

Land Use Bylaw



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1 Legal and Interpretation

This section of the Land use Bylaw establishes the purpose of the Bylaw, its effective date, purpose, repeal of the previous bylaw and guidance on interpretation. This section also establishes the compliance requirements with other applicable legislation.

1.1 Title

This Bylaw may be referred to as the City of Airdrie Land Use Bylaw No. B-01/2016.

This Land Use Bylaw is referred to as the Bylaw in this text.

1.2 Application

The provisions of the Land Use Bylaw apply to all lands and buildings within the municipal boundaries of the City of Airdrie.

1.3 Purpose

- (1) The purpose of the Bylaw is to facilitate the orderly, economical and beneficial development and use of land and buildings within the City and for that purpose the Bylaw, among other things,
 - (a) Divides the City into land use districts;
 - (b) Prescribes and regulates for each land use district, the purpose for which the land and buildings may be used;
 - (c) Establishes the roles of the Development Authorities;
 - (d) Establishes the method of making decisions on applications for land use redesignations and Development Permits, including the issuing of Development Permits;
 - (e) Sets out the method of appealing any decision relative to this Bylaw; and
 - (f) Prescribes the procedures to notify landowners, residents, and citizens likely to be affected by the issuance of a Development Permit or Land Use Bylaw amendment.
- (2) This Bylaw is intended to be applied in a manner that serves to implement statutory plans that have been adopted by the City.
- (3) This Bylaw shall be used in conjunction with the policies and procedures as adopted and amended by Council from time to time.

1.4 Effective Date

This Bylaw comes into effect at such time as it has received third (3rd) reading and has been signed in accordance with the Act.

1.5 Repeal of Previous Land Use Bylaw

The City of Airdrie Land Use Bylaw No. B-09/2005 and amendments thereto are hereby repealed except as required under Applications in Progress (**Section 1.9**) or as otherwise outlined in this Bylaw.

1.6 Compliance with Requirements and Legislation

A person applying for or in possession of a valid development permit is not relieved from the responsibility of complying with or carrying out development in accordance with:

- (1) The requirements of any other applicable Federal, Provincial and/or Municipal statute, regulation, bylaw, guideline, policy, procedure approval or permit including but not limited to the requirements of the Alberta Safety Codes Act, Alberta Building Code, Alberta Environmental Protection and Enhancement Act, Alberta Agricultural Operation Practices Act and any City Statutory Plan, and
- (2) The conditions of any caveat, covenant, easement, instrument or agreement affecting the land or building.

1.7 Severability

If any provision of this Bylaw is found by a court to be of no force or effect, it is the intention of the Council that such provision be severed from this Bylaw and that every other provision of this Bylaw continue in force and effect.

1.8 Applications in Progress

- (1) All established Land Use Districts shall be transitioned to the closest equivalent district under this Bylaw, as provided by **Map 1** (Land Use Map)
- (2) All Land Use Bylaw Amendment applications in progress prior to the effective date of this Bylaw shall be transitioned to the closest equivalent district and brought forward as proposed amendments to this Bylaw. In the case of an application for a text amendment to the Land Use Bylaw, the application shall be transitioned in the closest and most complete form, having regard for the purpose and intent of the amendment, and brought forward as a proposed amendment to this Bylaw.
- (3) All Subdivision and Development Permit applications received in a complete form prior to the effective date of this Bylaw, including any applications under appeal, shall be processed and considered based on the regulations in effect under Bylaw No. B-09/2005. An applicant may, prior to a decision being made on the application, provide the City with a duly signed amended application requesting that said Amendment, Subdivision or Development Permit application be processed and considered based on the regulations of this Bylaw.
- (4) All Land Use Bylaw Amendment, Subdivision or Development Permit applications, including revisions to any previous applications or decisions, which are received and deemed complete on or after the effective date of this Bylaw shall be processed and considered based on the regulations of this Bylaw.
- (5) An application for Development Permit made under an approved Master Site Plan which is received and deemed complete on or after the effective date of this Bylaw shall be processed and considered based on the regulations of this Bylaw.
- (6) Any development previously exempt from requiring a Development Permit but which would require a Development Permit under this Bylaw shall remain exempt from requiring a Development Permit only where:
 - (a) Evidence is provided to the satisfaction of the Development Authority to show that work was commenced prior to the adoption of this Bylaw, and;
 - (b) All work is completed with reasonable dispatch for a period not longer than one year from the date of the adoption of this Bylaw.
- (7) Any development within a subdivision that was processed and considered based on the regulations in effect under Bylaw No. B-09/2005, and which does not require a Development Permit, shall be processed and considered based on the regulations in effect under Bylaw No. B-09/2005.
- (8) Any application for a subdivision or development for which an approval had been granted, but which has expired or lapsed, shall be considered based on the regulations of this Bylaw.

1.9 Non-Conforming Buildings and Uses

- (1) Non-conforming buildings and uses shall be administered as outlined in the Municipal Government Act.
- (2) In accordance with Section 643(5)(c) of the Act, the Development Authority may issue a variance permitting a non-conforming building to be enlarged, added to, rebuilt or structurally altered where:
 - (a) The proposed development is consistent with the purpose and intent of the applicable land use district;
 - (b) The proposed development will not result in any additional non-compliance with the requirements of the District or other sections of this Bylaw;
 - (c) There is no significant change to the land use or an increase in the intensity of the use, in the opinion of the Development Authority, and;
 - (d) The proposed development meets the requirements of Section 640(6) of the Act.

1.10 Fees

The Council may from time to time, by bylaw, establish and charge fees in respect of any matter related to the administration or enforcement of this Bylaw.

1.11 Bylaw Interpretation

- (1) Words and terms used in this Bylaw shall have the same meaning and definition as those in the Municipal Government Act unless otherwise specifically defined in this Section. Where words and terms are not defined in the Municipal Government Act or this Section, the Interpretation Act, R.S.A. 2000 Chapter I-8, then the Oxford Dictionary, shall apply.
- (2) The preambles and headings provided for sections, paragraphs and sub-sections in this Bylaw are for convenience and reference only; they do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
- (3) This Bylaw is written in metric measurement.

1.12 Rules of Interpretation

Provisions of this Bylaw shall be interpreted and applied as follows:

- (1) The word 'SHALL' means the provision is mandatory and therefore must be complied with, without discretion;
- (2) The word 'MUST' has the same meaning as "shall" unless otherwise determined by the Development Authority, as the context may require;
- (3) The word 'SHOULD' is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory. When the regulation is directed to the Developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved;
- (4) The word 'MAY' is a discretionary term, providing notification that the regulation in question can be enforced if the City chooses to do so, and is usually dependent on the particular circumstance;
- (5) The word 'EXEMPT' means absolved or waived from a specific requirement or provision of this Bylaw;
- (6) The word 'PERSON' includes an individual, partnership, association, corporation, firm, trustee, executor, administrator and legal representative of a person;
- (7) The word "LOT" also includes the words "parcel" and "plot";
- (8) Words used in the present tense shall also mean the future tense;
- (9) Words used in the singular may also mean the plural where necessary in the given context;
- (10) Words used in the masculine gender shall also mean the feminine gender and the neutral;
- (11) The words "district standard" shall be interpreted to mean the minimum requirements applicable (such as lot width, area, etc.) for a land use district where no other more specific requirements or exemptions apply.
- (12) The words "use", "used", "uses", "occupy", "occupied" or "occupies", applied to any land or building shall include anything done to or arranged, designed or intended for said land or building;
- (13) Where a dimension or standard is provided in both metric and imperial units, the metric standard shall prevail;
- (14) 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) "and/or" indicates that the connected items may apply singly or in combination; and
 - (c) "or" indicates the items shall apply singly but not in combination.
- (15) In the case of a conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern;
- (16) In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.
- (17) References to specific road classifications (i.e. Collector, Arterial, etc.) in this Bylaw shall have the same meaning as nearest classification, as determined by the Development Authority, is provided in the Engineering Specifications used by the City of Airdrie, as may be amended from time to time.
- (18) For ease of reference, variations in the wording order of any given definition in this Bylaw shall not affect the meaning prescribed to such definition. For example:
 - (a) "Dwelling, Single Detached" shall also mean "Single Detached Dwelling" and vice versa;
 - (b) "Home Business, General" shall also mean "General Home Business" and vice versa.

1.13 Definitions

- (1) In the list of definitions provided below, definitions which are shown with a shaded (blue) background are land uses, while other definitions and general terms are left with a white/blank background.
- (2) Use Definitions: If, in the opinion of the Development Authority, a particular use does not conform to any of the following definitions; or if a particular use appears to conform to two or more definitions, the particular use may be deemed to conform to the definition which, in the opinion of the Development Authority is most appropriate.
- (3) The Development Authority may approve ancillary uses which serve the needs of the principal use where not specifically excluded by the land use definition deemed most appropriate by the Development Authority.
- (4) Where examples and typical uses are included, they are meant to offer examples as a way of explaining the use category and are not meant to limit the scope of the definition in any way.
- (5) In this Bylaw, unless the context otherwise requires:

A
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 with it.
Accessory Building means: A building or structure that is subordinate or incidental to the principal building, and located on the same site as the principal building or use. Typical uses include garages, sheds, and other incidental storage supporting the principal building or use on the site. Where a structure is attached to a principal building on a site by a roof, an 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 Suite means: A secondary dwelling unit, which may include any of the following: <ol style="list-style-type: none">(a) Dwelling, Garage Suite(b) Dwelling, Garden Suite(c) Dwelling, Secondary Suite
Accessory Use means: The use of land or buildings which is secondary to the principal use of the same parcel, building, site or dwelling unit, but may not necessarily be subordinate to or form part of the expected service or function of the principal use.
Act or MGA: Refers to the <i>Municipal Government Act</i> , R.S.A. 2000, Chapter M-26 and regulations passed thereunder, as amended or replaced from time to time.
Adjacent: Refers to those lands or portions of land that are next to the parcel of land that is typically in reference to a Development Permit or subdivision application and includes lands that would be next to the parcel if not for an easement, right of way or natural feature (e.g. public thoroughfare, stream, pipeline, public utility lot, power line, railway).

Agriculture means:

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

- (a) The cultivation of land;
- (b) The raising of poultry and livestock, including game-production animals within the meaning of the *Livestock Industry Diversification Act*;
- (c) The raising of fur-bearing animals, birds or fish;
- (d) The production of agricultural field crops;
- (e) The production of fruit, vegetables, sod, trees, shrubs or other commercial crops;
- (f) The production of eggs, honey and milk;
- (g) The operation of agricultural machinery and equipment, including irrigation pumps; and
- (h) The application of fertilizers, pesticides, fungicides and herbicides for agricultural purposes.

Agricultural Operation, Limited means:

Agricultural activities, including the cultivation or keeping of plants, horses, and small-scale livestock operations on parcels not exceeding 4.0 ha. This use category includes hobby farms, riding arenas, kennels and small farms, but does not include a Medical Marihuana Production facility.

Agricultural Operation, General means:

Agricultural activities, including the cultivation or keeping of plants and livestock. Uses would include keeping of livestock and commercial riding arenas, but would not include uses with specific siting considerations, or land and water requirements deemed to be intensive by the Development Authority. This use does not include a confined feeding operation as defined in the *Alberta Agricultural Operations Practices Act*, an Animal Service use, or a Medical Marihuana Production facility.

Agricultural Operation, Major means:

Agricultural activities, including the cultivation or keeping of plants and livestock where the intensity of agriculture operations would have significant land or water demands, and may include off-site impacts that would require mitigation through development. Typical uses might include tree farms, commercial greenhouses and crop production, equestrian centres and health care facilities for farm animals. This use does not include a confined feeding operation as defined in the *Alberta Agricultural Operations Practices Act*, an Animal Service use, or a Medical Marihuana Production facility.

Air Supported/Fabric/Metal Covered Structure means:

An accessory building where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell is made of artificial fabric or metal spanned across rigid trusses. This land use is excluded from all Residential and Mixed Use Districts.

Airport Operations means:

An area of land used either in whole or in part for the arrival and departure or servicing of aircraft, and any building, installation, or equipment used in connection with the operation of the airport.

This includes facilities with direct access to the airport airside and which provide supportive services for the airport, including but not limited to: the Airport Terminal Building and associated infrastructure, regularly scheduled and charter airlines, cargo operators, hangars, aircraft manufacturing, flying clubs, air ambulance, aircraft service and maintenance, couriers, aircraft fuel operators, fuel storage, maintenance structures, equipment storage sheds, and air traffic control towers.

This does not include other commercial and industrial services which are complimentary to the airport but are not primarily supporting the operation of the airport, do not have airside access, and may or may not have an aviation focus.

Amenity Area means:

Space provided for active or passive recreation and enjoyment of the occupants of a residential development, or for the public when provided with a non-residential use. Amenity area may be for private or shared use, subject to the regulations of this Bylaw.

<p>Ancillary Use means: A minor or incidental use that is exclusively devoted to, and forms part of, the expected service or function of the principal use.</p>
<p>Animal Service, Limited means: A development where animals normally considered as domestic animals are washed, groomed, and/or trained, but the animals may not be boarded and the development must not have any outside enclosures, pens, runs or exercise areas. Typical uses include veterinary clinics and the retail sales of associated products.</p>
<p>Animal Service, General means: A development for which the principal use is the treatment, day-care, or training of domestic animals in an indoor facility and may include the supplementary sale of associated products. Animals may not be boarded, except for the purposes of providing health care, and the development must not have any outside enclosures, pens, runs or exercise areas. Typical uses include veterinary hospitals, animal day-care facilities, and animal shelters.</p>
<p>Animal Service, Major means: A development for which the principal use is the boarding, kenneling, or impoundment of domestic animals in a facility that includes outdoor enclosures, pens, runs and/or exercise areas and may include the supplementary sale of associated products. Typical uses include boarding and breeding kennels.</p>
<p>Applicant means: A person who is lawfully entitled to make, and makes, an application for any document, approval or other thing that may be issued, made or done under the authority of this Bylaw.</p>
<p>Approving Authority means: See "Development Authority."</p>
<p>Area Redevelopment Plan (ARP) means: A statutory plan prepared pursuant to Section 634 of the <i>Municipal Government Act</i> that addresses the redevelopment or rehabilitation of an established area.</p>
<p>Area Structure Plan means: A statutory plan prepared pursuant to Section 633 of the <i>Municipal Government Act</i> for the purpose of providing a framework for subsequent subdivision and development of an area of land. This includes:</p> <ul style="list-style-type: none"> (a) Community Area Structure Plans (CASP) which encompass a large area such as a section of land; (b) Neighbourhood Structure Plans (NSP) which usually cover a quarter-section of land (±160 acres) and are more detailed than CASPs.
<p>Artificial Landscaping means: The provision of landscaping elements which are artificial or synthetic.</p>
<p>Artificial Turf means: Synthetic sod or grass used for the purposes of providing landscaping for a site.</p>
<p>Artist Studio means: A development for which the principal use is the creation of works of art or instruction in art, and may include sales of works of art as an ancillary use.</p>
<p>Auctioning Service means: A development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. This use does not include farmers markets or second-hand retail stores.</p>
<p>Awning means: A cloth-like or lightweight metal shelter projecting from and supported entirely by the exterior wall of a building;</p>

B
<p>Back of Curb means: The edge of the curb that is closest to the property line.</p>
<p>Balcony means: An unenclosed horizontal structure adjoining a building above the first storey floor level and intended for use as a private outdoor amenity space.</p>
<p>Basement means: A portion of a building that is located wholly or partially below grade.</p>
<p>Bay means:</p> <ul style="list-style-type: none"> (a) A self-contained unit or part of a building which can be sold or leased for individual occupancy, or (b) A portion of a building used for a specific function, such as vehicle loading or service.
<p>Bed and Breakfast means: The use of a dwelling where temporary accommodation is provided to the public for remuneration, for up to 14 days with four (4) or fewer guest rooms, with the intent to provide guest services such as meals.</p>
<p>Buffer means: Trees, shrubs, earth berming, open space, fencing or a combination thereof to provide visual screening, sound attenuation and/or separation between sites and districts.</p>
<p>Building means: Anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.</p>
<p>Building Footprint means: The land area covered by buildings at the foundation, but does not include eaves.</p>
<p>Building Mass means: The three dimensional bulk of a building including the height, width and depth.</p>
<p>Business Support Service means: Development used to provide support services to businesses. These services are characterised by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, or the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing and graphics establishments, janitorial firms and ancillary business-related equipment sales and repair facilities.</p>
C
<p>Campground means: Development of land for public or private use, which has been planned and improved for the use of holiday trailers, recreational vehicles, motor homes, tents or campers and other similar recreational vehicles used for temporary overnight accommodation. A Campground may include related Accessory Buildings, including but not limited to administrative offices, eating and cooking shelters, laundry facilities, fire pits, storage, lighting, and water supply and servicing facilities. A Campground is not to be used as year round storage or accommodation for residential use, and the length of stay is not intended to extend beyond a maximum of 180 consecutive or total days.</p>
<p>Canopy means: A structure extending from the outside wall of a building normally used for the purpose of shielding a part of the building from the sun.</p>

<p>Cantilever means: A structural portion of a building floor, excluding eaves and roof projections, bay windows and fireplace chases, which extends beyond the foundation wall and is not structurally supported from below.</p>
<p>Carport means: A structure designed for the storage of vehicles, usually attached to the principal building and at least partially unenclosed. A Carport is not an Accessory Building, a Garage, an Air Supported/Fabric/Metal Covered Structure, or considered to be a part of the Principal Building.</p>
<p>Cemetery means: Development of a parcel of land primarily as a landscaped open space for the entombment of the deceased, and may include accessory developments including cineraria, columbaria, and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.</p>
<p>Change of Use Permit means: A Development Permit required for a change in use of a building or portion of a building.</p>
<p>Chattel means: A moveable item of personal property.</p>
<p>Child Care, Limited means: An accessory use that may or may not be licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for up to six (6) children under the age of 12 years. This includes neighbourhood daycare centres, kindergartens, and nursery schools.</p>
<p>Child Care, Residential means: A development licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for more than six (6) children under the age of 12 years. This includes home-based care facilities and other uses that would be compatible within a residential district and surrounding land uses.</p>
<p>Child Care, Commercial means: A development licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for more than six (6) children under the age of 12 years. This includes community daycare centres and kindergartens, and other commercial facilities, but does not include an institution operated by or under the authority of the Director of Child Welfare.</p>
<p>Child Care, Major means: An institutional building licensed by the Province of Alberta and operated under the authority of the Director of Child Welfare to provide personal care, maintenance, supervision or education for children under the age of 12 years; or any Child Care facility licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for children in an institutional format similar to a school.</p>
<p>City means: The Corporation of the City of Airdrie, or the area contained within the boundaries of the City of Airdrie, in the Province of Alberta.</p>
<p>Clearance means: The shortest vertical distance between the underside of an object and grade.</p>
<p>Commercial Riding Arena means: A commercial business which may be used by clients other than the owners or occupants of the site on which the building is located for the training and exercising of horses, but is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities.</p>

<p>Commercial School means: A development used for the training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning and/or operating the school. Typical uses include small-scale adult education facilities as well as specialized schools providing training in business, dance, music, administration, and personal service.</p>
<p>Community Garden means: A site or part of a site that does not contain a residence on which vegetables or fruits (but not cereal grains or animals of any kind) are cultivated for consumption or distribution on a not-for-profit basis. Community gardens may include the provision for the keeping of bees.</p>
<p>Community Service Facility means: A development used by the public or public groups for social, cultural or community activities. Typical uses are large, destination facilities and include multi-purpose recreation facilities, private clubs, YMCA/YWCA, tourist information/interpretive centres, museums, and libraries.</p>
<p>Compatibility means: The characteristics of different uses or activities or designs which, in the opinion of the Development Authority, allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include: height; scale; mass and bulk of buildings, signs, and other structures. Other characteristics include volumes of pedestrian and vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are: landscaping, lighting, noise, odor and architecture. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.</p>
<p>Condominium means: The individual ownership of a unit in a multi-unit structure as defined in the <i>Condominium Property Act</i>, R.S.A. 2000, Chapter C-22, as amended or replaced from time to time.</p>
<p>Container, Shipping Container or Sea Can means: An accessory sealed unit used for the land and sea transport of goods and materials, which may also be used for storage.</p>
<p>Council means: The elected Council of the City of Airdrie.</p>
<p>Corner Visibility Triangle means: A triangular portion of land formed on a corner parcel by the two curb lines and a straight line which intersects them 7.5 metres in each direction from the corner where they meet.</p>
<p>Curb Cut means: The lowering of a curb, sidewalk or boulevard to provide vehicular access to a parcel or lot.</p>
<p>D</p>
<p>Dangerous or Hazardous Goods means: A product, substance or organism listed in the <i>Dangerous Goods Transportation and Handling Act</i> and by the Major Industrial Accidents Council of Canada (MIACC), as amended.</p>
<p>Day Care means: See “Child Care”</p>
<p>Deck means: An uncovered horizontal structure with a surface height greater than 0.60 metres above grade at any point that is intended for use as an outdoor amenity space. Any stairs or landing connected to the deck that gives access from the structure to a yard or building is considered part of the deck for the regulations of this Bylaw. For similar structures equal to or less than 0.60m above grade, see “Patio”</p>

<p>Density means: The number of Dwelling Units on a parcel, lot, or development site expressed in units per hectare. Methods for calculating density for the purposes of determining compliance with this Bylaw are provided in Section 7.3</p>
<p>Derelict means: In a very poor condition or non-functioning as a result of disuse and neglect.</p>
<p>Development means:</p> <ul style="list-style-type: none"> (a) An excavation or stockpile and the creation of either of them; (b) A building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them (c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or; (d) A change in the intensity of use of land or a building or an act done in relation to land or building that results in or is likely to result in a change in the intensity of use of the land or building;
<p>Development Agreement means: An agreement between a developer or a property owner and the City that defines the terms and conditions under which a development must be carried out in accordance with the <i>Municipal Government Act</i>, as amended from time to time.</p>
<p>Development Authority means: A Development Authority established pursuant to the Act, as amended, and in accordance with the provisions of this Bylaw. Development Authority includes the following in accordance with the powers and authority set out in this Bylaw:</p> <ul style="list-style-type: none"> (a) A Development Officer (b) The Municipal Planning Commission (c) Airdrie City Council
<p>Development Completion Certificate means: A document or certificate issued by the Development Officer confirming that the requirements and conditions of a Development Permit have been met.</p>
<p>Development Officer means: The Chief Administrative Officer or his delegate(s) who is responsible for carrying out the duties listed in this Bylaw and the Subdivision and Development Authority Bylaw;</p>
<p>Development Permit means: A document authorizing the commencement of a development pursuant to the provisions of this Bylaw.</p>
<p>Development Site Servicing Plan (DSSP) means: A plan or collection of plans which outline the details of any changes to grading, servicing, stormwater management or other City infrastructure associated with a proposed development. A DSSP is reviewed to ensure that the grading and servicing of a site is designed and installed to meet the requirements of all applicable codes and design standards.</p>
<p>Discontinued means: The point in time when substantive construction activity or use of a building or land ceases.</p>
<p>Discretionary Use means: A use of a site or a building for which a Development Authority may in its discretion issue a Development Permit to an applicant, if the application meets the purpose and intent of the land use district, the provisions of this Bylaw and makes good planning sense with regard to Compatibility.</p>
<p>Display means: An activity associated with furthering or contributing to the growth and prosperity of a business enterprise and located in areas such as shopping malls, private buildings, yards and parking areas.</p>

<p>Domestic Animal means: An animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is commonly kept in the home for pleasure rather than for commercial purposes.</p>
<p>Double-Fronting site means: A site on which a front yard setback is required onto more than one road, but also includes a site which abuts two public roads, except lanes, which are parallel or nearly parallel where abutting the site.</p>
<p>Drive-Through means: An land use which is accessory to the principal use which offers goods and/or services to a person in a parked or stationary vehicle by way of a service window or structure, and may include but is not limited to an automated banking machine with vehicle access or a fast food drive-through business and coffee-services.</p>
<p>Driveway means: That portion of a lot used to provide access from a street or lane to a parking space or spaces and which has been graded, constructed and maintained with concrete, asphalt or other hard surface and dustless materials at the discretion of the Development Authority. This does not include a parking pad.</p>
<p>Dwelling or Dwelling Unit means: A building or portion of a building consisting of one (1) or more rooms operated or intended to be operated as a residence for a household, containing cooking, sleeping and sanitary facilities only for that unit. Part or all of the dwelling may be constructed through prefabrication or modular assembly.</p>
<p>Dwelling, Back-to-Back Townhouse means: A building containing six (6) or more dwelling units as its principal uses, separated from each other by two or more party walls from foundation to roof, which must include a rear wall constructed as a party wall. Each dwelling unit must have its own separate entrance.</p>
<p>Dwelling, Duplex means: A building containing only two (2) dwellings, with one dwelling placed over the other in whole or in part where each dwelling has its own separate entrance. This type of development is designed and constructed as two dwellings at the time of initial construction of the building. This use does not include Secondary Suites.</p>
<p>Dwelling, Garage Suite means: A secondary dwelling unit that is located above a detached garage or attached to the side or rear of a detached Garage at grade. A Garage Suite is accessory to a Dwelling, Single Detached, has an entrance separate from the vehicle entrance to the Garage, and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Secondary Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as "Garage Suite."</p>
<p>Dwelling, Garden Suite means: A single-storey secondary dwelling unit that is located in a building separate from a Dwelling, Single Detached on the same site. A Garden Suite contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Secondary Suite or a Dwelling, Garage Suite. This land use may also be referred to in this Bylaw as "Garden Suite."</p>
<p>Dwelling, Live-Work Unit means: A business operated from a dwelling by the principal resident of the dwelling where the business is located on the ground floor and faces the road, and the associated dwelling unit does not contain a home business.</p>
<p>Dwelling, Mixed Use Apartment means: A building comprising two (2) or more dwelling units on uppers floors with commercial space, primarily intended for offices, retail uses, childcare and personal services, located on the ground floor.</p>

<p>Dwelling, Secondary Suite means: A secondary dwelling unit that is located within and accessory to a Dwelling, Single Detached. A Secondary Suite has an entrance separate from the entrance for the principal dwelling and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Garage Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as “Secondary Suite.”</p>
<p>Dwelling, Semi-Detached means: A building comprising two (2) dwelling units joined side by side with a common wall and each dwelling unit having at least one separate entrance.</p>
<p>Dwelling, Single Detached means: A building containing one (1) dwelling.</p>
<p>Dwelling, Townhouse means: A building containing three (3) or more units as its principal use, each with a direct access from the finished grade. Each dwelling is separate from the adjoining dwelling by a vertical party wall.</p>
<p>E</p>
<p>Easement means: A legal right of use over another person's property which provides the easement holder with specific rights with respect to access or use of that property.</p>
<p>Eave line means: The horizontal line on a building that marks the extreme edge of the overhang of a roof and where there is no overhang, the eave line shall be the horizontal line at the intersection of the wall and roof.</p>
<p>Educational Institution, Private means: A development for which the principal use is to provide academic and technical instruction which does not meet the definition of school as per the reserve land provisions of the <i>Municipal Government Act</i> and which may or may not offer courses of study equivalent to those offered on a public school. This use may also include ancillary uses such as school cafeterias and eating establishments, book stores, retail sales related to the educational function, recreation facilities and day care facilities. This use does not include Commercial Schools or a Home Business.</p>
<p>Educational Institution, Public means: A development for which the principal use is to provide academic and technical instruction grades K to 12 as defined by Provincial legislation, which may be located on reserve land as per the <i>Municipal Government Act</i>. This use may also include ancillary uses such as administration offices, school cafeterias and eating establishments, book stores, and retail sales related to the educational function, recreation facilities and day care facilities.</p>
<p>Educational Institution, Major means: A development for which the principal use is to provide education, training or instruction for post-secondary students and may include community colleges, technical and vocational schools and universities. This use may include dormitories, and ancillary uses such as administration offices, cafeterias, eating and drinking establishments, book stores, and retail sales related to the educational function, recreation facilities and day care facilities. This use definition does not include Commercial schools.</p>
<p>Enclosed means: A space or structure that is surrounded by two or more walls, and a roof, beam structure, or other means of enclosure, which is 1.2m in height or greater as measured from grade.</p>

<p>Entertainment, Adult means: Any premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. These uses include:</p> <ul style="list-style-type: none"> (a) Adult mini-theatres, which are any premise wherein live performances, film or video or other electronic or photographic reproductions are performed and shown as a principal use or accessory to some other business activity which is conducted on the premises; (b) Erotic dance clubs or strip club ; (c) Retail stores where greater than 20% of the leasable floor area is used to sell, lease or rent “X” rated adult video tapes, digital, electronic or photographic reproductions, or other adult toys and accessories, other than clothing or apparel, or; (d) Services of which a principal feature or characteristic is the nudity or partial nudity of any person.
<p>Entertainment, Gaming means: A development, for which the principal use is to provide patrons the opportunity to engage in games of chance, and includes a bingo hall and a casino, but does not include an Adult Entertainment facility.</p>
<p>Entertainment, General means: A development for amusement and leisure pastimes and may incorporate a restaurant as an accessory use. This term refers to uses such as movie theatres and cinemas, amusement/video arcades, pool halls, and bowling alleys.</p>
<p>Environmental Site Assessment means: An investigation in relation to a parcel of land to determine the environmental condition of the property, prepared in accordance with the Alberta Environmental Site Assessment Standard and the <i>Environmental Protection and Enhancement Act</i>, as amended.</p>
<p>Equestrian Centre means: Public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows are held.</p>
<p>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.</p>
<p>Existing means: In place as of the date of adoption of this Bylaw or any amendments to the Bylaw.</p>
<p>F</p>
<p>Façade means: The exterior outward face of a building. Buildings on the corner of two roads present two public façades.</p>
<p>Farmers Market means: A development used for the sale of new or used goods, crafts and food products by multiple vendors renting tables and space either in or out of an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented out stays the same. This includes operations that are of a seasonal nature.</p>
<p>Fence means: A vertical physical barrier constructed to provide visual screening or to prevent access, and excludes golf ball barrier nets on private lots which abut a golf course.</p>
<p>Financial Service means: A development where a building or portion of a building used primarily for the banking or lending of money. This use encompasses a broad range of organizations that manage money, and includes credit unions, banks, credit card companies, insurance companies, accountancy companies, consumer finance companies, stock brokerages and investment funds. This use does not include Pawn Shops.</p>

<p>Firewall means: A construction assembly that acts as a barrier against the spread of fire constructed in accordance with the current Alberta Building Code.</p>
<p>Flood Fringe means: Those lands which are identified on Flood Hazard Mapping established by the Province of Alberta that may be impacted by a 1:100 year flood event. The flood fringe is generally shallower and flows more slowly than in the floodway.</p>
<p>Floodway means: Those lands which are identified on Flood Hazard Mapping established by the Province of Alberta that may be impacted by a 1:100 year flood event. The floodway is the area where flows are deepest, fastest and most destructive, and typically includes the main channel of a stream and a portion of the adjacent overbank area.</p>
<p>Floor Area means: Any finished floor area intended for human occupancy.</p>
<p>Floor Area Ratio (FAR) means: The numerical value obtained by dividing the gross floor area of all buildings on a site, excluding parking structures and parking below grade, by the site area.</p>
<p>Foundation means: The lower portion of a building usually concrete or masonry and includes the footings, which transfer the weight of loads on a building to the ground.</p>
<p>Frontage, Building means: The uninterrupted length of a building or series of buildings facing the same public street.</p>
<p>Frontage, Site means: The linear distance of a property line or site boundary, measured along a street.</p>
<p>Funeral Service, Limited means: A development for which the principal use is the preparation of the deceased for burial or cremation and the holding of funeral services. This use does not include a crematorium.</p>
<p>Funeral Service, General means: A development for which the principal use is the preparation of the deceased for burial or cremation and the holding of funeral services and may include a crematorium.</p>
<p>G</p>
<p>Garage means: An accessory building or part of a principal building, which is used for the storage of motor vehicles, as the context may require.</p>
<p>Garage Width means: The horizontal distance between the furthest corners of the building façade designed to accommodate vehicles, whether recessed or not, that directly faces the street from which it is accessed. This does not include portions of such façade which are recessed and are not designed to accommodate vehicles.</p>
<p>Garden Centre means: A commercial development for which the principal use is the growing, storage, wholesale and/or retail sale of plants of any kind and materials and equipment used for gardening or lawn care and may include a greenhouse and accessory uses related to the storing, displaying and selling of gardening, nursery and related products. This use does not include a Medical Marihuana Production facility.</p>

Garden Centre, Seasonal means:

A temporary development, which may or may not include fencing and/or outdoor storage, erected on a site of an existing retail store for the purpose of selling gardening and related goods on a seasonal basis. This use does not include a Medical Marihuana Production facility.

Government Service means:

A development for which the principal use is to provide municipal, provincial or federal government services to the public. Typical uses include taxation and employment offices, courthouses, post offices, school division headquarters, and social services. This use does not include educational institutions or correctional facilities.

Grade means:

The ground elevation established for the purpose of regulating the number of storeys and the height of a building. The building grade shall be the elevation adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level the grade shall be determined by averaging the elevation of the ground for each face of the building.

Greenhouse means:

An accessory building used for the growing, acclimating, propagating, and harvesting fruits and vegetables and ornamental plants. This use does not include a Medical Marihuana Production facility.

Gross Floor Area means:

The total floor area of each floor of a building measured from the outside surface of the exterior walls, and includes all floors totally or partially above grade level except parking levels.

Gross Vehicle Weight means:

The total weight of a vehicle, including its maximum allowable load.

H**Hard Surfacing** means:

Asphalt, concrete, paving stone, or similar material that is used in the construction of a driveway or parking area. Gravel is not considered hard surfacing, unless determined appropriate by the Development Authority as the context may require.

