION – PHASE 1&2 COMBINED
LEGAL DESCRIPTION – LOT 3A, BLOCK 1, PLAN 062 3810
CIVIC ADDRESS – –
SITE AREA (PHASE1&2)– TOTAL = 31 110m²
FRONT SETBACK – 6.1m REQUIRED, 13.53m PROVIDED
SOUTH SIDEYARD – 6.1m REQUIRED, 7.62m PROVIDED
REAR SETBACK – 6.1m REQUIRED, 9.1m PROVIDED
NORTH SIDE YARD – 6.1m REQUIRED, 12.19m PROVIDED
BUILDING AREA – 11127.8m² 37.0%
PAVED/SIDEWALK AREA – 14957.4m² 48.8%
GRAVELLED AREA – 1535m² 5.1%
LANDSCAPED AREA – 3470.4m² 11.5%
PARKING STALLS PROVIDED – 1
HANDICAPPED STALLS PROVIDED – 1
ZONING – CA
PIPE MATERIALS
SANITARY SEWER SERVICE – PVC SDR-35
WATER SERVICE – TYPE 'K' COPPER
STORM SEWER MAINS – PVC ULTRA RIB
MANHOLES – 1200mm DIAMETER CONCRETE
EXISTING GATE CROSS SECTION
SCALE 1:100
LEGEND
LANDSCAPING
DECIDUOUS TREE
CONIFEROUS TREE
HANDICAP PARKING STALL
SHRUB BED
EXISTING ELEVATION
DESIGN FINISHED ELEVATION
TYPICAL GRADING DETAIL @ STORAGE BUILDINGS
MAXIM STORAGE INC – PHASE 1
COMMERCIAL DEVELOPMENT
LOT 3A BLOCK 1 PLAN 062–3810
SITE PLAN – 2006/2007 CONSTRUCTION
GRANDE PRAIRIE, ALBERTA
FOCUS

104.4.7 - DC-7 - Deleted by Bylaw C-1260-141 - September 21, 2021

104.4.8 - DC-8 - SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

104.4.8.1. General Purpose

To provide for the development of an office building on a site specific basis in conformity with the South Avondale Area Redevelopment Plan.

104.4.8.2. Area of Application

This district shall apply to Lots 23 and 24, Block 8, Plan 1410AC (10301-102 Street).



104.4.8.3. Permitted Uses

- Office, Major/Minor
- Accessory Building or Use

104.4.8.4. Development Criteria

Development on the subject property shall be in accordance with the following regulations:

a. Development shall take place in accordance with the standards, site plan, and building elevations which form part of this DC district;

b. Minimum Building Setbacks shall be provided as follows:

i)	Front Yard:	2.5m
ii)	North Side Yard:	2.5m
iii)	South Side Yard:	2.5m
iv)	Rear Yard:	10.0m

c. A total of ten (10) parking stalls shall be provided on site. A shared parking agreement with St. Joseph Roman Catholic Church will be required to provide an additional ten (10) parking stalls. No additional parking spaces will be required;

d. Parking Lot configuration (stall dimensions, drive aisle width, etc) shall be provided in accordance with the requirements contained in the Land Use Bylaw;

e. The parking lot must be paved;

f. The building shall be oriented so that its primary façade is oriented toward 102 Street;

g. Individual lots shall be consolidated into one (1) parcel. The legal description for this property will change after consolidation occurs which will render policy 104.4.8.2 outdated. The civic address and supplemental air photo of the subject property will serve as property identification;

h. All exterior finishing materials must be of good quality, durable, and attractive in appearance. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality. No vinyl siding is permitted;

i. Signs shall only be located on the first storey;

j. On-site lighting shall be oriented so as not to create a nuisance to surrounding properties. A lighting plan shall be required as part of the development permit application submission;

k. Landscaping shall be provided in accordance with the site plan that forms part of this land use district. At a minimum, a total of five (5) trees and six (6) shrubs shall be provided. All areas of the site which are not covered by buildings and parking shall be landscaped in accordance with the standards contained in the Land Use Bylaw. The minimum size for all new trees shall be 63.5 mm calliper for deciduous trees and 1.8 m high for coniferous trees. A detailed landscaping plan shall be submitted prior to the approval of any development permit;

l. Garbage dumpsters shall be located in the rear yard only and screened in accordance with Sections 45 and 47 of this Bylaw.

104.4.8.5. Architectural Criteria

The building elevations that form part of this Direct Control district must be adhered to. Due to the high standard of aesthetics and design that is shown in the building elevations, the proposed development is not required to comply with the South Avondale Area Redevelopment Plan Architectural Controls (Appendix 1 of the plan).

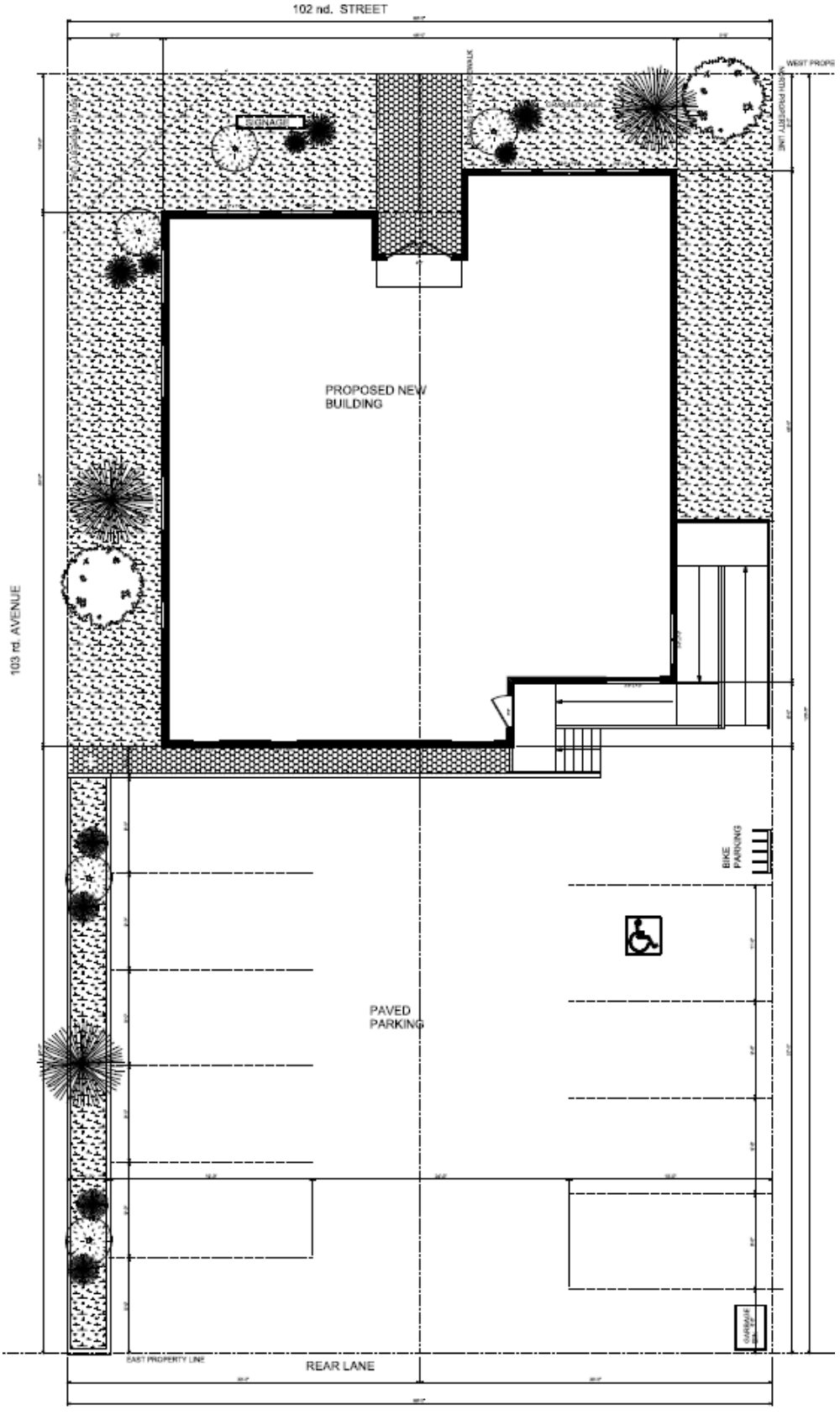
104.4.8.6. Additional Requirements/Provisions

a. The Development Officers shall be the development authority for the uses permitted herein;

b. Minor deviations or variances to the standards and policies contained in this Direct Control District do not necessitate an amendment to this District if, in the opinion of the Development Authority, the overall aesthetics of the building and site will not be diminished and the changes do not create an increase of intensity to the day to day operations. Minor deviations and/or variances will be addressed by following the Discretionary Use Development Permit approval procedure and the Committee will be the Development Authority.

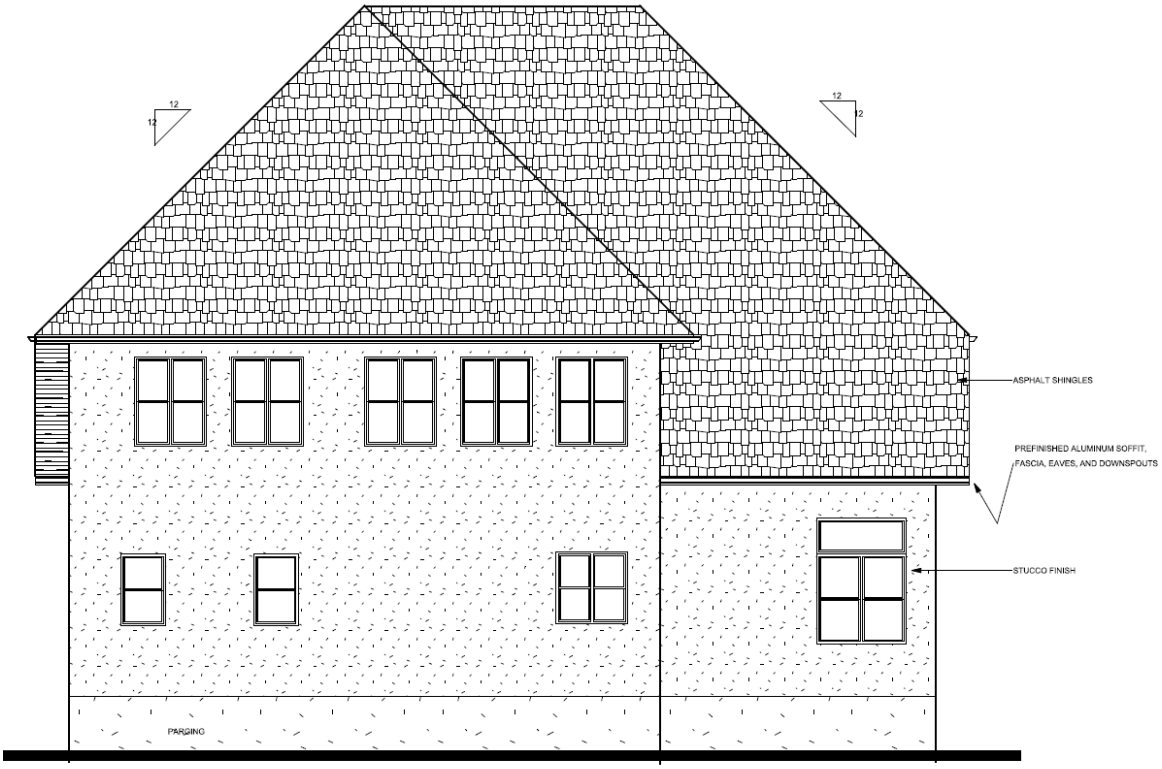
(Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

SITE PLAN



BUILDING ELEVATIONS





REAR ELEVATION


12
14.25
12
12
12
12
ASPHALT SHINGLES
PREFINISHED ALUMINUM SOFFIT,
FASCIA, EAVES, AND DOWNSPOUTS
STUCCO FINISH
STONE FACING
PARGING
WINDOW WELL
IF REQUIRED CONNECT
TO WEEPING TILES (TYP.)
RIGHT ELEVATION


12
14.25
ASPHALT SHINGLES
12
12
12
12
14.25
PREFINISHED ALUMINUM SOFFIT,
FASCIA, EAVES, AND DOWNSPOUTS
STUCCO FINISH
STONE FACIN
PARGING
WINDOW WELL
IF REQUIRED CONNECT
TO WEEPING TILES (TYP.)
LEFT ELEVATION

104.4.9 - DC-9 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.9.1. General Purpose

To provide for commercial development on a site specific basis with a high quality of commercial building design and appearance for development that shall front onto 102 Street and allowing for well-screened outdoor storage in the rear yard only.

(Bylaw C-1260-29 - May 4, 2015)

104.4.9.2. Area of Application

This district shall apply to Lot 3 and 4, Block 4, Plan 062-1904

(Bylaw C-1260-200 – May 5, 2025)

104.4.9.3. Allowed Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building/Structure or Use
- Animal Service Facility, Minor
- Automotive and Equipment Repair and Sales, Major
- Broadcasting House
- Business/Office Support Service
- Child Care Facility
- Commercial Business Centre, Major
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility Indoor, Outdoor
- Commercial School
- Community Recreation Facility
- Community Service Facility
- Contractor, Limited
- Contractor, General
- Dispatch Office
- Equipment Rental and Repair
- Essential Public Service
- Financial Building
- Funeral Home
- Health Facility, Major
- Health Facility, Minor
- Liquor Store
- Office, Major
- Office, Minor
- Parking Lot or Structure
- Personal Service Facility
- Public Utility
- Religious Assembly
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Sign
- Storage Yard
- Warehouse Sales

(Bylaws C-1260-13-Sept 8, 2014, Bylaw C-1260-29-May 4, 2015 and Bylaw C-1260-165-Apr 17, 2023 and C-1260-189-March 24, 2025)

104.4.9.4. Development Criteria

Development on the subject properties shall be in accordance with the following minimum regulations. The Development Authority may, at its discretion, establish a higher standard.

a. Buildings in this district shall be retail commercial or office commercial in appearance and are required to present a high standard of appearance and design to the satisfaction of the Development Authority in accordance with the following:
   i) Buildings shall front onto 102 Street;
   ii) On principal buildings metal siding is not permitted on the front façade or on the sides within 3.0 m of the front corners;
   iii) The front facades shall include a variety of building materials, colours and textures;

   and having regard for the following:

iv) The front façade should include horizontal and vertical articulation and design elements;

v) Front façade should have a significant amount of glass/windows;

vi) Design to emphasize building entrances;

vii) Design to provide weather protection (eg. canopies) over entrances to retail establishments;

viii) Provide sidewalk across the front of the building and provide sidewalk between the entrance and the parking lot.

b. Parking and Loading shall be provided in accordance with Part Nine;

c. One (1) vehicle access onto 101 Street and one (1) access onto 102 Street may be approved;

d. Development shall be in accordance with Parts Seven and Eight. For the purposes of Parts Seven and Eight this district shall be considered a commercial district;

e. In addition to the requirements of Part Eight the following shall be required:

i) A landscaped buffer shall be provided at the front of the property adjacent to 102 Street to the satisfaction of the Development Authority;

ii) Garbage and waste materials shall be stored in accordance with Sections 45 and 47 except waste containers shall be located in the rear yard only and shall not be visible from 102 Street. Vehicle access to waste containers shall be from 101 Street only;

iii) Chain link fence is not permitted in the front yard. In the sides and rear yards chain link fence may be approved by the Development Authority if the development does not contain an outdoor storage component;

f. **Deleted by Bylaw C-1260-29 - May 4, 2015**;

g. **Deleted by Bylaw C-1260-29 - May 4, 2015**;

h. Front Yard Setback: 6.1m

i. Rear Yard Setback: 3.0m

j. Side Yard: 6.1m on one (1) side and 0.0m on the other side

k. Building Height (maximum): 3 Storeys

l. Site Coverage: 60% (maximum)

m. Signs shall be in accordance with the CT - Commercial Transition District;

n. Development shall take place in accordance with the site plan and development criteria which form part of this Direct Control District;

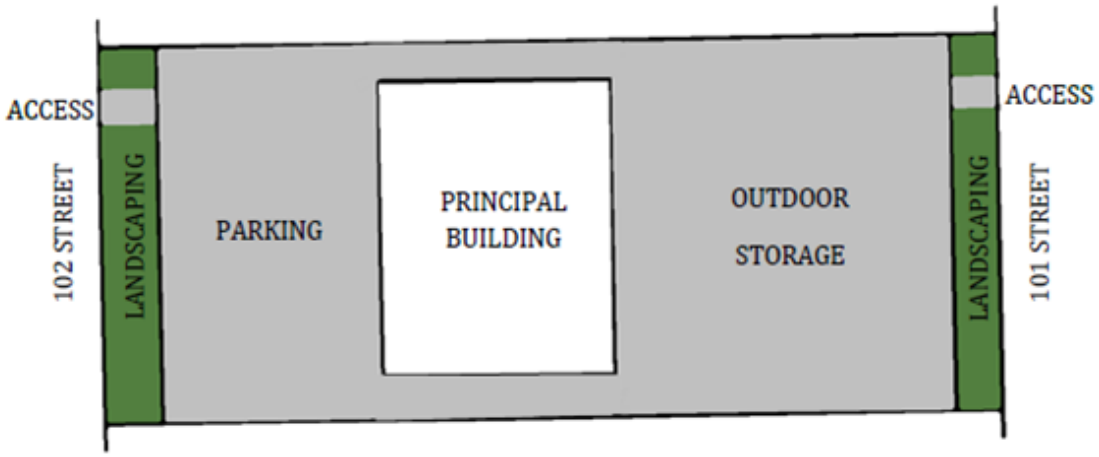
o. Where this Direct Control District does not address a development standard, the applicable standards of the Land Use Bylaw shall apply;

p. Outdoor storage may only be permitted under the following conditions:

i) Outdoor storage may only be permitted as a component of an approved Contractor (General), Automotive and Equipment Repair and Sales, Major, or Retail (General) use contained within a principal building;

ii) Outdoor storage shall only be allowed in the rear yard and shall be screened by a fence of sufficient height and construction to screen the outdoor storage from view from any street. The screening fence shall be of durable construction and a high standard of appearance to the satisfaction of the Development Authority. The Development Authority may approve chain link fence with lath as a screening fence, or may require a solid fence depending on the nature of the outdoor storage; and,

iii) No other area of the property shall be utilized for outdoor storage other than the area highlighted on the site plan which forms part of this land use district;



(Bylaw C-1260-29 - May 4, 2015)

q. Any development with an Automotive and Equipment Repair and Sales, Major use shall be in accordance with the following criteria:

i) The development may solely be permitted for an Autobody Repair Shop and not for any other types of development included under the Automotive and Equipment Repair and Sales, Major use; and;

ii) The development must only be on Lot 4, Block 4, Plan 062-1904.

(Bylaw C-1260-13 - September 8, 2014)

104.4.9.5. Development Authority

a. The Development Officer shall be the development authority for the uses permitted herein.

104.4.10 - DC-10 - Site Specific Direct Control District

104.4.10.1 General Purpose

To provide for the development of semi-detached dwelling units on the site at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

104.4.10.2 Area of Application

This district applies only to Lots 8, 9, 10, 11, 12 and 13, Block 1, Plan 4007HW.

104.4.10.3 Uses

The following uses may be approved by the Development Authority:

- Accessory Building/Structure or Use
- Home Business
- Semi-detached Dwelling

(Bylaw C-1260-59 - September 6, 2016)

104.4.10.4 Development Criteria

a. In addition to compliance with the regulations contained in this bylaw, development may only be approved if it is in accordance with the site plan and building elevations which form part of this Direct Control District and Section 4.1 of Schedule H;

b. Any development that is not in accordance with the site plan and building elevations and Section 4.1 of Schedule H shall not be approved;

c. Minimum building setbacks shall be as follows:

i) Front Yard: 6.58m

ii) Side Yard: 1.34m except, 2.72m on the street side of a corner site

iii) Rear Yard: 11.0 m

d. Two (2) on-site paved or concrete parking stalls shall be provided for each residential unit. Parking shall otherwise comply with the requirements of Part Nine;

e. Minimum lot width: 10.0 m;

f. A minimum of one (1) tree shall be provided for each dwelling unit. In addition, all areas of the site not containing buildings, parking and sidewalk, as shown on the site plan forming part of this district, shall be soft landscaped with sod or seeded lawn. Alternate forms of soft landscaping may be approved at the discretion of the Development Authority;

g. Any other requirements are at the discretion of the Development Authority having regard for the relevant provisions of this bylaw;

h. The Development Authority may require the applicant to enter into a development agreement with the City in accordance with Section 650 of the Municipal Government Act.

104.4.10.5 Development Authority

a. The Development Officer shall be the approving authority for development in this District; except the Committee is the Development Authority for Home Business.

(Bylaw C-1260-59 - September 6, 2016, Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

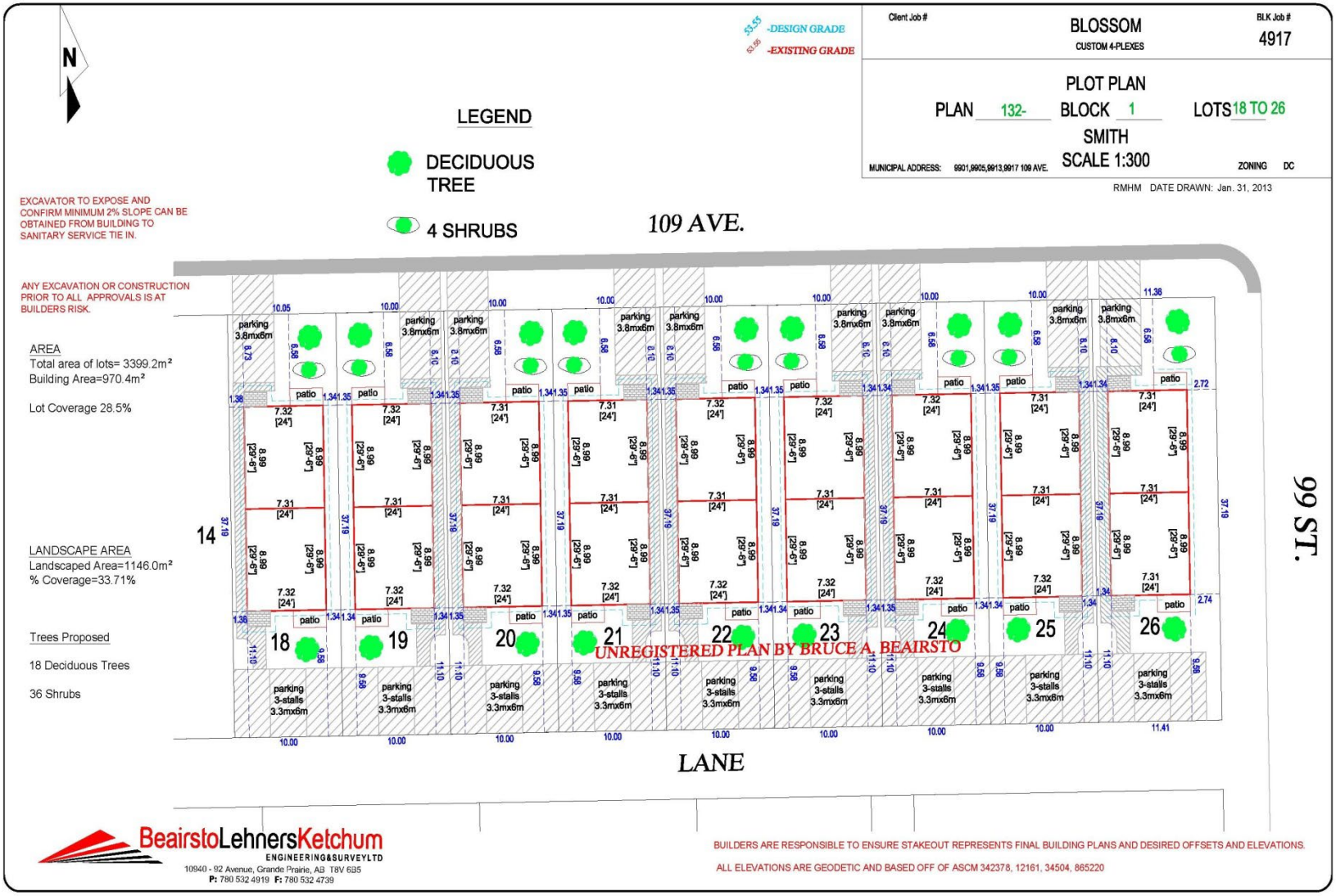

N
53.55 -DESIGN GRADE
53.55 -EXISTING GRADE
Client Job #
BLOSSOM
CUSTOM 4-PLEXES
BLK Job # 4917
PLOT PLAN
PLAN 132- BLOCK 1 LOTS 18 TO 26
SMITH
SCALE 1:300
MUNICIPAL ADDRESS: 9901,9905,9913,9917 109 AVE.
ZONING DC
RMHM DATE DRAWN: Jan. 31, 2013
LEGEND
DECIDUOUS TREE
4 SHRUBS
EXCAVATOR TO EXPOSE AND CONFIRM MINIMUM 2% SLOPE CAN BE OBTAINED FROM BUILDING TO SANITARY SERVICE TIE IN.
ANY EXCAVATION OR CONSTRUCTION PRIOR TO ALL APPROVALS IS AT BUILDERS RISK.
AREA
Total area of lots= 3399.2m²
Building Area=970.4m²
Lot Coverage 28.5%
LANDSCAPE AREA
Landscaped Area=1146.0m²
% Coverage=33.71%
Trees Proposed
18 Deciduous Trees
36 Shrubs
109 AVE.
99 ST.
LANE
14
18
19
20
21
22
23
24
25
26
parking 3.8mx6m
patio
parking 3-stalls 3.3mx6m
UNREGISTERED PLAN BY BRUCE A. BEAIRSTO
BeairstoLehnersKetchum
ENGINEERING&SURVEYLTD
10940 - 92 Avenue, Grande Prairie, AB T8V 6J5
P: 780 532 4919 F: 780 532 4739
BUILDERS ARE RESPONSIBLE TO ENSURE STAKEOUT REPRESENTS FINAL BUILDING PLANS AND DESIRED OFFSETS AND ELEVATIONS.
ALL ELEVATIONS ARE GEODETIC AND BASED OFF OF ASCM 342378, 12161, 34504, 865220

Figure 1



Figure 2



Figure 3

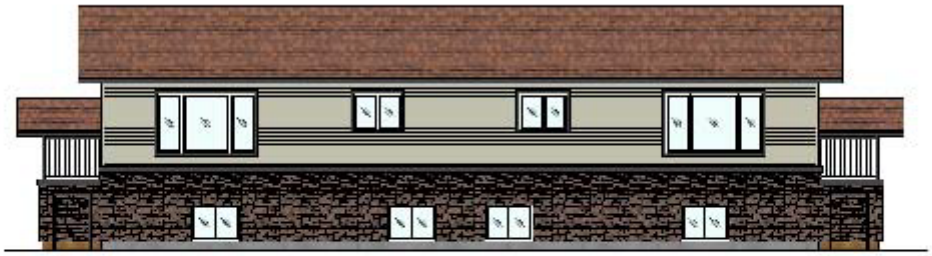


Figure 4

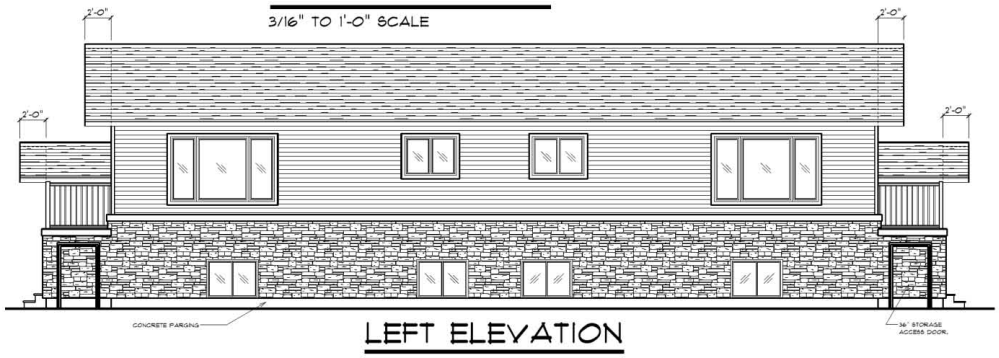

Buildings 1, 4, 7
Wicker Siding
Linen Shakes
Charcoal - Fascia, Soffit, eavestrough, and window cladding
Weathered Wood Shingles
Replica Stone - Iron Ore
Black Railing
Buildings 2, 5, 8
Pebble Clay Siding
Linen Shakes
Commercial Brown - Fascia, Soffit, eavestrough, and window cladding
Burnt Sienna Shingles
Replica Stone - Coronado
Brown Railing
Buildings 3, 6, 9
Linen Siding
Linen Shakes
Royal Clay - Fascia, Soffit, eavestrough, and window cladding
Heather Blend Shingles
Replica Stone - Stratford
Clay Railing

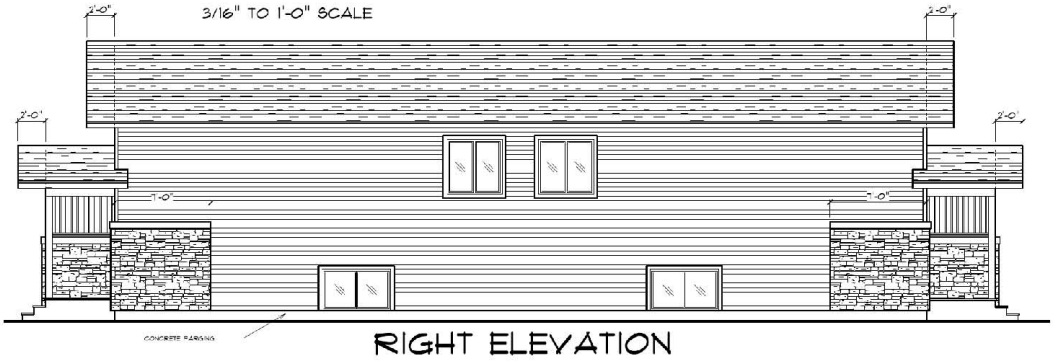
Building 1

Bylaw C-1260-6
Schedule A

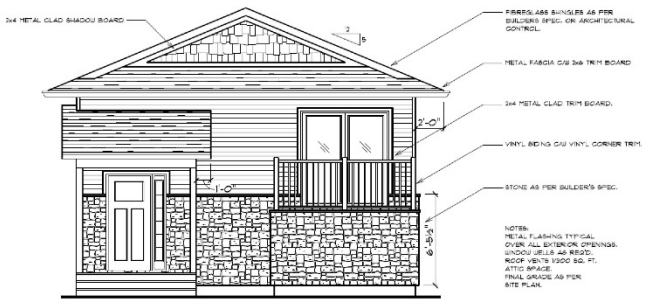








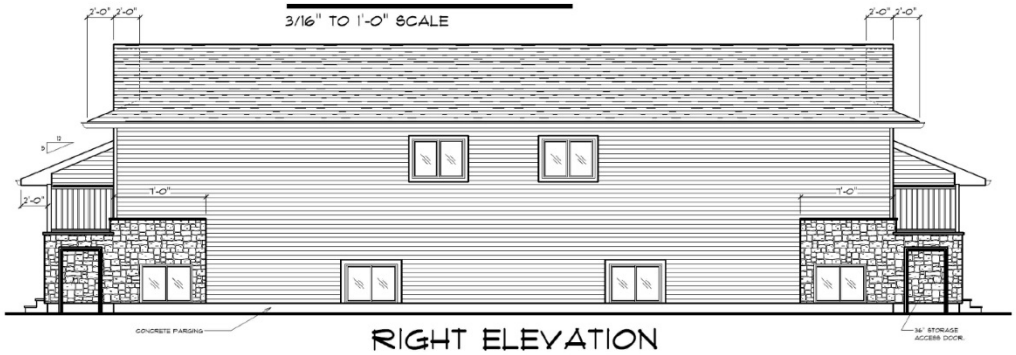
Building 2



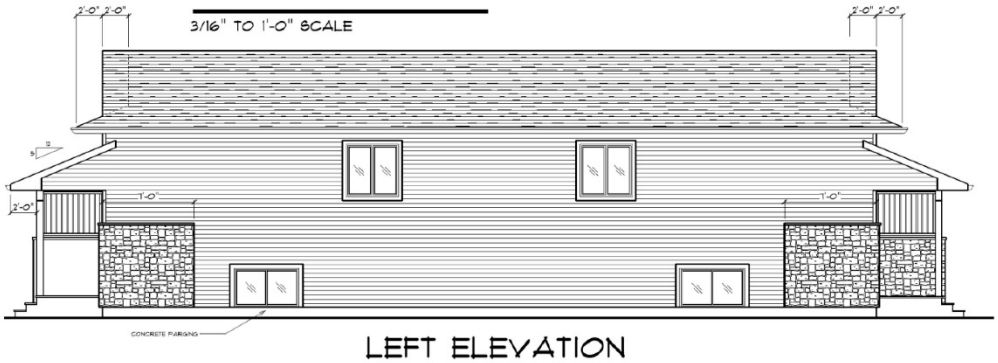
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

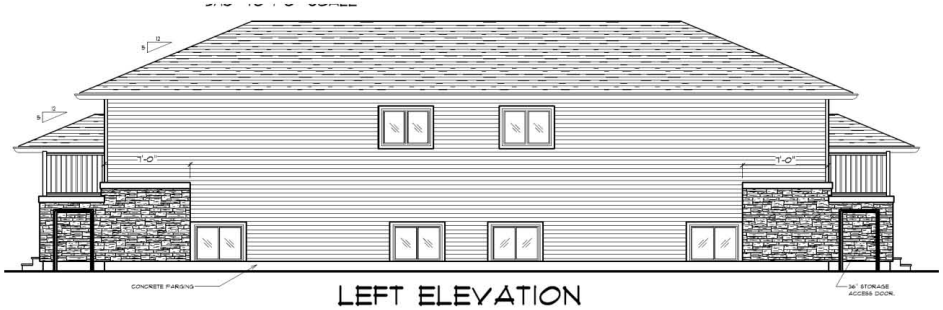
Building 3



FRONT ELEVATION



REAR ELEVATION

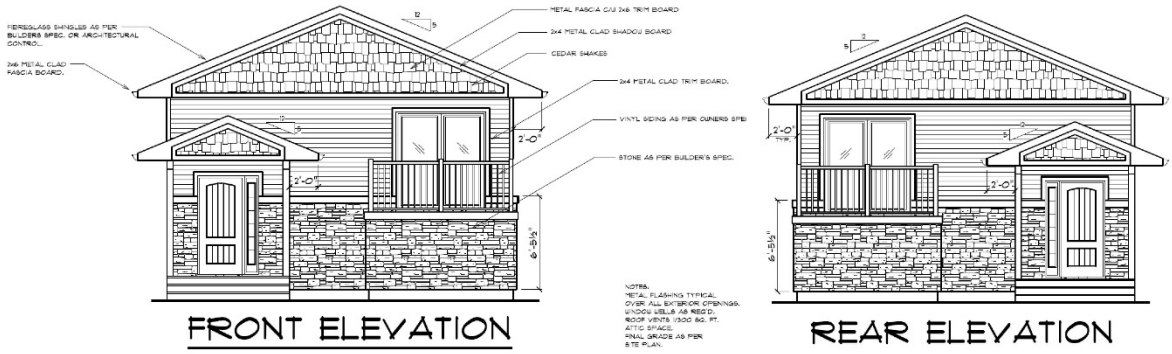


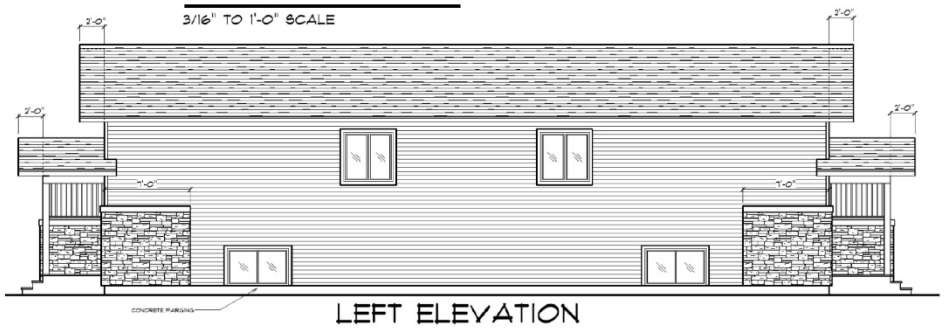
LEFT ELEVATION

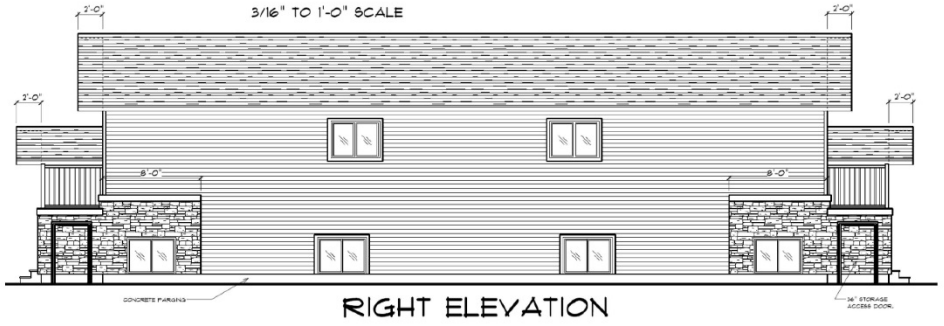


RIGHT ELEVATION

Building 4


FIBREGLASS SHINGLES AS PER BUILDERS SPEC. OR ARCHITECTURAL CONTROL.
2x6 METAL CLAD FASCIA BOARD.
METAL FASCIA C/U 2x6 TRIM BOARD
2x4 METAL CLAD SHADOW BOARD
CEDAR SHAKES
2x4 METAL CLAD TRIM BOARD.
VINYL SIDING AS PER OWNERS SPEC
STONE AS PER BUILDER'S SPEC.
2'-0"
2'-0"
6-5½"
NOTES:
METAL FLASHING TYPICAL OVER ALL EXTERIOR OPENINGS.
WINDOW WELLS AS REQ'D.
ROOF VENTS 1/300 SQ. FT. ATTIC SPACE.
FINAL GRADE AS PER SITE PLAN.
FRONT ELEVATION
2'-0" TYP.
2'-0"
6-5½"
REAR ELEVATION


3/16" TO 1'-0" SCALE
2'-0"
2'-0"
2'-0"
2'-0"
7'-0"
7'-0"
CONCRETE PARGING
LEFT ELEVATION


3/16" TO 1'-0" SCALE
2'-0"
2'-0"
2'-0"
2'-0"
8'-0"
8'-0"
CONCRETE PARGING
36" STORAGE ACCESS DOOR.
RIGHT ELEVATION

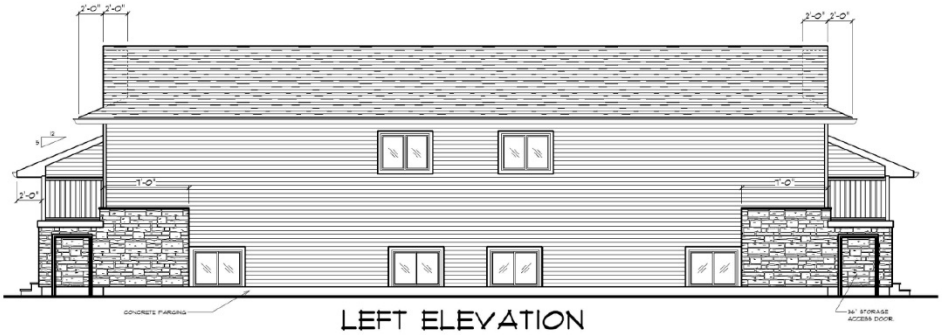
Building 5



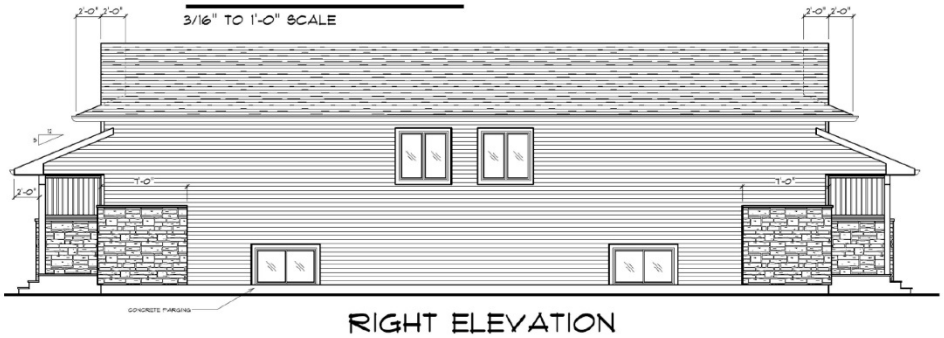
FRONT ELEVATION



REAR ELEVATION

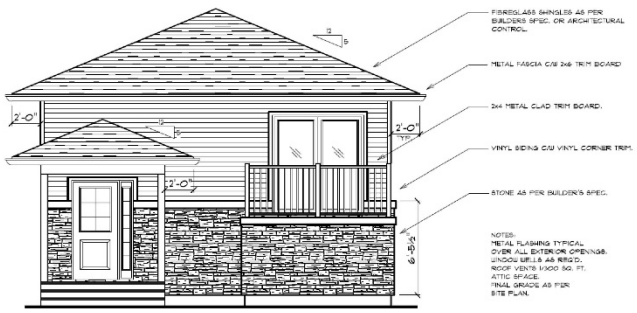


LEFT ELEVATION



RIGHT ELEVATION

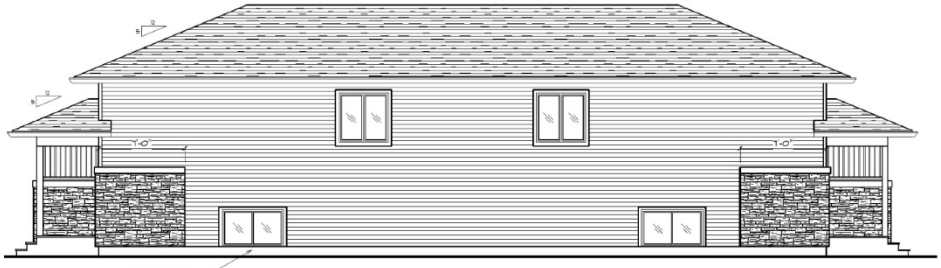
Building 6



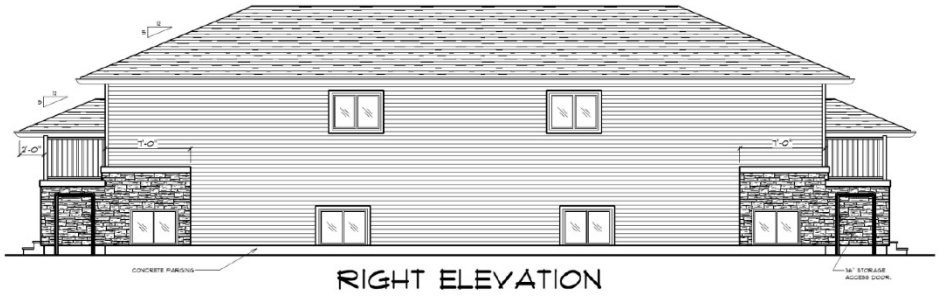
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

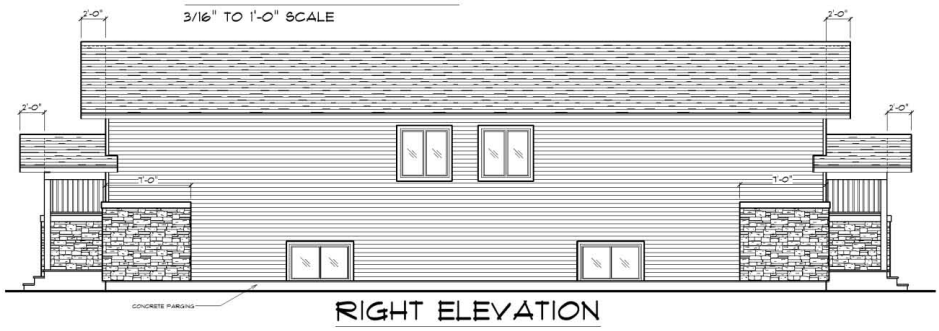
Building 7



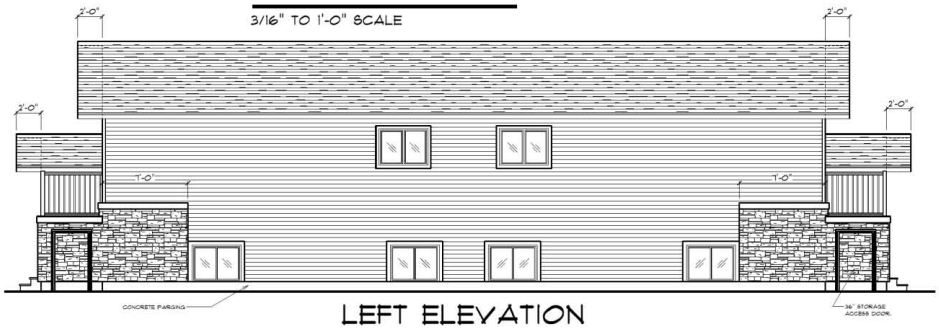
FRONT ELEVATION



REAR ELEVATION

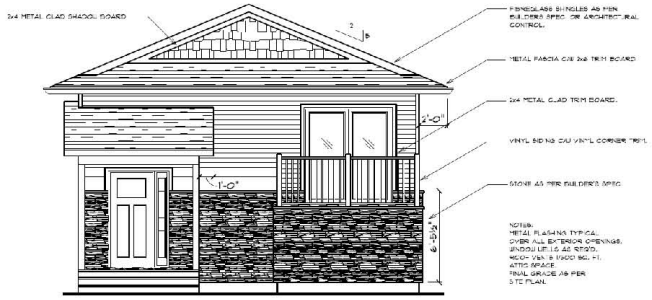


RIGHT ELEVATION



LEFT ELEVATION

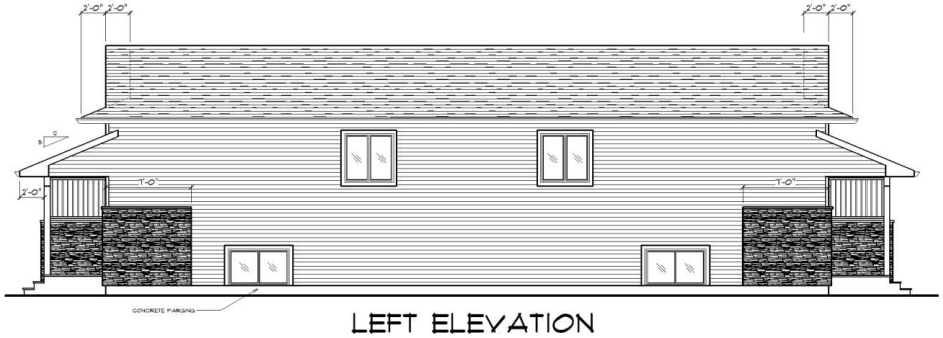
Building 8



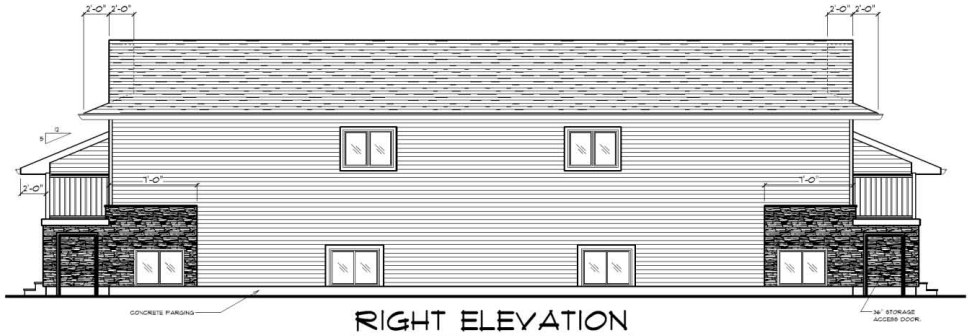
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

3/16" TO 1'-0" SCALE

Building 9



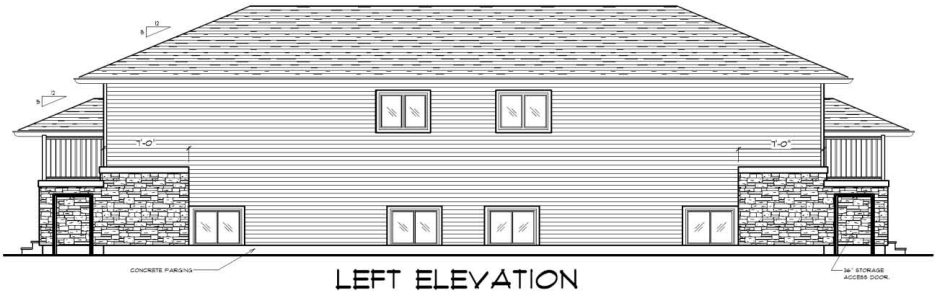
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

(Bylaw C-1260-6 - April 7, 2014)

104.4.11 - DC-11 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.11.1. General Purpose

The purpose of this district is to provide for commercial development adjacent to 68 Avenue on a site specific direct control basis. Development in this district shall have a high standard of appearance and design as determined by the Development Authority.