Health Care, Limited means:

A development for which the principal use is to provide medical and health care services on an outpatient basis only, and includes community health clinics, medical labs, walk-in clinics, medical and dental offices, and counseling services. This use also includes respite and day-time care facilities where overnight accommodation is infrequent and permitted only at the discretion of the Development Authority.

Health Care, General means:

A development for which the principal use is to provide medical and health care services on both an in-patient and out-patient basis and/or provides provincially licensed extended medical care. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical centres, emergency care centres and may include accessory uses such as dispensaries selling pharmaceutical and medical supplies, as well as hospices, respite, and day-time care facilities where overnight accommodation may be provided.

Heavy Vehicle Sales and Leasing means:

A development used for the retail sale, service and rental of new or used commercial and industrial vehicles, exceeding a gross vehicle weight of 4,500 kilograms and including boats, horse trailers, farm vehicles and equipment and trucks. This use may also include incidental storage and maintenance services as well as the sale of parts and accessories. This use does not include sales and leasing of RVs.

Heavy Vehicle Storage and Repair means:

A development used for the storage, service, cleaning or repair of heavy vehicles, machinery or mechanical equipment typically used in construction and industrial operations with no sales or rental of equipment. This use does not include storage, service, and repair of RVs.

<p>Height means: The vertical distance between the average grade established by the Development Authority and the highest point of a building excluding any device or addition not structurally essential to the building (e.g. ventilating fan, skylight, steeple, chimney, smoke stack, flagpole, antenna).</p>
<p>Home Business, Limited means: A temporary development allowing the secondary use of a residential dwelling for the purposes of home office by the occupant of the dwelling. This use does not permit business associated visits; any additional non-resident employees within the dwelling; or any additional parking or storage outside of the area designated within the dwelling.</p>
<p>Home Business, General means: A temporary development allowing the secondary use of a residential dwelling for the purpose of a business by the occupant of the dwelling, which includes business-associated visits to the residence. This use does not permit any additional non-resident employees within the dwelling or any additional parking or storage outside of the area designated within the dwelling.</p>
<p>Home Business, Major means: A temporary development allowing the secondary use of a residential dwelling for the purpose of a business by the occupant of the dwelling, which includes business-associated visits to the residence, additional non-resident employees, limited use of a rear yard or accessory building, and may accommodate a commercial vehicle and use of a rear yard for the storage of goods related to the business.</p>
<p>Hospital means: An institutional development used to provide in-patient and out-patient health care to the public, usually in a campus-type setting. Typical developments include comprehensive health centres and full-service hospitals.</p>
<p>Hostel means: The use of a building to provide temporary accommodation for remuneration, and provides at least one of sleeping, cooking, living, or sanitary facilities in a shared format.</p>
<p>Hotel means: A development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access to a common interior corridor and may be equipped with individual kitchen facilities, and may include a manager's suite, accessory food and beverage establishments, meeting rooms, personal service and retail stores.</p>
<p>Hotel and Conference Centre means: A development used for the provision of rooms or suites for temporary accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and where permanent facilities are provided for meetings, seminars, conventions, weddings or other special events. Facilities may include a manager's suite, auditoriums, concert halls, lecture halls, meeting rooms, and/or conference rooms.</p>
<p>I-J-K</p>
<p>Illumination means: Lighting by artificial means.</p>
<p>Indoor Recreation, Limited means: A development for which the principal use is to provide recreation and sport facilities conducted indoors within a limited space. Typical uses include gyms and yoga or cross-fit studios with a capacity of 50 or fewer people.</p>
<p>Indoor Recreation, General means: A development for which the principal use is to provide recreation and sport facilities that are conducted indoors. Typical uses include recreation centres, indoor swimming pools, tennis courts, play fields, hockey rinks, and gyms, and may include sports stadiums.</p>

<p>Industrial Agriculture and Production means: The use of land, buildings or structures as an industrial operation for the cultivation, processing, testing, destruction, packaging, storage, and shipping of agricultural products or supporting businesses in such activities. Typical uses would include commercial greenhouses and crop production. This use does not include Medical Marihuana Production facilities, confined feeding operations as defined in the <i>Alberta Agricultural Operations Practices Act</i> and does not include an Animal Service.</p>
<p>Industrial Distribution means: The use of a building and site primarily for the transfer or shipping of goods and merchandise. It includes trucking terminals, distribution centres, and inter-modal transfer areas.</p>
<p>Industrial Manufacturing and Operations means: Development for which the principal use is:</p> <ul style="list-style-type: none"> (a) Processing of raw or finished materials; (b) The manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, storing or adapting for sale of any goods, substance, article, thing or service. (c) Cleaning, servicing, repairing or testing of materials, goods, and equipment normally associated with industrial or commercial businesses; (d) Crushing, dismantling, processing or sorting recyclable or reusable waste products provided that these activities do not involve the use of chemicals or the application of heat; and/or (e) Storage or shipping of materials, goods or equipment. <p>This land use may also include accessory indoor display, office, technical or administrative support areas or sales accessory to the industrial uses, but does not include a Medical Marihuana Production facility.</p>
<p>Industrial Service and Sales means: A development for which the principal use is to provide sales or services to agricultural, industrial or business clients, and includes agricultural supplies, services and sales, building supply centres, bulk fuel sales, contractor's offices, large equipment and vehicles sales and services, lumber yards and wholesale centres.</p>
<p>Intensity means: The relative degree of utilization or capacity of a site or building.</p>
<p>Issuance means: The date a Development Permit or order is issued by the Development Authority.</p>
<p>Kennel means: The keeping of dogs for breeding purposes or the boarding of dogs over three months of age.</p>
<p>L</p>
<p>Laboratory, Limited means: The use of a building, or part of a building for non-hazardous scientific or technical work including research and development, quality control, testing, teaching or analysis. This may include client visits to the facility but does not include Health Care facilities as defined in this Bylaw.</p>
<p>Laboratory, General means: The use of a building, or part of a building for scientific or technical work, which may be hazardous, including research and development, quality control, testing, teaching or analysis. Such work may involve the use of chemicals including dangerous goods, pathogens and harmful radiation, or processes including electrical or mechanical work which could be hazardous. This includes such support areas as instrument and preparation areas, laboratory stores and any offices attached or adjacent to the laboratory. Client visits to the facility are prohibited. This use does not include Health Care facilities as defined in this Bylaw.</p>
<p>Land Use means: The purpose or activity for which a site or parcel or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.</p>

<p>Landing means: A horizontal structure providing access to a deck or building as the context may require, and is not designed to provide amenity space for the property.</p>
<p>Landscaped Area means: That portion of a site which is required to be landscaped and may not be used for parking, storage, or display of items for sale.</p>
<p>Landscaping means: The preservation or modification of a site through the use of any or all of the following elements:</p> <ul style="list-style-type: none"> (a) Soft Landscaping elements such as trees, shrubs, hedges, plants, lawn, ground cover and ornamental plantings; (b) Hard Landscaping consisting of non-vegetative materials such as bricks, stone work, rocks, decorative pavers, excluding monolithic concrete or asphalt. This excludes areas for parking of vehicles, regardless of the surface materials used.
<p>Lane means: A narrow roadway intended chiefly to give access to the rear of a building or parcel of land, and is also known as an alley as defined in the <i>Traffic Safety Act</i> of Alberta, as amended.</p>
<p>Livestock means: Horses, cattle, sheep, swine, fur-bearing animals raised in captivity, game-production animals within the meaning of the Livestock Industry Diversification Act, live poultry and bees, except wild boars., unless otherwise permitted under an Urban Agriculture program or a similar City initiative.</p>
<p>Loading Space means: An off-street space on the same site as a building or group of buildings, for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.</p>
<p>Lot means:</p> <ul style="list-style-type: none"> (a) A quarter section; (b) A river lot shown on an official plan, as defined in the <i>Surveys Act</i>, that is filed or lodged in a land titles office; (c) A settlement lot shown on an official plan, as defined in the <i>Surveys Act</i>, that is filed in a Land Titles office; (d) A part of land 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 (e) 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.
<p>Lot Area means: The area contained within the boundaries of a lot as shown on a plan of subdivision or described in a Certificate of Title.</p>
<p>Lot Depth means: The shortest horizontal distance between the front and rear lot lines of a site.</p>
<p>Lot Line means any of the following:</p> <ul style="list-style-type: none"> (a) Lot Line, Front: A property line separating a lot from an abutting road other than a lane. In the case of a corner lot, the front lot line shall be determined by the Development Authority with the intent of ensuring that setbacks are regulated in a manner that is consistent with the proposed land uses and appropriate for the design of the site. (b) Lot Line, Rear: Either the property line of a lot which is the furthest from and opposite the front lot line or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is the furthest from and opposite the front lot line. (c) Lot Line, Side: The property line of a lot other than a front lot line or rear lot line.

Lot Type means any of the following:

- (a) **Corner Lot:** A lot situated at the junction of two or more roads which, at their point of junction, form an angle of no more than 135 degrees.
- (b) **Flag Lot:** A land parcel having the configuration of an extended flag and pole. The pole represents access to the site which is usually located to the rear of another lot fronting a main road.
- (c) **Double-Frontage Lot:** Any lot that faces roads on both its front and rear boundaries, and is adjacent to more than one interior lot on the same side.
- (d) **Interior Lot:** A lot bounded by a road at its front, but not its rear or either of its sides.
- (e) **Irregular Lot:** A lot that does not fit any of the other descriptions in this Section.
- (f) **Pie Lot:** A lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.
- (g) **Reverse Pie Lot:** A lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

Lot Width means:

The horizontal distance between the side property lines of a parcel:

- (a) Measured eight (8) metres from the front lot line along the shortest side property line for pie-shaped lots in a residential district;
- (b) Measured eight (8) metres from the rear lot line along the shortest side property line for reverse pie-shaped lots in a residential district;
- (c) Measured at a right angle to the mid-point of the shortest side property line for all other circumstances.

Low Impact Development means:

A comprehensive land planning and engineering design approach to stormwater management with a goal of maintaining the pre-development hydrologic regime of a watershed or watersheds.

M

Manufactured Home means:

A detached dwelling unit that is exclusively constructed through prefabrication or modular assembly and placed in a comprehensively-planned residential area where it is intended to allow part or all of the planned area to have this type of residential development. This type of development is not a recreational vehicle, and is not intended to be placed or developed to provide temporary industrial/project accommodation.

Master Site Plan means:

A document created to support a development application on a Mixed-Use, Commercial or Industrial site, intended to address how the development relates and interfaces with its surrounding area, and how it meets any City planning policies and standards applicable to the site.

Medical Marihuana Production means:

A temporary development allowing the use of land, buildings or structures for the purpose of growing, processing, packaging, testing, destroying, storing and/or shipping of marihuana used for medical purposes as authorized by a license issued under the Federal Government's Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution. (See **Section 6.11** for the applicable General Regulations).

Microbrewery means:

A development for which the principal use is the production of alcoholic beverages including wine, beer, and others, and may include an accessory restaurant and/or retail sales of beverages produced on-site.

Mixed Use Development means:

Development that is designed to accommodate a mix of one or more commercial, residential and/or industrial uses within a single site subject to compatibility. The use mix may be horizontal or vertical.

Mobile Food Vendor means:

A portable cart, truck or similar arrangement located on a lot for the sale of food which may be removed each day at the end of business.

<p>Motel means: A development for which the principal use is to provide temporary sleeping accommodation in rooms or suites with separate access to the outdoors from each room or suite, and may also include a manager's suite.</p>
<p>Motor Vehicle means: A motor vehicle as defined in the <i>Traffic Safety Act</i> of Alberta, as amended.</p>
<p>Multi-Residential Development means: A building or part of a building, other than a "Townhouse Dwelling", containing three (3) or more dwelling units arranged in any horizontal or vertical configuration which may have separate entrances at grade or a shared entrance area through a common vestibule. Typical examples include apartment buildings.</p>
<p>Multi-Unit Development means: A development of three or more dwellings, commercial or industrial uses developed on a site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas or maintenance areas that are shared. Typical multi-unit developments include rental properties and conventional condominium developments, developed in accordance with the <i>Condominium Property Act</i>, as amended. Also may be commonly referred to as a "condominium development"</p>
<p>Municipal Development Plan or MDP means: A statutory plan adopted by bylaw under Section 632 of the <i>Municipal Government Act</i>. The City of Airdrie's municipal development plan is referred to as the Airdrie City Plan.</p>
<p>Municipal Planning Commission means: A body of citizen representatives and/or members of Council responsible for carrying out the duties listed in this Bylaw as a form of Development Authority, and for carrying out other duties as may be assigned in the terms of reference for this body.</p>
<p>N</p>
<p>Nightclub means: A use licensed under the <i>Liquor Act</i> where minors are prohibited at all times and liquor is sold and consumed on the premises and where entertainment is provided to patrons in the form of a dance floor, live music stage, live performances or recorded music in areas greater than 30.0 square metres.</p>
<p>Non-Conforming Building means: A building: <ul style="list-style-type: none"> (a) That is lawfully constructed or lawfully under construction at the date the land use bylaw affecting the building or the land on which the building is situated becomes effective; and (b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with this bylaw. </p>
<p>Non-Conforming Use means: A lawful specific use: <ul style="list-style-type: none"> (a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and (b) 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. </p>
<p>O</p>
<p>Occupancy means: The use or intended use of a building or part thereof for the shelter of persons or property. Where used in this Bylaw this is a general term and is not to be confused with Occupancy permits or requirements under the <i>Alberta Building Code</i>.</p>

<p>Office means: A building that provides professional, management, administrative, consulting and similar services. This Land Use would include the office of an architect, engineer, insurance agent, lawyer, travel agent or similar profession but does not include a Financial Service, Government Service, or Health Care facility.</p>
<p>Outdoor Display Area means: An area of a commercial or industrial site used for the outdoor display of goods or equipment.</p>
<p>Outdoor Recreation Facility means: A development for which the principal use is to provide active recreation and sports facilities that are conducted outdoors. Typical uses include golf courses, outdoor swimming pools, sport fields, tennis courts, unenclosed ice surfaces or rinks, athletic fields, bowling greens and fitness trails, and may include sports stadiums.</p>
<p>Outline Plan means: A detailed plan prepared in accordance with the policies outlined in an Area Structure Plan, which focuses on smaller areas of land (between 40-160 acres) and provides detail as to how the land will be further subdivided, serviced and built upon. An Outline Plan typically provides the next level of detail in terms of community design, infrastructure requirements and community design that was undertaken in the ASP.</p>
<p>Overlay means: Additional regulations superimposed on specific areas of the Land Use District Map, which supersede or add to the regulations of the underlying Land Use District.</p>
<p>P-Q</p>
<p>Parapet Wall means: That part of any wall extending above the roof line, or a wall that serves as a guard at the edge of a balcony or roof.</p>
<p>Parcel means: See "Lot."</p>
<p>Park means: Land developed for passive recreational activities that do not require major buildings or facilities and may include picnic areas, playgrounds, pedestrian and bicycle paths, or landscaped areas. Uses may also include associated public washrooms and maintenance facilities less than 10.0 square metres in area.</p>
<p>Parking Lot means: An area of land used principally for the parking of vehicles.</p>
<p>Parking Pad means: A hard surfaced area intended to accommodate part or all of the required off-street parking space(s) for a residential land use where a garage, parking lot or other parking facilities may or may not be otherwise provided. This does not include a driveway.</p>
<p>Parking Space means: That portion of a parking lot or structure that is intended to accommodate a single parked vehicle, and which meets the minimum required dimensions and area otherwise determined within this Bylaw.</p>
<p>Parking Structure means: A structure designed and erected to provide space for the parking of automobiles.</p>
<p>Patio means: An uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above grade, intended for use as an outdoor amenity space. For similar structures greater than 0.60m above grade, see "Deck"</p>

Pawn Shop means:

The use of a building or a portion of a building where money is lent or transferred in conjunction with the exchange of merchandise. Additionally, merchandise may be sold to the public according to an agreement with the owner of the merchandise. This includes second-hand and consignment stores and other uses of a similar nature.

Permanent Structure means:

A building that is permanently fixed to a foundation below grade and is connected to utility services such as electrical, gas and plumbing.

Permitted Use means:

The use of land or a building which is listed in the column titled "Permitted Uses" in a table of uses for each of the respective land use districts in this Bylaw. A Development Permit must be issued for a permitted use if the application otherwise conforms to the standards and requirements of this Bylaw.

Personal Service means:

A development used for the provision of personal services to an individual which are related to their care, well-being or appearance. This use includes such uses as barber-shops, hairdressers, tattoo parlours, spas, and beauty salons, tanning salons, shoe repair shops, but does not include health services or adult entertainment facilities.

Plot means:

See "Lot."

Plot Plan means:

A review conducted by the City of Airdrie during a Building Permit application where Planning staff checks a site plan for development which is exempt from the Development Permit process to ensure compliance with minimum Bylaw requirements.

Porch means:

A covered, unenclosed structure typically attached to the front or sides of a residential dwelling at the ground floor entry level and extending along the outside of the building.

Principal Building or Principal Use means:

A building or use that:

- (a) Occupies the major or central portion of the site;
- (b) Is the primary or main building or use among one or more buildings or uses on a site; or
- (c) Constitutes, by reason of its use, the main purpose for which the building or site is used.

There shall be no more than one (1) principal building or use on each site, unless permitted otherwise in this Bylaw.

Projection means:

Structures extending from the wall of a building. Common structures include balconies, terraces, alcoves, bay or oval windows and chimneys.

Promotion or Display means:

An activity associated with furthering or contributing to the growth and prosperity of a business enterprise and located in areas such as shopping malls, private buildings, yards and parking areas.

Public Assembly, Limited means:

A building used for public gatherings and assemblies with an assembly area capacity of less than 50 people. This use includes assembly areas used for religious, charitable, educational or social activities, but does not include an Educational Institution.

<p>Public Assembly, General means: A building used for public gatherings and assemblies with an assembly area capacity of between 50 and 250 people. This use includes assembly areas used for religious, charitable, educational or social activities, but does not include an Educational Institution.</p>
<p>Public Assembly, Major means: A building used for public gatherings and assemblies with an assembly area capacity of more than 250 people. This use includes assembly areas used for religious, charitable, educational or social activities, but does not include an Educational Institution. Typical uses include auditoriums, meeting halls, convention centres, churches, mosques, and monasteries. This may incorporate accessory uses such as community gardens, community service facilities, cemeteries, and temporary outdoor events.</p>
<p>Public Floor Area means: The portion of floor area designed exclusively for public use and does not include the horizontal areas devoted to mechanical rooms, utility rooms, public washrooms, stairwells, elevators, escalators, common walkways and non-leasable basement space.</p>
<p>Public Transportation means: Publicly owned, operated and/or funded transit and transportation facilities.</p>
<p>R</p>
<p>Recreational Vehicle (RV) means: A motor vehicle that is primarily designed to provide temporary living quarters for recreational travel or camping. This includes motorhomes, travel trailers, fifth-wheel trailers, tent trailers, campers (whether or not the camper is attached to a vehicle), and boats, but does not include a manufactured home.</p>
<p>RV Sales and Service means: A development used for the retail sale, service, and rental of recreational vehicles. This use does not include RV storage or the sale or service of other types of vehicles.</p>
<p>RV Storage means: A development where the principal use is the storage of recreational vehicles. This use does not include the sale, display, or production of recreational vehicles.</p>
<p>Recycling Depot means: A development used for the collection and temporary storage of recyclable material, including bottles, cans, newspapers and similar household goods for transfer, as permitted by the Government of Alberta. All storage shall be contained within enclosed storage containers or buildings.</p>
<p>Renewable Energy System means: A method for producing energy, which may or may not be used by a development or portion of a development, and which does not depend on non-renewable energy sources. Typical examples of renewable energy systems include, but are not limited to, Solar, Wind, Hydroelectricity, and Geothermal energy.</p>
<p>Residential Sales Centre means: A building or structure used for the office and administrative functions of marketing residential land or buildings.</p>
<p>Residential Show Home means: A building or structure taking the form of a future dwelling unit, and used for a limited period of time for the purpose of marketing residential land or buildings.</p>
<p>Restaurant means: A development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the site. Typical uses are restaurants, neighbourhood pubs and bars, wine bars and lounges, but does not include Nightclubs.</p>

<p>Restaurant Patio means: An outdoor seating area, attached to and forming part of a Restaurant.</p>
<p>Retail Store, Convenience means: A development used for the retail sale of goods required by the public on a day to day basis in an enclosed building which does not exceed 335m² in Public Floor Area. Typical uses include small food stores, drug stores, and variety stores.</p>
<p>Retail Store, General means: A development used for the retail sale of groceries, beverages, household goods, furniture, appliances, clothing, hardware, printed matter, confectionary, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and similar goods within an enclosed building.</p>
<p>Retail Store, Liquor means; A retail store licensed by the Province to sell alcoholic beverages to the public, for consumption elsewhere. Typical uses include liquor stores, wine and beer stores.</p>
<p>Rezoning means: A type of Land Use Bylaw amendment involving a change to a land use district or districts applied to a site, or sites, also known as a Land Use amendment.</p>
<p>Riding Arena means: A building used by the owners or occupants of the site on which the building is located for the training and exercising of horses, but is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities.</p>
<p>Riparian area means: The lands adjacent to streams, rivers, wetlands, lakes, and other water bodies, where the vegetation and soils show evidence of being influenced by the presence of water. Riparian areas are the green zones around lakes, rivers, and wetlands. They are the transitional zone between surface water and the drier uplands and play a vital role in the healthy functioning of both.</p>
<p>Road means; Any public road, including the boulevards, sidewalks and improvements, but excluding a lane or walkway.</p>
<p>S</p>
<p>Salvage Yard means: Land or buildings where vehicles, tires and vehicle components are disassembled repaired, stored or wrecked usually for parts or scrap metal re-sale.</p>
<p>Screening means: The use of landscaping, fences or berms to visually separate areas, sites or uses.</p>
<p>Security Suite means: An attached or detached structure that is accessory to the construction of a development or use, or a permanent development or use on a site, may include all the elements of a dwelling unit, for the purpose of providing surveillance for the maintenance and safety of the development or use(s) on site.</p>

<p>Setback means: The minimum horizontal distance to a lot line or another feature, as may be described elsewhere within this Bylaw, to which the development, or an aspect of the development, as the context may require, must adhere. A setback is not a yard. A setback may include any of the following:</p> <ul style="list-style-type: none"> (a) Setback, Corner OR Side (Exterior): A minimum distance prescribed from a side lot line facing a road on a corner lot to which the development, or an aspect of the development must adhere. (b) Setback, Exterior: A minimum distance prescribed from any lot line facing a road. (c) Setback, Front: A minimum distance prescribed from a front lot line. (d) Setback, Interior: A minimum distance prescribed from any lot line which does not face a road, as determined by the Development Authority. (e) Setback, Rear: A minimum distance prescribed from a rear lot line. (f) Setback, Side (Interior): A minimum distance prescribed from a side lot line which does not face a road.
<p>Shopping Centre means: A type of commercial multi-unit development where one or more freestanding buildings are developed on a site incorporating shared parking and a number of retail and service uses.</p>
<p>Similar Use means: A use of a site or building in a district which is, in the opinion of the Development Authority, is so similar to a permitted use or discretionary use in that district that it meets the intent of the Council for the development of that district as set out in the purpose and intent statement, but does not include a use that is specifically defined as a permitted or discretionary use in any other district.</p>
<p>Site means: A lot, or a portion of a lot, or a portion of lots, or multiple lots being reviewed for the purposes of Development Approval, as the context may require.</p>
<p>Site Area means: The area of land contained within boundaries of a site as shown on a site plan.</p>
<p>Site Coverage means: The total horizontal area of all covered buildings or structures on a site that are located at 0.6m above grade, including parking pads required under the 'Parking, Access and Connectivity' section of a land use district, and any covered or enclosed projections (i.e. verandas, porches, enclosed/covered raised decks), expressed as a percentage of the total lot area. This definition does not include:</p> <ul style="list-style-type: none"> (a) Steps, eaves, cornices and similar projections; (b) Driveways, aisles, surface parking spaces except where outlined above, and; (c) Unenclosed amenity features as outlined in Section 7.23 (Projections and Encroachments).
<p>Site Depth means: The horizontal distance between the front and rear site boundaries.</p>
<p>Site Plan means: The document that describes how a parcel of land is to be improved. It includes the outlines of all structures and site improvements, such as buildings, driveways, parking lots, and landscaping. A Site Plan accompanies all Development Permit applications.</p>
<p>Site Width means: The average horizontal distance between the side boundaries of a site measured at 8 meters from the front property line.</p>
<p>Special Recreation Facility means: A development or site for which the principal use is to provide a venue for outdoor recreational activities that may cause an off-site impact to other lands, and includes a place where vehicles of any kind are raced, a firearm shooting range, outdoor paintball or a remote controlled vehicle course.</p>

<p>Stacked Townhouse means: See “Multi-Residential Development.”</p>
<p>Statutory Plan means: An inter-municipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under the <i>Municipal Government Act</i>, as amended.</p>
<p>Storage Facility, Indoor means: A site exclusively utilized for the storage of goods, materials, or equipment within buildings or structures. Typical uses include warehouses and other commercial or industrial facilities where no accessory display or retail of products is provided. This use does not include RV Storage.</p>
<p>Storage Facility, Outdoor means: A site exclusively utilized for the storage of goods, materials, or equipment on bare-land. Un-serviced buildings or structures may be included with this use and are considered accessory buildings. Typical uses include heavy equipment storage compounds and pipe yards. This use does not include RV Storage.</p>
<p>Storage Facility, Public means: A development for which the principal use is to lease portions of a site and/or buildings to the general public for the storage of goods. This includes mini-storage, and self-storage facilities, and outdoor storage limited to vehicle or boat storage. This use does not include RV Storage.</p>
<p>Storey means: That portion of a building, which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the building, which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.7m above grade, it shall be considered a storey for the purpose of this Bylaw.</p>
<p>Street means: See “Road”</p>
<p>Structure means: Anything constructed with a fixed location on the ground or attached to something having a fixed location on the ground and supplementary to a building or buildings on a site, including, but not exclusive to walls, light standards, fences and signs.</p>
<p>Subdivision means: The division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument, or as defined in the <i>Municipal Government Act</i>, as amended.</p>
<p>Subdivision Servicing Agreement means: An agreement between a developer or a property owner and the City that defines the terms and conditions under which subdivision must be carried out in accordance with the <i>Municipal Government Act</i>, as amended from time to time.</p>
<p>Supportive Housing, Limited means: A type of accommodation integrated with other residential land uses in a neighbourhood context, and providing on-site professional care and supervision, where services might include regular housekeeping, nursing care, personal care, health, wellness, and recreational support. This use definition includes group homes and congregate care facilities. This use does not include an institution such as extended medical treatment centres or detention and correction facilities.</p>
<p>Supportive Housing, General means: An institutional care facility providing residential accommodation in addition to services for professional care, supervision and health treatment. This includes large scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands.</p>

T
<p>Tandem means: In reference to parking configurations, to have two parking stalls required for the same land use arranged with one in front of another.</p>
<p>Tele-Communication Facility means: The development of an Industry Canada regulated communication facilities including radio towers, television, microwave and cell towers and accessory structures. This does not include small-scale antenna structures typical of residential districts or amateur radio facilities. (See also – Special Use Regulations)</p>
<p>Temporary Development means: A use or development that may or may not require a Development Permit, as the context may require, and which may not remain in place up to, but not longer than, three consecutive calendar years at the discretion of the Development Authority, unless otherwise defined in this Bylaw.</p>
<p>Temporary Event means: An organized public activity that is temporary in nature and is in keeping with the context and scale of development anticipated for the district and its surrounding land uses. Typical examples of this use may include organized sporting events, community festivals, trade shows, ceremonies, and outdoor faith services. This use does not include a Special Recreation Facility.</p>
<p>Temporary Storage means: The storage of goods and materials on a temporary basis for which the length of time is determined at the discretion of the Development Authority.</p>
<p>Third-Party means: A person(s) conducting a land use on a site who is not the owner of that site.</p>
U
<p>Unenclosed means: An outdoor space or structure which is surrounded by not more than 2 walls, nor a lattice, or other enclosing device whatsoever above 1.2 meters in height, as measured from the floor.</p>
<p>Unit Type means any of the following:</p> <ul style="list-style-type: none"> (a) Corner Unit: In a multi-unit development, a unit facing onto the intersection of two or more roads which, at their point of junction, form an angle of no more than 135 degrees. (b) End Unit: In a multi-unit development, a unit that only shares one common wall with an adjoining unit, but not a corner unit. (c) Interior Unit: In a multi-unit development, a unit that shares common walls with adjoining units along two or more sides.

Utility means:

The development of a system or works used to provide one or more of the following for public or private benefit, consumption, convenience or use:

- (a) Water treatment and distribution;
- (b) Irrigation;
- (c) Alternate energy structures such as micro-wind or solar facilities;
- (d) Drainage;
- (e) Waste water collection, treatment and disposal facilities;
- (f) Fuel;
- (g) Electric power;
- (h) Heat;
- (i) Street lighting;
- (j) Waste management;
- (k) Public transportation operated by or on behalf of the municipality;
- (l) Stormwater management facilities, including ponds, wetlands and dry ponds, or;
- (m) Any building required to operate the utility as defined in the *Municipal Government Act*, as amended.

V**Variance** means:

A variation or relaxation of a development regulation or other development requirement under this Bylaw.

Vehicle Sales and Leasing means:

A development used for the retail sale or rental of new or used motor vehicles including automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, and horse trailers, together with incidental maintenance services and sale of parts. This use includes automobile dealerships, rental agencies and motorcycle dealerships, but does not include sale and leasing of RVs, large trucks or manufactured homes. The gross weight of vehicles in this use class shall not exceed 4,500 kilograms.

Vehicle Service, Limited means:

A development used for the servicing, washing and repairing of vehicles with three bays or less, and for the sale of gasoline, other petroleum products and/or a limited range of automotive parts and accessories. This use may also include a Retail Store, convenience. This use does not include servicing or repair of RVs.

Vehicle Service, General means:

A development used for the servicing, washing and repairing of vehicles, the sale of gasoline and petroleum products and sale, installation or servicing of related accessories and parts. This use may also include a Restaurant and/or a Retail Store, Convenience. This use does not include servicing or repair of RVs.

Vehicle Service, Major means:

A development where mechanical repairs, painting and structural changes or repairs are made to motor vehicles including automobiles, trucks, farm equipment, recreational vehicles. This use includes the sale, installation, servicing or storage of related accessories and parts. This includes auto body shops, paint shops, repair shops. This use does not include servicing or repair of RVs.

Vehicle Service, Bulk Fuel Depot means:

A development used for the bulk storage and distribution of petroleum products and may include card lock retail sales. This use does not include servicing or repair of RVs.

Verandah means:

See "Porch."

W-X

Warehouse Sales means:

A development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use includes developments where the principal goods sold are bulky items such as furniture, floor coverings, major appliances and building materials. This use does not include developments used for the retail sale of foods or a broad range of goods for personal or household use.

Waste Management Facility means:

A site used primarily for the storage, processing, treatment and disposal of solid wastes. Typical uses include sanitary landfills, garbage transfer and compacting stations, waste-to-energy stations and facilities for the recycling of materials.

Wetland means:

All lands that are partly or wholly saturated with water on a seasonal or permanent bases, to the extent that it provides a distinct ecosystem, typically characterized by water-loving plants. A wetland may or may not be taken as Environmental Reserve in accordance with the *Municipal Government Act*.

Y

Yard means:

A part of a site unoccupied by any portion of a building or structure 0.6m or more above grade except for specifically permitted encroachments and accessory developments permitted in this Bylaw – and includes all of the following:

- (a) **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.
- (b) **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.
- (c) **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.

Z

Zero Lot Line Development means:

A form of residential development in which buildings are permitted to be located on one side lot line with no yard between the building and that one side lot line.

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2. Administrative Requirements

2.1 Development Authority

Preamble: The purpose of this Section is to establish the roles and responsibilities of the Development Authorities with respect to the administration and enforcement of this Bylaw.

2.1.1 Establishment of the Development Authority

The Development Authority for the City is hereby established in accordance with the powers and authority set out in this Bylaw.

2.1.2 Duties of the Development Officer

The Development Officer shall:

- (1) Determine whether or not a Development Permit application is required.
- (2) Receive and process all applications for a Development Permit;
- (3) Keep and maintain for inspection during regular municipal office hours, a copy of this Bylaw as amended and ensure that copies are available to the public;
- (4) Keep a register of all Development Permit applications including the decisions rendered on them and the reasons thereof for a minimum of ten years;
- (5) Be considered a designated officer for the purpose of performing site inspections pursuant to the Act;
- (6) Make decisions on all Development Permit applications for Permitted Uses and set conditions, as authorized by this Bylaw or the Act;
- (7) Make decisions on Development Permit applications for the following Discretionary Uses:
 - (a) Accessory uses;
 - (b) Changes of use in a bay, building, or portion of a site;
 - (c) Home Businesses pursuant to provisions of **(Section 6.10)**;
 - (d) Signs listed as “Discretionary” under **Part 5** (Sign Regulations);
 - (e) The development of a Discretionary Use or Building which is consistent with an approved Master Site Plan, and;
 - (f) Additions, including expansions to an existing building, the addition of a new building, and intensification of an existing use, for Discretionary Uses providing the size of the addition does not exceed 30% of the approved, established development. Any addition exceeding 30% of the approved, established development shall be referred to the Municipal Planning Commission for decision.
 - (g) Revisions to an approved Development Permit in accordance with the requirements and considerations outlined in **Section 2.4.9**.
- (8) Make decisions on Variance applications where the variance applies to a development or use listed under the Development Officer’s authorities and responsibilities, outlined in **Section 2.1.2(6)** and **(7)**;
- (9) Make decisions on all applications for extensions to the required timeline for the completion of conditions, or the commencement or completion of the development, as outlined in **Section 2.4.7**;
- (10) Ensure that every Master Site Plan application is processed and presented to Municipal Planning Commission for consideration and decision;
- (11) Ensure that every application made to amend the Land Use Bylaw is processed, and a corresponding amending bylaw presented to Council for consideration with adequate supporting material including a staff recommendation, as expeditiously as an appropriate review and available resources will allow.
- (12) Refer all other Development Permit and Variance applications for Discretionary Uses to the Municipal Planning Commission;

The Development Officer may:

- (1) Refer any Development Permit application to the Municipal Planning Commission;
- (2) Refer any other planning or development matter to the Municipal Planning Commission for its review, support or advice.