104.4.11.2. Area of Application

This district shall apply to Lot 3, Block 1, Plan 132 1016 and Lots 4, 5 and 6, Block 1, Plan 132 1725.

104.4.11.3. Allowed Uses

The following uses may be approved at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

- Accessory Building/Structure or Use
- Business/Office Support Service
- Child Care Facility
- Commercial Business Centre (Minor)
- Commercial Business Centre (Major)
- Commercial Entertainment Facility
- Commercial School
- Commercial Recreation Facility (Indoor), (Outdoor)
- Contractor (Limited)
- Eating &/or Drinking Facility (Major/Minor)
- Family/Fast Food Restaurant
- Financial Building
- Gas Bar
- Health Facility (Major)
- Health Facility (Minor)
- Liquor Store
- Mixed Use Apartment Building
- Office (Major)
- Office (Minor)
- Personal Service Facility
- Public Utility
- Restaurant
- Retail Store (Convenience)
- Retail Store (General)
- Vehicle Wash (Major)
- Vehicle Wash (Minor)

(Bylaws C-1260-23 - December 14, 2015 and C-1260-189-March 24, 2025)

104.4.11.4. Development Criteria

In addition to the Regulations contained in Parts Seven and Eight, development on the subject properties shall be in accordance with the following minimum regulations. The Development Authority may, at its discretion, establish a higher standard.

i)	Site Width:	30.5 m
ii)	Front Yard:	6.1 m
iii)	Rear Yard:	7.6 m
iv)	Side Yard:	6.1 m
v)	Building Height (maximum):	2 Storeys for solely commercial use, except 4 Storeys for office building; 4 Storeys for commercial/residential mixed use buildings
vi)	Site Coverage (maximum):	50 percent
vii)	Site Landscaped Area:	10 percent

104.4.11.5. Additional Requirements

a. Signs shall comply with the CS - Commercial Service district regulations of Schedule B.

b. Despite (a) all freestanding signs in this district shall comply with CL - Local Commercial district regulations of Schedule B.

c. Loading, recycling and trash collection and storage areas shall be located in a side or rear yard and shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.

104.4.11.6. Development Authority

The Development Officer shall be the Development Authority for all uses in this district.

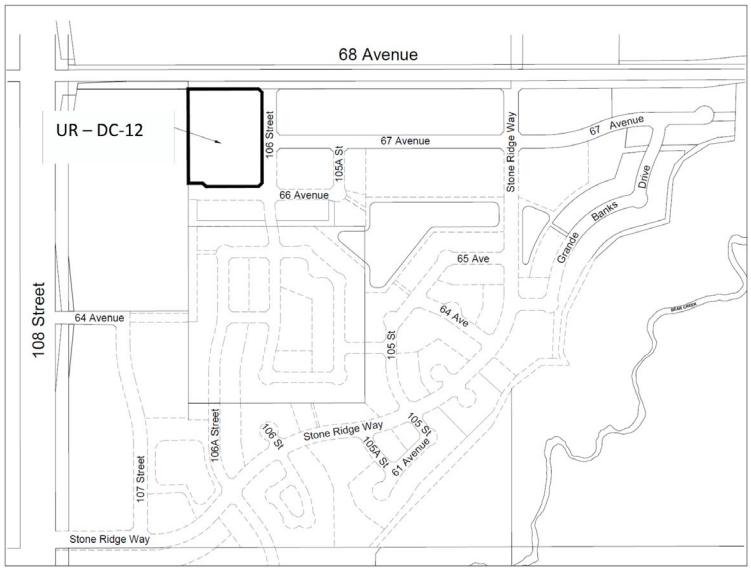
104.4.12 - DC-12 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.12.1 General Purpose

The purpose of this district is to provide for commercial development adjacent to 68 Avenue on a site specific direct control basis. All development in this district will have a high standard of appearance and design as determined by the Development Authority.

104.4.12.2 Area of Application

This district shall apply only to that portion of the Northwest ¼ of Section 11, Township 71, Range 6, W6M as shown:



104.4.12.3 Uses

The following uses may be approved at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

- Accessory Building or Structure
- Accessory Use
- Business Support Service
- Child Care Facility
- Commercial Business Centre (Major)
- Commercial Business Centre (Minor)
- Commercial Entertainment Facility
- Commercial Recreation Facility (Indoor)
- Commercial School
- Drinking Establishment (Minor)
- Family / Fast Food Restaurant
- Financial Building
- Gas Bar
- Health Facility (Major)
- Health Facility (Minor)
- Hotel
- Liquor Store
- Mixed Use Apartment Building
- Office (Major)
- Office (Minor)
- Personal Service Facility
- Public Utility
- Restaurant
- Retail Store (Convenience)
- Retail Store (General)
- Small Wind-Energy System
- Solar Collector
- Supermarket
- Vehicle Wash (Minor)

(Bylaw C-1260-23 - December 14, 2015)

104.4.12.4 Development Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine all development in this district shall be in accordance with the following minimum standards, except where they are expressly identified as maximums. The Development Authority may establish more restrictive standards at its discretion.

a.	Site Width	30.0 m
b.	Front Yard	6.1 m
c.	Rear Yard	7.5 m
d.	Side Yard	6.1 m
e.	Building Height (maximum)	2 storeys except, 4 storeys for office buildings, mixed use apartment buildings and hotels
f.	Site Coverage (maximum)	50 percent

104.4.12.5 Site and Building Design

a. The site plan, orientation of buildings, relationship between buildings, architectural design and treatment of buildings, and the location and design of parking and landscaped areas district shall be to the satisfaction of the Development. Authority.
b. Loading, recycling and trash collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.
c. All signs shall be at the discretion of the Development Authority who shall have regard for Schedule B - Signs and the CG - General Commercial District regulations in Schedule B - Signs.
d. The minimum amount of site to be landscaped for any development in this district shall be 10 percent.
e. When evaluating development permit applications the Development Authority shall ensure that the use, height, massing, location, and orientation of all buildings; the location of any outdoor eating and drinking areas; and the location of drive-through service windows and drive aisles are compatibility with any adjacent residential development.

104.4.12.6 Development Authority

The Development Officer shall be the Development Authority for the uses in this District.

(Bylaw C-1260-9 - June 16, 2014)

104.4.13 - DC-13 - Site Specific Direct Control District

104.4.13.1 General Purpose

The purpose of this district is to provide for development of the Area of Application on a site-specific basis. This district accommodates a Commercial Storage facility within an existing building and storage units consisting of shipping/storage containers placed on site.

(Bylaw C-1260-129 - December 14, 2020)

104.4.13.2 Area of Application

The provisions of this district apply only to Block OT, Plan 665LZ and Block OT, Plan 4341JY, as shown on the next page.

104.4.13.3 Development Authority

The Development Officer is the approving authority for the uses allowed in this district.

104.4.13.4 Uses

a. The following uses may be approved at the discretion of the Development Authority:
   - Commercial Storage; and
   - Public Utility.

b. Commercial Storage may be accommodated in the existing building identified as "Existing Warehouse" on the site plan. Due to site constraints, shipping/storage containers may be used for Commercial Storage within this district.

(Bylaw C-1260-92-September 24, 2018 and Bylaw C-1260-129-December 14, 2020)

104.4.13.5 Development Standards

In addition to the regulations contained in Parts Seven, Eight and Nine, the following shall apply to all development in this district:

a. For the purposes of Parts Seven and Eight and Nine of this bylaw, this district shall be considered a commercial district.
b. A 15.0m deep paved apron shall be provided on the site.
c. No new buildings or structures, or additions to existing buildings and structures, are permitted for uses other than "Public Utility". The size, location, and height of any additional buildings associated with the "Public Utility" use are at the discretion of the Development Authority.

(Bylaw C-1260-92-September 24, 2018 and Bylaw C-1260-129-December 14, 2020)

d. Signs shall be in accordance with the CL - Local Commercial District.
e. Any other provisions shall be at the discretion of the development authority.
f. Development in the form of Commercial Storage must match the site plan provided, including landscaping, parking, screening and other noted development standards. Minor variations may be permitted at the Development Authority's Discretion in order to meet other requirements of this Bylaw.

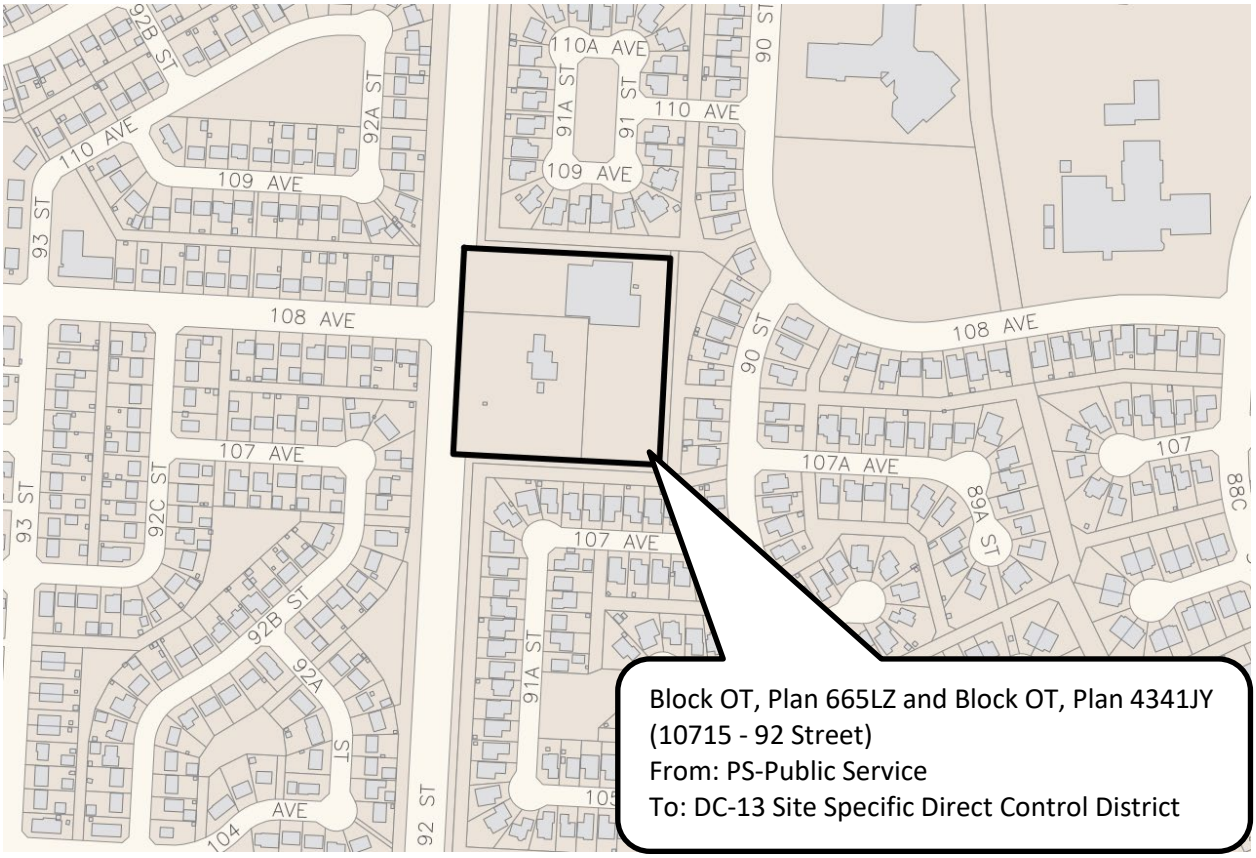
(Bylaw C-1260-92 - September 24, 2018)

g. Development may occur in phases based on the phase boundaries provided in the Site Plan. A separate development permit shall be required for each phase. All the landscaping and screening requirements must be met in the first phase.

(Bylaw C-1260-92 - September 24, 2018)

h. Any Development Permit issued for Commercial Storage in this district shall include limits for hours of customer access, requirements for the shipping containers to be of a uniform appearance including height and colour, and restrictions on the type of goods that may be stored at the facility.

(Bylaw C-1260-92 - September 24, 2018)



(Bylaw C-1260-15 - March 23, 2015)

Site Plan

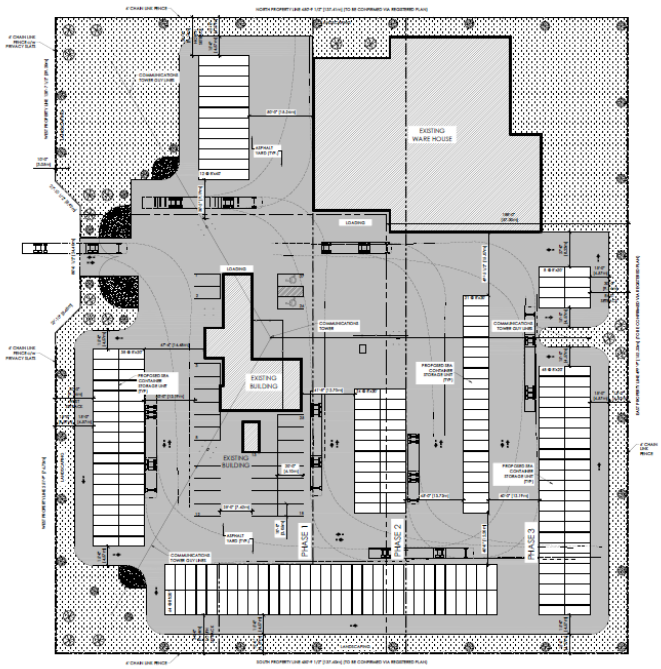


NEIGHBOURHOOD PLAN

BYLAW INFORMATION

CIVIC ADDRESS

LEGAL DESCRIPTION



PROPOSED SITE PLAN

(Bylaw C-1260-92-September 24, 2018 and Bylaw C-1260-129-December 14, 2020)

104.4.14 - DC-14 - Direct Control District

104.4.14.1 Purpose

To provide controls to sustainably manage the unique circumstances of mixed-use infill development associated with a higher need for close-proximity personal support services, public transit or mobility service, or close-proximity specialized personal support services, in accordance with Section 641 of the Municipal Government Act.

104.4.14.2 Area of Application

This District shall apply only to Lots 20-24, Block 25, Plan 1061AE; Lot 25 and West Half Lot 26, Plan 1061AE; and West Half Lot 13 and Lots 12-16, Block 25, Plan 1061AE.

104.4.14.3 Uses

a) Permitted Uses - Development Officer* or Council	
• Accessory Building or Structure • Animal Service Facility, Minor • Business Support Service • Child Care Facility • Commercial Business Centre, Local • Commercial Recreation Facility, Indoor • Commercial School (up to 10 pupils) • Dispatch Office • Handicraft Business	• Health Facility, Minor / Major • Office, Minor / Major • Personal Service Facility • Residential Support Home - Type 1 • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Small Wind Energy Systems • Solar Collector
b) Discretionary Uses - Development Officer* or Council	
• Amenity Area or Space • Community Outreach Facility • Dwelling Unit, Supported • Permanent Supported Housing	• Residential Care Facility • Residential Support Home - Type 2 • Restaurant
c) Discretionary Uses - Council	
• Apartment Building • Duplex • Equipment Rental and Repair • Mixed-Use Apartment Building • Multi-Attached Dwelling	• Parking Lot (exclusively devoted to or subordinate to the other uses within this District) • Semi-Detached Dwelling • Single Detached Dwelling

*Only when those uses are located within or subordinate to the existing mixed-use apartment building (civic address 10405 - 102 Street).

104.4.14.4 Development Criteria and Conditions

The site plan, architectural treatment of buildings, the provision of landscaped open space, and the parking layout shall be at the discretion of Council acting as the Development Authority and Council may attach to a development permit whatever conditions it considers appropriate, having regard for relevant planning considerations, this Bylaw, relevant statutory and outline plans, and City policies.

104.4.14.5 Development Authority

Notwithstanding any other provision of this Bylaw, Council is the Development Authority for this District, excepting the following:

a. The Development Officer is the Development Authority for all Permitted Uses listed in 104.4.14.3(a) and Discretionary Uses listed in 104.4.14.3(b) only when those uses are located within or subordinate to the existing mixed-use apartment building. The parking and landscaping requirements will not be recalculated as a result of changes to uses within the existing mixed-use apartment building.

b. The Development Officer is the Development Authority for all signs located on the existing mixed-use apartment building, who shall have regard for the CL-Local Commercial District in Schedule B.

104.4.14.6 Minimum Application Information

Without limiting any other development permit application requirements contained in this Bylaw, in this District every development permit application is required to include professional studies or reports to the Development Authority's satisfaction, which studies or reports may include but are not limited to:

a. parking studies;
b. traffic generation studies;
c. needs assessments respecting transit, mobility, or specialized personal support services;
d. noise studies;
e. lighting studies; and
f. environmental impact assessment.

104.4.14.7 Process

The Development Permit process will follow Part 4 of this Bylaw.

(Bylaw C-1260-118 - April 6, 2020 and Bylaw C-1260-167 - February 6, 2023)

104.4.15 - DC-15 - Country Residential Direct Control District - Deleted By Bylaw C-1260-177- December 11, 2023

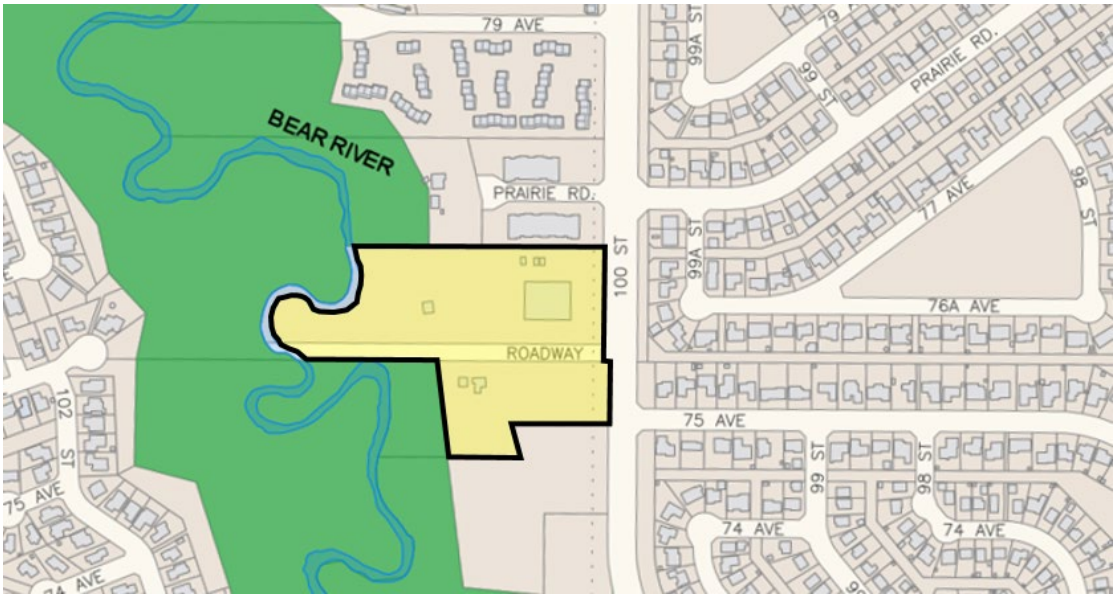
104.4.17 - DC-17 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.17.1 Purpose

The purpose of this district is to provide for development adjacent to 100 Street on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act. All development in this district will have a high standard of appearance and design as determined by the Development Authority.

104.4.17.2 Area of Application

This district shall apply only to Lot 1A, Plan 3303NY and all that portion of the Northeast 1/4 of Section 14, Township 71, Range 6, W6M as shown:



104.4.17.3 Development Authority

The Development Officer shall be the Development Authority for the uses in this District.

104.4.17.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory Building or Structure
- Accessory Use
- Parking lot exclusively devoted to other uses in this district
- Religious Assembly
- Single Detached Dwelling

104.4.17.5 Development Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine all development in this district shall be in accordance with the following minimum standards, except where they are expressly identified as maximums. The Development Authority may establish more restrictive standards at its discretion.

a.	Front Yard	6.1 m
b.	Rear Yard	At the discretion of the Development Authority based on an evaluation of the development in accordance with Section 36 and in accordance with the recommendations of any geotechnical report required for the development
c.	Side Yard	7.6 m
d.	Building Height (maximum)	15.0 m
e.	Site Coverage (maximum)	At the discretion of the Development Authority

104.4.17.6 Site and Building Design

a. The site plan, orientation of buildings, relationship between buildings, architectural design and treatment of buildings, and the location and design of parking and landscaped areas district shall be to the satisfaction of the Development Authority and in accordance with Section 36.
b. For any development proposed to be located within 40.0 m of the Bear Creek top-of-bank the Development Authority may require that the applicant submit a Slope Stability Assessment prepared by a qualified Geotechnical Engineer that confirms that the scope, nature and location of the proposed development is appropriate for the site conditions. The report shall make recommendations to ensure that the slope and development remain safe and stable in the long term.
c. Loading, recycling and trash collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.
d. All signs shall be at the discretion of the Development Authority who shall have regard for the PS - Public Service District regulations in Schedule B - Signs.
e. When evaluating development permit applications the Development Authority shall ensure that the use, height, massing, location, and orientation of all buildings are compatible with any adjacent residential development.
f. The City may request a Traffic Impact Assessment or other Transportation Engineering assessment (such as a geometric review or other analysis) at the time of Development Permit application.
g. Site access shall be from the roadway to the north of the property.

(Bylaw C-1260-79 - February 25, 2019)

104.4.17.7 Landscaping Requirements

a. The existing trees along the south boundary of Lot 1A, Plan 3303NY shall be preserved and shall be counted in the landscaping requirement calculation in subsection 104.4.17.7. b.
b. In addition to the Regulations contained in Part Eight, the following standards shall apply:

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

c. Notwithstanding any other provision within the Bylaw, the developer shall provide additional landscape screening along 100 Street to the satisfaction of the Development Authority.

(Bylaw C-1260-58 - September 6, 2016)

104.4.20 - DC-20 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.20.1 Purpose

The purpose of this district is to provide for development of a laundromat and a 4-bay car wash in a vacant building on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.20.2 Area of Application

This district shall apply only to Lot 1, Plan 872 2633.

104.4.20.3 Development Authority

The Development Officer shall be the Development Authority for the uses in this District.

104.4.20.4 Uses

The following uses may be approved at the discretion of the Development Authority

- Vehicle Wash, Major
- All Permitted and Discretionary Uses under Section 91 CC - Central Commercial District

104.4.20.5 Development Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine, all development in this district shall be in accordance with the following minimum standards, except where they are expressly identified as maximums. The Development Authority may establish more restrictive standards at its discretion.

a.	Front Yard	6.1 m
b.	Rear Yard	6.1 m
c.	Side Yard	4.0 m
d.	Building Height (maximum)	9.0 m
e.	Site Coverage (maximum)	At the discretion of the Development Authority

104.4.20.6 Site and Building Design

a. The site plan, the treatment of the building, and the location and design of parking and landscaped areas shall be to the satisfaction of the Development Authority.
b. Loading, recycling and trash collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.
c. All signs shall be at the discretion of the Development Authority who shall have regard for Schedule B - Signs.
d. Approval by the Development Authority of the decommissioning and the remediation studies prepared by a qualified environmental professional as recognized by Alberta Environment and Parks is required prior to the issuance of a development permit.

104.4.20.7 Landscaping Requirements

a. In addition to the Regulations contained in Part Eight, the following standards shall apply:

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-65 - October 17, 2016)

104.4.21 - DC-21 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.21.1 Purpose

The purpose of this district is to regularize and expand an existing parking lot adjacent to 101 Avenue on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act. All development in this district will have a high standard of appearance and design as determined by the Development Authority.

104.4.21.2 Area of Application

This district shall apply only to Lots 13, 14, 15 and 16, Block 8, Plan 2032BQ.

104.4.21.3 Development Authority

The Development Officer shall be the Development Authority for the uses in this District.

104.4.21.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Parking Lot

104.4.21.5 Parking and Access Requirements

a. The parking requirements shall be to the satisfaction of the Development Authority having regard for the parking requirements contained in Part Nine of this Bylaw.
b. No vehicle access to the subject properties will be permitted from 101 Avenue. Vehicle access will be provided from the existing entrance located on 106 Street and the municipal laneway adjacent to the subject properties.

104.4.21.6 Landscaping Requirements

a. The general landscaping requirements shall be to the satisfaction of the Development Authority having regard for the general landscaping requirements contained in Part Eight of this Bylaw.
b. A screened fence consistent in height and design with the existing fence surrounding Lots 13, 14, 15 will be placed on the north and east property lines of Lot 16. No fencing shall be placed adjacent to the municipal laneway.

(Bylaw C-1260-72 - July 10, 2017)

104.4.22 - DC-22 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.22.1 Purpose

The purpose of this District is to accommodate a diversity of heavy and general industrial development in the form of a sawmill along 108 Street on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.22.2 Area of Application

This District shall apply to the three (3) parcels outlined in red on the map provided below.