2.1.3 Municipal Planning Commission

The Municipal Planning Commission shall:

- (1) Review and provide recommendations to City Council on amendments to the Land Use Bylaw;
- (2) Review and issue decisions on Master Site Plan applications;

- (3) Issue decisions on all Development Permit and Variance applications referred to it by the Development Officer, including applications for Discretionary Uses which are outside the scope of uses listed in Section **2.1.2(7)**, and set Development Permit conditions as authorized in this Bylaw and the Act;;
- (4) Issue decisions and state terms and conditions for Development Permit applications in Direct Control districts where designated by Council;
- (5) 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.

2.1.4 City Council

The Airdrie City Council shall:

- (1) Issue decisions and state terms and conditions for Development Permit applications within Direct Control Districts, unless Council has otherwise delegated this authority to another Development Authority;
- (2) Review and make decisions on all amendments to the provisions of the Land Use Bylaw pursuant to the Municipal Government Act.

2.1.5 Development Authority for Direct Control Districts

Unless otherwise specified within a particular Direct Control District, Council hereby delegates the authority to make decisions on Development Permit applications pertaining to lands within Direct Control Districts to the Development Officer and the Municipal Planning Commission in accordance with their respective authority and duties as set out in **Sections 2.1.2 and 2.1.3** of this Bylaw and the provisions of the applicable Direct Control District.

2.2 Amendments

2.2.1 Bylaw Amendments

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

2.2.2 Procedures for Amendments

- (1) Any person may apply to amend this Bylaw by making an application and submitting it to the Development Officer on the prescribed form for processing and referral to Council.
- (2) Council may, on its own initiative and in accordance with the Municipal Government Act, initiate amendments and/or changes to land use designations of any parcel of land, including a parcel within a Direct Control District.

2.2.3 Eligibility to Apply

A person, who makes a rezoning application or applies for a Development Permit, must be the registered owner of the lands affected as shown on the certificate of title or show written proof to the satisfaction of the Development Officer that the registered owner consents to the application.

2.2.4 Amendment Application Requirements

- (1) An application for amendment to this Bylaw shall be made to the Development Officer on the amendment application form in effect at the date of the application, and shall be signed by the applicant or the applicant's agent authorized in writing, and shall include an application fee as described on the City of Airdrie's Fees and Charges Bylaw.
- (2) In addition to the requirements outlined on the application form, the Development Officer may require other information to evaluate the application properly, which may include:
 - (a) Conceptual drawings of any future development on the property including a Site Plan and architectural designs (elevations);
 - (b) A statement describing how the Airdrie City Plan (Airdrie's municipal development plan) or other relevant statutory or non-statutory plans affecting the application and this Bylaw have been considered;
 - (c) A traffic impact analysis when a rezoning application may result in a more intense use with a higher traffic generation rate than the existing use; and,
 - (d) Any additional technical studies as requested by the Development Authority.
- (3) Where the proposed amendment is for a change in text and no property is singularly affected, the requirements outlined above shall be applied by the Development Officer as necessary to ensure that the application's purpose, scope, and potential impacts are clearly defined.

2.2.5 Applications for Direct Control Districts

- (1) Direct Control Districts are intended to be used under this Bylaw to allow for flexibility with development regulations where the proposed development is not otherwise captured, or cannot reasonably be facilitated within an existing land use district.
- (2) Direct Control Districts are not intended to function as a method for varying or waiving the standard site and development requirements of an otherwise-equivalent land use district. Direct Control Districts are intended to include:
 - (a) Innovative development concepts that provide a fine integration of a variety of forms and uses;
 - (b) Development that requires a different or specialized form to respond to significant site-specific features or constraints.

Application Requirements

- (3) An application for a Direct Control District shall provide a rationale in support of the District, identifying the features of the development or site which make a traditional district unfeasible or undesirable.
- (4) An application for a Direct Control District shall include a site plan showing the information outlined in Section 2.3.3(9), as well as the following:
 - (a) Intended land uses, building sizes, footprints, and general massing;
 - (b) Areas designated as public and private roadways, where applicable;
 - (c) Common areas, including dimensions for emergency access routes, amenity areas, maintenance areas, waste and recycling areas and common parking areas;
 - (d) Provision of appropriate parking and landscaping for the intended land uses;
 - (e) Accessibility for pedestrian and vehicular traffic, loading vehicles, snow clearing and storage;
 - (f) Important or sensitive locations where the site interfaces with the surrounding area, and associated design treatments/responses;
 - (g) Such other information as deemed necessary by the Development Authority.

2.2.6 Amendment Review

- (1) Upon receipt of a complete amendment application, the Development Officer:
 - (a) May refer the application to any City department for review and comment; and
 - (b) Shall refer the application to Council for consideration for first reading and to establish a date for a public hearing to be held prior to second reading.
- (2) An amendment application may be referred to an external agency for comment or advice at the discretion of the Development Authority.
- (3) After the date for a public hearing has been set by Council, the Development Authority shall post a notice of amendment application by publishing a notice in a newspaper circulating in the City, in accordance with the requirements of the *Municipal Government Act*, as amended.

2.2.7 Notification and Public Hearing

- (1) The requirements and procedures for amending this Bylaw are established in the Municipal Government Act and in particular by Sections 230, 606 and 692 of the Act.
- (2) If the scope of the Bylaw amendment is to rezone a parcel to a different land use district, the applicant shall erect a minimum of one public information sign on the site. The required notification sign must:
 - (a) Have a sign face of at least 1.2m by 1.2m;
 - (b) Have a total height not to exceed 3 metres;
 - (c) Be in a format with lettering size approved by the City of Airdrie;
 - (d) Indicate the present district, proposed district, and a general description of the proposed uses that could be developed under the proposed district;
 - (e) Include the proposed area, height, density and floor area ratio, if applicable;
 - (f) Provide the City of Airdrie's contact phone number;
 - (g) Be placed on the subject property and in a location clearly visible from the front roadway;
 - (h) Not interfere with pedestrian or vehicular traffic, or obstruct visibility from roadways, lanes or driveways;
 - (i) Be capable of withstanding weather conditions;
 - (j) Be installed and maintained in a sound manner;
 - (k) Be in place until a public hearing of Council is completed or the application is abandoned; and
 - (l) Be removed within seven days of the completion of the public hearing of Council.

- (3) If the scope of the Bylaw amendment is to rezone a parcel to a different land use district:
 - (a) The Development Officer shall provide a notice to the applicant and property owner and all adjacent property owners within a minimum of 60m radius; and
 - (b) The Development Officer shall provide notice to adjacent municipalities in accordance with the provisions of the Intermunicipal Development Plan in effect.
- (4) 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. The Council shall, prior to consideration of an application, notify the affected landowner(s) in writing of the proposed amendment and provide a summary of the effects of the amendment.

2.2.8 Reapplication Interval

If Council refuses an application for a Bylaw amendment, the City may elect not to accept another application on the same land for the same or similar purpose until six (6) months after the date of such refusal.

2.3 Development Applications

This section identifies the requirements associated with developments that require a Development Permit and those that do not require a permit.

2.3.1 Control of Development

- (1) Except as provided in **Section 2.3.2** (Developments Not Requiring a Development Permit), 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.

2.3.2 Developments Not Requiring a Development Permit

- (1) It shall not be necessary to obtain a Development Permit prior to commencement of any of the types of development described below in **Table 1**, provided that such a development complies with all applicable provisions of the Bylaw, does not require a variance, and is not located in a floodway area.
- (2) However, where a Development Permit is not required, prior to construction or implementation of the development, the owner shall provide the Development Officer with written information detailing the proposed development. Such developments shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations and bylaws.

Table 1: Development Not Requiring a Development Permit

Land Use	Conditions/Description
Accessory Buildings less than 10.0m ² (Excluding Decks)	Where the accessory building has a Gross Floor Area of less than 10m ² . All accessory buildings must meet all applicable land use district regulations, such as, but not limited to, setbacks and height restrictions.
Airport Operations	Where listed as a Permitted Use in accordance with the AP, Airport Employment District.
Arbors, Gazebos, and Pergolas	The erection and construction of arbors, gazebos, and pergolas in any district provided that they do not exceed 3.0m in height or 20.0m ² in area.
Change of Use	A change of use of a building to a Permitted Use where there is no increase to the Gross Floor Area or intensity of use.
Demolition And Removal Of Buildings And Structures	Demolition of a building where a Development Permit has been issued for a new development on the same site, if demolition of the existing building is allowed under the terms of the new Development Permit.
Development associated with a Development Agreement	Any developments or improvements related to the construction of public infrastructure, as authorized by a Development Agreement or Subdivision Servicing Agreement.
Development Subject to Plot Plan Review	Unless otherwise required by this Bylaw, the construction of Single Detached, Semi Detached, Duplex and Manufactured Home dwellings that meet the requirements of this Bylaw and that have been approved via Plot Plan Review.
Driveways, Walkways and Patios	The construction, maintenance or repair of residential driveways, walkways and patios that meet the requirements of this Bylaw. This does not include the widening of an existing driveway or addition of a second driveway pursuant to Section 7.9 .

Essential Public Services	The construction of buildings and facilities that fall under Essential Public Services, as defined by this Bylaw.
Farm-Related Structures and Maintenance	The construction and repair of general agriculture and associated accessory agricultural buildings such as granaries, silos, hay or animal shelters located on a parcel of agricultural zoned land with a parcel size of 16 hectares (Ha) or more.
Fences and Gates	The erection of a fence or gate provided that there is no contravention of this or any other Bylaw of the City and provided that such fence or gate does not in the opinion of the Development Authority obstruct the vision of persons using roads abutting the parcel.
Hard Surfacing	The hard surfacing of any area that is part of a development for which a Development Permit has been issued for the purpose of providing vehicle or pedestrian access or parking.
Home Business, Limited	The secondary use of a residential dwelling for the purposes of home office by the occupant of the dwelling in accordance with Section 6.10 of this Bylaw.
Interior Renovations	The internal alteration to a building as long as the alterations do not result in a change of use or the intensity of the existing use. This does not absolve requirements for Building Permits or any other approvals.
Landscaping	Landscaping, providing the existing grade and natural surface drainage pattern will not, in the opinion of the Development Authority, be materially affected.
Maintenance of a Building	The carrying out of routine maintenance to any building, provided that such work does not include or constitute structural alterations. Typical routine maintenance includes but is not limited to siding replacement, window replacement, roofing, painting, etc.
Mobile Food Vendors	The operation of a Mobile Food Vendor in compliance with the regulations in this Bylaw, that is not in the same place for more than seven (7) consecutive days or thirty (30) cumulative days in a calendar year.
Municipal Facilities or Projects	The construction, renovation, repair or use of land authorized as a municipal facility, project or other initiative on land that is publically owned or controlled which has the approval of City Council, by Council resolution or as an approved budget item, and is subject to the project's guidelines, standards and authorizations. Typical examples may include City buildings, transit facilities and shelters, Recreational Facilities and Emergency Service Facilities.
Occupancy of Commercial or Industrial Businesses	The occupancy of vacant space by a Permitted Use in an existing or approved commercial centre or industrial business centre if the Development Permit for the space is still valid and the development standards have not changed.
Parks and Pathways	Where developed as part of a subdivision or neighbourhood, provided that it conforms to the design outlined in the Neighbourhood Structure Plan and Landscaping drawings that may be required as part of the applicable Subdivision application. Where incorporated as part of a development on a privately-owned parcel, provided that there are no conflicts with Utility Rights-of-Way and any existing development approvals. Where developed by a Municipal, Provincial or Federal government on land that is owned or controlled by that level of government.
Promotion or Display	Promotion or display that is accessory to an approved Land Use for the site, where it would not unduly interfere with the amenities of the neighbourhood, exceed a 21 day period, and not reoccur within 90 days.
Public Art	Public art that has been commissioned for, or approved by, the City.
Public Improvements	The construction, alteration, maintenance or repair of a street, lane, utility, undertaken upon a public thoroughfare or utility easement or undertaken to connect the same with any lawful use of building or land.
Residential Renovations	The internal alteration to a residential building as long as the alterations do not result in an increase in the number of dwelling units. This does not absolve requirements for Building Permits or any other approvals.

Residential Show Homes	For a term not to exceed three (3) years where servicing, fire protection, and all-weather access are all in place and all other requirements of this Bylaw have been met. Extensions to the approved term may also be granted by the Development Authority without requiring a Development Permit application.
Satellite Dish	Less than 1.2 m in diameter directly attached to a roof, side wall or balcony.
Security Suites	A Security Suite identified in the approved drawings associated with an issued Development Permit for a use listed in Section 6.20
Signs	Signs identified in Section 5.4 or listed as “Exempt from Development Permit application” in Section 5.7
Solar Panels	The installation and repair of solar panels mounted on the roof of a building.
Striping, Site Grading or Excavation	Stripping, site grading or excavation that is part of a development for which a Development Permit has been issued.
Swimming Pools and Hot Tubs	An outdoor in-ground or above-ground swimming pool or hot tub associated with a residential use.
Telecommunication Facilities	Telecommunication towers, antennas and associated ground equipment under the jurisdiction of the Federal Government. These types of applications are still required to adhere to the City of Airdrie Freestanding Telecommunication Antenna Structures Policy, or similar, as may be amended from time to time.
Temporary Buildings Associated with Construction	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 Development Permit has been issued under this Bylaw. The temporary building must be removed within thirty (30) days of substantial completion of the approved development, or as determined to be appropriate for the removal of the temporary building by the Development Authority. This does not include a real estate office, show home or similar facility
Temporary Events	The use of a building or parcel of land for a Temporary Event in compliance with the regulations in this Bylaw, where the event, in the opinion of the Development Authority, is in keeping with the purpose and intent of the land use district it is located in, and risks no impacts resulting from scale, traffic or interface with adjacent building and uses.
Temporary Government Services	The use of a building, or part thereof, as any official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census. This also includes candidate’s campaign offices and returning officers’ headquarters.
Temporary Retail Sales	Temporary and seasonal sales that have been reviewed and approved under the Development Permit for an associated retail use on the same site. This may include seasonal sale of Christmas trees, flowers, food products or other items providing the activity or use does not contravene any provisions of this Bylaw. This does not include third-party temporary or mobile vendors that are not associated with the approved retail use.
Third-Party Temporary Retail Sales	The operation of third-party temporary retail sales (i.e. seasonal outside sales and activities) may be permitted without a Development Permit if, in the opinion of the Development Authority, such uses do not exceed thirty (30) days and would not adversely affect the parking, traffic flow, appearance, and public safety on the subject site.
Utilities on Public Land	The installation, maintenance and repair of public works, services and utilities carried out on behalf of Federal, Provincial or Municipal authorities on land that is publically owned or controlled.
Utilities on Private Land	Railways, pipelines, irrigation ditches, conduit flumes and utility lines not integral to an approved development
Uses/Development exempted under the <i>Municipal Government Act</i>	Those uses and developments exempted under Section 618 of the <i>Municipal Government Act</i> , or similar legislation, and regulations thereto.

2.3.3 Requirements for a Development Permit Application

An application made to the Development Officer on the prescribed form that shall be signed by the Applicant or his agent authorized in writing, along with the applicable fee.

A Development Permit application shall include all of the following items:

- (1) Completed application form;
- (2) Applicable application fee;
- (3) A statement of intended uses of the proposed development;
- (4) A copy of the Certificate of Title indicating ownership and any encumbrances;
- (5) A Letter of Authorization from all of the registered owners authorizing an agent to apply on their behalf, as the context requires.
- (6) Plans showing elevations, floor plans and the perspective of the proposed development including a description of the exterior finishing materials and colours;
- (7) 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;
- (8) A detailed landscape plan of the entire site to show grading, tree planting, any tree removals, grassed areas including the location and species of shrubs and trees, playgrounds and parks.
- (9) Site Plans as required by the application form and an electronic (AutoCAD and PDF) version showing the following:
 - (a) Scale of the plan, minimum of 1:1,000 or to the satisfaction of the Development Authority;
 - (b) Legal description of the property;
 - (c) North arrow;
 - (d) Municipal address;
 - (e) Lot lines shown with dimensions;
 - (f) Front, side and rear yards with dimensions;
 - (g) Dimension layout of existing and proposed parking areas, driveways, paved areas, entrances and exits abutting streets and lanes, shown and labelled;
 - (h) Location of driveway, walkways, sidewalks and curbs;
 - (i) Location of existing and proposed municipal and private local improvements;
 - (j) Location, dimensions and height of principal buildings and other structures, including accessory buildings, garages, garbage facilities, storage areas and fences that are existing and proposed;
 - (k) Location of Fire Department Connections;
 - (l) Location of major landscaped areas including retaining walls, existing trees, buffering and screening areas where provided;
 - (m) Site topography, drainage patterns, grades and other conditions; and
 - (n) Locations of all registered utility easements and rights-of-way.

2.3.4 Supplementary Requirements for a Development Permit Application

The Development Authority *may* require:

- (1) A Real Property Report to verify the location of an existing building or development that is the subject of the Development Permit application;
- (2) Photographic prints showing the site in its current condition;
- (3) A description of how the form, mass and character of the proposed development will relate to neighbouring development;
- (4) Examples of exterior finishing materials;
- (5) A detailed landscape plan of the entire site to show grading, tree planting, any tree removals, grassed areas including the location and species of shrubs and trees, playgrounds and parks;
- (6) Location of parking areas and emergency access routing;
- (7) Development Site Servicing Plan prepared and signed by a member in good standing of APEGA;
- (8) A geo-technical or floodplain study prepared by a qualified engineer if, in the opinion of the Development Authority, the site is potentially hazardous or unstable or is located within a floodway or flood fringe area;
- (9) A biophysical assessment;
- (10) An environmental site assessment, to the extent required to determine potential contamination and mitigation;
- (11) A traffic impact analysis prepared by a qualified engineer specializing in transportation engineering. Such an analysis shall address, but not be limited to, impact of adjacent public roadways, pedestrian circulation on and off site, vehicular circulation on and off the site, turning radius diagrams for large truck movements and emergency vehicles on and off the site and any other information required by the Development Authority;
- (12) A hazardous materials impact analysis;

- (13) A parking study prepared by a qualified professional;
- (14) A noise attenuation study prepared by a qualified professional;
- (15) A report showing the effects of wind and shadows produced by the proposed development;
- (16) Copies of the plan of survey prepared by an Alberta Land Surveyor showing the site to be developed;
- (17) Information to assist in assessing the impact the proposed development may have on utilities, municipal services, traffic circulation within the site and on adjacent public roadways, land uses, community facilities, and other matters;
- (18) A site remediation plan where remediation of the site may be required after the removal of a temporary development or use;
- (19) Elevations, sign face, and content of any signs proposed;
- (20) A view-shed study or other visual impact analysis;
- (21) A photometric plan showing light intensity throughout the property to the boundary lines;
- (22) 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;
- (23) The Development Authority may require additional copies of plans, specifications and information and, that information be provided in a digital format.

2.3.5 Supporting Plans and Documents

Master Site Plan

- (1) A Master Site Plan is a document to support the development of a Mixed-Use, Commercial, Industrial, large Residential sites, or other large sites requiring comprehensive planning and site design, and is submitted prior to or concurrent with the submission of the first Development Permit application for such sites.
- (2) The purpose of a Master Site Plan is to demonstrate that the development will be compatible with the surrounding area, meet all NSP policies and other requirements, and address principles of good planning and site design to the satisfaction of the Development Authority.
- (3) Where there are multiple Development Permits or stages of development on a site requiring a Master Site Plan, the subsequent Development Permits shall adhere to the approved Master Site Plan.
- (4) A Master Site Plan:
 - (a) Is required for any Mixed-Use or Commercial site over 3.0 hectares in size;
 - (b) Is required for any Residential site over 5.0 hectares in size;
 - (c) May be required at the discretion of the Development Authority for any Industrial site exceeding 8.0 hectares in size, and;
 - (d) May be required at the discretion of the Development Authority for any other development site exceeding 8.0 hectares in size.
- (5) A Master Site Plan must provide the following information:
 - (a) Proposed land uses considered within the Master Site Plan
 - (b) Building footprints and allocation of gross floor area;
 - (c) Building massing, including heights and setbacks;
 - (d) Site access and egress points, and interface with the surrounding area;
 - (e) Public realm, amenity areas, and landscaping;
 - (f) Pedestrian, transit, and vehicular traffic circulation, proposed sidewalks and walkway connections;
 - (g) On-site parking and loading areas;
 - (h) Facilities for waste and recycling collection and snow clearing or storage, and;
 - (i) Proposed transit access and transit zone locations.
 - (j) Such other information as deemed necessary by the Development Authority.
- (6) A development analysis may be required with the submission of a Master Site Plan, and must address the following requirements and performance standards:
 - (a) An outline of the development's compatibility with the purpose and intent of the District;
 - (b) An outline of the development's compatibility with adjacent features and land uses, including how the development will respond to address any important or sensitive interface conditions;
 - (c) An outline of the access, traffic, and parking requirements for the development, and any related impacts.
 - (d) Such other information as deemed necessary by the Development Authority.

Environmental Site Assessment Reports

- (7) The Development Authority may require an Environmental Site Assessment Report as supporting material to an application for a Development Permit or to a Rezoning Application, where in the opinion of the Development Authority there may be a risk of any pre-existing contamination on or near the Site; or the proposed Development may create an environmental risk to other lands.
- (8) If an environmental assessment or environmental study or report of any kind is required as part of a provincial or federal approval process for a Development, a Development Authority may require the Applicant to provide a copy of the environmental assessment, study or report and may take its content into consideration in making a decision on a Development Permit application or in making a recommendation with respect to a Rezoning Application.
- (9) If a Development Authority concludes, based on the content of an Environmental Site Assessment Report or any environmental assessment or study or report required by a provincial or federal regulatory authority, that a proposed Development could have a negative impact on the environment, then regardless of whether the Development is a Permitted Use or a Discretionary Use the Development Authority may:
 - (a) Approve the issuance of a Development Permit upon such conditions as the Development Authority deems advisable to mitigate negative impact on the environment associated with the Development; or
 - (b) Refuse to approve the issuance of a Development Permit for a Discretionary Use if the Development Authority is of the opinion that there are no reasonable conditions of approval that could adequately mitigate negative impact on the environment associated with the Development.
- (10) A proposed Development does not conform to this Bylaw if, in the opinion of a Development Authority, there are no reasonable conditions of approval that could adequately mitigate negative impact on the environment associated with the Development.

2.4 Development Approval Process

Preamble: This section outlines the approval process of a development application as well as the suspension and cancellation of Development Permits.

2.4.1 Complete Applications

- (1) An application for a Development Permit shall not be considered complete and received by the City of Airdrie until such time as the requirements of **Section 2.3.3** (Requirements for a Development Permit Application) have been met to the satisfaction of the Development Authority. Where these have not been completed to the satisfaction of the Development Authority, then the Development Authority may:
 - (a) Return the application form and all submission material to the applicant, together with the appropriate refund in compliance with the fee schedule; and
 - (b) Deem the application not to have been submitted until all required information and details have been submitted to the Development Authority.
- (2) The determination of completeness shall not be based on the perceived merits of the development proposal. The Development Permit application shall not be reviewed on its merits until it is determined complete by the Development Authority.

2.4.2 Development Permit Referral Process

- (1) The Development Authority may refer for comment any matter or any application for a Development Permit to any authority it deems necessary.
- (2) Where the proposed development is located adjacent to the municipal boundary, the Development Authority shall refer a Development Permit application to Rocky View County as per the requirements outlined in the Intermunicipal Development Plan and the Airdrie City Plan.
- (3) In reviewing a Development Permit application, the Development Authority shall consider any technical study deemed necessary to support the review of the application, and based on those technical study results, shall recommend approval or refusal of the application and/or impose such conditions that are considered necessary to mitigate any potential problems or impacts.
- (4) Having received a reply on a matter or application referenced above, the Development Authority shall give consideration to those recommendations.
- (5) After thirty (30) days from the date of referral, the Development Authority may deal with the application whether or not comments have been received.

2.4.3 Decision on a Development Permit Application

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

- (1) A Permitted Use:
 - (a) Shall approve, with or without conditions, the application if the proposed development conforms with this Bylaw; or
 - (b) May approve the application, with or without conditions, even if the proposed development does not conform with this Bylaw, if, in the opinion of the Development Authority there would not be an undue impact on the use, enjoyment, amenity and value of the adjacent properties and/or neighbourhood, or if the impact on such properties could be mitigated through the adherence of specific conditions of approval.
 - (c) May refuse the application if the proposed development does not conform to this Bylaw.
- (2) A Discretionary Use:
 - (a) May approve the application if it meets the requirements of this Bylaw, with or without conditions, based on the merits of the application including Compatibility with existing or future uses, any approved statutory plan or approved policy affecting the site; or
 - (b) May refuse the application even though it meets the requirements of this Bylaw if the proposed development is not compatible with existing or future uses or for any other planning and development reason.
- (3) A Discretionary Use in a Direct Control District:
 - (a) May consider the application and may approve the application providing it meets the direction set out by Council, where Council has delegated the decision to another Development Authority; and
 - (b) Shall refer the development application to Council recommending approval with conditions or recommending refusal, when Council has not delegated the decision to another Development Authority.
- (4) In reviewing a Development Permit application for a Discretionary Use, the Development Authority shall have regard to:
 - (a) The purpose and intent of any statutory plan adopted by the City;
 - (b) The purpose and intent of any non-statutory Plan and pertinent policy adopted by the City.
 - (c) The purpose and intent of the applicable Land use District;
 - (d) The circumstances and merits of the application, including but not limited to:
 - i. The design, character and appearance of the proposed development and, in particular, whether it is Compatible with and complementary to the surrounding properties;
 - ii. Servicing requirements;
 - iii. Access and transportation requirements;
 - iv. Vehicle and pedestrian circulation within the parcel;
 - v. The impact on properties in the vicinity by such nuisance factors as smoke, airborne emissions, odours and noise;
 - vi. The impact on the public transit system, where applicable; and
 - vii. Sound planning principles.
- (5) A Development Permit may be issued on a temporary basis for a period specified by the Development Authority.
- (6) Notwithstanding any provision 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 to address any relevant planning and development matter.
- (7) The Development Authority may approve a Development Permit with or without conditions for a use or site or a building that is neither a Permitted Use or a Discretionary Use in the District in which the development is to be located, provided that:
 - (a) The proposed use is similar to a use identified within the District and not more closely aligned with another use that is prohibited in that District;
 - (b) The proposed use is evaluated as a Discretionary Use; and
 - (c) All public notices of the Development Permit approval specifically reference the fact that the use was approved as a similar use.

- (8) An application for a Development Permit may, at the option of the applicant, be deemed to be refused when the Development Authority does not make a decision within 40 days after the 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.

2.4.4 Variances

Unless as specific provision of this Bylaw provides otherwise, a Development Authority may allow a variance as a condition of a Development Permit if:

- (1) The proposed development is a permitted use, discretionary use or similar use in the district in which it is to be located;
- (2) The proposed development, with variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
- (3) The variance is a function of an aspect or feature that is specific to the site, building or sign to which it applies, not shared by other sites, buildings or signs in the City;
- (4) The variance is a result of an error in the situating of a building or structure, and the rectifying of the error would create unnecessary hardship to the property owner;
- (5) The variance is expressed to be a condition of Development Permit approval, and is specifically mentioned in public notices of the Development Permit approval; or
- (6) The variance would not cause undue hardship to bring the subject building(s) or structure(s) into compliance with the requirements of the *Safety Codes Act*, the *Alberta Building Code*, and the *Alberta Fire Code*.

2.4.5 Development Permit Conditions

- (1) The Development Authority may, as a condition of issuing a Development Permit for a Permitted Use or a Discretionary Use, require the applicant to enter into a Development Agreement with the City to do any or all of the following:
 - (a) Construct or pay for the construction of a road required to give access to the development,
 - (b) Construct or pay for the construction of a pedestrian walkway system to serve the development and/or pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development,
 - (c) Install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development,
 - (d) Construct or pay for the construction of off-street or other parking facilities,
 - (e) Construct or pay for the construction of loading and unloading facilities,
 - (f) Pay an off-site levy,
 - (g) Pay a redevelopment levy,
 - (h) Pay for all or a portion of a cost of an off-site improvement constructed or paid for in whole or in part by the City or another party at any time prior to the date of approval of the Development Permit which benefits the development,
 - (i) Construct or pay for all or a portion of an off-site improvement having excess capacity, subject to an endeavor to assist agreement, and
 - (j) Provide security in the form of an unconditional Letter of Credit to ensure that the terms of the Development Agreement are carried out in accordance with **Section 2.5** (Development Securities)
- (2) The Development Authority may, as a condition of issuing a Development Permit for a Permitted Use or Discretionary Use, or as a condition of granting a variance to the Development Standards set out in the Land Use Bylaw with respect to either a Permitted Use or a Discretionary Use, impose any condition that addresses any relevant planning and development matter including:
 - (a) Ensuring that the development is constructed and maintained in accordance with the approved plans,
 - (b) Ensuring that the Development Standards set out in the Land Use Bylaw are met,
 - (c) Ensuring that recommendations from technical studies and reports are complied with,
 - (d) Ensuring that applicable provisions of Statutory Plans are complied with, and
 - (e) Ensuring that the City's Servicing Standards are met.
 - (f) Ensuring Compatibility,
 - (g) Ensuring that the purpose and intent of the Land Use District is met,
 - (h) Noise,
 - (i) Dust control,

- (j) Landscaping,
 - (k) Special parking provisions;
 - (l) Location, appearance and character of a building;
 - (m) Grading of a site to protect other properties; and
 - (n) Buffering,
 - (o) Lighting,
 - (p) Environmental issues,
 - (q) Hours of operation, and
 - (r) Off-site road use including entering into a road use agreement
- (3) Conditions for Discretionary Uses or a variance may require the Development Authority to impose higher standards than set out in the General Regulations for the purpose of addressing the above noted considerations.
- (4) To ensure compliance with a Development Agreement, the City may register a caveat agreement against the property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to developments under the authority and control of the Federal, Provincial, and Municipal governments.

2.4.6 Notice of Decision

- (1) For the purposes of this Bylaw, notice of the decision on an application for a Development Permit shall be given as follows:
- (a) When an applicant submits an application for a sign that is a Discretionary Use for a temporary period of a maximum of thirty (30) days or for a sign that is a Permitted Use and the sign is in full conformity with this Bylaw and without variance or relaxation, the Development Officer shall approve and issue the Development Permit as of the date of the decision;
 - (b) With the exception of **Section 2.4.6(1)(a)** (above), when an application for any Development Permit for a Permitted or Discretionary Use is approved, the Development Authority shall:
 - i. Send the Notice of Decision by ordinary mail to the applicant;
 - ii. Publish the Notice in a newspaper circulating in the City for a period of fourteen (14) days, stating the legal description and the civic address of the lot of the development and identifying the use which has been approved for such lot;
 - iii. Post the Notice of Decision (with the information prescribed in (Section #2 above)) conspicuously on the property for which the application has been made, by the time the notice appears in accordance with Section (Section #2 above);
 - iv. Send the Notice of Decision for Discretionary Uses by ordinary mail to the adjacent landowners.
- (2) In addition to **Section 2.4.6(1)** (above), the Development Authority may direct that the Notice of Decision be mailed to all registered owners of land within an area in proximity to the lot of the proposed development that, in the Development Authority's opinion, may be affected by the proposed development.
- (3) When an application for a Development Permit is refused, the Notice of Decision, with reasons for refusal, shall be sent by ordinary mail to the applicant.
- (4) For purposes of this Bylaw, Notice of Decision of the Development Authority on an application for a Development Permit is deemed to have been received:
- (a) In the case of a decision of refusal or approval pursuant to **Section 2.4.3(1)**, in accordance with Section 23 of the Interpretation Act (Presumption of service);
 - (b) In the case of a decision of approval pursuant to **Section 2.4.3(2)**, on the date that the Notice of Decision appears in the newspaper.
- (5) When notice is required pursuant to **Section 2.4.6(1)(b)**, a Development Permit shall not be issued until fourteen (14) days after the Notice of Decision has been given.
- (6) If an appeal is made to the Subdivision and Development Appeal Board against the Development Permit, the Development Permit will not come into effect until the Board approves or upholds the issuance of the Development Permit with or without conditions.

2.4.7 Suspension and Cancellation of a Development Permit

- (1) If a Notice of Decision for approval has been granted by a Development Authority, all conditions required for the issuance of the Development Permit shall be met to the satisfaction of the Development Authority within

twelve (12) months from the date of decision. The Development Authority may grant up to a six (6) month extension for the completion of the conditions. If the conditions required for the issuance of the Development Permit are not met within the time period granted, the Development Permit shall be deemed void.