104.4.22.3 Development Authority

The Committee is the Development Authority for all uses in this District.

(Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

104.4.22.4 Uses

The Development Authority shall specify the permitted and the discretionary uses in this District.

104.4.22.5 Development Standards

Development standards shall be at the discretion of the Development Authority.

(Bylaw C-1260-78 - September 18, 2017)

104.4.24 - DC-24 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.24.1 Purpose

The purpose of this district is to provide for development of the Area of Application on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.24.2 Area of Application

This district shall apply only to Lot 1, Plan 922 3240.

104.4.24.3 Development Authority

The Development Officer shall be the Development Authority for the uses and standards in this District.

104.4.24.4 Uses

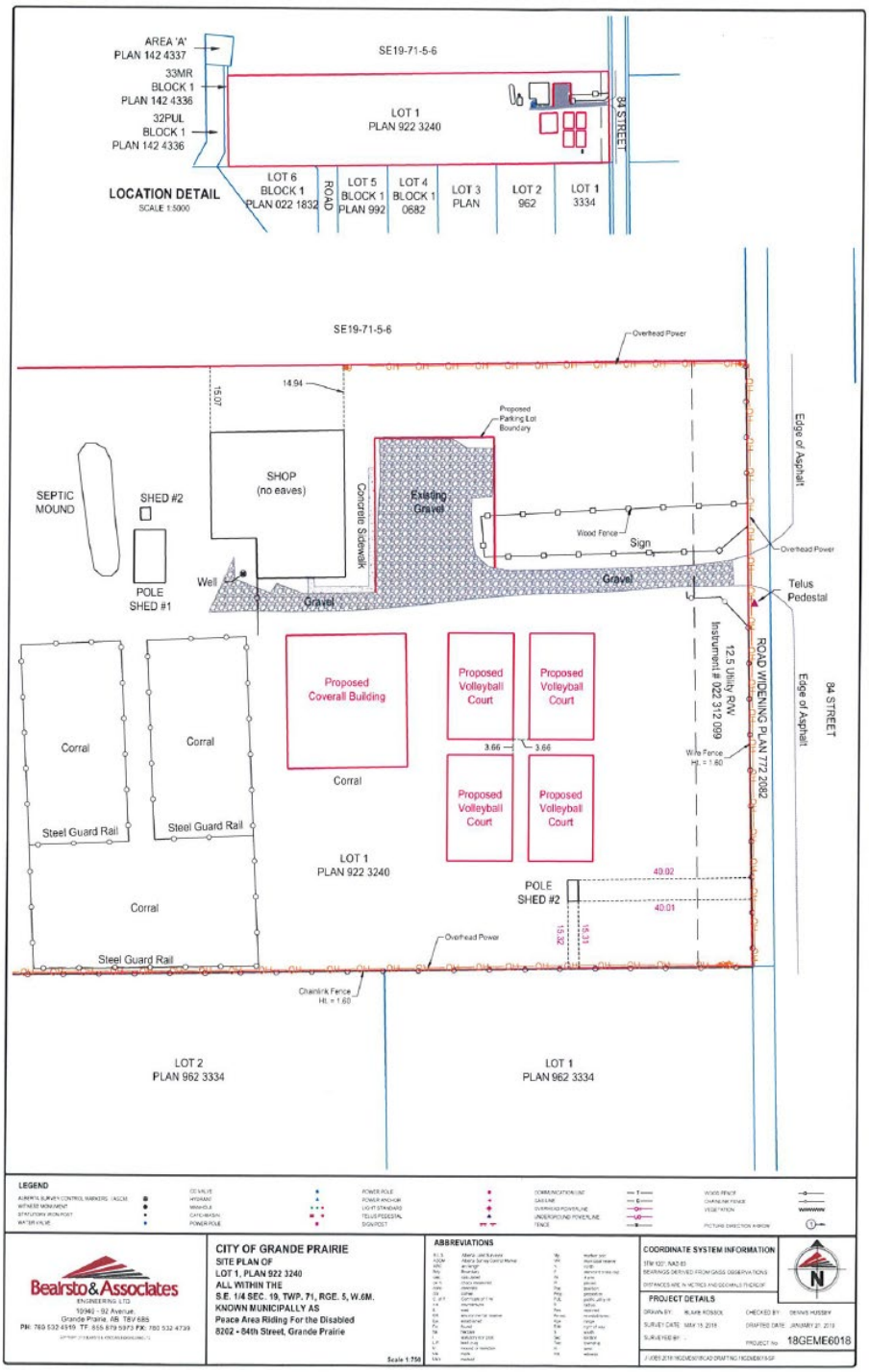
The following uses may be approved at the discretion of the Development Authority:

- Accessory Use
- Agricultural Operation
- Child Care Facility
- Commercial Recreation Facility, Indoor
- Commercial Recreation Facility, Outdoor
- Recreation Vehicle Storage

104.4.24.5 Development Standards

a. Development on the site shall be limited to the following:
    i) Use of the "Shop" building shown on the Site Plan for a Commercial Recreation Facility, Indoor, and Child Care Facility;
    ii) The addition of one (1) principal building with dimensions of approximately 25m x 30m and building height not to exceed 14.0m, for a Commercial Recreation Facility, Indoor. The location shall be as shown on the Site Plan;
    iii) The accessory buildings shown on the Site Plan may be used in association with the principal use but no additional accessory buildings may be developed on the site;
    iv) No dwelling unit of any type is permitted on the site;
    v) Development of a Commercial Recreation Facility, Outdoor shall be limited to the development of not more than four (4) beach volleyball playing courts at the locations shown on the Site Plan;
    vi) Agricultural Operation shall be limited to the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops on garden plots;
    vii) Development of a Recreation Vehicle Storage shall be limited to a maximum number of fifty (50) Recreational Vehicles; and
    viii) The onsite provision of a water supply as may be required by the Alberta Safety Codes Act or NFPA 1142 for fire protection.

b. Parking and Loading shall be in accordance with Part Nine of this Bylaw. However, notwithstanding Part Nine of this Bylaw, onsite parking, access/egress and circulation areas may be gravel;
c. Landscaping shall be at the discretion of the Development Authority;
d. Vehicle access to the site from 84 Street will only be allowed on an interim basis until 84 Avenue has been constructed north of the site and connects to 84 Street at which time the vehicle access from 84 Street shall be permanently closed;
e. Prior to the issuance of a development permit the landowner, or the applicant for a development permit, shall submit a storm drainage management plan and a wetland assessment that have been approved for the site by the City;
f. No development shall be located within the area that the City identifies is required for widening of the 84 Street and 84 Avenue road allowances; and
g. The City will not approve any subdivision of Lot 1, Plan 922 3240 unless the parcel to be subdivided is receiving or is to receive Aquatera water and wastewater services; and the subdivision is in accordance with an amendment to the Fieldbrook Outline Plan and the required updates to the corresponding water, wastewater, stormwater and transportation design reports.



Site Plan

(Bylaw C-1260-161 - October 3, 2022)

104.4.25 - DC-25 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.25.1 Purpose

The purpose of this district is to provide for the development of a Permanent Supported Housing facility on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.25.2 Area of Applicability

This District shall apply only to Plan 1246CL, Block 18, Lot D (Civic: 10039 - 98 Street).

104.4.25.3 Development Authority

The Development Officer shall be the Development Authority for the uses and standards in this District.

104.4.25.4 Uses

The following uses may be approved at the discretion of the Development Authority:

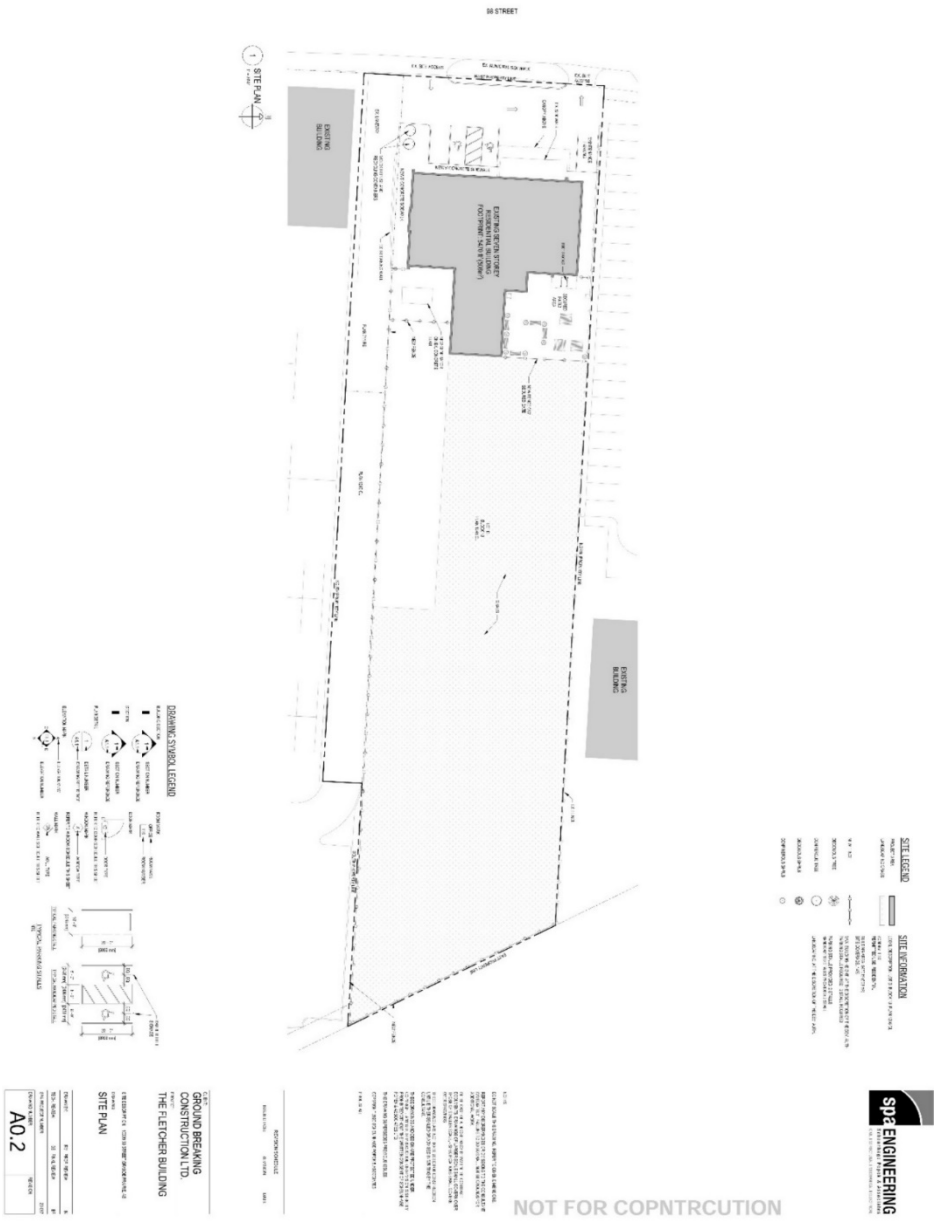
- Accessory Uses
- Permanent Supported Housing

104.4.25.5 Development Standards

Where this District does not address a development standard, the provisions of Parts Seven, Eight and Nine of this Bylaw shall apply. In addition to the standards contained in Parts Seven, Eight and Nine of this Bylaw, the following shall apply:

a. Development in this district shall be in accordance with the site plan, which forms part of this District.
b. For the purpose of interpreting the provisions of Parts Seven, Eight and Nine of this Bylaw, this district shall be treated as the Central Commercial District - CC.
c. All signs shall be at the discretion of the Development Authority who shall have regard for Schedule B - Signs.

Site Plan


98 STREET
SITE PLAN
EXISTING BUILDING
EXISTING BUILDING
SITE LEGEND
SITE INFORMATION
DRAWING SYMBOL LEGEND
NOT FOR COPNTRCUTION
SPE ENGINEERING
GROUND BREAKING CONSTRUCTION LTD.
THE FLETCHER BUILDING
SITE PLAN
A0.2

104.4.26 - DC-26 - Deleted by Bylaw C-1260-153 - May 15, 2023

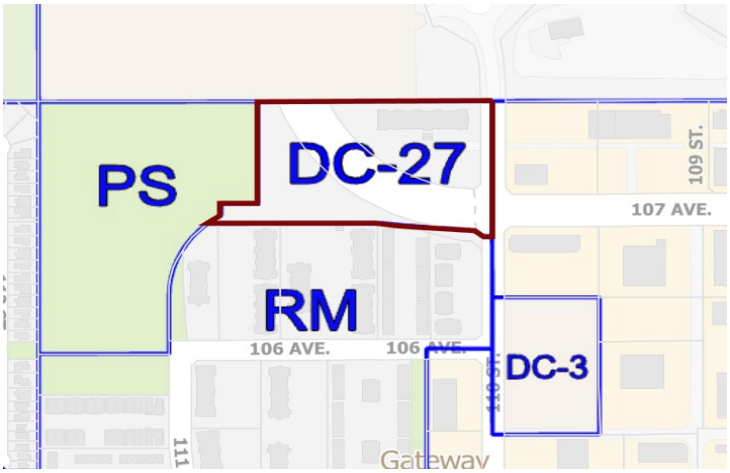
104.4.27 - DC-27 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.27.1 Purpose

The purpose of this District is to provide for the development of a Permanent Supported Housing facility on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act. The District includes a large area to allow for flexibility in siting the proposed facility. After subdivision, the portions of the area not used for the Permanent Supported Housing development shall be rezoned to an appropriate district.

104.4.27.2 Area of Applicability

This District shall apply only to Plan 002 1976, Block 3, Lot 6 (Civic address: 11010 - 107A Avenue) and Plan 002 1976, Block 3, Lot 4PUL, as shown on the map below.



(Bylaw C-1260-149 - January 24, 2022)

104.4.27.3 Development Authority

City Council shall be the Development Authority for the uses and standards in this District.

104.4.27.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory Uses
- Apartment Building
- Emergency Shelter
- Permanent Supported Housing

(Bylaw C-1260-149 - January 24, 2022)

104.4.27.5 Development Standards

In addition to the standards contained in Parts Seven, Eight and Nine of this Bylaw, the following shall apply:

a. All uses and development standards in this District are at the discretion of the Development Authority, which may have regard for the standards contained in Parts Seven, Eight and Nine of this Bylaw and the provisions of the RM - Medium Density Residential District.
b. All signs shall be at the discretion of the Development Authority, which may have regard for Schedule B - Signs.

(Bylaw C-1260-131-January 25, 2021 and Bylaw C-1260-149-January 24, 2022)

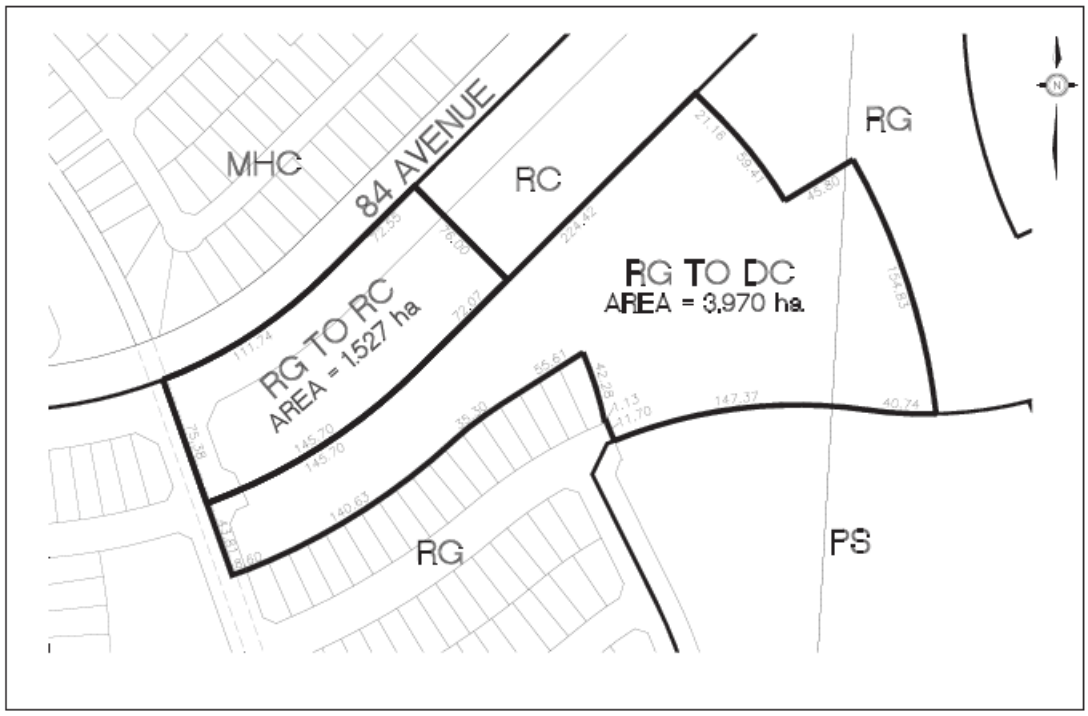
104.4.28 - DC-28 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.28.1 General Purpose

To provide for single detached dwellings with a minimum lot width of 9.15m in subdivisions with a lane and 10.4m in subdivisions without a lane, and uses that are compatible with residential uses, developed in accordance with an approved Outline Plan.

104.4.28.2 Area of Application

This District shall apply to Part of Lots 4 and 5, Flyingshot Lake Settlement Plan as shown on the map below.



104.4.28.3 Allowed Uses

The following uses may be approved at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

- Accessory Building or Structure
- Accessory Use
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 1
- Residential Support Home - Type 2
- Secondary Suite
- Single Detached Dwelling
- Solar Collector

104.4.28.4 Development Criteria

In addition to the Regulations contained in Parts Seven and Eight, development on the subject properties shall be in accordance with the following minimum regulations.

Site Standard	**Rear Lane Access Provided**	**No Rear Lane Access Provided**
a) Lot Area:	300m^2	340m^2
b) Lot Width:	9.15m	10.4m
c) Front Yard Setback:	4.6m; may be reduced to 3.0m pursuant to Section 104.4.28.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No garage/Carport provided 1.2m one Side Yard and 3.0m on other side yard. With Garage/Carport provided 1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Building height (Minimum):	1.5 storeys	
i) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

104.4.28.5 Additional Requirements

a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
    i) The required front yard setback may be reduced to 3.0m from the front lot line when a landscaped boulevard strip between the curb and the sidewalk is provided;
    ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and
    iii) No driveways or parking areas shall be permitted within the front yard;
b. Notwithstanding Section 104.4.28.5.a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m is required from the property line to a porch, veranda or deck;
c. Low density residential driveways shall meet the following requirements:
    i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing; and
    ii) Driveway restrictions do not apply to accesses provided off of rear lanes.

104.4.28.6 Development Standards

a. Development of residences shall include a front veranda with a minimum area of 1.8 sq. m.;
b. Development of each dwelling with a garage shall have a maximum distance from the front of the garage to the front of the dwelling of 4.5m. This is intended to promote density and construction of living space above the garage;
c. Development of lots shall include planting of one (1) tree per residential unit;
d. Development of local roadways shall include 1.5m monolithic sidewalk on both sides; and
e. No dwellings of similar elevations of style shall be duplicated on adjacent lots on either side of the street.

104.4.28.7 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.

(Bylaw C-1260-134 - March 8, 2021)

104.4.29 - DC-29 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.29.1 Purpose

The purpose of this District is to provide for the development of a Permanent Supported Housing facility on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act. The district is also intended to allow transitional housing; residential care; medical and mental health and addiction services, and other similar uses that provide support for its residents. It would also allow Government Service and Office uses.

104.4.29.2 Area of Applicability

This District shall apply only to Lot Z, Block 1, Plan 792 1475 (Civic address: 12102 - 100 Street).

104.4.29.3 Development Authority

In this District:

a. City Council shall be the Development Authority for the uses and development standards; and
b. Part Three, Section 12.3k shall not apply.

104.4.29.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory Buildings or Structures
- Accessory Uses
- Community Outreach Facility
- Community Service Facility
- Dispatch Office
- Essential Public Service
- Government Service
- Health Facility, Minor
- Office, Major
- Office, Minor
- Permanent Supported Housing
- Public Utility
- Residential Care Facility
- Any other use deemed appropriate by the Development Authority

(Bylaw C-1260-165 - April 17, 2023)

104.4.29.5 Development Standards

a. All development standards are at the discretion of the Development Authority, which may have regard for the standards contained in Parts Seven, Eight and Nine of this Bylaw; and
b. All signs are at the discretion of the Development Authority which may have regard for Schedule B - Signs.

(Bylaw C-1260-138 - June 28, 2021)

104.4.30 - DC-30 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.30.1 Purpose

To provide for single detached dwellings with a minimum lot width of 9.15m in subdivisions with a lane and 10.4m in subdivisions without a lane, and uses that are compatible with residential uses, developed in accordance with Section 641 of the Municipal Government Act and an approved Outline Plan.

104.4.30.2 Area of Application

This District shall apply to the areas within the NE 31-71-5-6, as shown on the map below.



104.4.30.3 Uses

The following uses may be approved at the discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 1
- Residential Support Home - Type 2
- Secondary Suite
- Single Detached Dwelling
- Solar Collector

104.4.30.4 Development Criteria

In addition to the Regulations contained in Parts Seven, Eight and Nine, development on the subject properties shall be in accordance with the following minimum regulations.

Site Standard	**Rear Lane Access Provided**	**No Rear Lane Access Provided**
a) Lot Area:	300m^2	340m^2
b) Lot Width:	9.15m	10.4m
c) Front Yard Setback:	4.6m; may be reduced to 3.0m pursuant to Section 104.4.30.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No garage/Carport provided 1.2m one Side Yard and 3.0m on other side yard. With Garage/Carport provided 1.2m (both Side Yards)
f) Site Coverage (Maximum):	47% All buildings and structures	45% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Building height (Minimum):	1.5 storeys	
i) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

104.4.30.5 Additional Requirements

a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
   i) The required front yard setback may be reduced to 3.0m from the front lot line when a landscaped boulevard strip between the curb and the sidewalk is provided;
   ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and
   iii) No driveways or parking areas shall be permitted within the front yard;
b. Notwithstanding Section 104.4.30.5a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m is required from the property line to a porch, veranda or deck;
c. Low density residential driveways shall meet the following requirements:
   i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing; and
   ii) Driveway restrictions do not apply to accesses provided off of rear lanes.

104.4.30.6 Development Standards

Development of lots shall include planting of one (1) tree per residential unit.

104.4.30.7 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.

(Bylaw C-1260-150 - February 7, 2022)

104.4.31 - DC-31 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.31.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.97m in subdivisions with a lane, and uses that are compatible with residential uses, developed in accordance with Section 641 of the Municipal Government Act and an approved Outline Plan. All lots will be permitted to have both front attached garages and rear lane access/driveways.

104.4.31.2 Area of Application

This District shall apply to the areas within the NE 31-71-5-6, as shown on the map below.



104.4.31.3 Uses

The following uses may be approved at the discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 1
- Residential Support Home - Type 2
- Secondary Suite
- Single Detached Dwelling
- Solar Collector

104.4.31.4 Development Criteria

In addition to the Regulations contained in Parts Seven and Eight, development on the subject properties shall be in accordance with the following minimum regulations.

Site Standard	**Rear Lane Access Provided**
a) Lot Area:	300m^2
b) Lot Width:	10.97m
c) Front Yard Setback:	4.6m;
d) Rear Yard Setback:	7.6m
e) Side Yard Setbacks:	1.2m (both Side Yards)
f) Site Coverage (Maximum):	47% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves
h) Building height (Minimum):	1.5 storeys
i) Driveway Width (Maximum):	60% of lot width, not to exceed 10m

104.4.31.5 Additional Requirements

a. Pursuant to the intent of this zoning, front attached garages and driveways will be permitted in addition to rear lane access driveways;
b. Low density residential driveways shall meet the following requirements:
    i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing; and
    ii) Driveway restrictions do not apply to accesses provided off of rear lanes.

104.4.31.6 Development Standards

Development of lots shall include planting of one (1) tree per residential unit.

104.4.31.7 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.

(Bylaw C-1260-150 - February 7, 2022)

104.4.32 - DC-32 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.32.1 Purpose

To provide for single and semi-detached family dwellings with a minimum lot width of 12.2m in subdivisions with no lane and uses that are compatible with residential uses, developed in accordance with Section 641 of the Municipal Government Act and an approved Outline Plan.