- (2) If the development authorized on an approved Development Permit has not commenced within twelve (12) months from the date of its issuance, the Development Permit shall be deemed void, unless the applicant advises the Development Authority, within forty (40) days prior to the expiry of such twelve (12) month period, that the applicant desires an extension and the Development Authority grants an extension. The Development Authority may grant up to a six (6) month extension of a Development Permit.
- (3) A development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Authority's issuance of the Development Permit, unless the applicant applies for and obtains an extension from the Development Authority forty (40) days prior to the end of the twenty-four (24) month period.
- (4) The Development Authority may suspend or cancel a Development Permit following its approval or issuance:
 - (a) If the application contains an misrepresentation;
 - (b) If the fees have not been paid or a cheque is returned "NSF";
 - (c) Where facts have not been disclosed which should have been at the time of consideration of the application for the Development Permit;
 - (d) If the Development Permit was issued in error;
 - (e) As part of a Bylaw Enforcement action pursuant to **Section 2.8.7(5)**;
 - (f) Where the applicant requests, by way of written notice to the Development Authority, the cancellation of the Development Permit, provided that commencement of the use, development or construction has not occurred, or;
 - (g) If the development or use of the land has been abandoned for a period exceeding twelve (12) months.
- (5) If the Development Authority suspends or cancels a Development Permit, the Development Authority must provide written notice of the suspension or cancellation of the application.
- (6) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the Development Permit pertains.

2.4.8 Reapplication for Development Permit

- (1) Where a Development Permit has been cancelled or an application for a Development Permit is refused by the Development Authority or, on appeal, by the Subdivision and Development Appeal Board, the submission of another application for the same or similar use on the same parcel, by any applicant, may not be made for a period of six (6) months from the date of issuance of the decision cancelling the Development Permit or refusing the Development Permit application, except where the Development Authority deems that the application has been updated in a manner that addresses the reasons that the initial Development Permit had been cancelled or refused.
- (2) Council may by resolution waive the six (6) month waiting period.
- (3) If necessary, the determination of what constitutes same or similar use shall be made by referring the matter to the Development Authority.

2.4.9 Revisions to an Approved Development Permit

- (1) Where any part of an approved Development Permit is modified or updated over the course of construction, the Development Authority shall require the applicant to provide updated plans and information as deemed necessary by the Development Authority in order to understand the nature of the proposed changes, or apply for a revision to the Development Permit. When evaluating a revision to an approved Development Permit, the Development Authority shall consider the following:
 - (a) The location, orientation, capacity, and use of all buildings and structures approved under the Permit;
 - (b) Any potential impacts to site landscaping, amenity, access, parking, and circulation;
 - (c) Any changes to quantities and measures required under this Bylaw – including setbacks, allocation of lot coverage, provisions for landscaping, tree counts, parking stalls, amenity area, etc.
- (2) The Development Authority, in reviewing a revision to an approved Development Permit:
 - (a) Where the proposed revisions do not impact any of the above noted items, or in the case of any measures required under this Bylaw, where there are minimal changes and the proposed revisions are still in compliance with this Bylaw, the Development Authority may approve such revisions and notify the applicant in the form prescribed by the City.
 - (b) Where the proposed revisions include a change that impacts any of the above noted items, where there is substantial change to any measures required under this Bylaw, or where the proposed revisions require

adjustments to the Development Permit Conditions or the granting of a variance pursuant to this Bylaw the Development Authority shall require a new Development Permit application to be made for the proposed revisions, which shall be reviewed in accordance with **Section 2.4** (Development Approval Process).

- (c) Where the proposed revisions include a change to the approved location, orientation, capacity, and use of the approved Development Permit, the Development Authority shall require a new Development Permit application to be made in full, subject to the requirements of **Section 2.3** (Development Applications).

2.5 Development Securities

The City collects securities through the Development Permit process to cover on and off site improvements which affect the safety of the site and the quality of the built environment. As part of the development approval, applicants may be required to post securities for Development Permits.

2.5.1 Development Security Requirements

- (1) Where identified by the conditions of a Development Permit approval or an agreement required pursuant to **Section 2.4.5** (Development Permit Conditions), development securities shall be required.
- (2) The amount required as security shall be based on the estimated cost of construction of on-site and off-site infrastructure pursuant to the table below, unless otherwise determined in the terms of the Development Permit approval or the Development Agreement.
- (3) Cost estimates are subject to review and verification by the Development Authority, and quoted costs shall be valid for the required work.
- (4) A cost estimate shall include the items identified in **Table 2**:

Table 2: Items Included in Cost Estimates

Type of Work	Details to be included in estimate
On-site Landscaping Costs	<ul style="list-style-type: none"> ▪ Rough grading of the landscaped area; ▪ Minimum of 300mm of topsoil and sod or seed; ▪ Trees and shrubs in accordance with approved Development Permit drawings; ▪ 150mm height concrete curb separating landscaped areas and parking areas.
On-Site Accesses and Fire Lanes	<ul style="list-style-type: none"> ▪ Grading, granular base, construction, and paving.
Other On-site Works	<ul style="list-style-type: none"> ▪ Tree protection fencing; ▪ Construction fencing for the site; ▪ Retaining walls or similar structures; ▪ Parking stall and aisle painting and permanent signage; ▪ Garbage and recycling enclosures; ▪ Site screening; ▪ Environmental protection measures determined through the Development Permit conditions; ▪ Other works as may be required by the Development Authority.
Off-site Works	<ul style="list-style-type: none"> ▪ Works required for servicing the development, as may be required by the Development Authority.

- (5) Securities shall be provided for an amount equal to 110% of the on-site work and 150% of the off-site work as outlined above.
- (6) In addition to the items outlined in Table 2, the Development Authority may require securities for on-site or off-site remediation and protection of Municipal infrastructure related to an approved Development Permit.
- (7) Securities shall be provided in a form acceptable to the Development Authority, which may include an irrevocable Letter of Credit, before the Development Permit is issued.

2.5.2 Requirements of a Letter of Credit

Where securities are provided as a Letter of Credit, the Letter of Credit shall:

- (1) Be issued by a chartered bank or treasury branch;
- (2) Be issued in Canadian funds;
- (3) Be irrevocable;
- (4) Contain provisions for either a covenant by the issuer that if the issuer has not received a release from the City thirty (30) days prior to the expiry date of the security, then the security shall automatically be renewed, upon the same terms and conditions, for a further period of one (1) year;
- (5) Not contain any restrictions on the City's ability to place a demand on the Letter of Credit, and;
- (6) Allow for partial draws by the City, if the conditions of the Development Permit are not completed to the satisfaction of the Development Authority.

2.5.3 Reduction and Release of Securities

The owner of a development, or his/her designate, may apply for a Development Completion Certificate (DCC) to determine the degree of completion of the secured aspects of a development. The Development Completion Certificate process may initiate a reduction or release of securities by the City of Airdrie through the Development Completion Review outlined in **Section 2.6.3**:

- (1) Where the City determines that the development has been completed in all aspects and no deficiencies are outstanding, the development securities shall be released.
- (2) Where the City determines that deficiencies remain, the amount of development securities will be reduced, and the City will retain an amount corresponding to the estimated cost of the remaining deficiencies.
 - (a) Notwithstanding the items included in cost estimates and secured by the Development Authority, where there are deficiencies noted for non-secured aspects of the development, the Development Authority may retain an amount of the development securities for such deficiencies.
 - (b) Where the development securities are reduced and the estimated cost of the remaining deficiencies is less than \$25,000, the City shall retain a minimum of \$25,000 until such time as all works have been completed to the full satisfaction of the Development Authority.
 - (c) Where there are off-site works secured as part of a development, the Development Authority shall retain development securities until such time that a Final Acceptance Certificate (FAC) has been issued by the City's Engineering Services department for the off-site works. A portion of the required securities may be released with the issuance of a Construction Completion Certificate (CCC) by the Engineering Services department of the City of Airdrie.

2.5.4 Release of Securities for Landscaping Requirements

- (1) Securities for landscaping requirements shall be released 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 growing seasons after completion of the landscaping.
 - (a) Notwithstanding the above, securities for landscaping requirements for freehold residential developments shall be released once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been successfully installed as required by the approved Development Permit.
- (2) Landscaping shall be required to be completed within twelve months of the completion of the approved development. In the event seasonal conditions prohibit the completion of landscaping, the site shall have all landscaping completed prior to July 15 of the following growing season.
- (3) A request for a Landscaping Completion Inspection must be submitted no later than September 30 of each calendar year. The timing and scheduling of Landscaping Completion Inspection are subject to weather, ground, and seasonal conditions that allow for an effective assessment of the site at the discretion of the Development Authority.

2.5.5 Use of Securities

- (1) In circumstances where the Development Authority has identified that a development or aspects thereof have not been completed to the satisfaction of the Development Authority and the owner/applicant has refused to address the deficiencies to the satisfaction of the Development Authority:
 - (a) The City may draw on the development securities and the amount thereof shall be paid to the City for its use in completing the deficient aspects of the development.
 - (b) Notwithstanding the list of on-site and off-site works used as a basis for the cost estimate and securities above, the Development Authority may use securities to complete any deficient aspects of

- the development relating to site functionality, life and safety issues, and overall completion of the development.
- (c) All expenses incurred by the City, to renew or draw upon any irrevocable Letter of Credit, shall be reimbursed by the owner/applicant to the City by payment of invoice or from the proceeds of the Letter of Credit.
 - (d) In the event the owner/applicant does not complete the required conditions of the Development Permit and the proceeds from the Letter of Credit are insufficient for the City to complete the required work, should it elect to do so, the City may take enforcement actions deemed appropriate under the *Municipal Government Act*.
- (2) Where the City has drawn on development securities, the City shall provide an accounting to the owner/applicant indicating how the proceeds of the securities were applied within sixty (60) days of completing the deficient aspects of the development.

2.6 Development Completion Certificates

A Development Completion Certificate (DCC) is a document issued by the Development Authority to confirm the degree to which an approved development has been completed to the required standards of the Development Authority. Development Completion Certificates may be processed as either:

- *Partial DCCs, which review the completion of part of a development (such as a single building or phase) where there are remaining parts under the same Development Permit which have not been completed to the point where a review of completion can be conducted by the Development Authority, or;*
- *Full DCCs, which review the completion of all aspects approved under a Development Permit.*

2.6.1 When a Development Completion Certificate is Required

- (1) When required as a condition of a Development Permit, the owner of the development, or his/her authorized designate shall apply for a Development Completion Certificate (DCC) when the approved development has been completed to ensure that all requirements and standards of the Development Authority have been met.
- (2) When development securities have been required by the City in accordance with **Section 2.5.1** (Development Security Requirements), the owner of the development may apply for a Development Completion Certificate (DCC) to determine the degree of completion of the secured aspects of the development and initiate a reduction or release of securities pursuant to **Section 2.5.3** (Reduction and Release of Securities).

2.6.2 Development Completion Certificate Application

Application for a Development Completion Certificate shall be made on the prescribed form and shall list as completed all the requirements and conditions of approval of the Development Permit.

When the owner of the development applies for a Development Completion Certificate (DCC), the Development Authority may require:

- (1) A Real Property Report or Final Site Plan describing the true location of all completed buildings, structures, features, and accesses;
- (2) Digital copies of the approved Development Permit drawings;
- (3) Digital and hard copies of as-built drawings for any services installed as part of the development;
- (4) A letter from a professional engineer, confirming the site grading, drainage, and servicing has been constructed according to the approved design;
- (5) Issuance of CCC and FAC for off-site infrastructure works or rehabilitations, and;
- (6) Any other information required to evaluate the completion of the development.

2.6.3 Development Completion Review

After receiving a DCC application, the Development Authority shall evaluate the information provided and determine the degree to which the development has been completed. This review may include confirming that:

- (1) All buildings, parking, landscaping, and any other elements of the site have been developed in accordance with the approved Development Permit drawings;
- (2) All elements of the site secured in accordance with **Section 2.5.1** (Development Security Requirements) have been completed to the satisfaction of the Development Authority;
- (3) The site grading, drainage, and servicing has been constructed according to the approved design;
- (4) All services required for the development have been properly installed and inspected;
- (5) There has been no damage or impacts to off-site Municipal infrastructure;

- (6) All conditions of the Development Permit have been met, and;
- (7) Where the Development Authority is able to confirm, the land uses are consistent with those approved through the Development Permit.

2.6.4 Development Completion Certificate Issuance and Deficiencies

After a DCC application has been reviewed, the Development Authority shall issue a Development Completion Certificate which outlines the degree to which the development has been completed and identifies any remaining deficiencies which must be corrected or addressed.

2.7 Development Appeals

Preamble: In accordance with the provisions of the Municipal Government Act, this section of the Land Use Bylaw outlines the procedure and associated requirements for appealing a decision on a Development Permit to the Subdivision and Development Appeal Board, the Municipal Government Board, or the Court of Appeals. The intent of this section is to inform applicants of their rights and procedures pertaining to subdivision and development appeals.

2.7.1 Appeal Authorities

In accordance with the provisions of the *Municipal Government Act*, the City has established a Subdivision and Development Appeal Board.

2.7.2 Appealing a Decision

- (1) The person applying for a Development Permit or affected by a Stop Order, or any person affected by a decision or Stop Order may appeal the decision to the Subdivision and Development Appeal Board when a Development Authority:
 - (a) Refuses or fails to issue a Development Permit to within 40 days of receipt of a completed application;
 - (b) Issues a Development Permit subject to conditions;
 - (c) Issues a Development Permit where the provisions of the Bylaw were relaxed; or
 - (d) Issues a stop order under Section 645 of the *Municipal Government Act*.
- (2) A Development Permit for a Permitted Use may only be appealed if the provisions of this Bylaw were varied, relaxed or misinterpreted.
- (3) In addition to the applicant, any person affected by a Development Permit or the decisions on it, may appeal to the Subdivision and Development Appeal Board.
- (4) An appeal shall be commenced by filing a notice of appeal, containing reasons, with the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days
 - (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 or 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 in the newspaper circulating in the City.
- (5) A decision on a development application within a Direct Control District cannot be appealed where Council is the Development Authority for that Direct Control District.

2.7.3 The Appeal Process

- (1) An appeal may be launched by filing a notice with the Subdivision and Development Appeal Board by providing the following:
 - (a) The legal description of the property and/or the municipal address;
 - (b) The address of the appellant;
 - (c) The reasons for the appeal and issue or condition in the decision or order that are subject to the appeal; and
 - (d) The fees prescribed by the Subdivision and Development Appeal Board bylaw.
- (2) In dealing with an appeal, the Board shall follow the process described in the Subdivision and Development Appeal Board bylaw and the Act.
- (3) If the decision to approve a Development Permit application is reversed by the Board, the Development Permit shall be null and void.

- (4) If the decision to refuse a Development Permit application is reversed by the Board, the Board shall direct the Development Officer to issue a Development Permit in accordance with the decision of the Board.
- (5) If the decision to approve a Development Permit application is varied by the Board, the Board shall direct the Development Officer to issue a Development Permit in accordance with the terms of the decision of the Board.

2.7.4 Notice of Appeal Hearing

- (1) Prior to the hearing of any appeal, the Secretary to the Subdivision and Development Appeal Board shall give at least five (5) days notice in writing of the hearing to:
 - (a) The Appellant;
 - (b) The Applicant(s);
 - (c) The Development Authority who issued the subject order, decision, or Development Permit;
 - (d) Any other landowners or persons required to be notified under Section 2.4.6 of this Bylaw, and;
 - (e) Any other person that the Board considers to be affected by the appeal.

2.7.5 Court of Appeal

- (1) Pursuant to Section 688 of the *Municipal Government Act*, or similar legislation, a decision of the Subdivision and Development Appeal Board may only be directed to the Court of Appeal on a question of jurisdiction or law.
- (2) An application for leave to appeal to the Court of Appeal must be filed and served within thirty (30) days after the issue of the decision sought to be appealed and notice of the application must be given to:
 - (a) The Subdivision and Development Appeal Board;
 - (b) The City, in accordance with Section 688(5) of the *Municipal Government Act*; and
 - (c) Any other person(s) that the judge directs.

2.8 Bylaw Enforcement

Preamble: This section of the Land Use Bylaw outlines the procedures for enforcing the provisions outlined in this Bylaw and the associated fines and penalties. The purpose of this section is to ensure that development within the City of Airdrie is orderly, economical and beneficial; and that the requirements of this Bylaw are enforced fairly and consistently.

2.8.1 Ability to Enforce

- (1) In accordance with the provisions of the Municipal Government Act, this section of the Land Use Bylaw outlines the procedure for enforcing the provisions of the Land Use Bylaw, Part 17 of the Municipal Government Act or its regulations as amended, a Development Permit, or Subdivision approval.
- (2) For the purposes of this Land Use Bylaw, a Peace Officer and Development Officer are Designated Officers for the purposes of carrying out inspections, remedial actions, and enforcement.
- (3) A Development Officer, or the Development Authority as outlined under Section 2.1, may enforce the provisions of the Municipal Government Act and its regulations, this Bylaw, the conditions of a Development Permit and the conditions of a Subdivision Approval. Enforcement may be by way of written warning, Stop Order, Violation Ticket, injunction order, or any other authorized action to ensure compliance.
- (4) Only a Development Authority may issue a Stop Order pursuant to Section 645 of the Act and Section 2.8.8 of this Bylaw.

2.8.2 Right of Entry: Inspections, Remedial Action and Enforcement

- (1) After providing reasonable notice to the owner or occupant of land or a building in accordance with Section 542 of the Municipal Government Act, a Designated Officer may enter any land or building at reasonable times to ascertain if the requirements of this Bylaw are being met.
- (2) For the purpose of this Section, "reasonable notice" means not less than 48 hours except in the case of an emergency or extraordinary circumstance, in which case no notice is required to be provided.
- (3) For the purpose of this Section, "reasonable time" means any time between 8 am and 8 pm, Monday-Friday with the exception of statutory holidays, except in the case of an emergency or extraordinary circumstance, in which case the Designated Officer may enter the land or building at any time.
- (4) If a person fails or refuses to comply with a Stop Order or an order issued by the Subdivision and Development Appeal Board pursuant to Section 687 of the Municipal Government Act, a Designated Officer

may enter the land or the building and take any steps necessary to carry out the order in accordance with Section 542 of the Municipal Government Act and this Section.

- (5) No person shall prevent or obstruct a Designated Officer from carrying out any official duty under this Bylaw. If a person prevents, obstructs or interferes with a Designated Officer carrying out any official duty under this Bylaw or if a person refuses to produce anything to assist the Designated Officer in carrying out his/her official duties pursuant to this Bylaw, then the City may apply to the Court of Queen's Bench for an Order pursuant to Section 543 of the Municipal Government Act.

2.8.3 Warning Letter

- (1) Where the Development Officer finds that a development, land use or use of a building is in contravention of this Bylaw, Part 17 of the Municipal Government Act, the regulations under Part 17 of the Municipal Government Act, a Development Permit or Subdivision Approval, or the provisions of an agreement entered into pursuant to Section 650 or 655 of the Municipal Government Act, the Development Officer may issue a written warning to the owner and/or occupant of the property or development.
- (2) The Warning Letter shall describe the subject property or development by:
 - (a) Municipal address or location; and/or
 - (b) Legal description.
- (3) The Warning Letter should:
 - (a) State the nature of the contravention;
 - (b) Give reasonable particulars of the corrective actions required to remedy the contravention;
 - (c) State the time period within which the corrective actions are to be done to bring the development, land use or use of the building into compliance;
 - (d) Unless considered to be a matter of life safety or otherwise stated, give not less than seven (7) days' notice from the date of delivery of the Warning Letter for compliance; and
 - (e) State that if the contravention is not remedied, the City may undertake further enforcement measure(s) pursuant to this Bylaw and the Municipal Government Act.
- (4) The Development Officer may serve the Warning Letter by any or all of the following means:
 - (a) Personally delivering the Warning Letter to the owner and/or occupant of the subject property, structure or development;
 - (b) Delivering the Warning Letter by regular mail addressed to the owner at the owner's address as shown on the assessment roll for the property and/or at the last known postal address of the occupant to whom the Warning Letter is addressed;
 - (c) Posting the Warning Letter in a conspicuous place on the subject property, structure or development when the Development Officer has reason to believe that it is improbable that the Warning Letter will be received by the owner and/or occupant to whom it is addressed within seven (7) days of the date of delivery of the Warning Letter if it is delivered in any other form or if there is reason to believe that the owner and/or occupant is evading service of the Warning Letter.
- (5) Where the Warning Letter is served by posting the Warning Letter on the property, structure or development in contravention or served personally to the owner and/or occupant of the subject property, structure or development, service is affected as of the date and time the Warning Letter was posted or delivered.
- (6) Where the Warning Letter is served via regular mail, service shall be presumed to be effected:
 - (a) 7 days from the date of mailing if the Warning Letter is mailed to an address in Alberta, or
 - (b) 14 days from the date of mailing if the Warning Letter is mailed to an address outside of Alberta.

2.8.4 Bylaw Enforcement for Signs

In addition to other enforcement remedies available to the City as set out in this Bylaw and the Municipal Government Act, all sign development which is in contravention of this Bylaw or the conditions of a permit shall be subject to the following enforcement action which may be taken in addition to, or as an alternative to, all other enforcement remedies available to the City:

- (1) Any sign or other advertising device placed on any wall or fence or elsewhere on or adjacent to a public roadway or public place without a permit or placed in contravention of this Bylaw or a permit may be removed by the City without any prior notice being provided to the owner of the sign or other advertising device;
- (2) The owner of any sign or advertising device placed on any wall or fence or elsewhere on or adjacent to a public roadway or public place without a permit or placed in contravention of this Bylaw or a permit shall be liable for the costs incurred by the City incurred in removing the sign or advertising device; and

- (3) Any sign or other advertising device removed in accordance with this section must be claimed within thirty (30) days of its removal by the City or the sign or other advertising device shall be deemed to be abandoned property and the City shall dispose of the sign or other advertising device as the City deems appropriate.

2.8.5 General Offences

- (1) Any person who:
 - (a) Contravenes or causes, allows or permits a contravention of any provision of this Bylaw;
 - (b) Contravenes or fails to comply with a Development Permit or any conditions forming part of the Development Permit;
 - (c) Contravenes or fails to comply with a subdivision approval or any conditions forming part of the subdivision approval;
 - (d) Contravenes or fails to comply with an agreement entered into pursuant to Section 650, 651 or 655 of the *Municipal Government Act*;
 - (e) Authorizes or proceeds with any development that is at variance with the description, specification or plans that were the basis for the issuance of a Development Permit;
 - (f) Authorizes or proceeds with any subdivision that is at variance with the description, specification or plans that were the basis for the issuance of a subdivision approval;
 - (g) Continues development after a Development Permit has expired, been revoked or suspended;
 - (h) Continues with subdivision after subdivision approval has expired, been revoked or suspended;
 - (i) Having been issued a Stop Order, does not complete the corrective measures described within the Order within the time period specified;
 - (j) Displays any sign in an abandoned or derelict state; or
 - (k) Displays any sign without a valid permit where a permit is required by this Bylaw,Is guilty of an offence and is liable upon summary conviction to a fine in an amount not to exceed \$10,000.00, imprisonment for not more than one year, or to both fines and imprisonment.
- (2) For the purposes of this section, Council intends that all offences created under this Bylaw are to be interpreted as strict liability offences.

2.8.6 Violation Tickets and Penalties

- (1) Where a Bylaw Enforcement Officer or Peace Officer has reasonable and probable grounds to believe that a person has contravened any provision of this Bylaw, the Officer may commence proceedings against the person by issuing a violation ticket pursuant to the Provincial Offences Procedures Act.
- (2) Specified and minimum penalties for any offence under this Bylaw are outlined in **Table 3**.
- (3) This section does not prevent a Designated Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from the Development Authority first issuing a Stop Order in accordance with this Bylaw and the Municipal Government Act in lieu of or in addition to issuing a violation ticket.

Table 3: Specified Penalties for Land Use Bylaw Enforcement

Offence	Specified Penalty First Offence	Specified Penalty Second Offence	Specified Penalty Third Offence
Failure to obtain a Development Permit / Failure to comply with Development Permit conditions	\$1,500	\$2,500	\$4,000
Occupy or commence use prior to Development Permit issuance	\$1,500	\$2,500	\$4,000
Failure to allow inspection / Hinder inspector	\$1,000	\$1,500	\$2,500
Illegal display of Third-Party Advertising	\$1,000	\$1,500	\$2,500
Failure to comply with standards for Digital Media or Sign Illumination	\$1,000	\$1,500	\$2,500
Illegal Adverse Effects or Nuisance	\$1,000	\$1,500	\$2,500
Failure to Shield or Mitigate Lighting	\$1,000	\$1,500	\$2,500
Other failure to comply with Land Use Bylaw standards or requirements	\$500	\$750	\$1,250

- (4) Where a contravention of this Bylaw is of a continuing nature, a contravention shall constitute a separate offence in respect of each day, or part of a day, on which that offence continues.
- (5) Where any Person commits the same offence under this Bylaw more than once in one twenty four (24) month period, the specified penalty in respect of the offences will be as shown in the above table.
- (6) For additional subsequent offences after the Third, the minimum penalty shall be the Specified Penalty listed for the Third Offence and may be increased up to \$10,000

2.8.7 Other Remedies

- (1) Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue orders for compliance or in any way affects any person's rights to appeal a Development Authority's order.
- (2) Nothing in this Bylaw diminishes or in any way affects the provisions of the Municipal Government Act relating to offences and penalties.
- (3) Nothing in this Bylaw diminishes or in any way affects the rights of the City pursuant to the Municipal Government Act, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.
- (4) The levying and payment of any fine or the imprisonment for any period provided in this Bylaw does not relieve a person from the necessity of paying any fees, charges or costs for which that person is liable under the provisions of this Bylaw, any other Bylaw or other enactment.
- (5) Where there is a violation for failure to comply with the Development Permit conditions of an approved Land Use, the Development Authority may suspend or cancel the Development Permit authorizing that use.

2.8.8 Stop Order

- (1) Where the Development Officer finds that a development, land use or use of a building is in contravention of this Bylaw, Part 17 of the Municipal Government Act, the regulations under Part 17 of the Municipal Government Act, a Development Permit or Subdivision Approval, the conditions of a Development Permit, the conditions of a Subdivision Approval or the provisions of an agreement entered into pursuant to Section 650 or 655 of the Municipal Government Act, the Development Officer may, by written notice, order the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them to:
 - (a) Stop the development or use of land or building in whole or in 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 land or use of the building complies with the Act, this Bylaw, a Development Permit, a subdivision approval or agreement, Within the time set out in the notice.

- (2) The Development Officer may serve the Stop Order by any or all of the following means:
 - (a) Personally delivering the Stop Order to the owner and/or occupant of the subject property, structure or development;
 - (b) Delivering the Stop Order by regular mail addressed to the owner at the owner's address as shown on the assessment roll for the property and/or at the last known postal address of the occupant to whom the Stop Order is addressed;
 - (c) Posting the Stop Order in a conspicuous place on the subject property, structure or development when the Development Officer has reason to believe that the owner and/or occupant is evading service of the Stop Order.
- (3) Where the Stop Order is served by posting the Stop Order on the property, structure or development in contravention or served personally to the owner and/or occupant of the subject property, structure or development, service is affected as of the date and time the Stop Order was posted or delivered.
- (4) Where the Stop Order is served via regular mail, service shall be presumed to be effected:
 - (a) 7 days from the date of mailing if the Warning Letter is mailed to an address in Alberta, or
 - (b) 14 days from the date of mailing if the Warning Letter is mailed to an address outside of Alberta.
- (5) A person who is affected by the Stop Order may appeal the Stop Order to the Subdivision and Development Appeal Board in accordance with Section 685 of the *Municipal Government Act*.
- (6) If a person fails or refuses to comply with a Stop Order or an order issued by the Subdivision and Development Appeal Board pursuant to Section 687 of the *Municipal Government Act*, the City may do one or more of the following:
 - (a) Obtain an injunction or other order from the Court of Queen's Bench pursuant to Section 554 of the *Municipal Government Act*;
 - (b) Register a caveat under the Land Titles Act in respect of the order against the certificate of title for the subject land; and
 - (c) A Designated Officer may enter into or upon the land or building pursuant to Section 542 of the *Municipal Government Act* and take any action necessary to carry out the order pursuant to Section 646 of the *Municipal Government Act*.
- (7) The costs and expenses incurred by the City in carrying out a Stop Order may be:
 - (a) Charged to the registered owner of the lands subject to the Stop Order; and
 - (b) Added to the tax roll of the lands subject to the Stop Order whereupon the amount is deemed to be property tax and forms a special lien against the land.

3 Landscaping Requirements

Preamble: The regulations contained in this section establish the landscaping requirements for all development within the City. It is recognized that landscaping is an integral component of development and enhances the appearance and environmental performance of developments. It should be noted that while this section outlines the minimum landscaping requirements, specific regulations may also be included within specific land use districts as required to ensure quality development and use compatibility. All sections of this Bylaw pertaining to landscaping should be reviewed and adhered to when developing site plans, design plans and landscaping plans.

3.1 New Development

- (1) All development shall provide landscaping in compliance with this Bylaw.
- (2) The Development Authority may vary the landscaping requirements contained in this Section for an individual development site if the required landscaping has been provided at a broader, more comprehensive level of plan. This may include an Area Structure Plan, Neighbourhood Structure Plan, or Master Site Plan.
- (3) For any variance considered under the above, landscaping must still be provided in a manner that is compatible with the purpose and intent of this Bylaw, properly addressing of the use and development of the site, streetscape, amenity and environmental performance.

3.2 Existing Development

- (1) Development approved prior to the adoption of this Bylaw shall adhere to the landscaping requirements of its approval, to the satisfaction of the Development Authority, unless a new Development Permit application is made.

3.3 General Landscaping Requirements

The following landscaping standards and requirements apply to all development covered under this Bylaw, unless detailed otherwise within a specific land use district or overlay.

- (1) Any portion of a site not occupied by buildings, pedestrian circulation or storage or parking areas shall be landscaped.
- (2) The minimum landscaping requirement listed in any district shall be applied to the whole development site. Where a site includes multiple lots, the landscaping requirement shall be applied comprehensively and not to individual lots.
- (3) All required yard (setback) areas, except for those specifically required for sidewalks and motor vehicle access, are to be landscaped.
- (4) When a landscaped area is required adjacent to a boulevard, the tree species chosen must complement the existing boulevard trees.
- (5) The Development Authority may require landscaping within a site that is intended for future development if, in the opinion of the Development Authority, the lack of landscaping creates a potential negative visual impact, given the visibility of the area from adjacent properties and public roadways.
- (6) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a lot grading plan.
- (7) Parking or storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.
- (8) The siting or location of coniferous and deciduous trees shall be to the satisfaction of the Development Authority, having regard to such considerations as solar access and shade, screening and sight lines, and year-round provision of foliage.
- (9) All areas subject to landscaping shall be maintained as a landscaped area once complete.
- (10) Soft landscaping shall be maintained to the minimum standards of this Bylaw on an ongoing basis. Any tree or shrub required to meet the minimum standards of this Bylaw that does not survive shall be replaced within one year.
- (11) Where existing site conditions may make it difficult to achieve full compliance as otherwise required by this Bylaw, the Development Authority may allow a variance the landscaping standards.
- (12) If the Development Authority allows a variance from the requirements set out in this section, the Development Authority may impose as a condition of development approval, where feasible and practical, landscaping alternatives that focus on the enhancement of streetscape and environmental performance by the addition of landscaping between the building and the adjacent road, and in the parking areas adjacent to the road.

3.4 Landscape Plans

A landscape plan for a proposed development must be submitted as part of each Development Permit application and must include the following information:

- (1) The property lines of the site, adjacent land uses, approximate location of buildings and landscaping on adjacent sites;
- (2) All overhead, surface and underground utilities, limits of easements and right-of-ways;
- (3) The existing and proposed topography;
- (4) The existing vegetation and indication of whether it will be retained or removed;
- (5) The layout of berms, open space, pedestrian circulation, retaining walls, screening, soft landscaped areas, and hard landscaped areas;
- (6) The location, height and materials of all proposed walls, fences and screening;
- (7) Common and botanical names, sizes, and quantities of plant material and the types of landscaped areas; planting details indicating soil depths, amount of topsoil, and mulch types;
- (8) Irrigation systems, if proposed;
- (9) A table indicating the required quantities of plant material, as required by this Bylaw;
- (10) Established City landscaping and infrastructure within 6 metres of the subject property, or any other established landscaping and infrastructure that will be impacted by the proposed development.

3.5 Review and Approval of Landscape Plans

- (1) The Development Authority shall review the landscape plan to verify its compliance with the provisions of this section. The Development Authority may approve, deny or require changes to the landscape plan if it is not in compliance. Provided that the purposes of this section are still achieved, written requests for alternative landscaping schemes may be submitted to the Development Authority and may be considered when the following conditions apply:
 - (a) Topography, soil or other site conditions are such that full compliance is impossible or impractical;
 - (b) It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions; or
 - (c) Safety considerations are involved and no other alternative exists to reduce potential hazards.
 - (d) The site has space limitations or an unusual shape;
- (2) The Development Authority may authorize minor changes to an approved landscape plan without requiring a separate Development Permit application.

3.6 Planting Requirements

- (1) Landscaping materials must be selected based on the context of the site and in the case of soft landscaping, for their hardiness, disease-resistance, drought-resistance and maintenance characteristics. When new landscaping is required, existing mature trees and established soft landscaping are encouraged to be retained and augmented where possible.
- (2) Naturalized landscapes, where provided, shall be designed to reflect the plant materials, soil types and topography typical to the relevant sub-region. Generally, naturalized landscapes would apply to areas adjacent to Nose Creek, environmental reserves, major utility right-of-ways and public utility lots, and parking lot islands. Naturalized landscapes may be accommodated in any land use district subject to an approved landscape plan.
- (3) All plants used to complete landscaping required by this Bylaw must be listed in the Alberta Horticultural Guide and shall be tolerant to specific site conditions, such as sun, shade, excessive wind, road salt, etc.
- (4) Tree planting shall be in groupings or mulched beds to encourage improved growth, survivability and aesthetics.
- (5) Shrubs shall be planted in groups of three or more.
- (6) For the purposes of calculating the Number of Plantings Required, the requirements shall be based on the amount of landscaped area required for the site. Where the calculation of Number of Plantings Required results in a fractional number, the requirement shall be rounded up to the nearest whole number.
- (7) Where the calculation of Number of Plantings Required results in less than one tree or less than three shrubs, a minimum of one tree or three shrubs, respectively, shall be provided.
- (8) The quality and extent of landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigating and maintaining the landscaping shall be provided.
- (9) Any trees or shrubs which are found at the time of an inspection that are identified as diseased or in decline must be replaced during the next planting season, unless otherwise accepted by the Development Authority.