104.4.32.2 Area of Application

The district shall only apply to:

a. Unit 25, Units 46-57, Unit A, Unit 32, Units 58-73 and Unit 78-80 Condominium Plan 202-0938
b. Condominium Plan 232-2625

104.4.32.3 Uses

a) Permitted Uses
• Accessory Building or Structure • Accessory Use • Residential Support Home - Type 1 • Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector
b) Discretionary Uses
• Bed and Breakfast • Child Care Facility • Backyard Suite • Group Home • Home Business • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems **(Bylaw C-1260-187 – November 18, 2024)**

104.4.32.4 Development Criteria

In addition to the Regulations contained in Parts Seven, Eight, and Nine development on the subject properties shall be in accordance with the following minimum regulations. The Development Authority may, at its discretion, establish a higher standard.

a. Single Detached Dwelling

Site Standard	**With Secondary Suite**	**Without Secondary Suite**
a) Lot Area:	300m^2	300m^2
b) Lot Width:	13m	12.2m
c) Front Yard Setback:	6.1m	6.1m

d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	1.2m (both Side Yards)	1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	45% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves

b. Semi-Detached Dwelling

Site Standard	**With Secondary Suite**	**Without Secondary Suite**
a) Lot Area:	233m^2	233m^2
b) Lot Width:	11m/unit	9.2m/unit
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	None on common lot line and 1.2m on the other side	None on common lot line and 1.2m on the other side
f) Site Coverage (Maximum):	50% All buildings and structures	50% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves
h) Building height (Minimum):	1.5 storeys	1.5 storeys

104.4.32.5 Additional Requirements

a. Notwithstanding 104.4.32.4 a and b, developments on internal lots within a bare land condominium plan area may provide for reduce setbacks for rear yards, side yards, and rear decks, provided they comply with the Alberta Safety Code and Alberta Fire Code.
b. Driveway width and corner cut restrictions do not apply within this district.

104.4.32.6 Secondary Suites

Notwithstanding sections 57.3 and subsection 57.3.1, secondary suite development shall be permitted on every lot within this District.

Notwithstanding section 10, development of secondary suites in this District shall be allowed within Semi-Detached Dwellings.

104.4.32.7 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.

(Bylaw C-1260-148 - February 7, 2022 and Bylaw C-1260-168 - February 6, 2023)

104.4.33 - DC-33 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.33.1 Purpose

To provide for the development of an Apartment Building on a site specific basis in conformity with the South Avondale Area Redevelopment Plan.

104.4.33.2 Area of Application

This District shall apply to Lots 1 & 2, Block 25, Plan 1061AE (10101 - 105 Avenue) as shown in the map below.



104.4.33.3 Uses

- Accessory Building or Structure
- Apartment Building
- Home Office

104.4.33.4 Development Criteria

Development on the subject property shall be in accordance with the following regulations:

a. Development shall take place in accordance with the standards, site plan, and building elevations which form part of this District.
b. Setback requirements for the Accessory Building or Structure shall be provided in accordance with requirements in the Section 33 of this Bylaw.

c. Apartment Building:

Site Standard		Apartment Building
i.	Lot Area:	748m^2
ii.	Lot Width:	20.10m
iii.	Front Yard Setback:	6.15m
iv.	Rear Yard Setback:	19.72m
v.	Side Yard Setbacks (Minimum):	3.00m each side
vi.	Site Coverage (Maximum):	50%
vii.	Building Height (Maximum):	4 Storeys

d. Parking:
   i. Total of nine (9) parking stalls shall be provided on site.
   ii. Parking Lot configuration (stall dimensions, drive aisle width, line painting etc.) shall be provided in accordance with the requirements contained in the Part Nine of this Bylaw.
   iii. The parking lot shall be hard surfaced as per the Part Nine of this Bylaw.

e. Landscaping:
   i. Landscaping shall be provided in accordance with the site plan that forms part of this District.
   ii. In addition, all areas of the site not containing buildings, parking and sidewalk, as shown on the site plan forming part of this District, shall be soft landscaped with sod or seeded lawn. Alternate forms of soft landscaping may be approved at the discretion of the Development Authority.

f. Additional Requirements:
   i. Individual lots shall be consolidated into one (1) parcel. The legal description for this property will change after consolidation occurs which will render policy 104.4.33.2 outdated. The civic address and supplemental air photo of the subject property will serve as property identification.
   ii. All exterior finishing materials shall be in accordance with the building elevations that form part of this District and must be of good quality, durable, and attractive in appearance. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality.
   iii. Sign to identify the building shall be above the entrance as per the building elevations that form part of this District.
   iv. On-site lighting shall be oriented so as not to create a nuisance to surrounding properties.
   v. Garbage collection area shall be located in the rear yard as per site plan and screened in accordance with Sections 47 of this Bylaw.
   vi. A Plan demonstrating that an adequate site triangle is maintained as per the City's Design Manual is required at Development Permit stage.

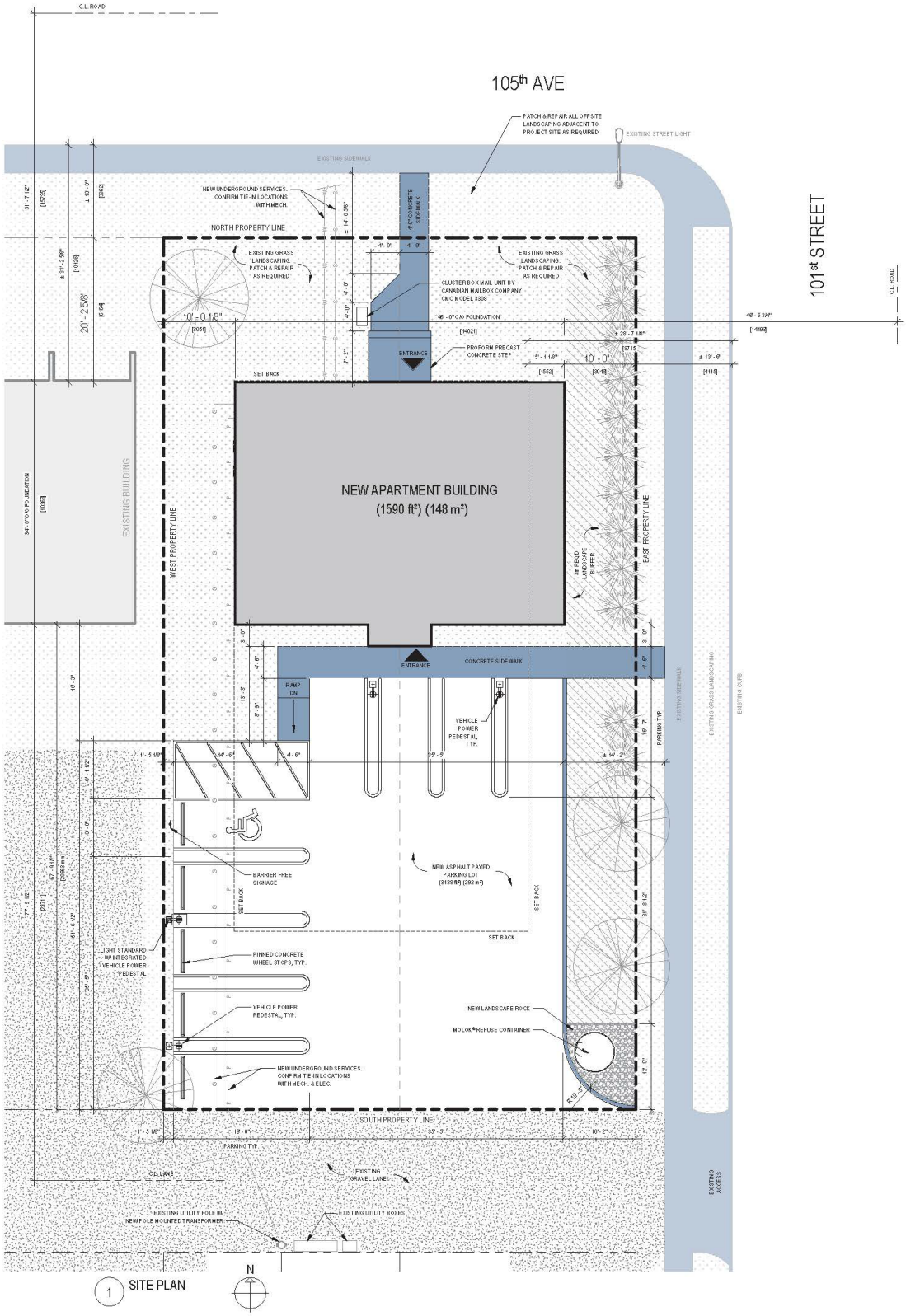
104.4.33.5 Architectural Criteria

The building elevations that form part of this District must be adhered to. The proposed development must maintain compliance with the South Avondale Area Redevelopment Plan Architectural Controls (Appendix 1 of the Area Redevelopment Plan).

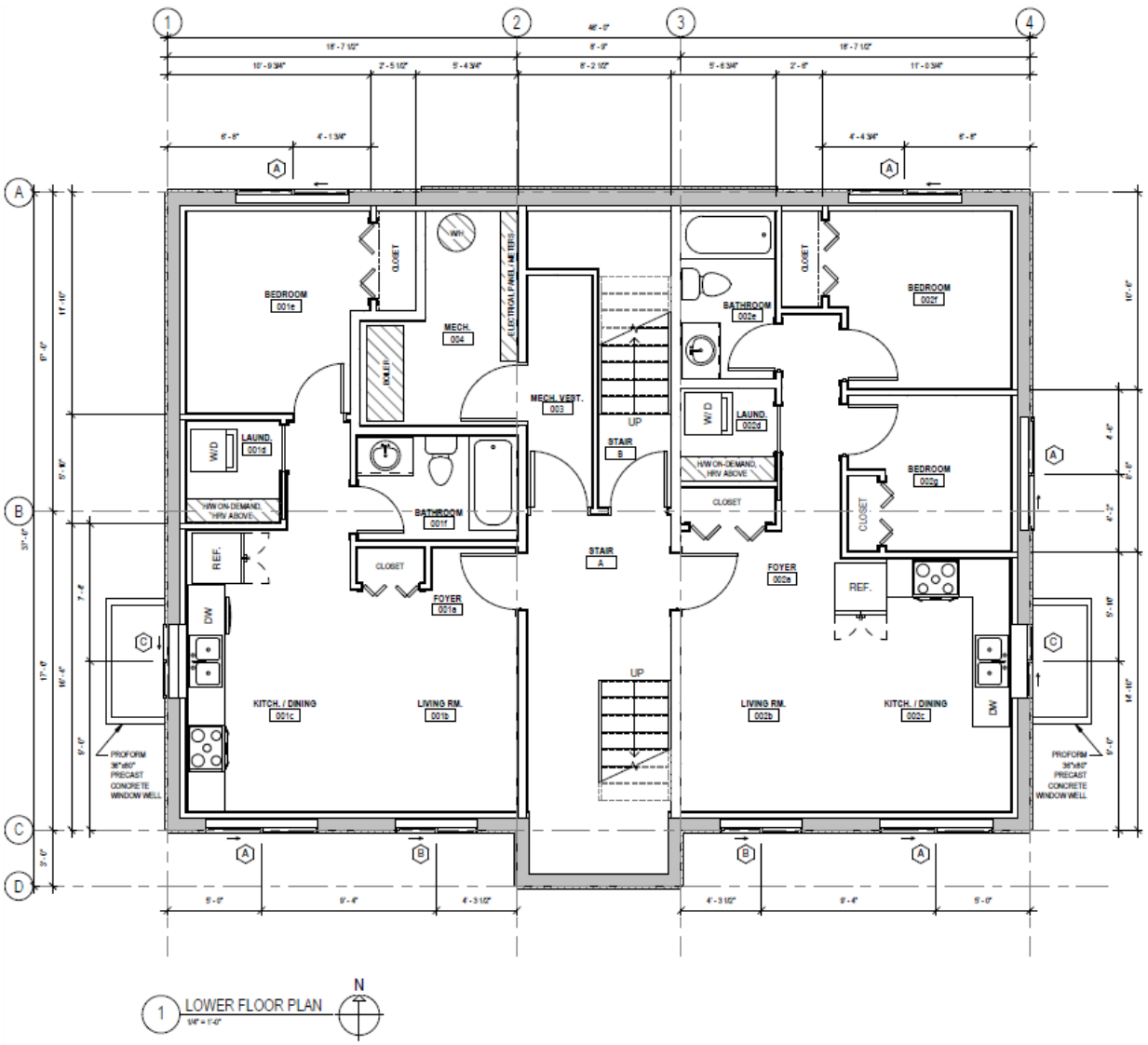
104.4.33.6 Development Authority

a. The Development Officer shall be the Development Authority for all uses in this District.
b. Minor deviations or variances to the standards and policies contained in this District do not necessitate an amendment to this District if, in the opinion of the Development Authority, the overall aesthetics of the building and site will not be diminished, and the changes do not create an increase of intensity to the day to day operations. Minor deviations and/or variances will be addressed by following the Discretionary Use Development Permit approval procedure and the Committee will be the Development Authority.

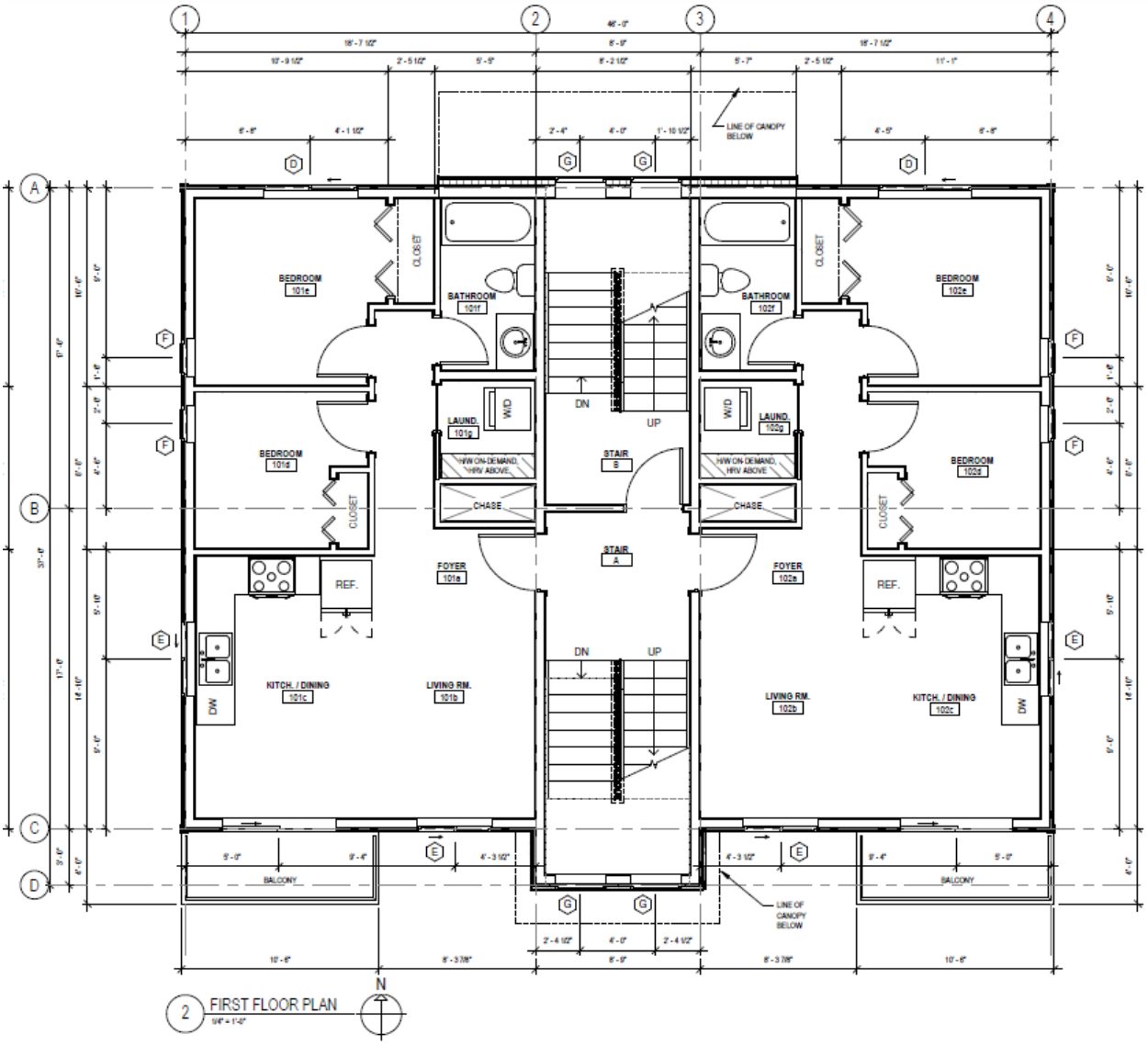
SITE PLAN


105th AVE
101st STREET
NEW APARTMENT BUILDING
(1590 ft²) (148 m²)
EXISTING BUILDING
NORTH PROPERTY LINE
SOUTH PROPERTY LINE
EAST PROPERTY LINE
WEST PROPERTY LINE
SET BACK
ENTRANCE
CONCRETE SIDEWALK
RAMP DN
VEHICLE POWER PEDESTAL, TYP.
BARRIER FREE SIGNAGE
NEW ASPHALT PAVED PARKING LOT (3138 ft²) (292 m²)
LIGHT STANDARD W/ INTEGRATED VEHICLE POWER PEDESTAL
PINNED CONCRETE WHEEL STOPS, TYP.
NEW LANDSCAPE ROCK
MOLOK® REFUSE CONTAINER
NEW UNDERGROUND SERVICES. CONFIRM TIE-IN LOCATIONS WITH MECH. & ELEC.
EXISTING GRAVEL LANE
EXISTING UTILITY POLE W/ NEW POLE MOUNTED TRANSFORMER
EXISTING UTILITY BOXES
EXISTING SIDEWALK
EXISTING STREET LIGHT
PATCH & REPAIR ALL OFF SITE LANDSCAPING ADJACENT TO PROJECT SITE AS REQUIRED
EXISTING GRASS LANDSCAPING PATCH & REPAIR AS REQUIRED
CLUSTER BOX MAIL UNIT BY CANADIAN MAILBOX COMPANY CMC MODEL 3308
PROFORM PRECAST CONCRETE STEP
3m READ LANDSCAPE BUFFER
EXISTING GRASS LANDSCAPING
EXISTING CURB
EXISTING ACCESS
C.L. ROAD
C.L. LANE
1 SITE PLAN
N

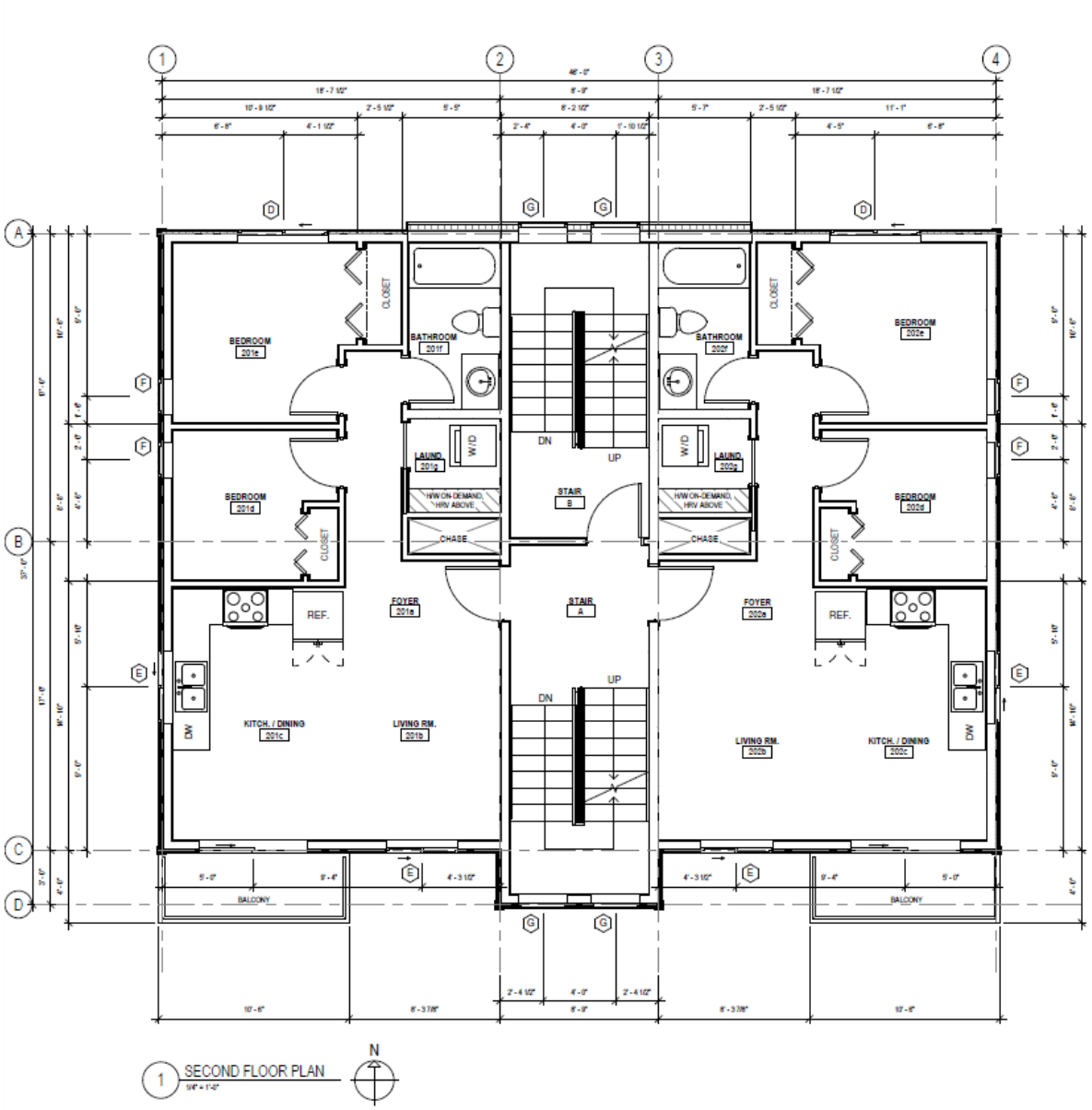
FLOOR PLANS


BEDROOM
001e
CLOSET
MECH.
004
BOILER
MECH. VERT.
003
UP
STAIR
B
LAUND.
001d
W/D
HW ON-DEMAND, HRV ABOVE
BATHROOM
001f
CLOSET
REF.
DW
FOYER
001a
STAIR
A
KITCH. / DINING
001c
LIVING RM.
001b
PROFORM 36"x80" PRECAST CONCRETE WINDOW WELL
BATHROOM
002e
CLOSET
LAUND.
002d
W/D
HW ON-DEMAND, HRV ABOVE
CLOSET
FOYER
002a
BEDROOM
002f
BEDROOM
002g
CLOSET
REF.
LIVING RM.
002b
KITCH. / DINING
002c
DW
PROFORM 36"x80" PRECAST CONCRETE WINDOW WELL
1 LOWER FLOOR PLAN
1/4" = 1'-0"
N