- (10) The minimum specifications for plantings required by this Bylaw at the time of planting shall be as outlined in **Table 4** (Minimum Landscaping Requirements) below:

Table 4: Minimum Landscaping Requirements

Feature	Minimum Requirements
Deciduous Trees (Small)	50mm Caliper
Deciduous Trees (Large): Must be at least 50% of trees provided	70mm Caliper
Deciduous Shrubs	450mm Height OR 2 Gallon Pot Size
Coniferous Trees	2.5m Height
Coniferous Shrubs	600mm Height and 350mm Spread OR 5 Gallon Pot Size
Ratio of Deciduous/Coniferous Trees	Deciduous Trees shall represent between 25-75% of the required tree count as determined to be appropriate by the Development Authority.
Shrub Substitution	5 shrubs may be substituted for any one small or large tree at the discretion of the Development Authority
Number of Plantings Required	1 tree and 2 shrubs per 25m ² in Residential Districts except as otherwise stated in this Bylaw 1 tree and 2 shrubs per 30m ² in Commercial and Mixed-Use Districts 1 tree and 2 shrubs per 45m ² in Industrial Districts All other Districts as determined to be appropriate by the Development Authority.

- (11) No individual tree species shall represent more than 33% of the total trees required for any development.
- (12) Notwithstanding the Number of Trees Required outlined in **Table 4** (above) for Single Detached, Semi-Detached, and Duplex developments, or portions thereof for a comprehensive development, the requirement for front yard landscaping shall be:
- Two (2) trees per lot, or;
 - A combination of trees and shrubs equivalent to two (2) trees per lot, in accordance with the Shrub Substitution provisions outlined in **Table 4** (Minimum Landscaping Requirements), or;
 - A xeriscaping plan, incorporating drought-resistant and local plant species, prepared to the satisfaction of the Development Authority.

3.7 Hard Landscaping Requirements

- Unless otherwise accepted by the Development Authority, all landscaping required for a development site shall be provided as soft landscaping.
- The Development Authority may accept the provision of Hard Landscaping to satisfy the requirements of this Bylaw where the landscaping provided meets all of the following criteria:
 - Is consistent with the purpose and intent of the Land Use District in which it is located;
 - Provides amenity for the site;
 - Is permeable and does not alter the approved grading and drainage pattern for the site;
 - Contributes to the environmental performance of the site; and
 - Is sensitive to conditions of the site and its interface with the surrounding area.

3.8 Alternate Landscaping Requirements

- Where a proposed development provides Enhanced or Low Water Landscape treatments and meets or exceeds all other requirements of this Bylaw, the Development Authority may reduce the minimum required landscaped area by up to 20% of the requirement that is stated in the district.
- For Enhanced Landscaping treatments, the minimum landscaped area required by the district may be reduced at the discretion of the Development Authority where:
 - 1.0 trees and 2.0 shrubs are planted for every 30m² of landscaped area provided;
 - All deciduous trees have a minimum calliper of 70mm at the time of planting;
 - Coniferous trees have a minimum height of 3.0 metres at the time of planting.

- (3) For Low Water Landscaping treatments, the minimum landscaped area required by the district may be reduced at the discretion of the Development Authority where:
 - (a) A low water irrigation system is provided and irrigation is confined to trees and shrubs on-site;
 - (b) Trees and shrubs with similar water requirements are grouped together;
 - (c) A maximum of 30% of the required landscaped area is planted with sod and the remainder is covered with plantings or mulch;
 - (d) A minimum of 30% of required plantings provided on-site are Low Water plantings.

3.9 Artificial Landscaping

- (1) Artificial landscaping shall be at the discretion of the Development Authority and subject to review of a landscaping plan complete with specifications on the artificial landscaping proposed (i.e. composition, installation, base materials, drainage test reports, etc.);
- (2) Artificial turf must be permeable and able to meet appropriate drainage and runoff standards to the satisfaction of the Development Authority;
- (3) Where artificial turf is proposed in residential districts, it:
 - (a) Shall be complementary to other natural landscaping elements proposed on the subject property and the surrounding area that would, in the opinion of the Development Authority, improve the overall aesthetic of the property and the neighbourhood;
 - (b) Shall include a thatch layer to provide integrated colour variation to the satisfaction of the Development Authority;
 - (c) Shall provide an appropriate material weight and varied blade height to ensure a natural aesthetic to the satisfaction of the Development Authority
- (4) Artificial turf shall not be permitted in all other districts, except where forming part of a Day Care, Animal Service, or Outdoor Recreation facility;
- (5) Artificial landscaping must be maintained and repaired or replaced if damaged within thirty days of receipt of notice from the Development Authority;
- (6) The Development Authority, in evaluating a proposal for artificial landscaping, shall consider:
 - (a) Interface with landscaping on adjacent properties and other landscaping treatments on the site;
 - (b) Visibility of the artificial landscaping from the street and adjoining properties;
 - (c) Existing distribution of artificial landscaping in the surrounding area, as determined by the Development Authority.

3.10 Landscaping in Industrial Districts

Notwithstanding the setbacks identified in any industrial district, any development in an industrial area:

- (1) Shall include a 5.0m landscape buffer adjacent to the property line that abuts or is adjacent to a residential district, or as determined by the Development Authority;
- (2) Shall include a 5.0m landscape buffer adjacent to the property line that abuts Veterans Blvd., Yankee Valley Blvd., East Lake Blvd., Hamilton Blvd. or Kings Heights Blvd.;
- (3) Shall include a 3.0m landscape buffer adjacent to the property line that abuts any other Collector or Arterial road.

3.11 Landscaping in Commercial and Institutional Districts

Notwithstanding the setbacks identified in any commercial or institutional district, any development in a commercial or institutional district, except the Downtown Core Mixed Use District (M3):

- (1) Shall include a 3.0m strip of landscaped area adjacent to a property line that abuts a road;
- (2) Shall ensure that off-street loading spaces in any commercial district adjoining or fronting onto any residential property in a residential district are screened on each side by a wall, fence, berm or hedge not less than 1.8m in height to the satisfaction of the Development Authority;
- (3) Shall screen all outdoor storage areas from view of adjacent arterial roads through the use of fencing, landscaping, masonry wall, berm, or combination thereof, in addition to the any other applicable regulations in this section, to the satisfaction of the Development Authority;
- (4) May require other types of screening at the discretion of the Development Authority to reduce visual impact between the residential and non-residential district.

3.12 Landscaping in Parking Areas

- (1) Landscaping shall be incorporated into the design of parking lots to improve streetscape and aesthetics of the site, enhance the pedestrian environment, improve the internal circulation and allow for stormwater infiltration on the site.
- (2) Landscape islands shall be required for surface parking areas with a capacity of 50 or more vehicles.
- (3) Landscaped islands provided in parking areas:
 - (a) Shall be provided at the beginning and end of every row of parking stalls;
 - (b) Shall be spaced with no more than 24 parking stalls between landscaped islands;
 - (c) Shall be provided with a minimum area of at least 20m² and a minimum dimension of at least 1.8m;
 - (d) Shall be provided with a minimum depth of 0.75m and a minimum volume of 15m³;
 - (e) Shall require a minimum of 1 tree or equivalent plantings per 10m² of landscaped island area. Planting types and species provided for this requirement shall be selected based on survivability in constrained landscaped areas;
 - (f) May identify up to one-third of the provided landscaped islands on a site which can be used to accommodate snow storage for the site during winter and may have reduced plantings provided within such islands accordingly.
- (4) Landscaped islands must be surrounded with a concrete curb and designed and located in such a way that the health of all landscaping associated with them can be maintained for the life of the principal development.
- (5) The Development Authority may approve a different planting requirement where the landscaped island contains a naturalized planting scheme, and/or where the landscaped island is used to detain storm water.

3.13 Securities and Letters of Credit

At the time of subdivision, or as a condition of a Development Permit, an irrevocable letter of credit or other form of security deemed acceptable to the Development Authority may be required to ensure that proposed landscaping is carried out with reasonable diligence. The details and requirements of this security shall be provided in accordance with the requirements of **Section 2.5** (Development Securities).

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4 Parking Requirements

Preamble: This section of the Bylaw establishes general parking and loading requirements. The parking requirements reflect the different activity levels and parking demands associated with different land uses throughout the city. The intent of regulating parking requirements is to ensure that developments do not impose off-site impacts and traffic problems on adjacent properties.

4.1 General Requirements

- (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.
- (2) Where parking and/or loading space(s) are required as a condition of a Development Permit, the owner/applicant shall provide the required parking and loading spaces at or before the time of occupancy of the building, unless otherwise deemed acceptable by the Development Authority.
- (3) 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 the extended storage of motor vehicles, for the sale of motor vehicles, or any other type of storage or outdoor display.
- (4) Parking and loading areas shall be designed and located so as to minimize any disruption to the continuity of the pedestrian system and adjacent roadways.
- (5) The driveway portion of all access/egress to sites shall be hard-surfaced to the satisfaction of the Development Authority.
- (6) Sites shall be designed so that streets and access routes for firefighting equipment shall be provided in accordance with the requirements of the *Safety Codes Act*, the *Alberta Building Code*, and the *Alberta Fire Code*.
- (7) Where access/egress to public roadways is to be provided to a site utilizing vehicles of 10.0m or greater in length, the applicant may be required to provide diagrams acceptable to the City, to determine that the access/egress geometrics to the site are appropriate for the intended vehicle use.
- (8) Parking of vehicles is not permitted on vacant lots, unless a Development Permit has been issued by the Development Authority.

4.2 Parking for Residential Uses

- (1) Unless otherwise approved by the Development Authority, all parking stalls and loading spaces required by this Bylaw shall be located on the same sites as the use requiring them. At no time shall a parking stall or loading space encroach onto an adjacent property.
- (2) No portion of a front yard or exterior side yard that is not a driveway shall be used for the purpose of parking a motor vehicle, recreational vehicle or trailer.
- (3) Unless otherwise approved by the Development Authority, only those areas approved for parking shall be paved and/or utilized for parking of motor vehicles.
- (4) Unless otherwise approved by the Development Authority, all required parking stalls shall be hard-surfaced with asphalt, concrete, paving stones or a similar material prior to occupancy.
- (5) In the event that seasonal conditions prohibit the completion of paving, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles and all paving shall be completed prior to July 1 of the following year.
- (6) No direct access shall be permitted from a lane to a parking lot or structure containing more than three (3) contiguous stalls unless circumstances are judged by the Development Authority to warrant it.

4.3 Parking for Non-Residential Uses

- (1) Unless otherwise stated in this Bylaw, parking areas required for non-residential uses shall be paved prior to occupancy.
- (2) In the event that seasonal conditions prohibit the completion of paving, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles and all paving shall be completed prior to July 1 of the following year.
- (3) Parking spaces shall not be located in the required landscaped area in the front yard of a site.

4.4 Parking Stall Requirements

- (1) For any development or land use, parking stalls shall be provided in accordance with the use listed in **Table 5** (Minimum Required Parking).

- (2) In the case of a use not specified in **Table 5** (Minimum Required Parking), the number of stalls provided shall be the same as for a similar use, as determined by the Development Authority
- (3) Where a development on a parcel includes more than one land use or development, the required number of stalls shall be the sum of the requirements for each of the uses as specified, unless an alternative parking standard has been approved by the Development Authority.
- (4) Where the calculations of parking spaces result in a fractional number, the required number of spaces shall be rounded up where the fraction exceeds 0.5 and rounded down where the fraction is 0.5 or lower.
- (5) Unless otherwise deemed appropriate by the Development Authority, calculations for parking requirements involving more than one land use shall be added together as their fractional components and then rounded in accordance with **Section 4.4(4)** (above).
- (6) The Development Authority may approve any parking design that does not conform to the requirements of this section, if in the opinion of the Development Authority, the parking design is an integral component of an innovative sustainable design or urban design for the development.
- (7) Any additional parking that exceeds the required number of stalls for the development or land use by more than 20% may only be considered for approval at the discretion of the Development Authority. Through this, the Development Authority may have regard to any conditions specific to the site, anticipated future land uses which may or may not be outlined in a Master Site Plan, and the development's ability to maintain an appropriate interface with the surrounding area.
- (8) If a Development Permit is issued that authorizes an increase to the gross floor area of a development without a change of use or an increase to the intensity of use, the Development Authority may determine that no additional parking may be required.
- (9) Required parking spaces shall not be included in any required loading area.

Table 5: Minimum Required Parking

Use Classification	Minimum Parking Required
Residential Uses	
Dwelling, Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Townhouse Back-to-Back Townhouse Manufactured Home Multi-Residential Development <i>Forms other than an apartment building</i>	2.0 stalls per dwelling unit <ul style="list-style-type: none"> ▪ Tandem parking configurations may be permitted for Multi-Residential Development, at the discretion of the Development Authority
Apartment, Mixed Use Multi-Residential Development <i>Taking the form of an apartment building</i>	1.75 stalls per dwelling unit, of which 0.25 stalls per unit shall be specifically designated for visitor parking <ul style="list-style-type: none"> ▪ A minimum of 1 space shall be assigned to each unit ▪ Visitor parking shall be clearly signed and accessible ▪ Tandem parking configurations may be permitted for Multi-Residential Development, at the discretion of the Development Authority
Dwelling, Live-Work Units	Parking as per the appropriate housing form (above), PLUS Parking required for the business aspect of the development, as outlined within this table.

Use Classification	Minimum Parking Required
Accessory Uses	
Dwelling, Garage Suite Dwelling, Garden Suite Secondary Suite	1.0 stall per bedroom provided by the accessory unit PLUS Parking as required for any other land uses provided on the site. ▪ 1 tandem parking configuration may be permitted per dwelling unit, at the discretion of the Development Authority
Bed and Breakfast	1.0 stall per guest room, PLUS Parking as required for any other land uses provided on the site.
Home Business	Parking as required for the principal dwelling, PLUS As outlined in Specific Use Regulations (Section 6.10)

Use Classification	Minimum Parking Required
Commercial Retail Uses	
Retail, General	2.5 stalls per 100m ² gross floor area
Shopping Centre Retail, General: <i>Large Format (over 4,500m² per building)</i>	4.0 stalls per 100m ² gross floor area
Warehouse Sales Greenhouse Garden Centre	1.5 stalls per 100m ² gross floor area
Other Retail Uses (Not otherwise listed or multi-bay developments without specified uses)	3.5 stalls per 100m ² gross floor area
Commercial Service Uses	
Animal Services	2.5 stalls per 100m ² gross floor area
Business Support Services Financial Services	2.2 stalls per 100m ² gross floor area
Personal Services	3.0 stalls per 100m ² gross floor area
Funeral Services	12.0 stalls per 100m ² gross floor area of seating area PLUS Minimum of 3 staff parking stalls
Other Commercial Service Uses (Not otherwise listed or multi-bay developments without specified uses)	3.0 stalls per 100m ² gross floor area

Use Classification	Minimum Parking Required
Food/Beverage, Office, and Lodging Uses	
Motel	1.0 stall per guest room, PLUS <ul style="list-style-type: none"> Additional stalls may be required for other ancillary uses, at the discretion of the Development Authority.
Hotel	1.0 stalls per guest room, PLUS 5.0 stalls per 100m ² gross floor area for ancillary uses <ul style="list-style-type: none"> Additional stalls may be required for special uses and destination facilities, at the discretion of the Development Authority.
Hotel and Conference Centre	1.0 stall per guest room, PLUS 5.0 stalls per 100m ² gross floor area of conference area and/or major food and beverage facilities.
Hostel	1.0 stall per 4 guest rooms, PLUS <ul style="list-style-type: none"> Additional stalls may be required for other ancillary uses, at the discretion of the Development Authority.
Offices Professional Services	3.0 stalls per 100m ² of gross floor area
Nightclub Entertainment, Adult	15.0 stalls per 100m ² gross floor area PLUS 1.0 stall per 100m ² gross floor area for staff parking, requiring a minimum of 3 total staff parking stalls
Restaurant Microbrewery	12.0 stalls per 100m ² gross floor area of seating area PLUS Minimum of 3 staff parking stalls

Use Classification	Minimum Parking Required
Recreation and Entertainment Uses	
Entertainment, Adult	15.0 stalls per 100m ² gross floor area, PLUS 1.0 stall per 100m ² gross floor area for staff parking, requiring a minimum of 3 total staff parking stalls
Entertainment, Gaming <i>Bingo Hall, Casino</i>	10.0 stalls per 100m ² gross floor area
Entertainment, General <i>Movie Theatre</i>	12.0 stalls per 100m ² gross floor area of seating area, PLUS 2.0 stalls per 100m ² gross floor area of all other areas
Entertainment, General <i>All other types</i>	4.5 stalls per 100m ² gross floor area
Indoor Recreation, Limited	3.0 stalls per 100m ² gross floor area of classroom space
Indoor Recreation, General	4.5 stalls per 100m ² of gross floor area
Outdoor Recreation Special Recreation	As determined by the Development Authority. <ul style="list-style-type: none"> Spectator facilities or other developments over 15,000m² shall be subject to a parking study.

Use Classification	Minimum Parking Required
Industrial, Storage, and Vehicle Service Uses	
Industrial, Manufacturing and Operations Industrial Distribution Storage Facilities	1.0 stall per staff at full shift, PLUS 5.0 visitor parking stalls.
Vehicle Service, Limited Heavy Vehicle Sales and Leasing Vehicle Sales and Leasing RV Sales and Service RV Storage	2.0 stalls per 100m ² of gross floor area ▪ This does not include on-site vehicle storage or queuing spaces required for an associated drive-through.
Heavy Vehicle Storage and Repair Vehicle Service, General or Major Vehicle Service, Bulk Fuel Depot	4.0 stalls per 100m ² of gross floor area ▪ This does not include on-site vehicle storage or queuing spaces required for an associated drive-through.
Other Industrial Uses (Not otherwise listed or multi-bay developments without specified uses)	1.0 stall per staff at full shift, OR 2.0 stalls per 100m ² of gross floor area To be exercised at the discretion of the Development Authority.
Other Vehicle-Related Uses (Not otherwise listed or multi-bay developments without specified uses)	4.0 stalls per 100m ² of gross floor area

Use Classification	Minimum Parking Required
Community, Education, and Institutional Uses	
Artist Studio	3.0 stalls per 100m ² gross floor area of classroom space PLUS 1.0 stall per 10 students (maximum class size) signed for temporary parking for drop-offs
Community Service Facility	2.0 stalls per 5 persons, (based on max. capacity of the facility or as otherwise determined by the Development Authority)
Commercial School	3.0 stalls per 100m ² gross floor area of classroom space PLUS 2.5 stalls per 100m ² gross floor area of office/administrative area
Educational Institution, Private/Public <i>Elementary and Middle Schools</i>	1.5 stalls per classroom and portable classroom.
Educational Institution, Private/Public <i>High School</i>	1.5 stalls per classroom and portable classroom, PLUS 1.0 stall for every 15 students (based on max. enrollment)
Educational Institution, Major <i>College/University</i>	1.0 stall for every 10 students (based on max. enrollment), OR As determined by a parking study. To be exercised at the discretion of the Development Authority.
Government Services <i>Public or Quasi-Public Offices Registries</i>	5.0 stalls per 100m ² gross floor area
Public Assembly	8.0 stalls per 100m ² gross floor area OR 1.0 stall for every 5 seats To be exercised at the discretion of the Development Authority.
Other Education or Institutional Uses (Not otherwise listed) <i>Libraries, Learning Centres</i>	2.5 stalls per 100m ² gross floor area

Use Classification	Minimum Parking Required
Health and Supportive Services	
Child Care	0.2 stalls per child for the first 40 children, then 1.0 stall per 12 children thereafter (based on max. capacity of the facility) PLUS 1.0 stall per staff on duty ▪ Notwithstanding the above noted calculations, a minimum of 4.0 stalls are required for any Child Care facility
Health Care, Limited	4.0 stalls per 100m ² gross floor area
Health Care, General	3.0 stalls per 100m ² gross floor area
Hospital	1.0 stall per 3 beds, (based on max. capacity of the facility), OR As determined by a parking study. To be exercised at the discretion of the Development Authority.
Supportive Housing, Limited	Parking as per the appropriate residential housing form.
Supportive Housing, General	1.0 stall per 4 beds PLUS 1.0 visitor stall per 5 beds
Other Care and Supportive Facilities (Not otherwise listed)	1.0 stall per 3 units OR 3.0 stalls per 100m ² gross floor area To be exercised at the discretion of the Development Authority.

- (10) The number of parking spaces determined by calculations of uses in the table above may be reduced by up to 25% in the Downtown Core Mixed Use District (M3) at the discretion of the Development Authority.

4.5 Combined or Shared Parking

- (1) The number of parking spaces required may be reduced where, in the opinion of the Development Authority, the parking required by various users on a site or development will vary according to time and/or peak demand so that all needs as defined by this Bylaw can be met at any given time by a reduced number of stalls.
- (2) Permission to share parking spaces may only be granted by the Development Authority in the following circumstances:
 - (a) The developments are within 100m of the site to which the parking spaces are located;
 - (b) The demand for the parking spaces for each development is not likely to occur at the same time;
 - (c) When the developer is authorized by the City to provide one or more shared parking spaces, they shall enter into an agreement under seal with the City and the agreement may be required to be registered against the title or titles at the Land Titles Office, unless:
 - i. An alternative arrangement is made to the satisfaction of the of the Development Authority, or;
 - ii. An agreement acceptable to the Development Authority is provided.
- (3) The following may be required when requesting consideration for combined or shared parking:
 - (a) Submission of a parking study by a professional engineer describing the proposed use, proposed use parking generation, examples of similar requirements from other Alberta municipalities, the proposed alternative to the Bylaw parking requirements, and a clear justification for the alternative.

4.6 Alternative Parking Requirements

- (1) Upon written request by the applicant, the Development Authority may consider an alternative parking stall requirement for non-residential uses and comprehensively designed mixed-use developments.
- (2) The following shall be required when requesting consideration for an alternative parking stall requirement:
 - (a) A clear rationale and justification for the parking alternative and explanation of how the alternative will better accomplish the objectives of this Bylaw than would compliance with the parking standard.
 - (b) A description of the alternative parking stalls to be provided and the variance between the proposed and required parking standards.
- (3) The following may be required when requesting consideration for an alternative parking stall requirement:

- (a) Submission of a parking study by a professional engineer describing the proposed use, proposed use parking generation, examples of similar requirements from other Alberta municipalities, the proposed alternative to the Bylaw parking requirements, and a clear justification for the alternative.
- (4) The Development Authority will not support an alternative parking requirement if it:
 - (a) May result in any adverse off-site impacts or hardship to surrounding uses;
 - (b) Creates adverse visual and aesthetic impacts on the surrounding neighbourhood or area;
 - (c) Eliminates any required barrier free parking stalls, and/or;
 - (d) Detracts from pedestrian connectivity and convenient access to the development site and adjacent sites.

4.7 Barrier Free Parking Stalls

- (1) Designated barrier free parking stalls shall be provided in accordance with the *Safety Codes Act*, as amended, and shall be included as part of, and not in addition to, the applicable minimum parking requirements. This requirement applies to all developments except residential uses where the development creates individual lot(s) and not a condominium, and where the parking requirement for any individual lot does not meet the threshold of the table below:

Table 6: Required Number of Barrier Free Parking Stalls

Number of Parking Stalls Required	Number of Designated Barrier Free Parking Stalls
2-10 Stalls	1 Stall
11-25 Stalls	2 Stalls
26-50 Stalls	3 Stalls
51-100 Stalls	4 Stalls
Each Additional 100 Stalls Thereafter	1 Additional Stall

This table is intended to reference the requirements for Barrier Free Parking under the Safety Codes Act, as may be amended from time to time. In the event that this table does not match the requirements of the Alberta Building Code, the Alberta Building Code requirements shall apply.

- (2) Barrier Free Parking Stalls shall:
 - (a) Be of a minimum width as required under the *Alberta Building Code*, as may be amended from time to time;
 - (b) Have a curb cut of a minimum of 0.92 metres for wheelchair ramp access;
 - i. Be located within 50m of elevators, ramps, walkways, and building entrances. This should be calculated based on the distance travelled between the parking stall and the entrance or feature.
 - ii. Be designed and located so that users of wheelchairs are not required to pass behind parked cars.
- (3) In circumstances where 2 or more barrier free parking stalls are required, the Development Authority shall use discretion regarding the maximum number of contiguous barrier free stalls. If there are several accessible building entrances, a stall shall be located near each entrance.
- (4) The Development Authority may require additional barrier free parking stalls above the minimum requirements where a higher standard may be appropriate or required to accommodate a specific development or change of land use.
- (5) The Development Authority may require a Fire Department Connection to be located within proximity of a barrier free parking stall where deemed appropriate for the overall servicing of the development.

4.8 Bicycle Parking Requirements

- (1) Bicycle racks shall be provided for Multi-Residential Developments and the number of required bicycle parking stalls shall equal 20% of the required car parking stalls, but in no case shall be less than four (4). This requirement does not apply to Multi-Residential Developments where garages or personal storage areas are provided for the exclusive use of each unit.
- (2) Bicycle parking stalls shall be provided for all Educational Institutions, excluding Commercial Schools, and the number of required bicycle parking stalls shall equal 10% of the student body, based on projected design capacity.
- (3) Bicycle parking stalls shall be provided on all comprehensively designed commercial sites, including all development sites located within the Neighbourhood, Community, and Regional Commercial Districts (C1, C2, and C3, respectively). The number of required bicycle parking stalls shall equal 20% of the required car parking stalls, but in no case shall be less than four (4). The location of bicycle racks shall be indicated on

all required site plans and shall be located in safe, well-lit locations near the entranceway to shops and services.

- (4) Unless otherwise provided for in this Bylaw, all bicycle racks shall be provided entirely on the same site as the development.
- (5) Adequate access to and exit from individual bicycle racks shall be provided to the satisfaction of the Development Authority, with an aisle of not less than 1.5 metres in width to be provided and maintained beside or between each row of bicycle parking.
- (6) Bicycle racks shall be separated from vehicle parking by a physical barrier or a minimum 1.5 metres of open space.

4.9 On-Site Loading Requirements

- (1) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the site and do not require vehicles to back into public roadways.
- (2) The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change the minimum loading space dimensions. Unless otherwise specified, a loading space shall have minimum dimensions of 3.5 metres in width, 8 metres in length, and an overhead clearance of 4 metres.
- (3) A loading space shall not be used as a parking space.
- (4) All loading spaces shall be concrete or asphalt-surfaced.
- (5) All loading spaces shall be screened from adjacent properties to the satisfaction of the Development Authority.
- (6) For apartment or multi-unit 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.
- (7) 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.
- (8) School sites shall provide an area developed and designed to the satisfaction of the Development Authority for the loading, unloading, and parking of school buses.
- (9) In the case of a multi-unit development that contains more than one land use category (i.e. residential, commercial, industrial), the land use category representing the greatest portion of the development in the opinion of the Development Authority shall be used to calculate the required number of loading spaces.
- (10) Unless otherwise allowed by the Development Authority, the required on-site loading space for any use shall be as follows:

Table 7: Required Number of Loading Spaces

Use of Building or Site	Number of Loading Spaces
Multi-Residential Development Residential Multi-Unit Development	1.0 loading space for each building having 20 or more dwelling units, unless otherwise determined by the Development Authority.
Shopping Centre Commercial Multi-Unit Development	2.0 loading spaces per facility, unless otherwise determined by the Development Authority.
Retail, General <i>Large Format (over 4,500m² per building)</i>	1.0 loading spaces per facility
Funeral Service	1.0 loading spaces per facility
Industrial, Manufacturing/Operations Hotels Recreation Facilities	1.0 loading spaces per facility
Hospitals Hotel and Conference Centre	2.0 loading spaces per facility
Commercial and Industrial Uses (Not otherwise listed)	1.0 loading space per facility, unless otherwise determined by the Development Authority.
Educational Institution, Public Educational Institution, Private Educational Institution, Major	1.0 loading space per facility, unless otherwise determined by the Development Authority.

4.10 Parking Lots

A parking lot that provides off-street parking must:

- (1) Be surface treated with asphalt, concrete, pavers, or a suitable similar material if environmental performance can be enhanced, as may be determined to be appropriate by the Development Authority;
- (2) Have grades and drainage to dispose of surface water. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority;
- (3) Provide curbs, medians, parking space markings, signs and landscaping to the satisfaction of the Development Authority;
- (4) Be designed so that vehicles are not required to back out of a parking stall onto a road;
- (5) Not be located within the required front yard setback, unless otherwise allowed by the Development Authority;
- (6) The parking lot layout shall specifically address the interaction and circulation of pedestrians, vehicles, bicycles, and delivery vehicles in order to provide continuous direct pedestrian access with minimal drive aisle crossings. Pedestrian routes and crossings shall be delineated through means such as sidewalks, bollards, line painting, special paving, and lighting, as determined to be appropriate by the Development Authority.
- (7) Areas designated as parking or loading spaces on an approved site plan shall not be used for storage or display of vehicles, goods, or materials.
- (8) Any artificial lighting proposed to illuminate off-street parking areas shall be located and arranged so that lighting is directed upon the parking area only and not on any adjoining properties.
- (9) Where parking areas are illuminated, lighting fixtures shall be arranged so that no part of any fixture shall be more than 9.2m above the finished grade of the applicable parking area.

4.11 Parking Structures

Parking structures shall be developed in accordance with the following requirements:

- (1) Parking structures and interior stairwells shall be designed for visual accessibility. Elevators, stairwells, building columns and other major visual obstructions shall be clearly marked and located to enable visibility of the parking spaces and stairwells;
- (2) Clear safety glass panels shall be incorporated in all doors leading to stairwells, entrances and elevator lobbies to allow for unobstructed sightlines;
- (3) Directional and informational signage may be required; and
- (4) 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 motor vehicle using the garage.

4.12 Parking Stall/Facility Dimensions

- (1) A parking stall in a parking lot or facility shall meet the minimum dimension requirements of **Table 8**.
- (2) A parking stall in a parking lot or facility must be setback a minimum of 1.5m from a building façade and must not be located in a required setback.
- (3) A parking stall in a parking lot or facility must have a vertical clearance of at least 2.0m
- (4) When a parking stall in a parking lot or facility abuts a sidewalk or walkway or pathway, a wheel-stop must be provided and setback 0.60m from the front edge of the parking stall.
- (5) Where the side of a parking stall is against any permanent structure greater than 0.2 metres in height, the minimum width shall be 0.3 metres wider than the normal width required. For the purposes of this Section, a permanent structure is interpreted to be a retaining wall, parkade wall, parkade pillar placed further than 1.2m from the nearest edge of the driving aisle, or similar as determined by the Development Authority.

Table 8: Required Dimensions for Parking Stalls and Drive Aisles

Stall Width	Parking Angle (degrees)	Aisle Width	Stall Depth Perpendicular to Aisle	Parking Unit Depth
7.0m	0 (parallel)	3.5m (One-Way)	2.9m	6.4m (One-Way, One-Sided)
		7.0m (Two-Way)		9.3m (One-Way, Two-Sided)
				12.8m (Two-Way)
2.7m	45	4.0m	6.0m	16.0m
2.9m		3.8m		15.8m
3.05m		3.7m		15.7m
2.7m	60	5.5m	6.4m	18.3m
2.9m		5.3m		18.1m
3.0m		5.2m		18.0m
2.7m	90	7.3m	6.0m	19.3m
2.9m		7.0m		19.0m
3.0m		6.0m		18.0m

5 Sign Regulations

5.1 Purpose and Intent

- (1) This section of the Land Use Bylaw provides definitions and regulations for signs and outlines sign owner responsibilities. Regulations for signs within the City of Airdrie are put into place for the purposes of:
 - (a) Ensuring that signs are compatible with their surroundings;
 - (b) Providing reasonable and appropriate means for the public to locate and identify facilities, businesses, and services;
 - (c) Providing reasonable and appropriate means for businesses to identify their location, advertise goods and services, and promote their development and growth;
 - (d) Ensuring that signage maintains or enhances the aesthetic appeal of development;
 - (e) Maintaining interests of businesses and the general public;
 - (f) Encouraging positive economic development and growth for the city;
 - (g) Ensuring pedestrian and traffic safety, and;
 - (h) Limiting possible adverse effects of signage on neighbouring properties.
- (2) The regulations in this section are intended to prevent overconcentration, improper placement, and excessive height, bulk, number and/or coverage of signs.