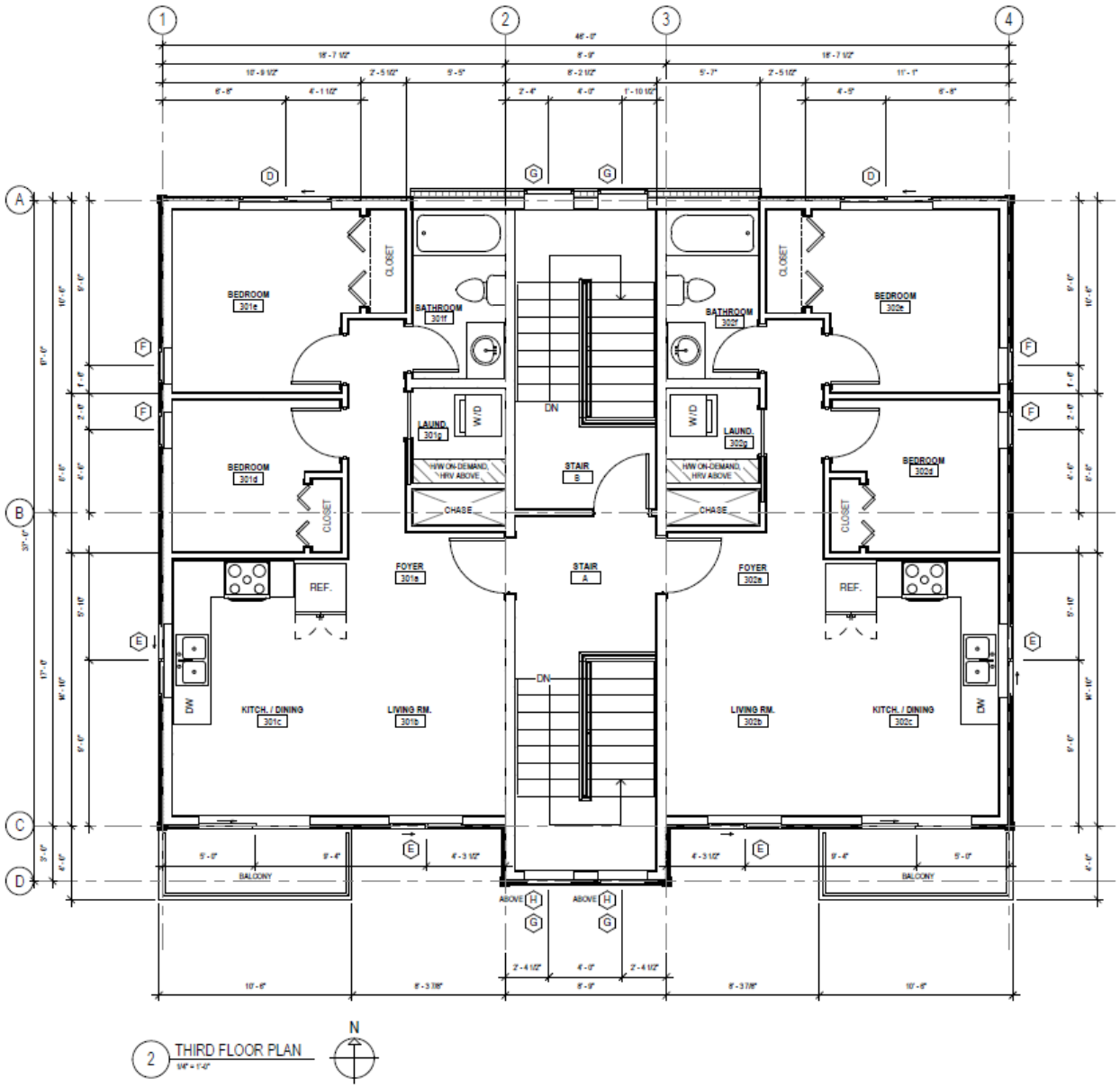
FLOOR PLANS


BEDROOM 101e
BATHROOM 101f
CLOSET
LAUND. 101g
W/D
BEDROOM 101d
HW ON-DEMAND, HRV ABOVE
CHASE
CLOSET
FOYER 101a
REF.
KITCH. / DINING 101c
LIVING RM. 101b
DW
BALCONY
STAIR B
STAIR A
DN
UP
LINE OF CANOPY BELOW
BEDROOM 102e
BATHROOM 102f
LAUND. 102g
BEDROOM 102d
FOYER 102a
LIVING RM. 102b
KITCH. / DINING 102c
N
2 FIRST FLOOR PLAN

FLOOR PLANS

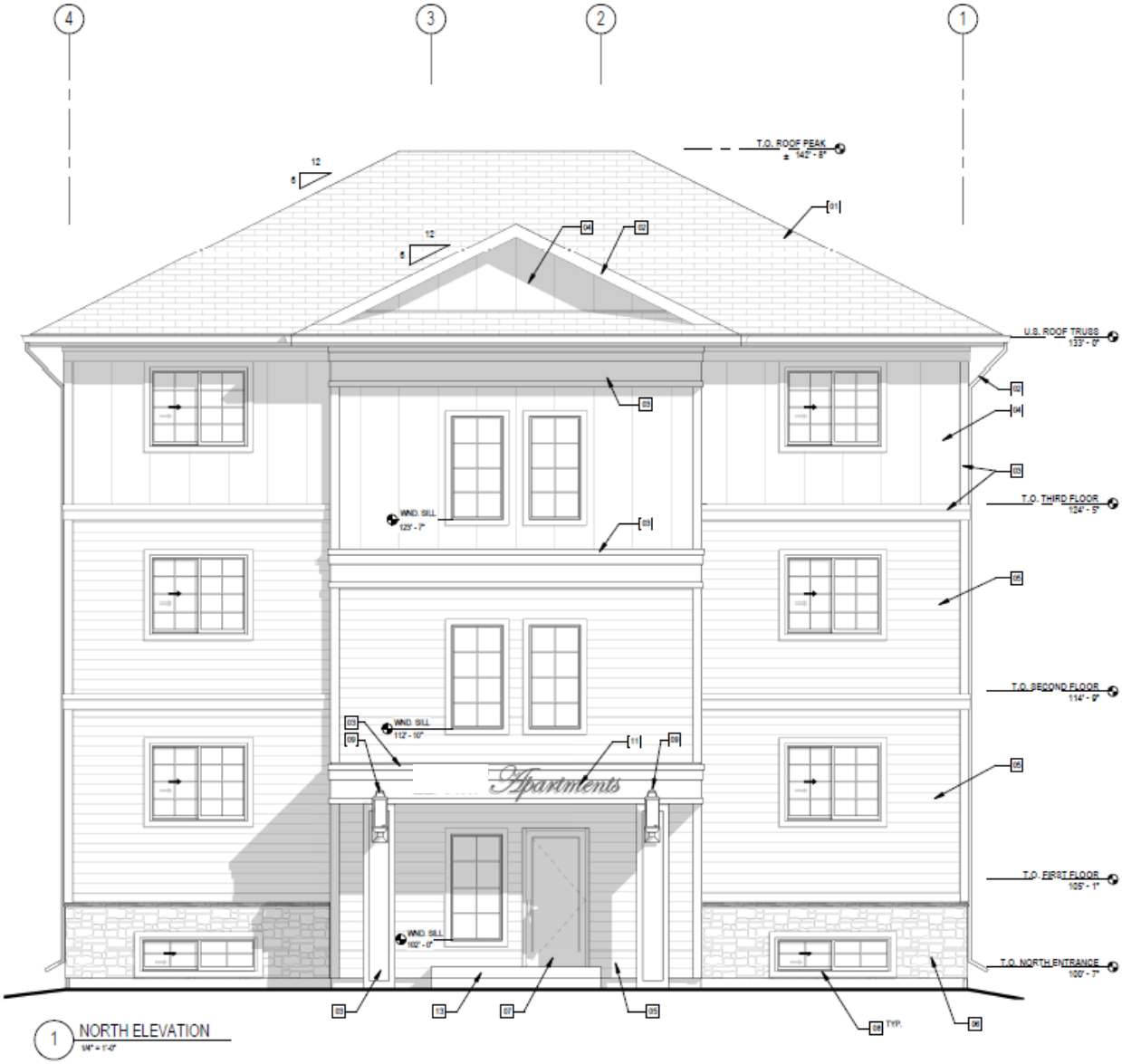

BEDROOM 201e
BATHROOM 201f
CLOSET
LAUND. 201g
W/D
BEDROOM 201d
HW ON-DEMAND, HRV ABOVE
CHASE
STAIR B
DN
UP
FOYER 201a
STAIR A
REF.
DW
KITCH. / DINING 201c
LIVING RM. 201b
BALCONY
BEDROOM 202e
BATHROOM 202f
LAUND. 202g
BEDROOM 202d
FOYER 202a
LIVING RM. 202b
KITCH. / DINING 202c
1 SECOND FLOOR PLAN
N

FLOOR PLANS



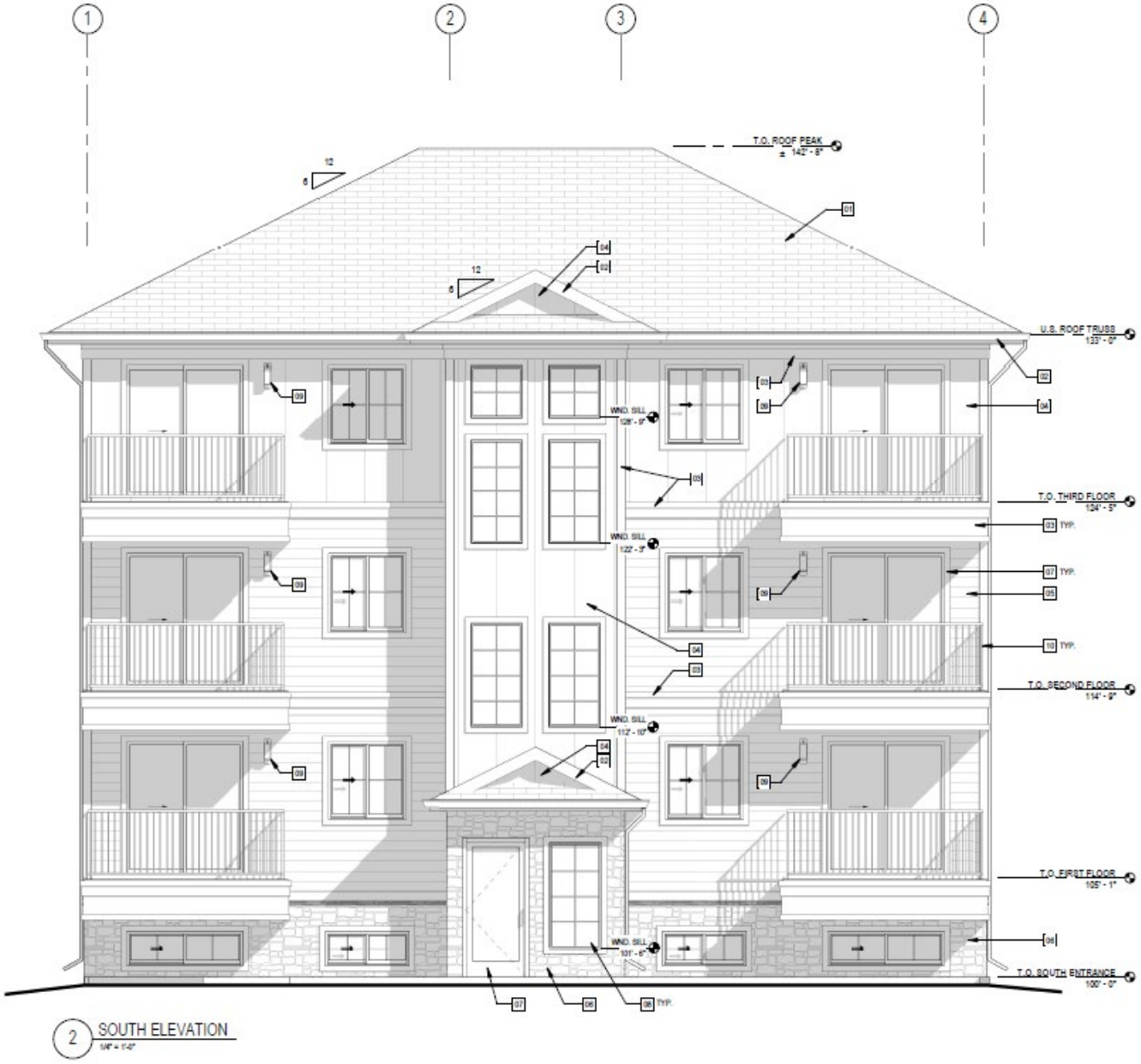
2 THIRD FLOOR PLAN
1/4" = 1'-0"

BUILDING ELEVATIONS



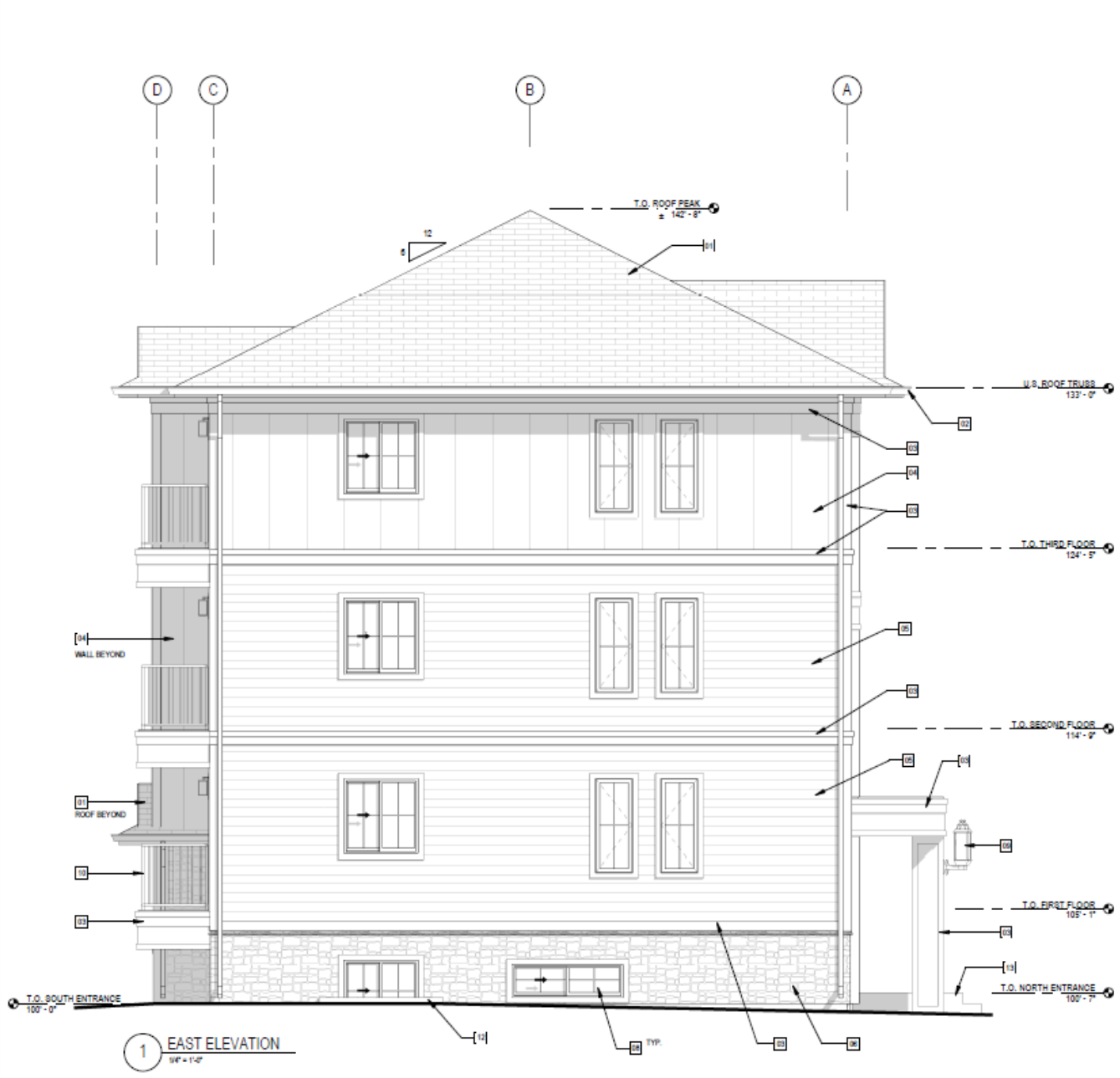
ELEVATION KEYNOTES	
NOTES ARE GENERAL & SHOULD BE READ IN CONJUNCTION WITH THE CONSTRUCTION DRAWINGS	
KEYNOTE	**DESCRIPTION**
01	ASPHALT ROOF SHINGLES - COLOUR: CHARCOAL
02	PREFINISHED METAL EAVES, FASCIA, FLASHING, GUTTERS & RAINWATER LEADERS - COLOUR: WHITE
03	HARDIETRIM® BOARDS, RUSTIC GRAIN© - COLOUR: ARCTIC WHITE
04	HARDIEPANEL® VERTICAL, SIDING SELECT CEDARMILL® C/W VERTICAL, RUSTIC GRAIN© BATTEN BOARDS @ 24" O/C - COLOUR: ARCTIC WHITE
05	HARDIEPLANK® LAP SIDING, SELECT CEDARMILL® 5" EXPOSURE - COLOUR: BOOTHBAY BLUE
06	MANUFACTURED STONE SIDING, LEDGESTONE - COLOUR: CHARCOAL
07	DOOR AS PER PLAN & SCHEDULE, TYP.
08	WINDOW AS PER PLAN & SCHEDULE, TYP.
09	LIGHTING AS PER ELECTRICAL CONSULTANT
10	DECORATIVE ALUMINUM HANDRAILING
11	SIGNAGE AS PER OWNER
12	PROFORM PRECAST CONCRETE WINDOW WELL
13	PROFORM PRECAST CONCRETE STEP

BUILDING ELEVATIONS

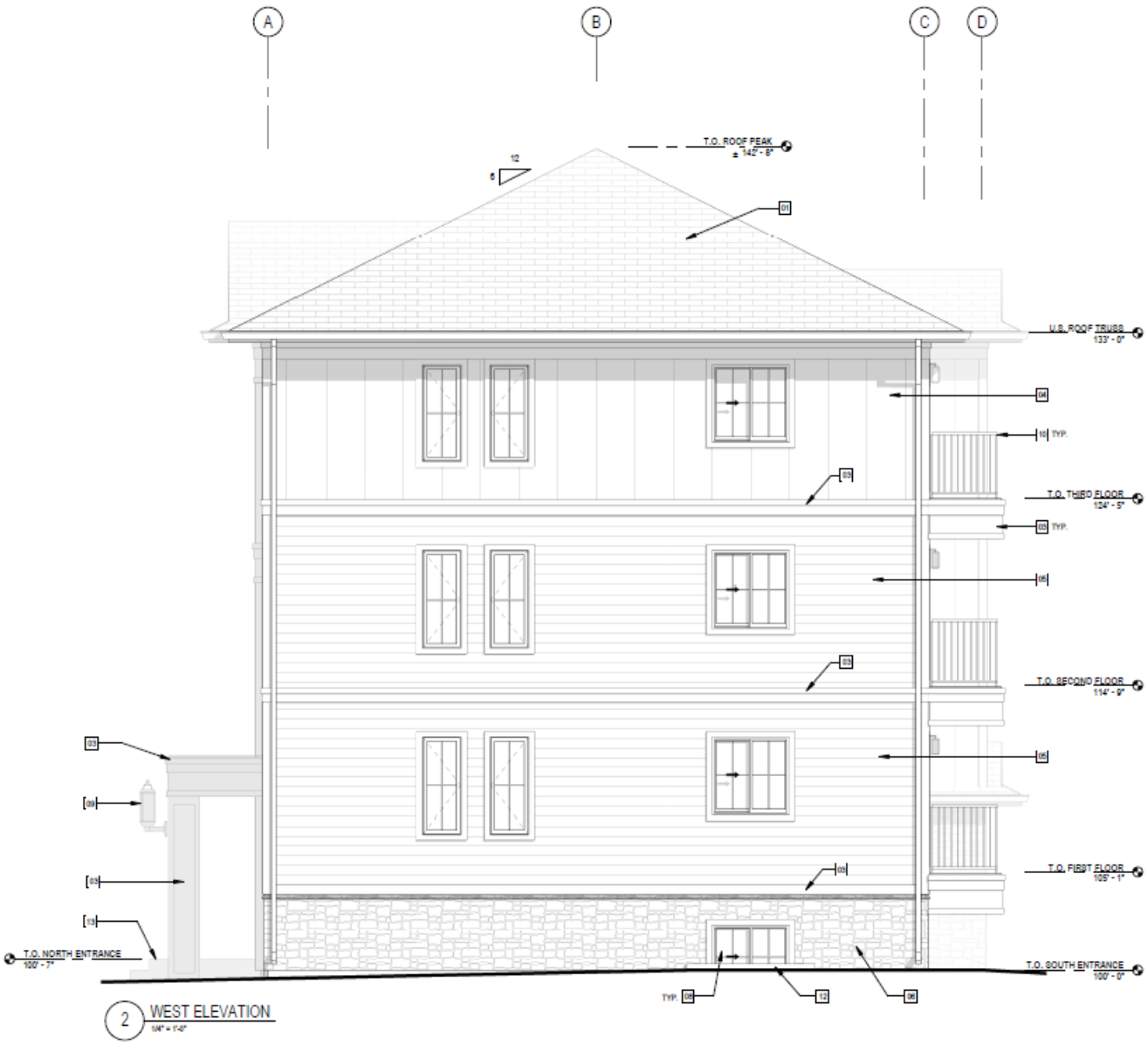


2 SOUTH ELEVATION
1/4" = 1'-0"

BUILDING ELEVATIONS



BUILDING ELEVATIONS



(Bylaw C-1260-164 – November 12, 2022)

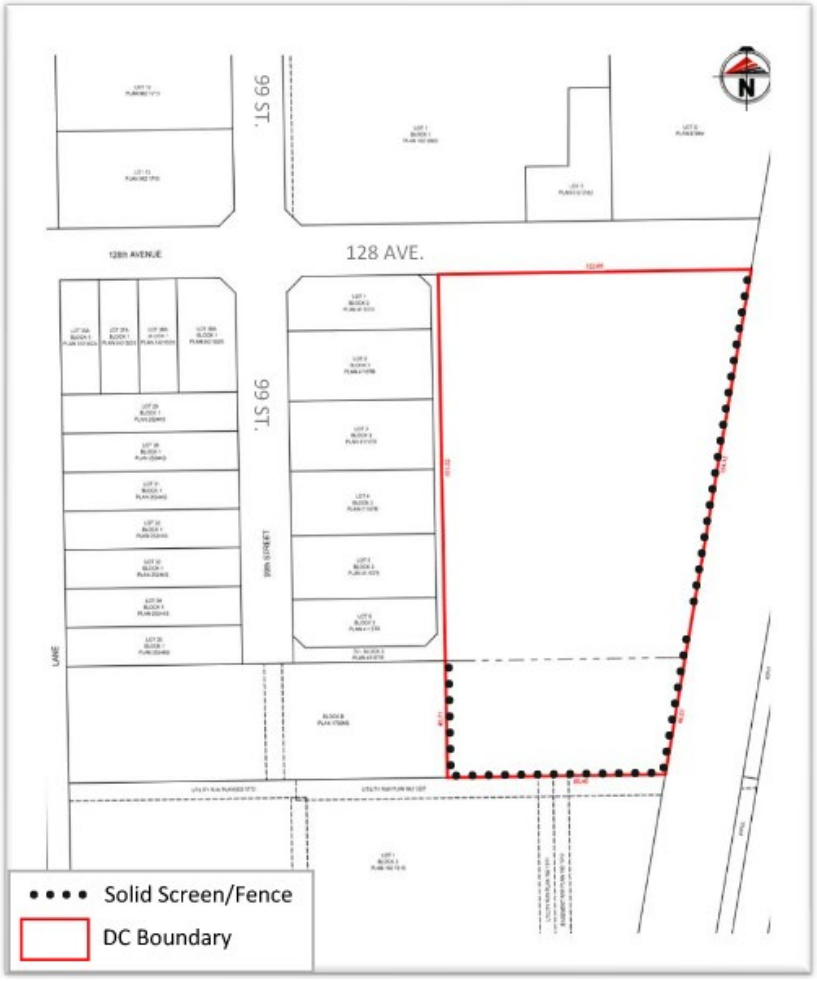
104.4.34 - DC-34 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.34.1 Purpose

To accommodate the operation of a Salvage Yard on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.34.2 Area of Application

This District shall apply to Block C, Plan 1795KS, (Civic address: 9727 - 128 Avenue) and part of Block B, Plan 1795KS within NW-36-71-06-W6M, as shown on the map below.



104.4.34.3 Uses

The following uses may be approved at the discretion of the Development Authority.

Discretionary Uses

- Accessory Building or Structure
- Accessory Use
- Rail Yard
- Salvage Yard
- Shipping/Storage Container
- Sign
- Surveillance Suite/Caretaker's Residence

104.4.34.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine of this Bylaw, development within this District shall be in accordance with the following minimum regulations.

a)	Lot Width:	30 m
b)	Front Yard:	6.1 m
c)	Side Yards:	None except 3.0m abutting a public road other than a lane
d)	Rear Yard:	None except 3.0m abutting a public road other than a lane
e)	Building Height (maximum)	25 m

104.4.34.5 Additional Requirements

a. All signs proposed for development shall comply with the requirements of Schedule B -Signs;
b. No loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;
c. Notwithstanding Section 104.4.34.5(b), the Development Authority may allow open storage in a required front yard. However, additional screening of any such open storage area shall be required to the satisfaction of the Development Authority;
d. A solid screened (wood cedar) fence of at least 3 m in height shall be provided to the satisfaction of the Development Authority and in accordance with Part Seven, of this Bylaw (see illustration in Section 104.4.34.2);
e. In accordance with Section 64 of this Bylaw, a minimum of 3m wide landscape buffer shall be provided on the side of the yard that abuts a public road. One tree shall be provided for every $50m^2$ of the required buffer area;
f. In lieu of providing landscaping on the east and south sides of the site, the owner shall enter into a Memorandum of Understanding Agreement with the City Parks Operation department for 34 trees and provide cash in lieu to the Boulevard Rehabilitation Trust Account in accordance with Section 65.1(d) of this Bylaw;

g. In addition to compliance with the Alberta Safety Code and Alberta Fire Code, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E – Small Quantity Exemptions for Dangerous Goods may, at the discretion of the Development Authority, require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
   i) Risk-Based Land Use Planning Guidelines;
   ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and
   iii) MIACC Lists of Hazardous Substances;
h. Management of waste shall comply with the Environmental Protection and Enhancement Act and its regulations, particularly the Waste Control Regulation (AR 192/96).

104.4.34.6 Development Authority

The Development Officer shall be the Development Authority for all uses in this District."

(Bylaw C-1260-169 - September 5, 2023)

104.4.35 - DC-35 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.35.1 Purpose

To provide for a diversity of commercial uses that are located adjacent to or are easily accessible from the High Visibility Corridors as identified in Schedule C. A high standard of appearance/design and landscaping as required by the Schedule C - High Visibility Corridor Overlay will be applied to developments located adjacent to a High Visibility Corridor.

104.4.35.2 Area of Application

This District shall apply to Lot 0623325, Block 1, Plan 8 as shown on the map below.



104.4.35.3 Permitted Uses	
• Accessory Building or Structure • Accessory Use • Animal Service Facility, Minor • Automotive and Equipment Repair and Sales, Minor • Automotive and/or Recreational Vehicle Sales, Rental and Service • Brewery, Distillery or Winery and Accessory Use • Broadcasting Studio • Business Support Service • Child Care Facility • Commercial Business Centre, Major • Commercial Business Centre, Minor • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Commercial School • Commercial Storage • Community Recreation Facility • Community Service Facility • Contractor, Limited • Dispatch Office • Drinking Establishment, Minor • Equipment Rental and Repair Rental • Essential Public Service • Family/Fast Food Restaurant • Financial Building	• Funeral, Crematory and Interment Service • Gas Bar • Government Service • Greenhouse • Health Facility, Major • Health Facility, Minor • Liquor Store • Motel • Office, Major • Office, Minor • Parking Lot or Building • Personal Service Facility • Recycling Depot • Restaurant • Restaurant & Drinking Establishment, Minor • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Service Station • Solar Collector • Storage Yard (Accessory to Retail/Warehouse Sales) • Supermarket • Truck and/or Manufactured Home Sales • Vehicle Wash, Minor • Warehouse Sales
104.4.35.4 Discretionary Uses-Development Officer	
• Carnival • Casino • Commercial Recreation Facility, Outdoor • Community Outreach Facility • Drinking Establishment, Major • Dry Cleaning Plant • Famers/Flea Market • Fleet Services	• Hotel • Late Night Club • Religious Assembly • Restaurant & Drinking Establishment, Major • Retail Store, Cannabis • Small Wind Energy Systems • Vehicle Wash, Major
104.4.35.5 Discretionary Uses-Committee	
• Adult Entertainment Facility	• Public Utility

104.4.35.6 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a. Site Width:	30m
b. Front Yard:	3.0m
c. Rear Yard:	None Required
d. Side Yard:	3.0m
e. Building Height: (Maximum)	• 12 Storeys for hotels; • 6 Storeys for commercial buildings; and • 3 Storeys for all other sole commercial uses (maximum)
f. Site Coverage: (Maximum)	60% (maximum)

104.4.35.7 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, Commercial Arterial District Standards;
b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
c. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building;
d. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;
e. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
f. All setbacks shall comply with the minimum yard requirements as per the above Site Standards. Notwithstanding the foregoing, a 5m setback shall be required for a portion of the west site boundary in accordance with Right of Way Plan 212 2992.
g. Section 41 of this Bylaw shall not apply. Minimum development setbacks shall be in accordance with the above Site Standards.

104.4.35.8 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-184 – July 29, 2024)

104.4.36 - DC-36 – SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.35.1 Purpose

The purpose of this district is to provide for the development of a Permanent Supported Housing facility on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.36.2 Area of Application

This District shall apply to Lot 22, Block 6, Plan 1421696 (Civic Address: 11007 106 Street).

104.4.36.3 Development Authority

The Development Officer shall be the Development Authority for the uses and standards in this District.

104.4.36.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory Use
- Accessory Building or Structure
- Permanent Supported Housing

104.4.36.5 Development Standards

a. All uses and development standards in this District are at the discretion of the Development Authority, which may have regard for the standards contained in Parts Seven, Eight and Nine of this Bylaw.
b. All signs shall be at the discretion of the Development Authority and shall have regard for Schedule B – Signs- PS Public Service District.
c. The site plan, orientation of buildings, relationship between buildings, architectural design and treatment of buildings, and the location and design of parking and landscaped areas shall be to the satisfaction of the Development Authority.
d. Recycling and garbage collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.

104.4.36.6 Site Standards

a.	Front Yard	6.1m
b.	Rear Yard	7.6m
c.	Side Yard	3.0m

104.4.36.6 Landscaping Requirements

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-185 – August 26, 2024)

104.4.37- DC-37-SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.37.1 Purpose

To accommodate medium to high-density residential development in the form of multi-attached dwellings or apartment buildings.

104.4.37.2 Area of Application

This District shall apply to Lot 1 Block 4 Plan 162 1989 and Lot 2 Block 5 Plan 162 1989.

104.4.37.3 Permitted Uses - Development Officer	
• Accessory Building or Structure • Accessory Use • Apartment Building • Multi-Attached Dwelling	• Park • Residential Support Home – Type 1 • Solar Collector
104.4.37.4 Discretionary Uses-Development Officer	
• Child Care Facility • Dispatch Office* • Group Home • Health Care Facility, Minor* • Mixed Use Apartment Building • Office, Minor* • Parking Lot or Building	• Personal Service Facility* • Residential Care Facility • Residential Sales Centre • Residential Support Home – Type 2 • Retail Store, Convenience* • Small Wind Energy Systems • Urban Agriculture * See 104.4.37.8 Additional Requirements
104.4.37.5 Discretionary Uses-Committee	
• Public Utility	

104.4.37.6 Development Authority

a. The Development Authority for this district shall be the Development Officer except for uses listed in 104.4.37.5.
b. The Development Authority for any variances of any standards in this bylaw shall be Committee.

104.4.37.7 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a.	Site Area:	930m^2
b.	Site Width:	20m
c.	Front Yard:	6.1m
d.	Rear Yard:	7.6m
e.	Side Yards:	Minimum 3.0m and, 0.9m for each storey or partial storey over 3 storeys
f.	Building Height (Maximum):	8 storeys

h.	Site Coverage (Maximum):	50%
i.	Number of Units (Maximum):	Lot 1 Block 4 Plan 162 1989: 190 units Lot 2 Block 5 Plan 162 1989: 157 units with the ability to increase to 245 pending written approval from Aquatera and support from the City.

104.4.37.8 Additional Requirements

a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs, RM - Medium Density Residential District Standards;
b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall only be permitted as a mixed-use development and not be in any freestanding structure separate from a structure containing residential uses; and
c. The site plan, relationship between buildings, structures, and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

104.4.37.9 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-186 – October 21, 2024)

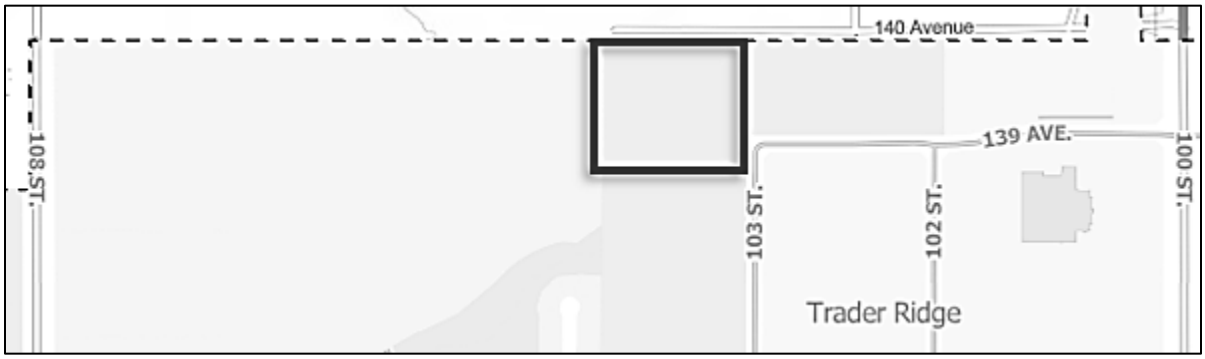
104.4.38 - DC-38 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.38.1 Purpose

To provide for a community recreation facility offering opportunities for indoor field sports such as soccer, football and rugby, as well as other recreation activities, including air-supported structure and related uses.

104.4.38.2 Area of Application

This district shall apply to part of Lot 5, Block 1, Plan 192 2761 as shown in the map below.



104.4.38.3 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Child Care Facility
- Community Recreation Facility
- Family/Fast Food Restaurant
- Health Facility, Minor
- Personal Service Facility
- Retail Store, General
- Restaurant

104.4.38.4 Development Authority

The Development Officer shall be the Development Authority for all uses in this district.

104.4.38.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply:

a.	North Side Setback:	6.1m
b.	East Side Setback:	6.1m
c.	South Side Setback:	3.0m
d.	West Side Setback:	7.6m
e.	Building height (Maximum):	15.0m, except air-supported structures, which may be up to 30.0m.

104.4.38.6 Landscaping

In addition to the Regulations contained in Part Eight, the following standards shall apply:

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

104.4.38.7 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, Public Service District Standards.
b. The site plan, relationship between buildings, structures and open space, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.

(Bylaw C-1260-197 – April 7, 2025)

104.4.40 - DC-40 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.40.1 Purpose

To provide for commercial development on a site-specific basis with a high quality of commercial building design and appearance for developments that front onto 102 Street and allow for well-screened outdoor storage.

104.4.40.2 Area of Application

This district shall apply to Lot 5, Block 4, Plan 062-1904.

104.4.40.3 Development Authority

The Development Officer shall be the Development Authority

104.4.40.4 Permitted Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building/Structure or Use
- Animal Service Facility, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Brewery, Distillery and Winery
- Broadcasting House
- Business/Office Support Service
- Child Care Facility
- Commercial Business Center, Major
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility Indoor, Outdoor
- Commercial School
- Commercial Storage
- Community Recreation Facility
- Community Service Facility
- Contractor, Limited
- Contractor, General
- Dispatch Office
- Equipment Rental and Repair
- Essential Public Service
- Financial Building
- Funeral Home
- Health Facility, Major
- Health Facility, Minor
- Liquor Store
- Office, Major
- Office, Minor
- Parking Lot or Structure
- Personal Service Facility
- Public Utility
- Religious Assembly
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Sign
- Storage Yard
- Warehouse Sales

104.4.40.5 Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply and shall be considered a commercial district.

a. West Side Frontage (102 Street) Setback: 6.1m
b. East Side Frontage (101 Street) Setback: 6.1m
c. Side Yard Setbacks: 6.1m on one (1) side and 0.0m on the other side
d. Building Height (Maximum): 3 Storeys
e. Site Coverage: 60%

104.4.40.6 Additional Requirements

a. Two (2) vehicle accesses onto 101 Street and one (1) vehicle access onto 102 Street will be allowed;
b. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, CT - Commercial Transition District Standards;
c. The site plan, relationship between buildings, structures, and the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
d. Buildings adjacent to the 102 Street frontage are required to present a high standard of appearance and design to the satisfaction of the Development Authority. The front façade must be oriented toward 102 Street.
e. Storage Yard must be screened from street view by a fence. The Development Authority may require a solid fence or allow chain link with lath, depending on the location of storage.
f. Loading, storage and trash collection areas shall be screened from view from adjacent sites and public roads.

104.4.40.7 Landscaping Requirements

In addition to the requirements of Part Eight the following shall be required:

i. A 3.0m landscaped buffer shall be provided at the front of the property adjacent to 101 Street to the satisfaction of the Development Authority

ii.

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-200 – May 5, 2025)

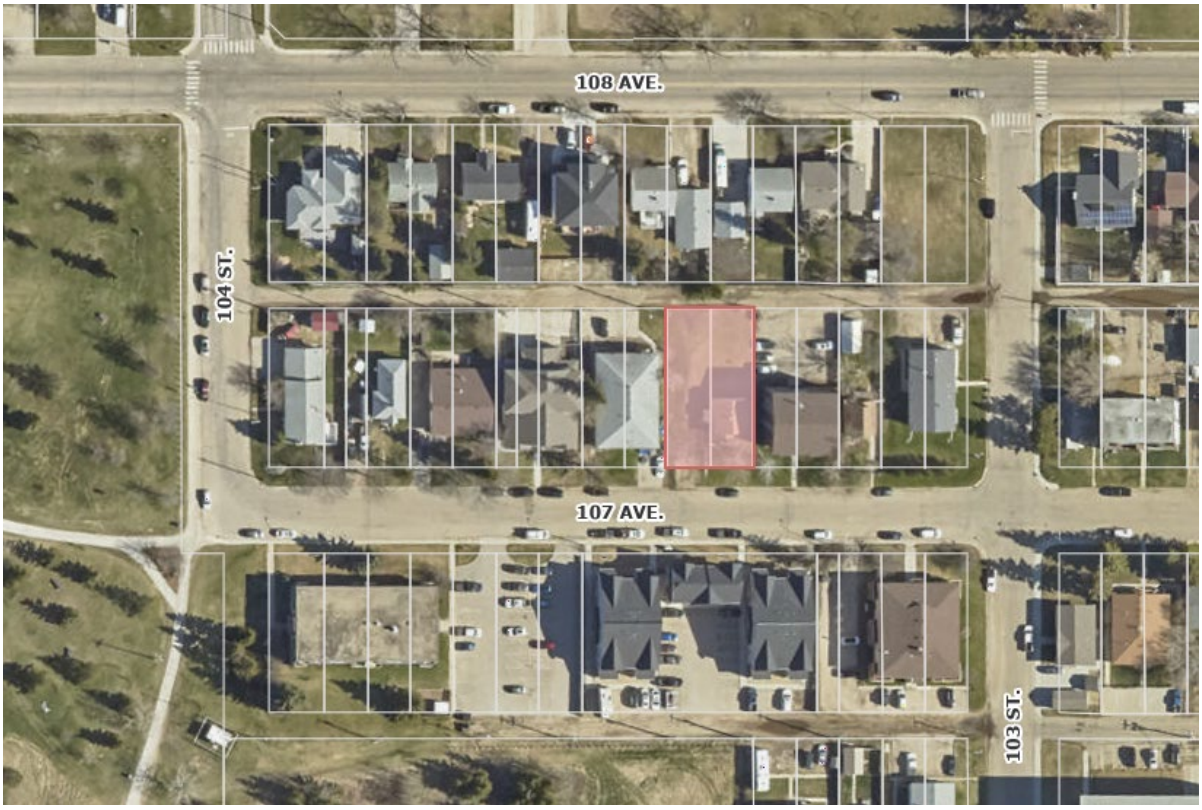
104.4.41 - DC-41 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.41.1 Purpose

To provide for the development of an Apartment Building on a site-specific basis in conformity with the South Avondale Area Redevelopment Plan.

104.4.41.2 Area of Application

This District shall apply to Lots 26 & 27, Block 20, Plan 1061AE (10312 107 Avenue) as shown in the map below.



104.4.41.3 Uses

- Accessory Building or Structure
- Apartment Building
- Home Office

104.4.41.4 Development Criteria

Development on the subject property shall be in accordance with the following regulations:

a. Development shall take place in accordance with the standards, site plan and building elevations which form part of this District.
b. Setback requirements for the Accessory Building or Structure shall be provided in accordance with requirements in the Section 33 of this Bylaw.

c. Apartment Building:

	Site Standard	Apartment Building
i.	Lot Area:	747 m^2
ii.	Lot Width:	20.01m
iii.	Front Yard Setback:	6.1 m
iv.	Rear Yard Setback:	7.6 m
v.	Side Yard Setbacks (minimum):	3.0 m each side
vi.	Site Coverage (maximum):	45%
vii.	Building Height (maximum):	4 storeys

d. Parking:
   i. Total of nine (9) parking stalls shall be provided on site.
   ii. Parking Lot configuration (stall dimensions, drive aisle width, line painting etc.) shall be provided in accordance with the requirements contained in Part Nine of this Bylaw.
   iii. The parking lot shall be hard surfaced as per Part Nine of this Bylaw.

e. Landscaping:
   i. Landscaping shall be provided in accordance with the site plan that forms part of this District.
   ii. In addition, all areas of the site not containing buildings, parking and sidewalk, as shown on the site plan forming part of this District, shall be soft landscaped with sod or seeded lawn. Alternate forms of soft landscaping may be approved at the discretion of the Development Authority.

f. Additional Requirements:
   i. Individual lots shall be consolidated into one (1) parcel. The legal description for this property will change after consolidation occurs which will render policy 104.4.41.2 outdated. The civic address and supplemental air photo of the subject property will serve as property identification.
   ii. Buildings in this district are required to present a high standard of appearance and design to the satisfaction of the Development Authority in accordance Section 104.4.41.5 that forms part of this District. All exterior finishing materials shall be of good quality, durable, and attractive. The predominant exterior finishing materials shall have regard to the objective of ensuring that the development is of high quality.
   iii. The sign to identify the building shall be as per the building elevations that form part of this District.
   iv. On-site lighting shall be oriented so as not to create a nuisance to surrounding properties.
   v. The garbage collection area shall be located in the rear yard as per site plan and screened in accordance with Section 47 of this Bylaw.

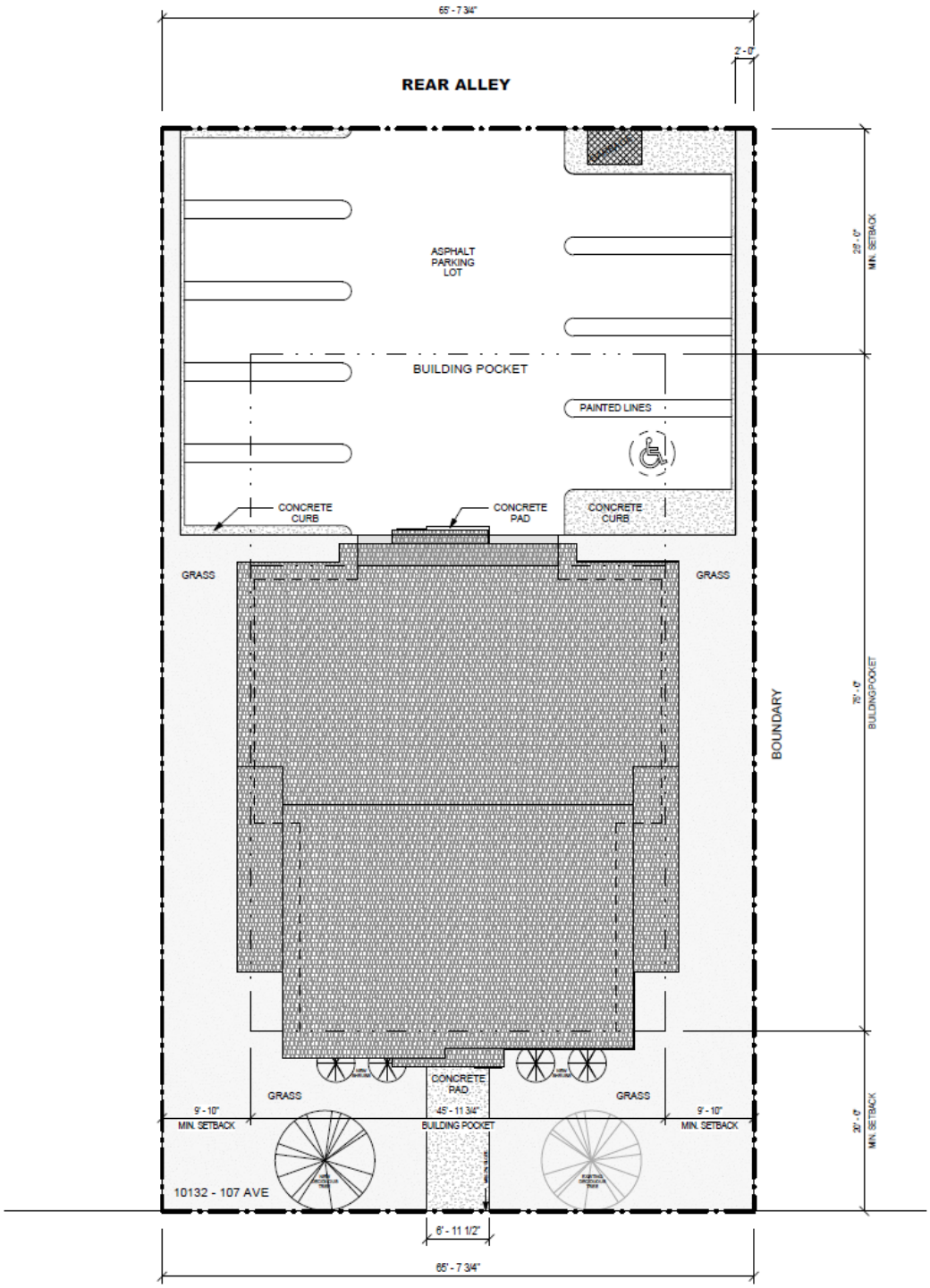
104.4.41.5 Architectural Criteria

The development shall generally be consistent with the intent and layout of the building elevations, floor plans and site plan that form part of this District. The proposed development must maintain compliance with the South Avondale Area Redevelopment Plan Architectural Controls. (Appendix 1 of the Area Redevelopment Plan).

104.4.41.6 Development Authority

a. The Development Officer shall be the Development Authority for all uses in this District.
b. Minor deviations or variances to the standards and policies contained in this District do not necessitate an amendment to this District if, in the opinion of the Development Authority, the overall aesthetics of the building and site will not be diminished, and the changes do not create an increase of intensity to the day-to-day operations. Minor deviations and/or variances will be addressed by following the Discretionary Use Development Permit approval procedure and the Committee will be the Development Authority.