5.2 Interpretation and Definitions

In this Bylaw, unless the context otherwise requires:

Sign Definitions
A-Frame Sign means: A self-supporting local advertising sign, typically A-shaped, which is set upon the ground and may or may not have an external supporting structure;
Awning Sign means: A sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign suspended below the ceiling or roof of a canopy or marquee;
Banner Sign means: A temporary sign constructed from cloth, plastic or other non-rigid fabric, which moves freely with wind movement, and may include its own supporting structure or be attached to another feature or structure. This may include: <ul style="list-style-type: none">▪ Freestanding▪ Hanging▪ Light Standard
Billboard Sign means: A large freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product or event that is located, conducted or produced elsewhere than the site where the sign is located;
Building Face means: Any exterior wall of a building;
Changeable Copy means: That portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media;
Clear Height means: The vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
Clear Pedestrian Space means: The horizontal distance measured from walkway or other path intended to accommodate pedestrian traffic to any part of the Sign Structure.
Community Identification means: A type of sign copy which displays the name of a residential neighbourhood, commercial or industrial subdivision, or other development, and which is typically located at the primary entrance to the subdivision or development;

<p>Construction means: A type of sign copy which is used for the purpose of advertising items such as the provision of labour, services, materials, or financing of a development or similar project, and which is placed on the site where the project is being constructed;</p>
<p>Development Marketing means: A type of sign copy which is used to promote a new subdivision or development project, vacant lots, and/or show homes;</p>
<p>Digital Media means: A sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays;</p>
<p>Election means: A type of sign copy which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite. This also includes information signs used to identify and direct traffic to polling stations;</p>
<p>Fascia Sign means: A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3m out from the wall;</p>
<p>Illuminated, Backlit means: A sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign;</p>
<p>Illuminated, Exterior means: A sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy;</p>
<p>Lawn Sign means: A temporary freestanding sign commonly made of corrugated plastic or a similar type of material. Typical uses include temporary signs used to advertise election campaigns, yard sales, seasonal retail sales and specials, real estate for sale, and community events;</p>
<p>Limited Use means: A type of sign copy which is used to advertise a location, product, event or activity on a temporary basis, either as a single event or activity over a limited duration of time, or as a regular activity that is for limited periods of time and subject to a recurring schedule (i.e. weekly, monthly). This includes but is not limited to signs for garage sales, open houses, show homes, community events, and similar signs that are temporary in nature.</p>
<p>Monument Sign means: A freestanding sign on a supporting structure or foundation, where the base structure or foundation has an equal or greater length than the sign copy. These are intended to be lower-profile signs and may also include associated landscaping;</p>
<p>Mounted Sign means: A flat sign affixed to a fence or other similar structure, but not a building;</p>
<p>Portable Sign means: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time. This does not include signs attached to, or painted on, vehicles;</p>
<p>Projecting Sign means: A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face;</p>
<p>Public Direction means: A type of sign copy that provides assistance in directing the public either on public or private property, and which provides no commercial message;</p>
<p>Pylon Sign means: A freestanding sign which is supported by columns, structures or other supports that are anchored in the ground independent of a building;</p>
<p>Real Estate means: A type of sign copy which is used for the purpose of advertising the sale, lease or rental of the property on which the sign is located;</p>

Roof Sign means:
Any sign erected upon, against, or directly above a roof of a building. This also may include a sign placed above the parapet of a building;
Rotating means:
A sign feature where the sign, or portion of the sign, moves in a revolving manner;
Sign means:
An object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, product, event, service or thing. This does not include a poster equal to or less than 0.3m ² in area;
Sign Area means:
The entire area of the sign on which the copy is intended to be placed;
Sign Copy means:
The letters, graphics or characters that make up the message on the sign;
Sign Height means:
The vertical distance measured from the highest point of the sign or sign structure to the finished grade;
Sign Structure means:
Any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts;
Specialized Sign means:
A sign that does not fall within any other definition provided in this Bylaw;
Temporary means:
A time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval;
Third-Party Advertising means:
A sign feature in which the sign copy directs attention to a business, commodity, service or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.
Valance means:
The portion of an awning or canopy which hangs below the structure and parallel to the building face.
Window Sign means:
A sign which forms, or is attached to, or painted on, or installed inside a window, and which is intended to be viewed from outside the premises;

5.3 Sign Permit Application Requirements

- (a) Permit applications for signs shall be submitted to the Development Authority on the prescribed form and shall contain all submission requirements as follows:
 - (a) All dimensions of the sign, including height of the sign and the sign structure;
 - (b) Area and design of copy;
 - (c) Type of construction and finishing to be utilized;
 - (d) Method of support;
 - (e) Details of sign illumination and/or digital media;
 - (f) If the sign permit is for a sign containing digital media, the permit must include the name and contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.
 - (g) Site plan showing sign location in relation to property boundaries and buildings;
 - (h) Fees required for the permit; and
 - (i) Land owner authorization if applicable.
- (b) The Development Authority may require additional information deemed necessary to evaluate a sign permit application, including but not limited to photographs of the proposed site and adjacent properties.

- (c) A sign permit is automatically void if construction of the sign is not commenced within one year from the date of issuance of the permit.

5.4 Signs Not Requiring a Development Permit

The following signage is exempt from obtaining a Development Permit approval if they otherwise meet all regulations in this Bylaw:

- (1) Signs required under this Bylaw to identify a site with an application for a proposed Bylaw amendment;
- (2) Advertising signs displayed on buses, bus shelters, seats and benches located at transit zones that are subject to an agreement with the City;
- (3) Changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw;
- (4) Signs contained under a valid, approved Development Permit or Master Site Plan;
- (5) Any Public Direction sign that otherwise meets the requirements of this Bylaw;
- (6) A sign erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the City for the purpose of posting temporary community notices;
- (7) Signs erected by the City for the purposes of providing advertising for community events, recognitions, community identification, or forming part of a public art program or installation, that otherwise meet the requirements of this Bylaw;
- (8) A sign with no commercial message that provides assistance, with respect to the premises on which it is maintained, for the direction or safety of the public such as "entrance/exit", "one way", "telephone", "drive-through", "parking/no parking", "high voltage", "no trespassing", and similar directives;
- (9) A non-illuminated fascia sign attached to a principal and/or accessory building and stating no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.4m²;
- (10) A combination of non-illuminated numbers and letters for the purpose of street addressing where together the total sign area is less than 1.0m²;
- (11) A memorial, veterans, or historical sign, plaque or tablet commemorating or identifying a historical person, structure, place, or event; that does not exceed 1.0m² in area;
- (12) A flag, emblem, or insignia that does not exceed 13.0m in height or the maximum height of a principal building in that district, whichever is less.

5.5 Signs Prohibited

For the purpose of this Bylaw, the following are prohibited within the City of Airdrie:

- (1) Temporary corrugated plastic (coroplast) signs either supported on wire frames or attached to any structure, except where used for Election, Limited Use, or Real Estate purposes and in keeping with the regulations of this Bylaw for those respective purposes.

5.6 General Sign Regulations

The following regulations apply to all signage regulated by this Bylaw:

- (1) Unless otherwise exempted in this Bylaw, no person shall erect, develop, enlarge, relocate, use or alter any sign, without first obtaining a Development Permit approval from the Development Authority.
- (2) Signs shall not conflict with the general character of the surrounding neighbourhood.
- (3) Signs shall not interfere with the movement or sight lines of pedestrian and vehicular traffic.
- (4) No sign shall be attached to a tree or any other vegetation.
- (5) A sign shall not be erected, operated, used or maintained if in the opinion of the Development Authority its position, shape, colour format or illumination may be confused with an official traffic sign, signal or device or other official sign, or it displays lights that may be mistaken for the flashing lights normally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (6) No sign shall be erected, operated, used or maintained that fails to provide adequate clearance from overhead power lines, to the satisfaction of the Development Authority.
- (7) No sign shall be erected, operated, used or maintained that incorporates any lights, features, or displays which create a hazard to traffic on a public roadway from which the sign or lights are visible.
- (8) Any sign erected for the purpose of providing street addressing or building identification shall not be permitted to be obstructed, to the satisfaction of the Development Authority.
- (9) No sign shall be erected, operated, used or maintained that may obstruct ingress to or egress from a fire escape door, window or other required exit under the *Alberta Building Code*.

- (10) No sign shall be attached, affixed, or displayed on any parked vehicle or trailer not normally used in the daily activity of the business, which is visible from a road so as to act as a sign for the advertisement of products or services or to direct people to a business or activity.
- (11) The quality, aesthetic appearance and finishing of a sign should have regard for the scale and architectural character of the site and the land use characteristics of surrounding development. The Development Authority may refuse any Development Permit application for a sign that may adversely impact the amenities or character of the adjacent properties and development.
- (12) An approved sign is not an approval for any other aspect of development on the site.
- (13) All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this Bylaw and the *Safety Codes Act*, the *Alberta Building Code*, and the *Alberta Fire Code*, as applicable.
- (14) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached.
- (15) Any sign projecting more than 0.15m that could have pedestrians or vehicular traffic underneath must have a minimum clearance from grade of 2.4m.
- (16) It is not permitted to have a sign in a derelict state. A sign is considered to be abandoned if the sign has either intentionally or unintentionally been allowed to fall into a state of disrepair, or is no longer in a readable state, in the opinion of the Development Authority.
- (17) The Development Authority may limit the maximum number of signs for a single site or development to address cumulative impact of signage, having regard for the use of the site and surrounding areas.
- (18) The illumination of any permanent sign should not create a direct glare or have any offsite effects upon any surrounding sites or roadways and any residential developments.
- (19) Signs shall not be placed on City of Airdrie property including, but not limited to, City infrastructure, road right of ways, boulevards, Municipal Reserve or Environmental Reserve spaces unless otherwise allowed in this Bylaw.
- (20) Where the Sign Regulations outlined in this Bylaw or a Development Permit specify a time limitation, the sign must be removed at the end of that time period and cannot be re-erected/replaced within a 48-hour period, or until a new Development Permit or an extension to the previous Development Permit is approved by the Development Authority.
- (21) Signs shall not contain statements, words or pictures that are offensive, obscene, or racist, in the opinion of the Development Authority.

5.7 Signs Allowed by District

Table S.01

Districts	R1 R1-E	R1-V R1-W	R1-U R1-L	R2 RMH
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Signs Permitted

Sign Form	Sign Purpose							Sign Features					
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate	+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
Building Signs													
Awning Sign				D ³			D ³						
Fascia Sign			D	D									
Projecting Sign													
Roof Sign													
Window Sign	P ⁴		P	P	E		E						
Freestanding Signs													
A-Frame Sign				P		P	E						
Billboard Sign													
Lawn Sign			D	D	E	P	E						
Monument Sign		P		D									
Portable Sign						D							
Pylon Sign				D									
Other Sign Types													
Banner Sign				D		D							
Mounted Sign			D	D	E	P	E						
Specialized Sign	M												

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Awning signs used for Development Marketing or Real Estate in this District must be attached to a Residential Show Home or sales centre.
- (4) Window signs are permitted only where used for an approved Home Business, subject to the regulations and standards provided in **Section 6.10**.

Table S.02

Districts	R2-T R-BTB	R3 R4	R5
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Signs Permitted

Sign Form	Sign Purpose							Sign Features					
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate	+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
Building Signs													
Awning Sign	P ⁴	D ⁵		D			D						
Fascia Sign	P ⁴	D ⁵	D	D							D		
Projecting Sign	D ⁴	D ⁵		D									
Roof Sign		M ⁵											
Window Sign	P ^{3,4}		P	P	E		E						
Freestanding Signs													
A-Frame Sign				P		P	E						
Billboard Sign													
Lawn Sign			D	D	E	P	E						
Monument Sign		P		D							P		
Portable Sign						D							
Pylon Sign		D ^{6,7}		D									
Other Sign Types													
Banner Sign				D		D					M		
Mounted Sign		M	D	D	E	P	E						
Specialized Sign	M	M									M		

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Window signs are permitted only where used for an approved Home Business, subject to the regulations and standards provided in **Section 6.10**.
- (4) Awning, Fascia, Projecting, and Window signs are permitted only where used for an approved Live-Work unit, subject to the regulations and standards provided in **Section 6.9**.
- (5) Awning, Fascia, Projecting, and Roof signs used for Community Identification shall be associated with an approved Multi Residential Development, subject to the following requirements:
 - (a) No more than one sign of each of the above types may be permitted for each building within any Multi Residential Development, and;
 - (b) The Development Authority may, in reviewing an application for more than two (2) signs for Community Identification on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and the surrounding area.
- (6) Pylon signs used for Community Identification shall not exceed 3.0m in height and 4.0m² in area.
- (7) Pylon signs used for Community Identification shall be limited to 1 sign per 150m of frontage, to a maximum of 2 signs per development site.
- (8) All Community Identification signs shall be designed to be consistent with the associated use/development, including use of materials/design elements/etc.

Table S.03

Districts	M1
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	D	P					
Portable Sign	P ³		D	D		P ³	
Pylon Sign				D			
Other Sign Types							
Banner Sign				D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features

+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
D			D		
D			D		
D			D		
P	M	M			
P					
D			D		
P ³					
M					

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.04

Districts	C1
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P					
Portable Sign	P ⁴		D	D		P ⁴	
Pylon Sign	D			D			
Other Sign Types							
Banner Sign				D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features

+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
D		D	D		
D		D	D		
D		D ³	D		
P	M	M			
P					
D		D	P		
P ⁴					
D		M	D		
M					

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Projecting signs shall only be permitted to incorporate backlighting where they are under canopy or the light source is otherwise partially screened from surrounding uses.
- (4) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.05

Districts	M2 C2
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Signs Permitted

<i>Sign Form</i>	<i>Sign Purpose</i>						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P			D			
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P					
Portable Sign	P ⁴		D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	D		D	P	E	D	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

<i>Sign Features</i>						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		D	P			
D		D	P			
D		D	P			
P	M	M				
P						
D	M ³	D	P			
P ⁴						
D	M ³	M	D	M		
			M			
			M			
M	M	M	M			

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) No more than one Monument or Pylon sign that incorporates Digital Media shall be permitted for any one comprehensive Mixed Use development, as determined by the Development Authority.
- (4) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.06

Districts	M3
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P			D			
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign	M						
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P					
Portable Sign	P ³		D	D		P ³	
Pylon Sign	D			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	D	P			M
D	M	D	P	M		M
	M	M	M			M
P	D	D				
P						
P	D	D	P			
P ³						
D	M	D	D	M		
			M			
			M			
M	M	M	M	M		M

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.07

Districts	C3 CS
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Signs Permitted

<i>Sign Form</i>	<i>Sign Purpose</i>						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P			D			
Fascia Sign	P		D	D	E	P	E
Projecting Sign	P			D			
Roof Sign							
Window Sign	P		P	D	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign	M						
Lawn Sign			E		E	P	E
Monument Sign	P	P					
Portable Sign	P ⁴		D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	D		D	D	E	D	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

<i>Sign Features</i>						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
P	D	D	P			
D	M	D	P	M		
P	D	D				
P						
M			M		M ³	
P	D	D	P			
P ⁴						
P	D	D	P	M		
			M			
			M			
M	M	M	M	M		

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Billboards with Third-Party Advertising are limited to specific locations (see **Map 2**, Permissible Billboard Locations).
- (4) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.08

Districts	IB-O
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D	E	P	E
Projecting Sign	D						
Roof Sign	M	M					
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P		D			
Portable Sign	P ³		D	D		P ³	
Pylon Sign	D	M		D			
Other Sign Types							
Banner Sign			D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	D	P			
D		D	D			
		M	M			
P	P	P				
P						
D	M	D	P			
P ³						
D		D	D			
			M			
M		M	M			

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.09

Districts	IB-1 IB-2	IB-3
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D	E	P	E
Projecting Sign	D						
Roof Sign	M	M					
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P			P	E	P	E
Billboard Sign	M						
Lawn Sign			E		E	P	E
Monument Sign	P	P					
Portable Sign	P ⁴		D	D		P ⁴	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D	M	P	P			
D	M	D	D			
		M	M			
P	P	P				
P						
M			M		M ³	
D	M	D	P			
P ⁴						
D	M	D	P	M	M	
			M			
M	M	M	M	M	M	

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Billboards with Third-Party Advertising are limited to specific locations (see **Map 2**, Permissible Billboard Locations).
- (4) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.10

Districts	AP
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	D					
Fascia Sign	P	D	D	D		P	E
Projecting Sign							
Roof Sign		M					
Window Sign	P	P	P	P		P	E
Freestanding Signs							
A-Frame Sign						P ⁴	E
Billboard Sign							
Lawn Sign			E			P	E
Monument Sign	P	P		D			
Portable Sign	D		D	D		D	
Pylon Sign	D	M		D			
Other Sign Types							
Banner Sign			D	D		D	
Mounted Sign	P		D	D		P	E
Specialized Sign							

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
			D			
D		M	D			
		M	M			
P	D	D				
P						
D		M	D			
D						
D		M	D			
			M			

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Notwithstanding the general requirements for signs for Limited Use purposes, Limited Use signs in this district may be used for way-finding and general or ancillary services deemed appropriate by the Development Authority.
- (4) A-Frame signs for Limited Use in this district shall be limited to 7 days.

Table S.11

Districts	P-1 P-2
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P	P			E		
Fascia Sign	P		P	D	E	D	E
Projecting Sign	D				E		
Roof Sign	M						
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	P			D	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P			E		
Portable Sign	P ⁴		D	D		P ⁴	
Pylon Sign	D			D	E		
Other Sign Types							
Banner Sign	D		D	D	E	D	
Mounted Sign	D		P	P	E	P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
			D			
D	M	M	D		M ⁵	
M		M	D			
	M	M	M			
P	D	D				
P						
					M ⁵	
P	D	D	P			
P ⁴						
D	M	M	D		M ⁵	
			D			
			D			
M	M	M	M		M ⁵	

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Election signs in a Public district are intended for identifying or directing traffic to polling stations and similar events or facilities.
- (4) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.
- (5) Signs for Third-Party Advertising are intended to be sited on City property only.

Table S.12

Districts	P-SR
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P						
Fascia Sign	P		P			P	
Projecting Sign							
Roof Sign	M						
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	P			D	E	P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	P	P			E		
Portable Sign	P ³		D	D		P ³	
Pylon Sign	D			D	E		
Other Sign Types							
Banner Sign	D		D	D	E	D	
Mounted Sign	D		P	P	E	P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features

+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
			D		
D	M	M	D		
		M	M		
P	D	D			
P					
P	M	M	D		
P ³					
D	M	M	D		
			D		
			D		
M		M	M		

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.13

Districts	UH
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	D						
Fascia Sign	D		D			P	
Projecting Sign							
Roof Sign							
Window Sign	P		P		E	P	E
Freestanding Signs							
A-Frame Sign	D					P	E
Billboard Sign							
Lawn Sign			E		E	P	E
Monument Sign	M		D	D			
Portable Sign	P ³					P ³	
Pylon Sign	M		D	D			
Other Sign Types							
Banner Sign	M					D	
Mounted Sign	D		D	D		P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features

+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
D					
P	M	M			
D					
P ³					

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.

Table S.14

Districts	AG	RR-4	F
	AH	RR-2	

Signs Permitted

<i>Sign Form</i>	<i>Sign Purpose</i>						
	Standard	Community Identification	Construction	Development Market/Direct.	Election	Limited Use	Real Estate
Building Signs							
Awning Sign							
Fascia Sign	D		P	D	E ³		E ⁴
Projecting Sign							
Roof Sign							
Window Sign	P ⁷		P	P	E		E
Freestanding Signs							
A-Frame Sign	D		D	D			E
Billboard Sign							
Lawn Sign	P ⁷		E	P	E		E
Monument Sign	P	P					
Portable Sign	D			D		P	
Pylon Sign							
Other Sign Types							
Banner Sign	D		D	D		P	
Mounted Sign	P ⁷		P	P	E	P	E
Specialized Sign	M					M	

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features

+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising
		D	D		D ⁶
D		D			
					D ⁶
		D	P		
P					D ⁶
					D ⁶
					D ⁶

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Fascia signs for Election purposes shall be removed and the building face completely restored to its original condition to the satisfaction of the Development Authority within three days of Election Day.
- (4) Fascia signs for Real Estate purposes must be removed and the building face completely restored within 1 week of the sale of the subject property.
- (5) No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road or highway unless the prior approval of Alberta Transportation has been obtained, if required.
- (6) Where listed in the table above, off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.

Signs for Home Businesses, Bed & Breakfast, or Child Care

- (7) One Window, Lawn, or Mounted sign may be permitted in association with an approved Home Business, Bed & Breakfast, or Child Care use, subject to the following requirements:
 - (a) The sign is commercially produced and contains contact information, logo, and either the name of the resident or the name of the business;
 - (b) The sign is located in a window in the front façade of the principal building or in the front yard;
 - (c) For a Mounted or Lawn sign, the sign shall be either supported on independent posts or attached to existing fencing in an attractive fashion, to the satisfaction of the Development Authority;
 - (d) Maximum sign dimensions shall be as follows: 1.0m in length, 0.6m in height;
 - (e) Sign construction and lettering for Mounted or Lawn signs shall be as follows:
 - i. Sign constructed using 19mm high density plywood or 38mm solid wood;
 - ii. Sign finish consisting of a high density reflective finish, with die cut or silk screen lettering;
 - iii. Minimum letter size of 0.1m and of a uniform letter style;

Limited Use Signs

- (8) A Limited Use sign located in this District shall not:
 - (a) Be located on a parcel of land for more than 90 days;
 - (b) Exceed 4.5m² for parcels of land 8.2 hectares (20 acres) or greater; or 1.2m² for a parcel less than 8.2 hectares (20 acres);
 - (c) Be for the commercial sale of goods or services;
 - (d) Be used for Third Party Advertising.

Table S.15

Districts	RB-G RB-R	RB-AS RB-H	RB-A
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Signs Permitted

Sign Form	Sign Purpose						
	Standard	Community Identification	Construction	Development Market/Direct	Election	Limited Use	Real Estate
Building Signs							
Awning Sign	P						
Fascia Sign	P		D		E ³	P	E ⁴
Projecting Sign							
Roof Sign							
Window Sign	P		P	P	E	P	E
Freestanding Signs							
A-Frame Sign	P ⁶			P	E	P	E
Billboard Sign							
Lawn Sign	D		E		E	P	E
Monument Sign	P	P					
Portable Sign	P ⁵		D	D		P ⁵	
Pylon Sign	P			D			
Other Sign Types							
Banner Sign	D		D	D		D	
Mounted Sign	P		P	P	E	P	E
Specialized Sign	M						

E	Exempt from Development Permit Application
P	Permitted
D	Discretionary
M	Requires MPC Approval
	Not Permitted in this District

Sign Features						
+Changeable Copy	+Digital Media	+Illuminated (Backlit)	+Illuminated (Exterior)	+Rotating	+Third-Party Advertising	
D		M	D			
D		M	D			D ⁸
D						
P						D ⁸
D		M	D			
P ⁵						D ⁸
D		M	D			
			M			D ⁸
						D ⁸
			M			

Sign Regulations & Standards

- (1) All signs and sign features are subject to the regulations and standards provided in Part 5.
- (2) Additional regulations or standards may apply to Special Purpose Signs (e.g. Construction signs, Real Estate signs, etc.) which supersede this table. Refer to Sections 5.8 and 5.9.
- (3) Fascia signs for Election purposes must be removed and the building face completely restored to its original condition to the satisfaction of the Development Authority within three days of Election Day.
- (4) Fascia signs for Real Estate purposes must be removed and the building face completely restored within 1 week of the sale of the subject property.
- (5) Portable signs may be permitted only on a limited basis not to exceed 14 days. A Portable sign that is proposed to be erected for longer than 14 days is considered a Discretionary use.
- (6) A-Frame signs shall be limited to 2 per site. Any additional signs are considered Discretionary uses.
- (7) No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road or highway unless the prior approval of Alberta Transportation has been obtained, if required.
- (8) Where listed in the table above, off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.

Limited Use Signs

- (9) A Limited Use sign located in this District shall not:
 - (a) Be located on a parcel of land for more than 90 days;
 - (b) Exceed 4.5m² for parcels of land 8.2 hectares (20 acres) or greater; or 1.2m² for a parcel less than 8.2 hectares (20 acres);
 - (c) Be for the commercial sale of goods or services;
 - (d) Be used for Third Party Advertising.

5.8 Sign Regulations by Type

Building Signs

(1) Awning Sign

Sign Location		Sign Regulations
Number of Signs	1 per business entry per street frontage	
Clear Height	2.4m	(a) Awning signs shall be constructed of durable, waterproof, colourfast material.
Clear Pedestrian Space	N/A	(b) Awning signs may provide copy directly on the structure of an awning or have a sign attached to the structure.
Projection	1.5m	(c) Awning signs shall not extend outside the overall length or width of an awning or extend above the height of the building wall where the awning is attached.
Setbacks from Property Line	N/A	(d) Where an Awning Sign projects over public property, the regulations in Section 7.24 (Projections over Public Property) shall apply.
Separation from Building Entrance	N/A	
ROW Encroachment	1.5m	
Sign Size		
Sign Area	N/A	
Sign Height		
- On Canopy	1.5m	
- On Valance/Other	0.6m	
Sign Width	N/A	
Copy Area	4.0m ²	

(2) Fascia Sign

Sign Location		Sign Regulations
Number of Signs	At the discretion of the Development Authority	
Clear Height	N/A	(a) No portion of a Fascia Sign may extend above the roof line of a building.
Clear Pedestrian Space	N/A	(b) Fascia Signs shall have no exposed wiring or bulbs.
Projection	0.3m	(c) A Fascia Sign attached to an exterior wall shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws, or similar means, to the satisfaction of the Development Authority.
Setbacks from Property Line	N/A	(d) For the requirements under this section, the Sign Area for Fascia Signs includes any borders or painted areas around the edges of the sign copy.
Separation from Building Entrance	N/A	
ROW Encroachment	None Permitted	
Sign Size		
Sign Area	The combination of Fascia sign and Window sign area shall not exceed 20% of the Building Face. In a Multi-Unit Development, this shall apply both to the overall Building Face as well as to each individual unit.	
Sign Height	N/A	
Sign Width	N/A	
Copy Area	N/A	

(3) Projecting Sign

Sign Location

Number of Signs	1 per building per street frontage
Clear Height	2.4m
Clear Pedestrian Space	N/A
Projection	1.5m
Setbacks from Property Line	N/A
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	1.5m

Sign Size

Sign Area	
- At Ground Floor	3.0m ²
- Above Ground Floor	6.5m ²
Sign Height	N/A
Sign Width	N/A
Copy Area	N/A

Sign Regulations

- Visible means of support for Projecting Signs shall be designed to integrate with the building upon which they are located to the satisfaction of the Development Authority.
- Where a Projecting Sign projects over public property, the regulations in **Section 7.24** (Projections over Public Property) shall apply.
- A Projecting Sign placed at a 45 degree angle at the corner of a building formed by the intersection of two streets shall represent the maximum number of signs permitted for each of the street frontages forming that intersection.
- No Projecting Sign shall extend above the roof line or a parapet wall of the building.
- No Projecting Sign installed above the Ground Floor of a multi-storey building shall be allowed to project below the cornice line between the Ground Floor and Second Floor.

(4) Roof Sign

Sign Location

Number of Signs	1 per building
Clear Height	N/A
Clear Pedestrian Space	N/A
Projection	Up to 1.0m from building foundation
Setbacks from Property Line	N/A
Separation from Building Entrance	N/A
ROW Encroachment	None Permitted

Sign Size

Sign Area	At the discretion of the Development Authority
Sign Height	At the discretion of the Development Authority
Sign Width	At the discretion of the Development Authority
Copy Area	At the discretion of the Development Authority

Sign Regulations

- Roof Signs, where permitted, are intended to represent an enhancement to the architectural form and character of the building, to the satisfaction of the Development Authority.
- Any portion of a Roof Sign that projects beyond the building foundation shall not overhang or project beyond the roof on which it is located.
- No supporting structures shall be visible to the public unless finished in a manner deemed acceptable to the Development Authority.

(5) Window Sign

Sign Location		Sign Size	
Number of Signs	At the discretion of the Development Authority, where not otherwise defined by this Bylaw	Sign Area	The combination of Fascia sign and Window sign area shall not exceed 20% of the Building Face
Clear Height	N/A	Sign Height	N/A
Clear Pedestrian Space	N/A	Sign Width	N/A
Projection	N/A	Copy Area	N/A
Setbacks from Property Line	N/A	Sign Regulations (a) Where any Window Sign is proposed to occupy more than 50% of the face of the window, its location and design shall be consistent with the character of the building and the purpose of the applicable Land Use District, to the satisfaction of the Development Authority.	
Separation from Building Entrance	N/A		
ROW Encroachment	N/A		

Freestanding signs

(6) A-Frame Sign

Sign Location		Sign Regulations	
Number of Signs	1 per business per street frontage	(a) A-Frame Signs shall not interfere with pedestrian traffic or encroach upon a path required for accessibility.	
Clear Height	N/A	(b) A-Frame Signs shall only be placed on the property during the hours the principal use of the property is open and must be removed when the use is closed.	
Clear Pedestrian Space	In accordance with Sign Regulations	(c) A-Frame signs shall not be placed on Public Property except where:	
Projection	N/A	i. A permit has been approved by the Development Authority.	
Setbacks from Property Line - In M3 District	At the discretion of the Development Authority	ii. Signs are placed on a public sidewalk outside of a business during the hours the business is open.	
- All other areas		iii. Signs are placed in such a way that they do not obstruct sight lines for pedestrians, cyclists, wheelchair users and motorists, providing a 1.8m minimum clear access width on sidewalks or in the vestibules of building entryways.	
Separation from Building Entrance	1.0m	(d) Where an A-Frame Sign is permitted to be placed on or over public property, the regulations in Section 7.24 (Projections over Public Property) shall apply.	
ROW Encroachment	May be allowed in M3 District, subject to Development Permit approval		
Sign Size			
Sign Area	0.8m ²		
Sign Height	1.0m		
Sign Width	N/A		
Copy Area	0.8m ²		

(7) Billboard Sign

Sign Location

Number of Signs	1 per Site, subject to Location Criteria
Clear Height	
- Minimum	2.4m
- Maximum	4.7m
Clear Pedestrian Space	N/A
Projection	N/A
Setbacks from Property Line	3.0m
Separation from Building Entrance	20.0m
ROW Encroachment	None Permitted

Sign Size

Sign Area	
- Within Highway Corridor	62.5m ²
- All other Locations	26.8m ²
Sign Height	9.0m
Sign Width	
- Within Highway Corridor	14.7m
- All other Locations	7.4m
Copy Area	
- Within Highway Corridor	62.5m ²
- All other Locations	26.8m ²

Location Criteria

- (a) A Billboard Sign located within the Highway Corridor shall be located no less than:
 - i. 800m from any other billboard sign visible to the same on-coming traffic;
 - ii. 400m of any other billboard not visible to the same on-coming traffic.
- (b) A Billboard Sign located in any other location shall be located no less than:
 - i. 50m from any residential or mixed-use district;
 - ii. 30m from any freestanding sign;
 - iii. 20m from any building on a parcel;
 - iv. 20m from an intersection or interchange;

Sign Regulations

- (c) The maximum period for which a Billboard Sign Development Permit may be issued shall be three (3) years, upon which re-assessment and a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign has six (6) months to remove the sign.
- (d) The appearance of a structure supporting a Billboard Sign shall be provided in accordance with the City's Billboard Design/Format standards, and shall incorporate design elements, including but not limited to the Airdrie arch, logo, and colours, to the satisfaction of the Development Authority.
- (e) The location of a Billboard Sign on any parcel shall be to the satisfaction of the Development Authority who may take into consideration any apparent constraints including, but not limited to, utility right of ways, land constraints, location of buildings and property lines, adjacent land uses, and potential distraction to passing motorists.
- (f) The application for a Billboard Sign shall include a proposal which demonstrates how the Sign will increase the community and economic potential of the City's local businesses and events to the satisfaction of the Development Authority. This may include plans to market advertising space to Airdrie business owners, the use of advertising space for Airdrie community groups and events, and/or other initiatives.
- (g) Where a Billboard Sign is permitted to incorporate Digital Media or Changeable Copy, a minimum of 10% of the copy rotation shall be used to advertise City of Airdrie events or initiatives.
- (h) Billboard Signs shall be permitted to be located in accordance with **Map 2** (Permissible Billboard Locations).
- (i) The entire sign structure of a Billboard Sign within the Highway Corridor must be located within 20m of the site's boundary abutting the Highway Right of Way, shown on **Map 2** (Permissible Billboard Locations).

(8) Lawn Sign

Sign Location

Number of Signs	1 per 50m of street frontage to a maximum of 4 signs per site.
Clear Height	N/A
Clear Pedestrian Space	0.6m
Projection	None Permitted
Setbacks from Property Line	0.6m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted

Sign Size

Sign Area	
- Residential Districts	0.5m ²
- All Other Districts	1.6m ²
Sign Height	1.0m
Sign Width	N/A
Copy Area	
- Residential Districts	0.5m ²
- All Other Districts	1.6m ²

Sign Regulations

- (a) Notwithstanding the maximum number of signs provided in this section, an additional 4 signs may be permitted on a site for special events and other limited term uses, for a maximum of 7 days, at the discretion of the Development Authority.
- (b) Any Lawn Sign that is greater than 1.6m² in area shall be considered a Portable Sign, unless it has received a variance approved by the Development Authority.

(9) Monument Sign

Sign Location

Number of Signs	1 per street frontage except for Community Identification
Clear Height	N/A
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	1.0m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted except for Community Identification

Sign Size

Sign Area	7.0m ²
Sign Height	3.7m
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- (a) All Monument Signs shall be self-supporting structures on bases that are fully encased and permanently attached to concrete foundations in or upon the ground.
- (b) The location, design, and character of all Monument Signs and any associated landscaping shall be to the satisfaction of the Development Authority.
- (c) All Monument Signs shall be made of durable material to the satisfaction of the Development Authority.
- (d) A Monument Sign shall not interfere with any utilities, vehicle sight lines, traffic or pedestrian safety.
- (e) Unless otherwise determined through a variance granted by the Development Authority, a Monument Sign with a height greater than 3.7m shall be considered a Pylon Sign under this Bylaw.

(10) Portable Sign

Sign Location

Number of Signs	1 per site
Clear Height	N/A
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	1.0m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted

Sign Size

Sign Area	4.5m ²
Sign Height	2.0m
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- (a) Portable signs containing digital media may only be permitted as required for road closures, construction projects, detours, or similar uses.
- (b) Portable signs must be located a minimum of 20m from any other sign, other than a Building Sign, defined in this bylaw.
- (c) Portable signs shall not be placed on any City property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw, or authorized by the Development Authority through the review of a Development Permit.
- (d) Portable signs shall not be elevated by any means or placed on top of a building or structure.
- (e) Portable signs shall be anchored or secured to the satisfaction of the Development Authority.
- (f) Changeable Copy on Portable signs shall be secured to prevent vandalism, to the satisfaction of the Development Authority.
- (g) Portable signs may be approved on a temporary basis not to exceed 30 days for any one application, up to a total of 180 days per calendar year.
- (h) Notwithstanding the above, a Portable Sign which presents its Sign Copy in the form of a digital print may be permitted on a temporary basis not to exceed 120 days for any one application, not to exceed a total of 240 days per calendar year.
- (i) After the approval period for any Portable Sign has expired, re-application for a new Portable Sign for that site shall not occur until at least 30 days has elapsed from the expiration of the previous approval. For seasonal uses and events, the Development Authority may consider re-applications after 14 days.

Non-Profit and City-Initiated Portable Signs

- (j) Portable Signs for Non-Profit and City-Initiated uses may be permitted at pre-approved locations shown on **Map 3** (Non-Profit and City-Initiated Portable Sign Locations).

(11)Pylon Sign**Sign Location**

Number of Signs	1 per street frontage
Clear Height	N/A
Clear Pedestrian Space	1.5m
Projection	None Permitted
Setbacks from Property Line	1.5m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	None Permitted

Sign Size

Sign Area	No more than 120% of the applicable Copy Area
Sign Height	
- In C3, IB-2, and IB-3 Districts	9.0m
- Other Mixed-Use, Commercial, and Industrial Districts	7.3m
- All Other Districts	6.0m
Sign Width	N/A
Copy Area	
- In C3, IB-2, and IB-3 Districts	18.6m ²
- Other Mixed-Use, Commercial, and Industrial Districts	10.0m ²
- All Other Districts	6.5m ²

Sign Regulations

- (a) All Pylon sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.
- (b) Every Pylon sign shall include a landscaped area extending at least 0.6m around the base of the sign.
- (c) Notwithstanding the number of signs permitted, where a parcel has a frontage in excess of 50m, Secondary Pylon signs may be erected for each additional 50m of frontage.
- (d) Secondary Pylon signs shall have a Sign Area not more than 50% of the sign area of the principal Pylon sign or 10m², whichever is less.
- (e) Pylon signs along the same street frontage must be separated at least 50m apart.
- (f) Unless otherwise determined through a variance granted by the Development Authority, a Pylon Sign with a copy area greater than 18.6m² shall be considered a Billboard Sign under this Bylaw.

Other Sign Types

(12)Banner Sign

Sign Location

Number of Signs	At the discretion of the Development Authority, except Freestanding Banners which shall be limited to 3 per site
Clear Height	At the discretion of the Development Authority
Clear Pedestrian Space	1.0m
Projection	None Permitted
Setbacks from Property Line	1.0m
Separation from Building Entrance	At the discretion of the Development Authority
ROW Encroachment	

Sign Size

Sign Area	100% of applicable Copy Area
Sign Height	N/A
Sign Width	N/A
Copy Area	At the discretion of the Development Authority
- Freestanding Banners	
- Light Standard Banners	
- Hanging Banners	

Sign Regulations

- Freestanding and Hanging Banner signs for use in conjunction with a special event, or as a temporary sign until a permanent sign can be erected in its place, may only be approved on a temporary basis not to exceed 60 days.
- Banner signs affixed to a fence or other similar structure shall be considered a Mounted Sign under this Bylaw.

(13)Mounted Sign

Sign Location

Number of Signs	1 per site
Clear Height	N/A
Clear Pedestrian Space	N/A
Projection	None Permitted
Setbacks from Property Line	At the discretion of the Development Authority
Separation from Building Entrance	
ROW Encroachment	None Permitted

Sign Size

Sign Area	4.5m ²
Sign Height	2.0m or the height of the fence or structure, whichever is less
Sign Width	N/A
Copy Area	4.5m ²

Sign Regulations

- Mounted signs shall not project above the height of the fence or structure to which the sign is attached.
- Mounted signs shall not interfere with any utilities, vehicle sight lines, traffic or pedestrian safety.
- A Mounted sign approved for use in conjunction with a special event, or as a temporary sign until a permanent sign can be erected in its place, may only be approved on a temporary basis not to exceed 60 days.

(14) Specialized Sign

Sign Location		At the discretion of the Development Authority
Number of Signs		
Clear Height		
Clear Pedestrian Space		
Projection		
Setbacks from Property Line		
Separation from Building Entrance		
ROW Encroachment		
Sign Size		At the discretion of the Development Authority
Sign Area		
Sign Height		
Sign Width		
Copy Area		

Sign Regulations

(a) The Development Authority shall determine the requirements and conditions for each Specialized Sign on a case by case basis, including but not limited to, the sign dimensions, area, location, materials, and illumination, as well as the duration of any temporary approval.

(b) In reviewing an application for a Specialized Sign, the Development Authority shall consider the compatibility with surrounding development and alignment with the Purpose and Intent of this section and the district where it is located.

5.9 Sign Regulations for Features and Special Purposes

5.9.1 Changeable Copy

- (1) Where a sign incorporates Changeable Copy through use of Digital Media, the standards and requirements of **Section 5.9.2** (Digital Media) shall apply.
- (2) The means of providing Changeable Copy must be appropriate for the type of sign on which it is being placed, to the satisfaction of the Development Authority.

5.9.2 Digital Media

- (1) Signs containing digital media shall meet the following requirements:
 - (a) Signs containing digital media shall be located in such a manner as to minimize any impacts into any adjacent residential or public districts.
 - (b) In the case of a one-sided digital display, or where the rear of the display is visible to the public, it shall be finished with material deemed acceptable by the Development Authority.
 - (c) Signs containing digital media shall provide separation distances from other signs with digital media to the satisfaction of the Development Authority, subject to consideration of adjacent features and land uses, and potential impact on the surrounding area.
- (2) Digital media provided as a part of a sign shall meet the following display requirements:
 - (a) Digital display content must remain in place unchanged for a minimum of 4 seconds before switching to new content.
 - (b) The maximum time between each different digital display on a sign is 0.25 seconds.
 - (c) Digital display content must not include full motion video, animation or flashing images. In the case of an electronic message board, the text may scroll at a pace deemed acceptable to the Development Authority.
 - (d) If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the digital display is turned off until all components are fixed and operating in compliance.
 - (e) All digital displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
 - (f) Digital display must not exceed the following illumination levels:
 - i. A maximum of 7,500 Nits from sunrise to sunset
 - ii. A maximum of 500 Nits from sunset to sunrise
 - iii. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX

5.9.3 Illumination

Where permitted under the associated Land Use District, signs may incorporate illumination features provided that the following standards and requirements are met:

- (1) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (2) Any sign providing illumination shall be subject to a Development Permit application and must provide photographs or renderings of the sign and proposed illumination.
- (3) The Development Authority may request a photometric plan showing light intensity created from the illumination of the sign and throughout the site to property/boundary lines.
- (4) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (5) No illuminated signs may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (6) All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.
- (7) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.
- (8) Any sign located within 30 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (9) Any sign illumination must not exceed the following lighting levels:
 - (a) A maximum of 7,500 Nits from sunrise to sunset
 - (b) A maximum of 500 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX

5.9.4 Third Party Advertising

- (1) Third-Party Advertising shall be limited to circumstances where the purposes of business identification, broadcast of general public messages and other sign copy purposes are deemed appropriate to the satisfaction of the Development Authority.
- (2) Third-Party Advertising is intended to be limited to circumstances where the proposed signage is in keeping with the purpose and intent of this section, the associated land use district, and enhances the character of the surrounding area.
- (3) Notwithstanding the regulations provided in **Section 5.7** (Signs Allowed by District), the Development Authority may approve Signs providing Third Party Advertising in any Land Use District for up to 45 days provided that the purpose and intent of such advertising is for a non-profit organization or a community event. Such signage shall be subject to a Development Permit application and shall be referred to the Municipal Planning Commission.

5.9.5 Community Identification Signage

- (1) A maximum of one Community Identification sign may be provided at the principal entrance of the community, as determined by the Development Authority.
 - (a) Additional Community Identification signs may be permitted at other locations, at the discretion of the Development Authority. Where reviewing applications for additional Community Identification signs, the Development Authority may request a comprehensive signage plan for the community.
- (2) Any Community Identification sign proposed to be located within a Municipal Road Right of Way shall be deemed a Discretionary Use and subject to decision by Municipal Planning Commission.
- (3) When a Sign for Community Identification purposes is proposed to be located on private property or on City property, a document must be registered on the title of the land(s) outlining responsibilities and requirements for maintenance of the sign as a prior to issuance condition of the permit. In any other circumstances, the Development Authority may require a similar document to be registered on title as a prior to issuance condition of the permit.

5.9.6 Construction Signage

- (1) A maximum of one Construction sign is permitted per street frontage for the subject property
- (2) A Construction sign may only be located on a subject site for the duration of the time in which the project is being constructed, as determined by the Development Authority.

5.9.7 Development Marketing/Directional Signage

- (1) Marketing & Directional Signage associated with a subdivision or development project shall be subject to a Development Permit application to facilitate a comprehensive review of the signage proposed for the site and its potential impacts on surrounding areas.
- (2) Notwithstanding the regulations of **Section 5.7** (Signs Allowed by District), an owner/applicant may submit a Development Permit application to comprehensively address the location, type, and number of all Marketing & Directional Signs within a subdivision phase or other development area or site. The Development Authority may use its discretion when reviewing any aspect of such an application. Where such an application has been approved by the Development Authority, the signs addressed within the application shall be deemed a Permitted Use.
- (3) All Marketing & Directional Signs shall be sited such that they allow for access and maintenance of the site, the adjoining boulevards, and surrounding properties, to the satisfaction of the Development Authority.
- (4) All Marketing & Directional Signs shall be sited such that they do not impact any established or occupied residential dwellings.

5.9.8 Election Signage

- (1) Election Signs for federal or provincial candidates may be erected the day the writ of election is issued and must be removed within three days of Election Day.
- (2) Election Signs for municipal candidates may be erected up to 60 days prior to the Election Day and must be removed within three days of Election Day.
- (3) Notwithstanding the Sign Regulations by Type provided in this Bylaw, Election signs may not exceed 1.2m² in total sign area and cannot be higher than 2.0 metres above ground level.
- (4) Election signs may not be illuminated or attached to trees.
- (5) The City is not required to give notice for the removal of an unlawful election sign.
- (6) No person shall deface or willfully cause damage to a lawfully erected election sign.
- (7) No person shall display the City's logo, in whole or in part, on an election sign.
- (8) Election signs may be posted on public property subject to the following conditions:
 - (a) Signs cannot be placed between the curb and the sidewalk, or if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement
 - (b) Signs cannot be placed within 30 metres of an intersection or pedestrian crossover or be located on a median or island
 - (c) Signs cannot interfere with the safe operation of vehicular traffic or with the safety of pedestrians
 - (d) Signs cannot be located adjacent to a voting place or any City owned or operated property
- (9) Election signs used primarily for the purpose of identifying or directing traffic to polling stations may be placed on any City property without requiring a Development Permit, provided that they do not adversely affect line of sight or safety for pedestrian and vehicular traffic.
- (10) Election signs may be posted on private property subject to the following conditions:
 - (a) Signs do not interfere with the safe operation of vehicular traffic or with the safety of pedestrians
 - (b) Signs are posted with the consent of the owner or occupant of the property
 - (c) Signs may be higher than 2 metres above ground level provided the signs are displayed indoors.

5.9.9 Limited Use Signage

- (1) Unless otherwise provided under this Bylaw, signs for Limited Use purposes may not be erected for more than a maximum of four consecutive calendar days, and a total of 40 days per calendar year.
- (2) After the allowable time limit for a sign for Limited Use purposes has expired, a new sign for Limited Use purposes may not be erected on that site until at least four days have elapsed from the expiration of the previous time limit.
- (3) Notwithstanding the requirements of Section 5.6(19), signs for Limited Use purposes may be erected within a City boulevard or a public road right of way, provided that:
 - (a) The provided signs are in the form of an A-Frame, Lawn, Portable, Banner, or Specialized Sign;
 - (b) The provided signs are not located between the curb and the sidewalk, or if there is no sidewalk, are not located within 1.0 metres of the curb or edge of the pavement within the road right of way;
 - (c) The provided signs are not located within 30.0 metres of an intersection or pedestrian crossover, and are not located on a median or island;
 - (d) The provided signs are located no less than 15.0 metres of any other sign, and;
 - (e) The provided signs meet all other requirements of this Bylaw.

5.9.10 Real Estate Signage

- (1) A maximum of one sign for Real Estate purposes is permitted per 50m of street frontage for the subject property
- (2) A sign for Real Estate purposes shall not exceed 3.0 metres in height
- (3) A sign for Real Estate purposes shall not exceed 1.5m² in sign area where located in a residential district, or 3.0m² in sign area in all other districts.
- (4) A sign for Real Estate purposes shall not be illuminated or incorporate digital media.
- (5) A-Frame signs used for Real Estate purposes may only be used for the duration of an open house or similar limited-term event. Such signs may only be erected for a period of four (4) days and must be removed afterward.
- (6) Notwithstanding the requirements of Section 5.6(19), signs for Real Estate purposes may be erected within a City boulevard or a public road right of way, provided that:
 - (a) The provided signs are in the form of an A-Frame, Lawn, Portable, Banner, or Specialized Sign;
 - (b) The provided signs are not located between the curb and the sidewalk, or if there is no sidewalk, are not located within 1.0 metres of the curb or edge of the pavement within the road right of way;
 - (c) The provided signs are not located within 30.0 metres of an intersection or pedestrian crossover, and are not located on a median or island;
 - (d) The provided signs are located no less than 15.0 metres of any other sign, and;
 - (e) The provided signs meet all other requirements of this Bylaw.

6 Land Use Regulations

6.1 Accessory Buildings

(1) In Residential Districts:

- (a) An Accessory Building must not be developed prior to development of the principal building on the same site.
- (b) Where an Accessory Building, other than a garage, is attached to the principal building by an open or enclosed roofed structure it is considered a part of the principal building and subject to the setback requirements for the principal building.
- (c) An Accessory Building shall not be used as a residence, or for a Home Business, unless that use is specifically allowed by a provision of this Bylaw and has received a Development Permit.
- (d) An Accessory Building shall not be located in a front yard.
- (e) An Accessory Building shall not be located in an interior side yard along the length of the principal dwelling, unless a clear distance of not less than 1.2m is maintained between the Accessory Building and the interior side yard property line.
- (f) An Accessory Building shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.
- (g) Garages in residential districts shall also meet all requirements and development standards of the land use district in which it is located, as well as those outlined within **Section 7.12** (Garage and Carport Requirements).
- (h) Unless otherwise specified in this Bylaw or by a Development Permit, the maximum height of an Accessory Building is 5 metres, or the height of the principal building on the site, whichever is less.
 - i. The maximum height of an Accessory Building may be extended above 5 metres if setbacks greater than the minimum standards listed in this Section are provided to the satisfaction of the Development Authority, and the building design and window placement limit sightlines into adjacent properties and other impacts.
 - ii. If the maximum height of an Accessory Building is permitted to exceed 5 metres, it shall not exceed the height of the principal building on the site, or 7.3 metres, whichever is less.
- (i) An Accessory Building in a residential district must meet the following setback requirements:
 - i. Minimum of 3.0m setback from any corner side yard;
 - ii. Minimum of 0.6m setback from any other side yard;
 - iii. Minimum of 0.6m setback from any rear yard;
 - iv. Minimum of 1.0m separation from the principal building on the site;
- (j) Notwithstanding the above setback requirements, where a residential site abuts a lane with a width of 6.7m or less, the Development Authority may require a rear yard setback greater than that listed above in order to achieve a combined distance of 7.3m or greater between the Accessory Building apron and the width of the rear lane.
- (k) Notwithstanding the above setback requirements, garages in residential districts may have one required side yard reduced to 0.0m at the discretion of the Development Authority, where the garage is designed to share a common wall with another garage on the adjacent site.
- (l) The combined coverage of all Accessory Buildings shall not form more than 20% of the lot area and shall not exceed the coverage of the principal building(s) on the lot.

(2) In Rural Districts:

- (a) On parcels over 16.0 hectares (40.0 acres) in area that contain an agricultural use, portable cylindrical grain bins and 3-sided stock shelters less than 27.9m² (300 square feet) are not required to meet minimum setback requirements, except no bins or stock shelters shall be placed within 30.0 m (98.4 feet) of a corner of the site that is formed by the intersection of two roads.

(3) In Non-Residential Districts:

- (a) An accessory building must not be developed prior to the issuance of a Development Permit for the principal building.
- (b) An accessory building in a non-residential district is part of a principal use of the site on which it is located, and must be in compliance with the development regulations of the district.
- (c) Accessory buildings shall have the same height limits and setback requirements as for the principal building of the District.
- (d) Notwithstanding the above, accessory buildings shall not be located in front of the principal building(s).

- (e) Fabric Covered Storage Structures are not permitted in a Residential, Mixed Use, Commercial or Office Park Employment District (IB-O), but may be used in other Industrial districts only, provided the following requirements are met:
 - i. The structure shall not be located in the front of the principal building;
 - ii. The structure shall meet the setback requirements of the district and shall be screened and oriented to reduce any visual impacts to the satisfaction of the Development Authority.
 - iii. The structure shall not exceed the maximum height requirement identified for the land use district in which it is located.
 - (f) A Fabric Covered Storage Structure proposed in an Industrial District, other than the Office Park Employment District (IB-O), shall be considered an Accessory Building and shall be subject to the issuance of a Development Permit.
- (4) The use of a Shipping Container/Sea Can Storage Container as an Accessory Building:
- (a) Shall be subject to an application for Development Permit;
 - (b) May only be permitted in industrial, public, and rural districts;
 - (c) Shall meet all provisions outlined in **Section 7.21** (Outdoor Storage).

6.2 Adult Entertainment

Any Adult Entertainment facility or other adult-oriented establishment shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions).

6.3 Agricultural Operations

- (1) An Agricultural Operation may incorporate, at the discretion of the Development Authority, the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation.
- (2) Any livestock that is kept on site in association with an Agricultural Operation use shall be maintained in accordance with the requirements and standards outlined under **Section 7.16** (Keeping of Livestock).
- (3) Where a commercial riding arena is proposed under an Agricultural Operation land use, the following regulations and standards shall be met:
 - (a) In addition to the Requirements for a Development Permit Application established in **Section 2.3**, a Development Permit application is required for this use and shall include:
 - i. A Storm Water Management Plan for all areas of the parcel of land disturbed during or as a result of the development of the Equestrian Centre and supporting facilities;
 - ii. A Traffic Impact Analysis that includes current and projected traffic for the next ten years in the vicinity;
 - iii. Details of water supply and sewage disposal;
 - iv. A Manure Management Plan;
 - v. Details regarding pasture management, parking facilities, and other information required by the Development Authority.
 - (b) The Development Permit shall regulate the maximum number of livestock that may be kept on the site (for purposes of this section, an animal is kept when it is on the site overnight).
 - (c) Overnight camping may be allowed in the Development Permit for a maximum of ten (10) nights per year and the number of persons camping shall not exceed fifty (50) at any time.
 - (d) The Development Permit shall set out conditions that address, but are not limited to, garbage and manure control, pasture management, on site stock trailer parking and participant and spectator parking.
- (4) Accessory Dwelling Units in Support of an Agricultural Operation
 - (a) The Development Authority may issue a Development Permit to allow an Accessory Suite on a site where the unit is to provide accommodation to a person engaged in work on agricultural lands that includes the site that is the subject of the application.
 - (b) A Development Permit for Accessory Dwelling Units in Support of an Agricultural Operation shall be limited, at the discretion of the Development Authority, to a maximum term of five (5) years.

6.4 Apartments, Mixed Use

- (1) Within a Residential District, Mixed-Use Apartment developments shall be located on properties adjacent and having immediate access to an arterial or collector road, or as directed by an established Neighbourhood Structure Plan where the Development Authority has considered appropriate location for higher residential densities and mixing of land uses, supported by appropriate transportation networks and neighbourhood design.
- (2) Mixed-Use Apartment developments shall comply with the following standards:

Standard	Regulations
Maximum Area	<ul style="list-style-type: none">As defined in the underlying District.
Structural Alterations	<ul style="list-style-type: none">Shall comply with standards of the District and Alberta Building Code
Design Standards	<ul style="list-style-type: none">Upper floors shall be limited to residential uses.
Unit Access	<ul style="list-style-type: none">Residential dwelling units and commercial premises shall not be permitted on the same storey of a building;The residential dwelling units shall have at grade access that is separate from the access for commercial premises.
Density	<ul style="list-style-type: none">As defined in the underlying District.
Equipment and/or Material Storage	<ul style="list-style-type: none">No outdoor storage is permitted. No business-related activity is allowed in any garage space required for parking.
Employees	<ul style="list-style-type: none">No Restrictions provided that adequate parking is provided in accordance with the other sections of this Bylaw.
Parking	<ul style="list-style-type: none">Parking for the residential dwelling units shall be provided in accordance with the parking requirements for apartment buildings in this bylaw.Parking for the Commercial or Mixed Use areas of the building shall be provided as required for the specific commercial use as outlined in Table 5 of this Bylaw.Where a building contains residential dwelling units above commercial premises, all parking for the residential units shall be provided on-site.
Signage	<ul style="list-style-type: none">Signage taking the form of Awning/Canopy, Fascia, Projecting, or Window Signs not exceeding a total of 2.0m² in area

- (3) There shall be no nuisance created by the business by way of electronic interference, dust, noise, odour, smoke, glare, or anything of an offensive or objectionable nature which is detectable to any normal sensory perception outside the live-work unit.

6.5 Bed and Breakfast Establishments

- (1) A Bed and Breakfast establishment shall be restricted to a site occupied by a single-detached dwelling.
- (2) A Bed and Breakfast shall not be developed on the same site as a General or Major Home Business, Accessory Suite, Child Care Facility, or Supportive Housing Facility;
- (3) The operator of the Bed and Breakfast establishment shall be a permanent resident of the dwelling in which it is located.
- (4) A maximum of three guest rooms shall be permitted in any Bed and Breakfast establishment.
- (5) One on-site parking space for each guest room in a Bed and Breakfast establishment shall be provided and one on-site parking space for each off-site employee shall be provided.
- (6) One non-illuminated sign may be permitted on the site of any Bed and Breakfast establishment the maximum size of which shall be 0.5m² in area
- (7) A Bed and Breakfast establishment shall not be allowed in a Manufactured Home.

6.6 Child Care Facilities

All Child Care facilities except for Child Care, Limited, shall meet the following standards:

- (1) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the property or the surrounding neighbourhood.
- (2) Child Care facilities shall provide at least 4.0m² of fenced on-site outdoor play space for each child present in the facility at any one time. This should be calculated based on the maximum capacity of the facility authorized at the time of Development Permit approval.
- (3) Child Care facilities shall provide an on-site drop-off area suitable to accommodate traffic associated with the use and limit any impact on the surrounding community.

- (4) A Child Care facility shall not be developed on the same site as a General or Major Home Business, Suite, Bed and Breakfast, or Supportive Housing Facility;

6.7 Community Gardens

Community gardens shall be subject to a Development Permit and are considered a permitted use in all districts provided that the following requirements are met:

- (1) The total area which may be under cultivation on any given parcel does not exceed more than 600m² in area except where the lot size is greater than 2,400m², in which case the area occupied by an urban food garden shall be at the discretion of the Development Authority;
- (2) Production is limited to the growing and harvesting of fruits, vegetables and edible plants. Limited cultivation of flowers and other ornamental plants may be permitted at the discretion of the Development Authority;
- (3) There is no creation of noise, dust, vibration, odour, smoke, glare, fire hazard, or any other hazard or nuisance, to any greater or more frequent extent than that usually experienced in the applicable zone under normal circumstances.

6.8 Drive-Through Facilities

- (1) A Drive-Through Facility must be designed to be complementary in nature to the Principal Use of a site and must be integrated into the overall site design in a manner that does not create a conflict between the movements of pedestrians and motor vehicles, or conflict with adjacent land uses.
- (2) Drive-Through Facilities shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions).
- (3) Without limiting the generality of the above requirement, a Drive-Through Facility must meet the following requirements:
 - (a) Must be designed in a way to accommodate pedestrian access to the building – across a drive-through aisle if necessary;
 - (b) Drive-through aisles must be designed to be internal to the site and accessory to the principal building and use;
 - (c) Drive-through aisles must not face into a public road or be located within a required minimum building or landscaping setback;
 - (d) Must include at least 8 inbound queuing spaces in the case of a Drive-Through Facility associated with a Restaurant and at least 3 inbound queuing spaces for all other uses;
 - (e) Must provide at least 1 outbound queuing space;
 - (f) Must allow for adequate motor vehicle maneuvering within the site; and
 - (g) Must not obstruct a pedestrian walkway, a designated fire lane, or any parking space whether on the Site or elsewhere.
 - (h) Queuing spaces shall be a minimum of 6.5m in length and 3.0m in width.
 - (i) Where possible, must be delineated and separated from surrounding circulation areas by landscaping, curbs, changes in grade, or similar treatments to provide containment and direction for queuing.
 - (j) All drive-through queuing areas must be screened with landscaping to the satisfaction of the Development Authority;
 - (k) Must screen any drive through aisles that are adjacent to a residential district with a fence, landscaping, or other similar treatments to the satisfaction of the Development Authority;
 - (l) Must use landscaping or other screening elements to screen neighbouring properties, roads, and parking areas from headlights.
 - (m) Must fence any drive-through aisles where necessary to prevent access to a lane or street;
 - (n) The orientation of the outdoor speakers shall be to the satisfaction of the Development Authority.

6.9 Dwelling, Live-Work Units

- (1) Within a Residential District, live-work units shall only be located on properties adjacent and having immediate access to an arterial or collector road, or as directed by an established Neighbourhood Structure Plan or Master Site Plan where the Development Authority has considered it to be an appropriate location for higher residential densities and mixing of land uses, supported by appropriate transportation networks and neighbourhood design.
- (2) Live-work developments shall comply with the standards provided in **Table 9**:

Table 9: Live-Work Development Standards

Standard	Regulations
Maximum Area	<ul style="list-style-type: none"> ▪ The floor area of the living space shall be at least 50% of the floor area of the live-work unit.
Structural Alterations	<ul style="list-style-type: none"> ▪ Shall comply with standards of the District
Design Standards	<ul style="list-style-type: none"> ▪ The principal dwelling of the live-work unit shall be physically separated from the working space of the live-work unit. ▪ Upper floors shall be limited to residential uses.
Unit Access	<ul style="list-style-type: none"> ▪ Each space shall have individual access directly from the exterior of the structure or a shared vestibule. The access to each unit shall be clearly separate from other live-work units or other uses within the building.
Density	<ul style="list-style-type: none"> ▪ As defined in the underlying District.
Equipment and/or Material Storage	<ul style="list-style-type: none"> ▪ No outdoor storage is permitted. No business-related activity is allowed in any garage space required for parking.
Employees	<ul style="list-style-type: none"> ▪ The number of non-resident employees or business partners working on site shall not exceed two per unit at any one time.
Parking	<ul style="list-style-type: none"> ▪ Parking for the residential dwelling units shall be provided for the applicable residential form in accordance with the parking requirements of this bylaw. ▪ Parking for the Commercial portions of the building shall be provided as required for the specific commercial use as outlined in Table 5 of this Bylaw.
Signage	<ul style="list-style-type: none"> ▪ May include the use of one (1) non-illuminated identification sign or plaque, no larger than 0.5m² in area and attached to the dwelling or displayed in a window

- (3) There shall be no nuisance created by the business by way of electronic interference, dust, noise, odour, smoke, glare, or anything of an offensive or objectionable nature which is detectable to any normal sensory perception outside the live-work unit.
- (4) No portion of a live-work unit may be separately rented or sold as a separate commercial or industrial space or as an additional residential dwelling unit.
- (5) The Development Authority, in approving a live-work dwelling on any site that also contains an Accessory Suite, Bed and Breakfast, Home Business, or Child Care Facility, may utilize discretion and consider the cumulative effect of uses on the site and the surrounding area.
- (6) The following commercial uses shall not be permitted in a live-work unit:
 - (a) Adult entertainment facilities;
 - (b) Industrial Agriculture and Production;
 - (c) Any use requiring the handling or storage of hazardous, noxious or dangerous goods;
 - (d) Any animal service requiring outdoor enclosures, pens or kennels;
 - (e) Vehicle, industrial or recreational vehicle sales, rentals, storage, services or repairs;
 - (f) Any other activity or use as determined by the Development Authority to be incompatible with a residential use and district.

6.10 Home Businesses

- (1) The Development Authority may determine, at its discretion that an application for a Home Business requires a probationary period and may issue a Development Permit for a Home Business for a temporary period of not less than 6 months in order to evaluate potential impacts on the surrounding community.
- (2) A Home Business shall comply with the standards provided in **Table 10**:

Table 10: Home Business Development Standards

Standard	Home Business, Limited	Home Business, General	Home Business, Major
Maximum Area	35% of the gross floor area of the dwelling.	35% of the gross floor area of the dwelling.	35% of the gross floor area of the dwelling; One accessory building or 50% of the area within an attached garage.
Equipment and/or Material Storage	No exterior storage of equipment or other materials associated with the business.		The Development Authority may permit exterior storage representing 1% of the lot area or 400m ² , whichever is less, on any parcel greater than 1.6Ha. All exterior storage shall be sited and screened to the satisfaction of the Development Authority.
Maximum permitted Customer Traffic Generation	Business-associated visits are not permitted.	<ul style="list-style-type: none"> ▪ 4 related vehicle round trips per day ▪ 3 courier trips per week ▪ 1 commercial delivery per week 	<ul style="list-style-type: none"> ▪ 8 related vehicle round trips per day ▪ 1 courier trip per day ▪ 1 commercial delivery per week
Parking	No additional parking spaces required	No additional parking spaces required	One on-site parking space in addition to those required for the dwelling.
Employees	Only those who reside within the residence.	Only those who reside within the residence.	May employ a maximum of two non-resident employees.
Business-related Vehicles	No commercial vehicles	No commercial vehicles	One commercially licensed vehicle up to 4,500kg GVW and not exceeding 6.1m in length which shall be accommodated on-site.
Signage	May include the use of one (1) non-illuminated identification sign or plaque, no larger than 0.5m ² in area and attached to the dwelling or displayed in a window.		

- (3) For the purposes of interpreting the above table, a Courier Trip means a trip from a mail or parcel delivery service to provide or dispatch small order goods. A Commercial Delivery means the conveyance of a large order of goods required for or distributed by the business.
- (4) Notwithstanding the Customer Traffic Generation standards provided in Table 10 (above), the Development Authority may authorize any General or Major Home Business use for up to four events per calendar year in association with the Home Business, provided that:
 - (a) The Development Authority includes restrictions on dates/times and the amount of customer traffic permitted for events in the Development Permit conditions for the Home Business, and;
 - (b) All other requirements of this section are met to the satisfaction of the Development Authority.
- (5) A Home Business must not create any nuisance and shall preserve the privacy and enjoyment of the adjacent residences and the neighbourhood, and must not conflict with or alter the residential character of the district in which it is located;
- (6) A Home Business must be carried on in a manner that is incidental and subordinate to the primary use of the development as a residence;
- (7) A Home Business must not create a risk of harm to the health and safety of any person or risk of adverse impact on nearby sites including, without limitation, excessive noise, on-street parking congestion and vehicle traffic above the norms for a residential area.

- (8) The Development Authority, in approving a Home Business, Limited, on any site that also contains an Accessory Suite, Bed and Breakfast, or Child Care or Supportive Housing facility, may utilize discretion and consider the cumulative effect of uses on the site and the surrounding area.
- (9) All Home Business customer vehicle trips and deliveries, as permitted in accordance with the table above, are restricted to the following hours, unless otherwise permitted through the conditions and requirements of a Development Permit:
 - (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.
- (10) The following commercial uses shall not be permitted as a Home Business:
 - (a) Adult Entertainment facilities;
 - (b) Industrial Agriculture and Production;
 - (c) A use requiring the handling or storage of hazardous, noxious or dangerous goods;
 - (d) Any animal services requiring outdoor enclosures, pens or kennels;
 - (e) Vehicle, industrial or recreational vehicle sales, rentals, storage, services or repairs;
 - (f) Any other activity or use as determined by the Development Authority to be incompatible with a residential use and district.

6.11 Medical Marihuana Production

Where the development of a Medical Marihuana Production facility is proposed, it shall meet the following requirements when considering the suitability of the site for the proposed use:

- (1) All process and functions of the use shall be fully enclosed within a stand-alone building;
- (2) The use of the site shall not operate in conjunction with another approved use;
- (3) No outdoor storage of goods, materials, or supplies shall be permitted, and all loading, operating, and garbage, waste and recycling facilities shall be contained within the building containing the use;
- (4) Building design and orientation so as to prevent odours and emissions judged to be impactful by the Development Authority;
- (5) A Medical Marihuana Production facility shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions);
- (6) In addition to the supplementary requirements for a Development Permit application (**Section 2.3.4**), the Development Authority will require the submission of a copy of any federal licenses and additional details to review suitability of the site and impact on neighbouring properties during the development review process;
- (7) A Development Permit for a Medical Marihuana Production facility shall be limited to a term of ten (10) years. Applications for renewal may be considered by the Development Authority with due regard to compatibility.