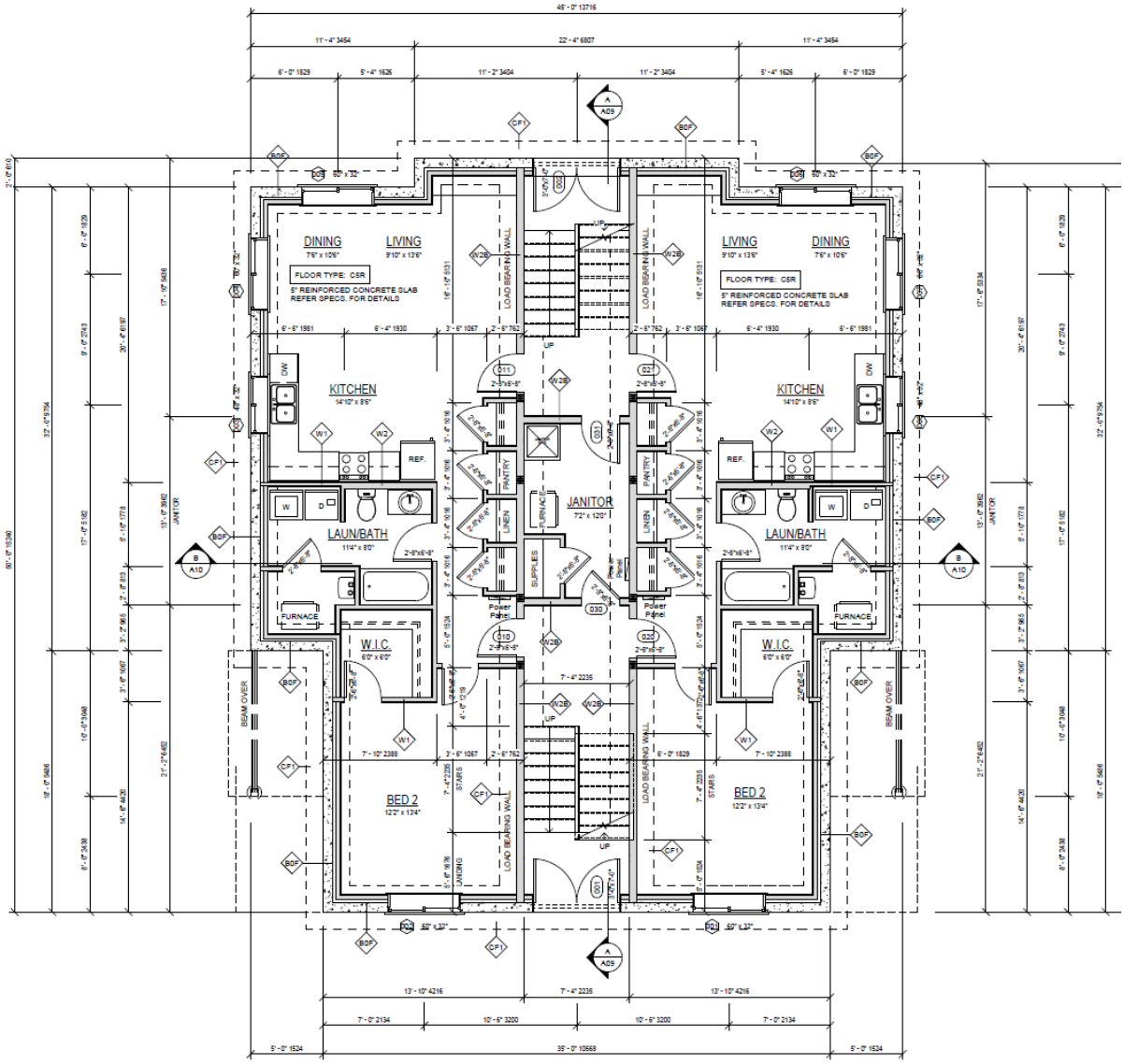
SITE PLAN



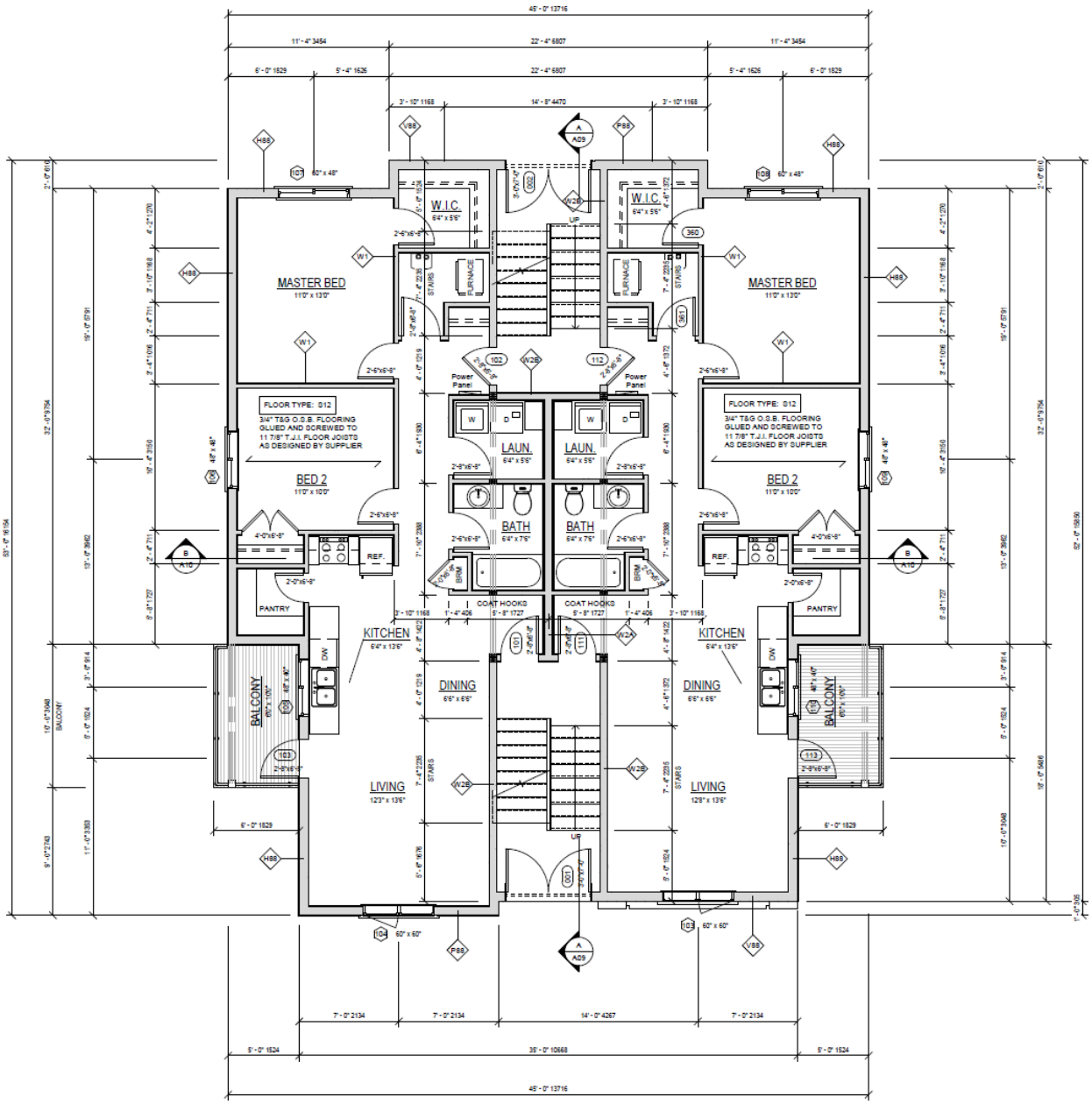
SITE PLAN
SCALE: 1 : 96

107 AVE

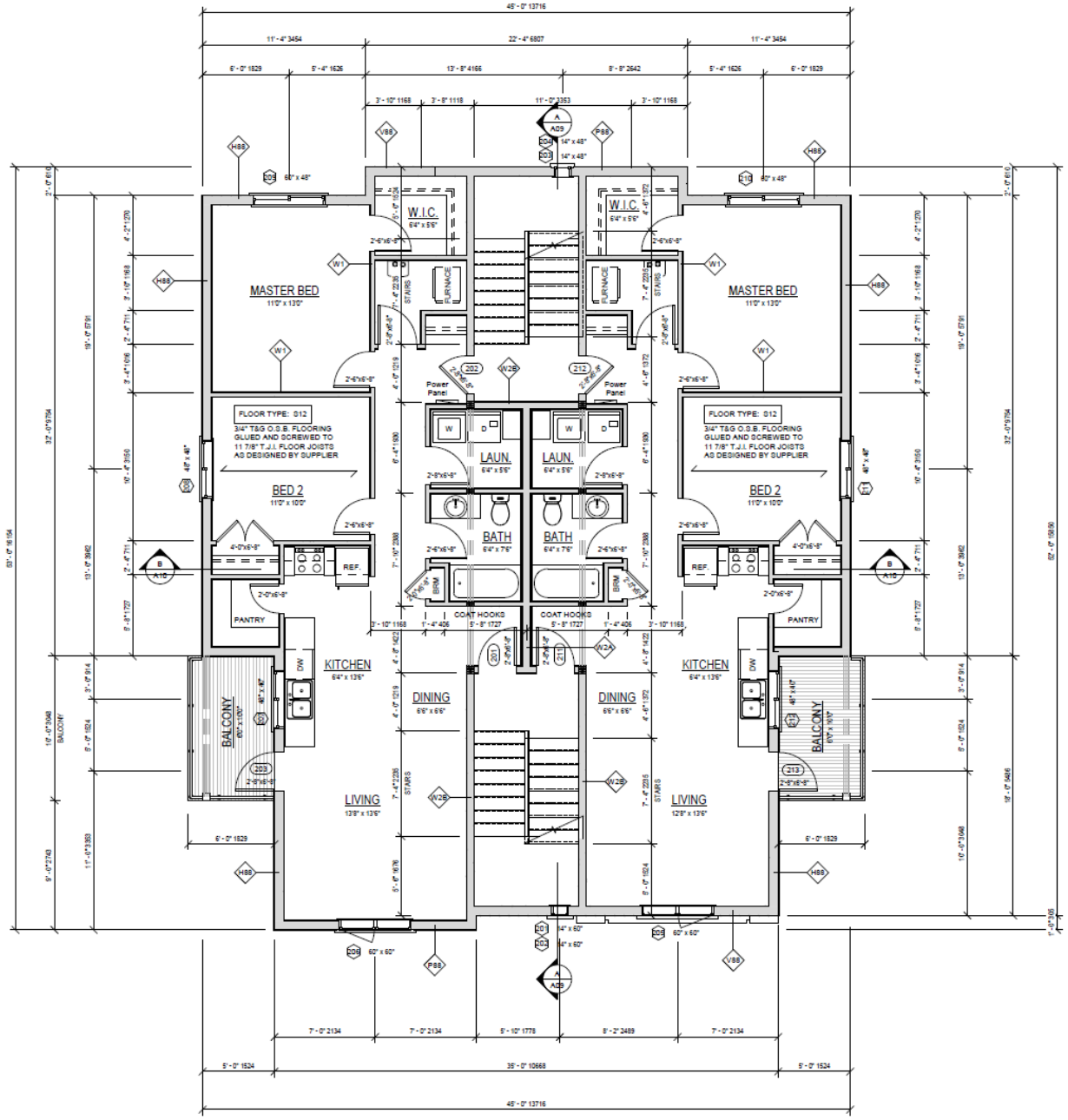
FLOOR PLANS



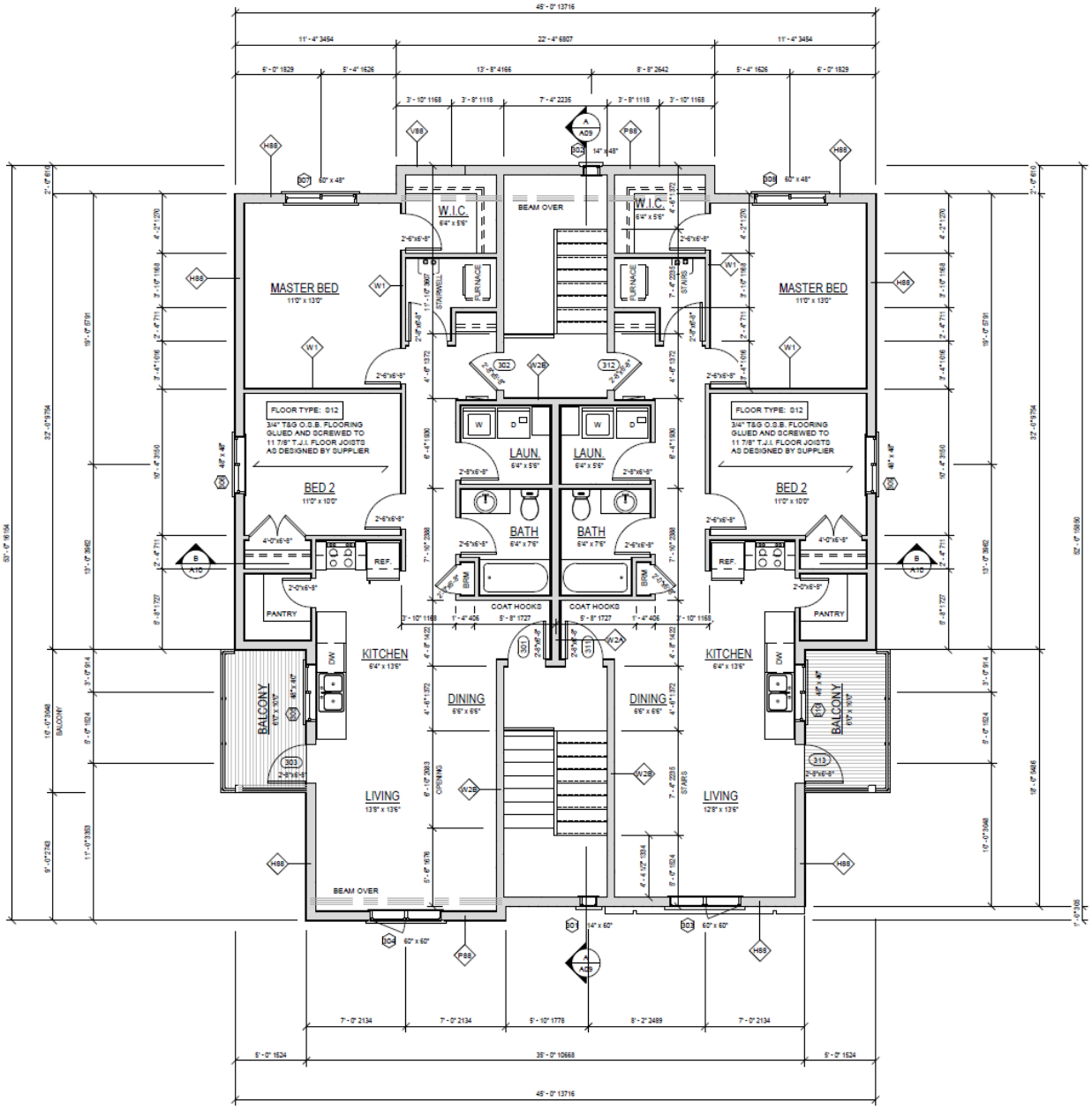
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

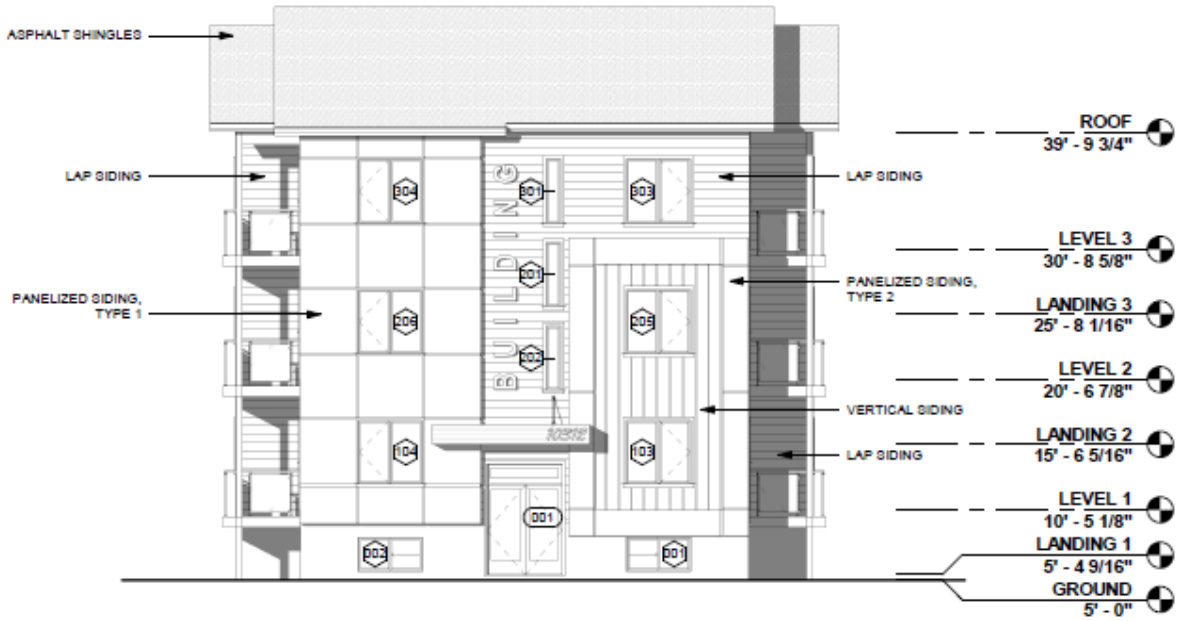


LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

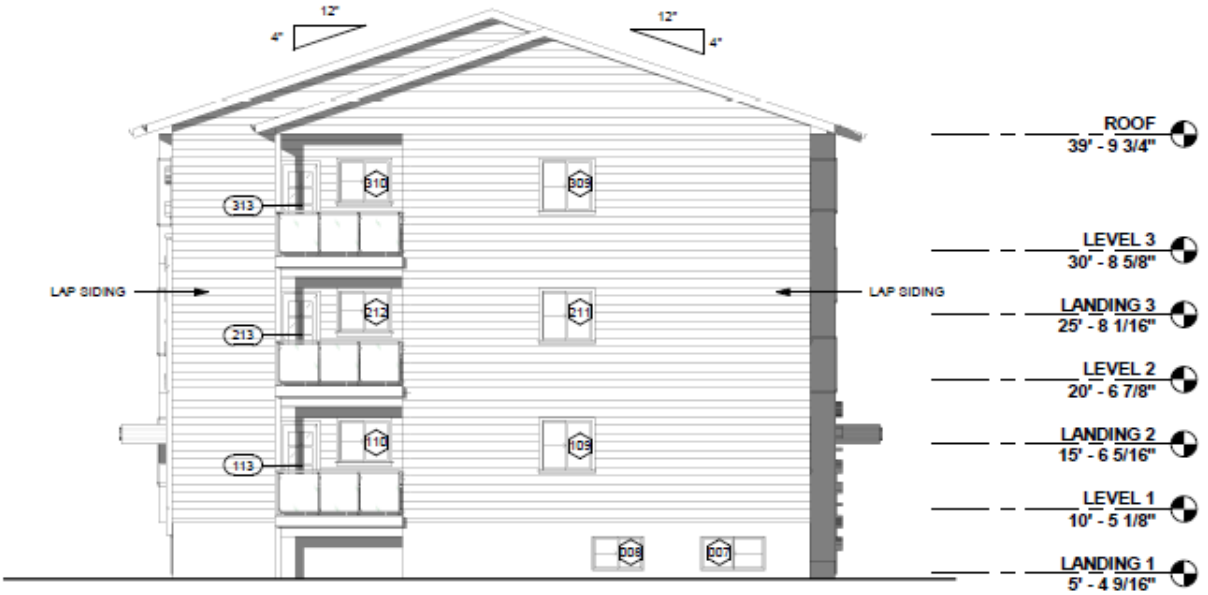


LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

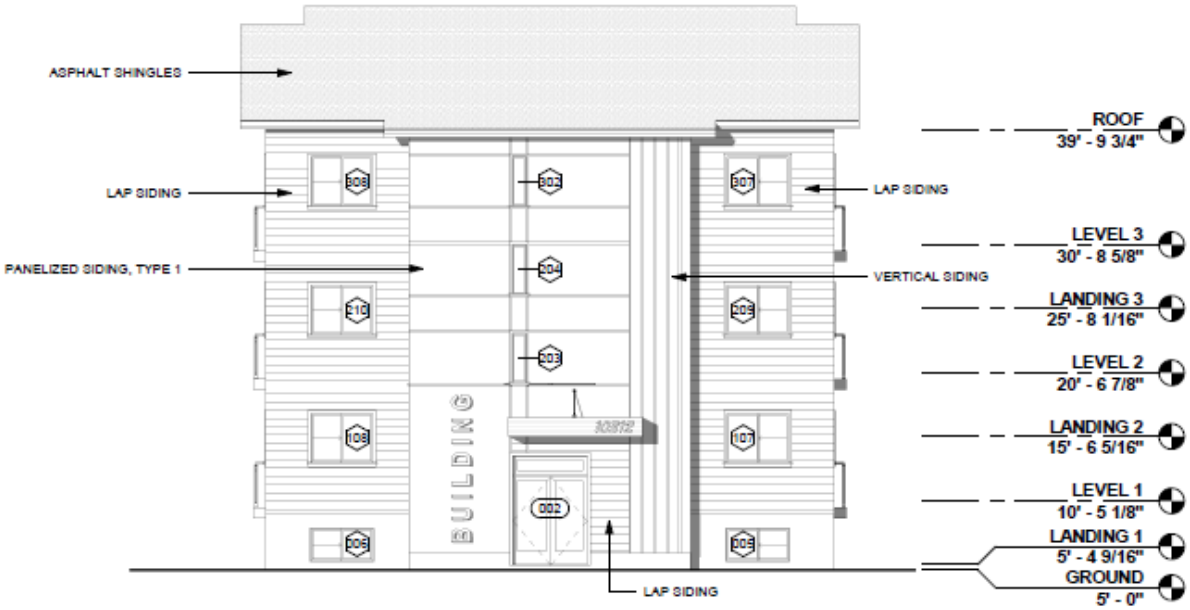
EXTERIOR ELEVATIONS



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

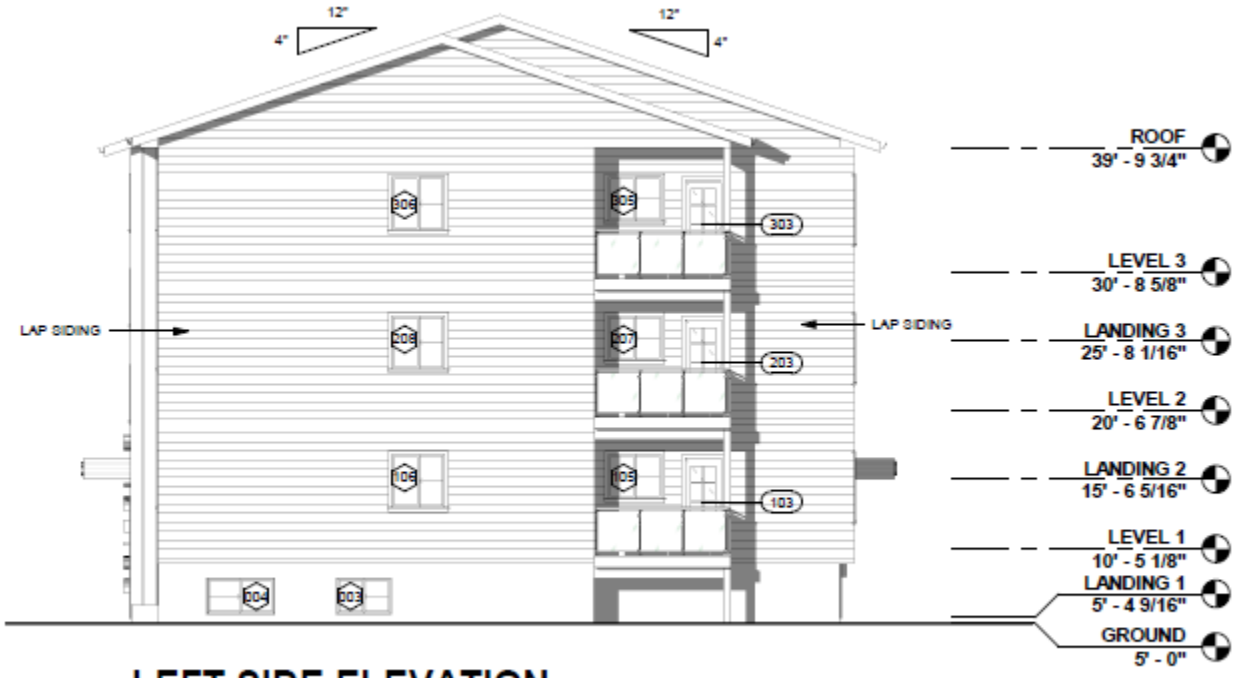


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

104.4.42 - DC-42 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.42.1 Purpose

To provide for commercial development on a site-specific basis with a high quality of commercial building design and allow for well-screened outdoor storage.

104.4.42.2 Area of Application

This district shall apply to Lot 5A, Block 3, Plan 1325404.

104.4.42.3 Development Authority

The Development Officer shall be the Development Authority.

104.4.42.4 Permitted Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Boarding House
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Local
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreational Facility, Indoor
- Commercial School (up to 10 pupils at any time)
- Community Service Facility
- Contractor, General
- Contractor, Limited
- Drinking Establishment, Minor
- Dispatch Office
- Equipment Rental and Repair
- Family/Fast Food Restaurant
- Financial Building
- Government Service
- Health Facility, Minor
- Mixed Use Apartment Building
- Office, Minor
- Parking Lot or Building
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Solar Collector
- Sign
- Storage Yard
- Warehouse Sales

104.4.42.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply and shall be considered a commercial district.

a.	Front Yard Setback	3.0 m
b.	Side Yard Setback	3.0 m
c.	Rear Yard Setback	3.0 m
d.	Building Height (Maximum)	3 Storeys
e.	Site Coverage	60%

104.4.42.6 Additional Requirements

a. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, CT - Commercial Transition District Standards;
b. The site plan, relationship between buildings, structures, and the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
c. Buildings are required to present a high standard of appearance and design to the satisfaction of the Development Authority.
d. A Storage Yard must be screened from street view by a fence. Any storage visible from 102 Street shall be screened to the satisfaction of the Development Authority.
e. Loading, storage and trash collection areas shall be screened from view from adjacent sites and public roads.

104.4.42.7 Landscaping Requirements

In addition to the requirements of Part Eight the following shall be required:

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m² of Total Lot Area	1 per 200m² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

104.4.43 - DC-43 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.43.1 Purpose

To provide for the development of of a new wastewater lift station that will improve system reliability and provide bypass capability during maintenance or repairs of the wastewater treatment plant.

104.4.43.2 Area of Application

This district shall apply to a 1.50 ha area of land in the SW ¼ Sec 12, Twp 71, Rge 6, W6M, adjacent to the existing Aquatera Utilities Water and Wastewater Treatment Plant, as shown below:



104.4.43.3 Development Authority

The Development Officer shall be the Development Authority.

104.4.43.4 Permitted Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Public Use
- Public Utility
- Waste Management

104.4.43.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply and shall be considered a commercial district.

a. Front Yard Setback 6.1 m
b. Side Yard Setback 3.0 m
c. Rear Yard Setback 7.6 m
d. Building Height (Maximum) 10.0 m

104.4.43.6 Additional Requirements

a. Any portion of the existing trail network removed or disrupted by the development shall be replaced or relocated in a manner that maintains trail connectivity and functionality, to the satisfaction of the Development Authority.
b. The site layout and design shall prioritize public safety and ensure safe interaction between the development and adjacent pathways and trail systems, to the satisfaction of the Development Authority.
c. Screening and buffering between the development and adjacent pathways and trail systems shall be provided to the satisfaction of the Development Authority.
d. Existing trees shall be retained where reasonably possible, and the siting of buildings, structures, and other improvements shall minimize visibility from adjacent pathways, trail systems, and the Bear Creek baseball diamonds to the satisfaction of the Development Authority.
e. Building design, exterior materials, landscaping, fencing, screening, and other site features shall be provided to the satisfaction of the Development Authority.