6.12 Mobile Food Vendors

A Mobile Food Vendor shall meet all of the following requirements and performance standards:

- (1) In evaluating a site's suitability to accommodate a Mobile Food Vendor, the Development Authority shall consider the vendor's location on the site, anticipated customer traffic generation, and any ancillary storage, equipment, and waste associated with the use;
- (2) The Development Authority may consider multiple sites under a Development Permit application for a Mobile Food Vendor use;
- (3) A Mobile Food Vendor use must not cause any hazards or annoyance to other users of the site or surrounding properties, as outlined in **Section 7.1** (Adverse Effects and Nuisance);
- (4) Any garbage or waste created shall be the responsibility of the vendor and shall not be disposed of in any Municipal facilities or receptacles, including public garbage bins, tree pits, storm drains, sanitary sewer systems or public streets;
- (5) Mobile Food Vendors may not use audio amplification or freestanding signage, other than one A-Frame sign meeting the requirements of **Section 5.8** (Sign Regulations By Type). Any signage associated with the use requires a separate permit and approval;
- (6) Mobile Food Vendors may operate between the following hours:
 - (a) Monday to Saturday between 7:00 am and 7:00 pm, and Sundays and Statutory Holidays between 10:00 am and 6:00pm, where the use is adjacent to a residential district or land use;
 - (b) Between 7:00 am and 11:00 pm in all other locations and situations.
- (7) Parking and Site Design:
 - (a) A Mobile Food Vendor shall be sited in a manner that does not materially affect the principal use of the property or site access, circulation, and parking.
 - (b) Mobile Food Vendors shall not occupy any parking stall required for the primary use(s) while the primary use(s) is/are open to the public.

- (c) The approved location for parking the Mobile Food Vendor shall be physically marked.
- (d) Mobile Food Vendors shall be removed from their approved location(s) after their designated hours of operation.
- (e) All equipment associated with the Mobile Food Vendor shall be located within 2.0m of the vehicle.
- (f) The Mobile Food Vendor operator is responsible for disposing of all trash associated with the operation in approved locations, and ensuring that all areas within 3.0m of the vehicle are kept clean.

6.13 Nightclubs

- (1) A Nightclub shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions);
- (2) Shall not have an exterior entrance, except for an emergency exit, located on a façade that faces a residential district;
- (3) The maximum floor area, number of patrons, and provisions for any exterior patio areas shall be at the discretion of the Development Authority.

6.14 Pawn Shops

A Pawn Shop use shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions).

6.15 Public Assemblies

- (1) Where a Development Permit application for a Public Assembly is intended to incorporate accessory uses such as temporary outdoor events or community service facilities, the applicant shall provide the Development Authority with a plan for off-site parking and traffic management as part of the application for a Development Permit, ensuring that the traffic associated with the Public Assembly and all accessory uses will not negatively impact the surrounding neighbourhood.
- (2) Public Assemblies in multi-use buildings such as commercial plazas and employment condominiums, or other similar configurations, may be allowed within their permitted districts when they occupy no greater than 40% of the total gross floor area of the building for the Public Assembly use and all of its accessory uses.
- (3) The design, location, and site layout of a Public Assembly shall:
 - (a) Provide for a building form and scale that is compatible with, or enhances, the character of surrounding uses;
 - (b) Provide a minimum 6.0m landscape buffer where the Public Assembly abuts an adjacent residential district or other dwelling use; and
 - (c) Mitigate negative impacts on adjacent uses, having regard for the neighbourhood character, and other impacts such as noise, light, traffic and parking.

6.16 Recreational Vehicle Storage

- (1) Buildings and parking areas shall require a minimum setback of 6.0m from any property line;
- (2) Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern;
- (3) Any undeveloped portion of the site must be graded in compliance with any applicable Engineering Standards, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadway or other neighbouring property;
- (4) There shall be no storage of hazardous materials or goods on-site;
- (5) There shall be no day use or over-night accommodation allowed on-site;
- (6) Recreational vehicle storage shall not include storage or salvage of derelict recreational vehicles;
- (7) The development of a site for recreational vehicle storage shall provide fencing, landscaping, or other screening designed in a manner to provide articulation and visual interest where the site is visible from a public road, to the satisfaction of the Development Authority.

6.17 Restaurants

A Patio may be allowed accessory to a Restaurant use providing the following requirements are met:

- (1) The extension of the Restaurant use shall not create any parking impacts on the site or surrounding area;
- (2) A Restaurant Patio shall be located within 3.0m of the principal building/use for which it is required;
- (3) In the case of a roof-top Restaurant Patio, it shall be located directly above the footprint of the permitted Restaurant, as defined by its boundaries on the floor below, unless potential impacts on adjoining uses can be successfully mitigated to the satisfaction of the Development Authority;
- (4) A Restaurant Patio shall meet the minimum front yard setback required in the district. Where the Patio will contribute to an urbanized, active street frontage, the front yard setback may be relaxed up to the front property line;
- (5) A Restaurant Patio shall be located a minimum of 1.0m from any other property line;
- (6) A Restaurant Patio shall be located a minimum of 1.5m from a parking area;
- (7) Where a Restaurant Patio is enclosed or otherwise developed in a manner that facilitates year-round use, it shall be considered a part of the principal use and count towards calculations for use area and floor area standards within the land use district;
- (8) Noise emission from any equipment or device shall be prohibited where it affects any adjacent properties;
- (9) A Restaurant Patio shall not be permitted in any yard adjacent to a Residential district, or in the case of a roof-top patio/terrace it shall not be located on lands adjacent to a Residential district;
- (10) Notwithstanding any requirements to the contrary, a Restaurant Patio may encroach into a Landscape Buffer, with exception of a buffer required adjacent to a Residential district.

6.18 Residential Show Homes

A Residential Show Home shall:

- (1) Ensure appropriate and safe access to the site for clients, construction activity, and emergency access;
- (2) Be subject to a Development Permit application if any of the required servicing, fire protection, and all-weather access are not in place;
- (3) Where a Development Permit is required for a Residential Show Home, it shall be limited to a maximum term of three (3) years. The Development Authority may grant extensions to this approval.
- (4) Be required to rehabilitate the dwelling unit and any associated site works to the satisfaction of the Development Authority within 90 days of the expiry of its approved term.

6.19 Suites

Unless otherwise provided in a land use district, a principal dwelling on a lot may be developed with only one of a Garage Suite, Garden Suite, or Secondary Suite.

6.19.1 Garage Suites

- (1) When considering a Development Permit application for a Garage Suite, the Development Authority may exercise discretion having regard for:
 - (a) Any policies for Garage Suites contained in a statutory plan for the area;
 - (b) Compatibility of the Garage Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development;
 - (c) The effects on the privacy of adjacent properties, and;
 - (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.
- (2) A Garage Suite shall meet the following standards:
 - (a) A Garage Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;
 - (b) A Garage Suite shall not exceed 55.0m² or the floor area of the garage, whichever is less;
 - (c) A Garage Suite shall not exceed 7.4 metres or the height of the principal dwelling, whichever is less;
 - (d) A Garage Suite may provide an exterior amenity space, but it shall not be located on the roof of the suite portion of the structure where it is to be provided. The exterior amenity space shall be designed and oriented so as to prevent sightlines and other impacts into adjacent properties and to provide privacy for both the Garage Suite and adjacent properties, to the satisfaction of the Development Authority;
 - (e) A Garage Suite shall only be located in a detached garage and in the rear yard of a site;
 - (f) A Garage Suite shall be setback a minimum of 4.0 metres from the principal dwelling;

- (g) A Garage Suite shall not be permitted to obtain a separate land title through a condominium conversion or subdivision;
- (h) The minimum side yard setbacks required for a Garage Suite is the same as the setbacks required for the principal building in the same district;
- (i) The minimum rear yard setback required for a Garage Suite is the same as the setback required for an accessory building in the same district;
- (j) Windows contained within a Garage Suite shall be sized and placed to minimize sightlines into yards and dwellings of abutting properties.
- (k) A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.
- (l) A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:

<i>Minimum Dimensions</i>	<i>Area</i>	<i>Width</i>
Site accommodating a Garage Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater

6.19.2 Garden Suites

- (1) When considering a Development Permit application for a Garden Suite, the Development Authority may exercise discretion having regard for:
 - (a) Any policies for Garden Suites contained in a statutory plan for the area;
 - (b) Compatibility of the Garden Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development;
 - (c) The effects on the privacy of adjacent properties, and;
 - (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.
- (2) A Garden Suite shall meet the following standards:
 - (a) A Garden Suite shall not be constructed on any site less than 600m² in area;
 - (b) A Garden Suite shall not exceed a floor area of 70m²;
 - (c) A Garden Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garage Suite, Child Care Facility, or Supportive Housing Facility;
 - i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority.
 - (d) A Garden Suite shall not exceed a height of 5.0m or the height of the principal building on the same site, whichever is less;
 - (e) A Garden Suite shall only be located in a rear yard;
 - (f) A Garden Suite shall be setback a minimum of 2.4 metres from the rear property line;
 - (g) A Garden Suite shall be setback a minimum of 4.0 metres from the principal dwelling;
 - (h) A Garden Suite shall not be permitted to obtain a separate land title through a condominium conversion or subdivision;
 - (i) The minimum side yard setbacks required for a Garden Suite is the same as the setbacks required for the principal building in the same district.
 - (j) Windows contained within a Garden Suite shall be sized and placed to minimize sightlines into yards and dwellings of abutting properties.
 - (k) A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.

6.19.3 Secondary Suites

- (1) When considering a Development Permit application for a Secondary Suite, the Development Authority may exercise discretion having regard for:
 - (a) Any policies for Secondary Suites contained in a statutory plan for the area;
 - (b) Compatibility of the Secondary Suite within the context of the surrounding residential development;
 - (c) The impacts on the use and general amenity of adjacent properties, and;
 - (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.

(2) A Secondary Suite shall meet the following standards:

- (a) A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Garage Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;
- (b) A Secondary Suite shall not exceed 60m² in floor area or 45% of the floor area of the principal building, whichever is greater. Mechanical rooms and any common areas shall be excluded from the floor area calculation of the Secondary Suite;
- (c) A Secondary Suite shall have separate entryway that is at the side or rear of the principal dwelling, or through a separate entrance within a common landing, and;
- (d) A Secondary Suite shall be developed in such a manner that the exterior of the principal building containing secondary suite shall appear as a single building.
- (e) A site allowing the development of a Secondary Suite shall meet the following Minimum Dimension requirements:

<i>Minimum Dimensions</i>	<i>Area</i>	<i>Width</i>
Site accommodating a Secondary Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater

6.20 Security Suites

A Security Suite shall meet the following standards and requirements:

- (1) The development of a Security Suite shall be limited to one (1) suite per lot;
- (2) A Security Suite shall not exceed a floor area of 70.0m²;
- (3) A Security Suite shall not provide residence for more than two (2) persons at any one time;
- (4) Notwithstanding the list of Permitted and Discretionary uses in any District, the Development Authority may allow the development of a Security Suite that would remain on-site only for the duration of construction activity where a Development Permit has been issued for any of the following:
 - (a) Attached Housing
 - (b) Multi-Residential Development
 - (c) Apartment, Mixed Use
 - (d) Any listed use in a Mixed Use, Commercial, Industrial, or Civic District

6.21 Supportive Housing

- (1) Supportive Housing facilities may form a portion of the development of another use, provided at Supportive Housing is listed as a Permitted or Discretionary use in the district subject to that application.
- (2) Where a Supportive Housing use is being created in an existing or planned dwelling or building in any residential district, no exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property, or the surrounding neighbourhood.
- (3) Where a Supportive Housing use is developed in a residential district, it must be consistent with the scale and form of the residential dwelling types that are listed as either Permitted or Discretionary uses in that district, and must meet the same dimensional requirements for lot sizes, building heights, setbacks, coverage, and provision of amenity area.
- (4) Required parking spaces may be located in a required front yard, and tandem parking spaces may be permitted where the site has no access to a lane.
- (5) No building or structure used for the purpose of a Supportive Housing facility shall be used for other forms of lodging.
- (6) Notwithstanding the provisions of **Part 4** (Parking Requirements), surface parking and loading spaces for Supportive Housing facilities shall be located at least 2.0 metres from any bedroom window and at least 1.0 metre from all other windows, doors and balconies.
- (7) Landscaping shall be provided to the satisfaction of the Development Authority in all of the required front yard and in all of the required side yard abutting a flanking street on a corner lot where such yard is not used for required parking.
- (8) In the review of Development Permit applications where Limited or General Supportive Housing is listed as a Discretionary Use, consideration shall be given to the proximity of the proposed development to other similar facilities, the location of the facility on the block and in the neighbourhood, and the street classification to ensure that there shall not be cumulative land use impacts on the neighbourhood in which the proposed facility is to be located.

6.22 Temporary Events

A Temporary Event shall meet all of the following requirements and performance standards:

- (1) A Temporary Event includes the temporary use of land as well as the erection of any temporary structures and facilities to support the event;
- (2) In evaluating a site's suitability to accommodate a Temporary Event, the Development Authority shall consider its location on the site, anticipated traffic generation, required emergency service and response, and any temporary buildings and ancillary storage, equipment, and waste associated with the use.
- (3) A Temporary Event may be located on any part of the subject property, other than a corner visibility triangle;
- (4) A Temporary Event shall only be located on a parcel, excluding the time required to erect and dismantle any buildings or structures, for a maximum of:
 - (a) Fifteen (15) consecutive days; and
 - (b) Thirty (30) cumulative days in a calendar year;
- (5) A Temporary Event may operate between the following hours:
 - (a) Monday to Saturday between 7:00 am and 7:00 pm, and Sundays and Statutory Holidays between 10:00 am and 6:00pm, where the use has an interface with a residential district or land use;
 - (b) Between 7:00 am and 11:00 pm in all other locations and situations.
- (6) Applicants for Temporary Events shall provide the Development Authority with sufficient information including a site plan and a description of the event, to ensure that the requirements and performance standards listed above will be met.
- (7) Where the performance standards listed above cannot be met or need to be relaxed, a Development Permit application shall be required, and the Development Authority may vary the above requirements provided that there is no material impact on adjacent properties or the surrounding neighbourhood.

6.23 Utilities

- (1) Utilities are considered a Permitted Use in all land use districts.
- (2) A public utility building, facility or equipment located in any district shall:
 - (a) As far as possible have the appearance and aesthetic of uses permitted in the district;
 - (b) Have landscaping that reflects the typical landscaping in the district.
- (3) All shallow utility services (e.g., electrical, gas, telecommunication, and cable TV) shall be underground.

6.24 Vehicle-Oriented Land Uses

- (1) The development of any permitted or discretionary use under the Vehicle Service Use Group shall comply with the special regulations of this section. This includes the following land uses:
 - (a) Heavy Vehicle Sales and Leasing
 - (b) Heavy Vehicle Storage and Repair
 - (c) Recreational Vehicle Sales and Service
 - (d) Vehicle Sales and Leasing
 - (e) Vehicle Service (Limited, General or Major)
 - (f) Vehicle Service, Bulk Fuel Depot
- (2) Vehicle-Oriented Land Uses shall be considered a sensitive land use and shall meet the requirements and standards outlined under **Section 7.15** (Interface and Buffering Conditions);
- (3) Vehicle-Oriented Land Uses shall adhere to the following standards:
 - (a) The design, finishing and siting of the development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways.
 - (b) The orientation of buildings and any service bays, vehicular circulation and queuing aisles associated with development of the site shall be to the satisfaction of the Development Authority, having regard to the minimization of on-site and off-site traffic impacts.
- (4) Vehicle-Oriented Land Uses shall be located:
 - (a) On sites deemed capable of accommodating the high traffic demand and nature of the land use to the satisfaction of the Development Authority, such as corner lot locations and locations along collector standard roads;
 - (b) As part of a commercial multi-unit development or in conjunction with other commercial development, providing that the development does not adversely affect the function of surrounding public roadways, or traffic circulation on the site.

7 General Development Regulations

7.1 Adverse Effects and Nuisance

- (1) Sites and buildings in all districts shall be maintained in a clean manner, free from all rubbish and debris.
- (2) No use, activity, or storage of goods may be undertaken except where specifically provided under a land use district, which, in the opinion of the Development Authority, constitutes a hazard or annoyance to persons on public property or any other site, by reasons of generation of:
 - (a) Noise or vibration;
 - (b) Smoke, dust, or other particulate matter;
 - (c) Odour;
 - (d) Toxic or noxious matter;
 - (e) Fire and explosive hazards;
 - (f) Radiation hazards;
 - (g) Excessive heat, humidity or glare; or
 - (h) Refuse matter, waste, or waterborne waste.
- (3) Industrial developments shall not create, or have any adverse effect or nuisance apparent outside any building.
- (4) Buildings that have been brought to the site pre-built shall be visually compatible with the site, in the opinion of the Development Authority, and may require a Development Permit.
- (5) In determining the significance of adverse effects or nuisance of a proposed development on adjacent or nearby sites, the Development Authority shall consider the following aspects:
 - (a) The magnitude of the adverse effect or nuisance;
 - (b) The extent, frequency and duration of exposure to the adverse effect or nuisance; and
 - (c) The use, sensitivity of adjacent or nearby sites relative to the adverse effect or nuisance.

Air and Water Quality:

- (6) Development shall conform to all applicable local, provincial and federal air quality regulations and standards, including but not limited to, those regulating odour, dust, fumes or gases which are noxious, toxic or corrosive, solid wastes and hazardous substances.
- (7) Development shall comply with all applicable local, provincial and federal water quality standards, including, but not limited to, those regulating erosion and sedimentation, storm drainage and runoff control, solid wastes and hazardous substances.

Hazardous Materials:

- (8) The proposed location, construction and processing of hazardous material facilities shall be considered to control community risk. If any use on the development site may entail the use or storage of hazardous materials on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.
- (9) To evaluate the impact of hazardous materials risk, development proposals that have the potential to cause off-site impacts during a release of hazardous material may be required to provide a hazardous materials impact analysis at the discretion of the Development Authority. These include land uses such as service stations, bulk fuel depots, and any other establishment that requires the use or storage of flammable or toxic substances.
- (10) The Development Authority will take information and recommendations provided in the impact analysis into consideration when making a decision on such applications.

Noise and Vibration:

- (11) The proposed land uses and activities shall be conducted so that any vibration created by the use of the property will be imperceptible without instruments at any point along the property line. Noise generated by emergency vehicles and airplanes shall be exempted from the requirements of this provision.

7.2 Bare-Land Condominiums

- (1) A bare-land condominium development prepared pursuant to the *Condominium Property Act* and the Condominium Property Regulation must comply with all general regulations of this Bylaw, including the regulations of the applicable land use district;

- (2) A bare-land condominium development prepared pursuant to the *Condominium Property Act* and the Condominium Property Regulation shall be consistent with any approved Development Permit(s) pursuant to this Bylaw, as applicable to the site and as required by the Development Authority.
- (3) A comprehensive site plan shall be required for the development of a residential bare-land project, and all development shall conform to the comprehensive site plan. The proposed plan must include the following information to the satisfaction of the Development Authority:
 - (a) The site pattern showing dimensions and structures;
 - (b) Site access, internal road system, pathway system;
 - (c) Designated emergency access routes;
 - (d) Open space designated for recreational use;
 - (e) Location of parking areas for every proposed lot and visitor parking areas;
 - (f) Setbacks and building separation to address building interfaces, access, and amenity;
 - (g) Any additional information as deemed necessary by the Development Authority.

7.3 Calculations of Residential Density

- (1) Density is calculated by dividing the number of units by the Site Area, rounded up to the nearest whole number.
- (2) For the purposes of calculating density on a condominium site, the Development Authority may subtract internal condominium roads from the site area.

7.4 Decks and Amenity Areas

Decks for Residential Land Uses

- (1) No deck shall be located on or over a utility right-of-way, drainage right-of-way, or easement.
- (2) Decks shall be developed in accordance with the setbacks outlined in the land use district where it is located, and the exceptions provided in **Section 7.23** (Projections and Encroachments).
- (3) If a deck is enclosed or fully covered, it is considered a part of the principal building and subject to all development regulations that apply to the principal building in that land use district.
- (4) Decks that are constructed in association with any semi-detached dwelling or a townhouse may extend up to the common lot line between the adjacent units if the deck is provided with a privacy wall, or shall otherwise require a setback from the common lot line of 1.2 metres.
 - (a) A privacy wall provided under this section must extend the full depth of the deck and may be up to a maximum of 1.8m high – as measured from the surface of the deck to the top of the wall.

Amenity Areas in Multifamily Residential Districts

The following standards shall apply to any residential development in the R3, R4, R5, and R-BTB districts:

- (5) Where balconies are provided as a private amenity area for a residential unit, they shall have a minimum area of at least 4.5m² and a minimum dimension of at least 1.5m.
- (6) All other types of amenity space provided in this district must meet the minimum area requirements outlined in the applicable land use district and a minimum dimension of at least 2.5m.
- (7) Where portions of a larger amenity space do not meet the minimum dimension requirements listed above, the Development Authority may deem that it complies with this section as long as the development meets all other requirements of this Bylaw and the space provided is appropriate for the associated land use.
- (8) For Multi-Residential Development, at least 30% of the minimum amenity area required within the district regulations must be provided as a private amenity area for exclusive use of the dwelling unit (yard, porch, deck, balcony, etc.)
- (9) Where a Multi-Residential Development exceeds 100 dwelling units at least 1m²/unit must be provided as common/shared amenity space, in addition to the amenity area requirements outlined in the applicable land use district.

7.5 Development in a Floodway

No development is allowed in the floodway with the exception of:

- (1) Structures and associated works for flood control;
- (2) A structure, fence, or retaining wall that in the opinion of the Development Authority is not likely to be significantly damaged by a flood or obstruct the flow of water. Written support from Alberta Environment may be considered in rendering this decision;
- (3) Public Parks and Outdoor Recreation facilities that do not obstruct the flow of water;
- (4) Agricultural land uses that do not obstruct the flow of water;
- (5) Public utilities, bridges, and pedestrian walkways that do not obstruct the flow of water;

- (6) No development, including buildings, replacement of existing buildings, external alterations or additions to existing buildings is allowed in the floodway that may in the opinion of the Development Authority adversely alter the floodway hydraulics.
- (7) No grading, filling or removal of material of any kind is allowed in the floodway unless expressly approved in writing by the Alberta Environment and deemed appropriate by the Development Authority.

7.6 Development in a Flood Fringe

Development on land in the flood fringe shall comply with the following standards and requirements:

- (1) It is the responsibility of the development applicant to provide adequate protection against flooding, settlement and slumping and to engage professional assistance as necessary to protect any development.
- (2) It is the responsibility of the development applicant to demonstrate that adjacent properties will not be impacted or put at an increased risk of flooding as a result of any proposed development in the flood fringe.
- (3) No new buildings shall be allowed in the flood fringe, unless the applicant demonstrates to the satisfaction of the Development Authority that preventative engineering and construction measures can be used to make the site suitable as recommended through a qualified professional, which may take the form of a letter or certificate prepared by a registered professional engineer in good standing with APEGA.
- (4) Where development is allowed in the flood fringe, all buildings and additions shall be raised or otherwise flood proofed to the 1:100 year high water mark, ensuring that:
 - (a) Bottom joists of the first floor or the top surface of the slab on grade shall be located above this level;
 - (b) All electrical, heating, air conditioning and mechanical equipment shall be located above this level; and
 - (c) Backflow prevention valves shall be used.
- (5) Where a Development Permit has been issued pursuant to the above, the Development Authority may require that the developer enters into an agreement to ensure that the development is completed in accordance with the approved engineering and construction measures.
- (6) No grading, filling or removal of material of any kind is allowed in the flood fringe unless expressly approved in writing by the Alberta Environment and deemed appropriate by the Development Authority.

7.7 Development near Water Bodies and Watercourses

- (1) Land which is subject to flooding or subsidence, or which is marshy or unstable, shall not be developed in any way except as it satisfies the provisions of this section, to the satisfaction of the Development Authority.
- (2) No development shall be permitted in riparian areas or wetlands, except for renovations and maintenance to the following buildings and structures:
 - (a) Existing approved uses, buildings, and structures;
 - (b) Existing General Agricultural Operation uses;
 - (c) Existing parks;
 - (d) Existing playgrounds;
 - (e) Natural areas;
 - (f) Existing parking areas (limited to surface parking associated with recreational facilities, parks, or playgrounds);
 - (g) Existing recreational facilities (outdoor);
 - (h) Gates, fences, and other means of enclosure less than 1.8 metres in height;
 - (i) Public and quasi-public installations and facilities;
 - (j) Roads and pathways;
- (3) If development occurs in riparian areas or wetlands in accordance with the above requirements, the developer shall construct an equivalent riparian/wetland facility to replace the land that was destroyed through development.
- (4) Development shall be set back from riparian areas or wetlands to the satisfaction of the Subdivision or Development Authority.
- (5) A master drainage plan or a lot drainage plan, when the Subdivision or Development Authority requires one, shall be prepared to the satisfaction of the Subdivision or Development Authority.
- (6) Areas requiring topographic reconstruction shall be reconstructed in accordance with the approved master drainage plan or lot drainage plan, and the finished surface contours shall not direct surface drainage onto adjoining lots.
- (7) A stormwater management plan, when the Subdivision or Development Authority requires one, shall be prepared by a qualified professional, to the satisfaction of the Subdivision or Development Authority, and shall include but not necessarily be limited to:

- (a) Geotechnical investigation to determine soil characteristics and the potential for erosion and bank instability;
 - (b) Hydrogeological investigations to determine the recharge/discharge characteristics of groundwater and general flow patterns;
 - (c) Inventory of existing drainage features and flow routes;
 - (d) Recommendations of methods for silt and erosion control;
 - (e) Recommendations and implementation plan to achieve greater percentage of pervious surfaces in all area of subdivision and development;
 - (f) Recommendations of most appropriate streetscapes, stormwater detention ponds, and landscapes to achieve no net increase in velocity to post-development off-site flows;
 - (g) Recommendations and implementation plan of naturescaping component for all post-development landscaped areas;
 - (h) Recommendations to minimize soil compaction during stripping, grading, servicing, and development;
 - (i) Recommendations on the most appropriate method of post-development stormwater routing and stormwater control.
- (8) An erosion and sediment control plan, when required by the Subdivision or Development Authority, shall establish methods of silt and erosion control.

7.8 Development within Airport Vicinity Protection Area

The purpose of this section is to ensure compatibility of land use and aviation operations on lands surrounding the Airdrie airport, allowing for continued use of the Airdrie airport for aviation and related/complementary uses.

This Section applies to any development or proposed development within the boundary of an Airport Vicinity Protection Area as shown in Map 4 (Airport Vicinity Protection Area).

Administrative Requirements

- (1) In accordance with the provisions of **Section 2.4.2** (Development Permit Referral Process), the Development Authority shall refer any Development Permit application within the Airport Vicinity Protection Area to Transport Canada, and shall give consideration to any recommendations received through this referral process.
- (2) All development within the Airport Vicinity Protection Area shall have regard to the Aeronautics Act and its associated standards and regulations, as amended, including without limitation:
 - (a) Aerodrome Standards and Recommended Practices (TP 312)
 - (b) Land Use In The Vicinity of Aerodromes (TP 1247)
- (3) All Development Permit applications on parcels located, either in whole or in part, within the Airport Vicinity Protection Area shall provide:
 - (a) The relevant overlay information as part of the site plan for the application.
 - (b) The proposed height of all buildings and structures, in metric measurement, including the maximum height of all clearance lights, mechanical penthouses, antennas, building cranes used during construction, receiving or transmitting structures, masts, flagpoles, or similar structures.
- (4) Any development within the Airport Vicinity Protection Area that may retain or encourage wildlife, especially birds, may be required to submit a wildlife mitigation strategy outlining procedures to reduce conflict with air traffic, to the satisfaction of the Development Authority.

General Requirements

- (5) No development within the Airport Vicinity Protection Area shall be permitted to emit smoke, dust, fumes, fog, or any other item or material that would, in the opinion of the Development Authority, reduce visibility for air traffic.

Land Use Restrictions

- (6) Where a Development Permit application is made within the Airport Vicinity Protection Area, it shall be evaluated under the requirements of this Bylaw and the "Land Use In The Vicinity of Aerodromes (TP 1247)" publication as may be amended from time to time. When evaluating such applications, the Development Authority shall use its discretion to apply the more restrictive document and associated regulations.
- (7) The Development Authority shall be permitted to use its discretion when determining the form and extent to which a land use listed in this Bylaw corresponds with the uses described in the "Land Use In The Vicinity of Aerodromes (TP 1247)" publication.

Height Restrictions

- (8) The Maximum Building Height for any building or structure within the Airport Vicinity Protection Area shall be limited to the maximum height illustrated on **Map 4**, or the Maximum Building Height listed in the Land Use District for the parcel, whichever is less.
- (9) For the purposes of this Section, maximum height illustrated on **Map 4** shall include maximum height of all clearance lights, mechanical penthouses, antennas, building cranes used during construction, receiving or transmitting structures, masts, flagpoles, or similar structures.

7.9 Driveways and Parking Areas

- (1) Driveways shall be designed to allow safe and efficient movement of vehicles to and from the intersecting street.
- (2) For all housing types where access is provided from a public street at the front of the property to a garage, notwithstanding the minimum setback requirements of the applicable residential district, a minimum setback of 6.0 metres is required from the face of a garage door to the back of sidewalk, or back of curb on streets where no sidewalk is provided.
- (3) In residential districts where a property with front-drive access is adjacent to a public space or public utility lot, the driveway must be placed on the side of the property furthest from the adjacent public space or public utility lot, to the satisfaction of the Development Authority;
- (4) In residential districts where front driveways are permitted, the width of a driveway shall not exceed the width of the garage or, other than for a pie lot, extend into a required side yard setback.
 - (a) Notwithstanding the provision above, a front driveway may be permitted to be widened up to 0.6m on the side opposite of the front entry where the lot is 10.4m wide or greater.
 - (b) Notwithstanding the provision above, a front driveway may be permitted to be widened where it forms part of a contiguous walkway for pedestrian movement within the site, provides a minimum setback of 3.0 metres from the front lot line, and has received Development Permit approval.
 - (c) Notwithstanding the provision above, a second driveway may be permitted on corner lots where the second driveway is not contiguous to the driveway servicing the front attached garage, provides access to the rear yard only, is provided in a location deemed appropriate to the Development Authority, and has received Development Permit approval.
- (5) Driveway entrances for residential properties providing width to allow three contiguous (side-by-side) parking spaces may be permitted only on sites that have an authorized three car garage structure in place.
- (6) The Development Authority may direct the removal or alteration of any driveway (including any abandoned driveway location) which has not:
 - (a) Received Development Permit approval under this Bylaw, or other administrative approval or exemption prior to the adoption of this Bylaw;
 - (b) Been installed or altered in accordance with the applicable approval or exemption listed above;
 - (c) Been maintained in a good service condition to the satisfaction of the Development Authority.

7.10 Easements

Subject to the terms in a utility easement, no structure other than a fence shall be constructed or placed on a utility easement unless:

- (1) Written consent has been obtained from the person for which the use the utility easement has been granted; and
- (2) The proposed structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility in the opinion of the Development Authority.

7.11 Fencing and Screening

Fence requirements and standards:

- (1) No person shall construct a fence or wall on public property. This does not apply to sound fences or other City infrastructure and projects.
- (2) Within a Corner Visibility Triangle this area nothing is to be erected, placed, planted or allowed to grow in such manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.
- (3) In Residential Districts:
 - (a) No person shall construct a fence in an interior side yard between the foundations of the adjoining dwellings. Notwithstanding this requirement, the Development Authority may permit such fencing on Multi-Residential Development sites.
 - (b) Where fencing is constructed enclosing a rear yard, a gate at least 0.8m wide must be provided to ensure access for emergency services to the satisfaction of the Development Authority.

- (c) The maximum height of a fence as measured from grade shall be:
 - i. 1.2m if the fence is within a front yard;
 - ii. 2.0m in all other cases; and
 - iii. 2.5m for an entrance feature above a gate.
- (d) If, in the opinion of the Development Authority, a lot is located in proximity to an arterial road as identified in the applicable statutory plan, a solid 2.4m high fence may be permitted to provide noise attenuation and visual screening and will not require a Development Permit.
- (4) In Rural Districts, Livestock confinement fences and wind break fences may be permitted up to 3.7m in height.
- (5) The height of a fence shall be measured from grade. Where grades differ between properties, the average of the two elevations measured 0.3m from the fence shall be used.
- (6) The height of a retaining wall shall be measured from the lowest point of grade taken along the length of the retaining wall.
- (7) 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.
- (8) A fence or retaining wall must not obstruct or materially alter the drainage on a site.
- (9) Fence materials and design shall be to the satisfaction of the Development Authority.

Screening requirements and standards:

- (10) A garbage collection area, a dumpster, an open storage area, a commercial loading area and similar use, 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. Such fence shall be maintained to provide effective screening from the ground to a height of 2.0m.
- (11) All apparatus, including mechanical equipment, on the roof shall be screened from view from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.
- (12) When a non-residential parcel, excluding Municipal Reserve, Environmental Reserve, or Public Utility Lots, shares a property line with a parcel designated as a residential district, a continuous screen of 2.0m in height is required. Screening may consist of a combination of a change in grade, fencing and/or planting. The Development Authority may at its sole discretion accept planting as part or all of the screening. If planting is to be used:
 - (a) It shall include a mix of deciduous and coniferous trees with at least 60% being coniferous;
 - (b) It shall include trees which are 2.0m in height when planted and at least 6.0m in height at maturity;
 - (c) It may include shrubs in addition to trees provided that the shrubs are at least 2.0m in height at maturity.
- (13) Where a residential district shares a property line with a commercial district, a PUL, or reserve lands, breaks in fencing and screening may be provided to facilitate pedestrian connections between sites.
- (14) For bulk outdoor storage where larger materials are stored, a fence, earth berm, or combination thereof shall be required with sufficient height to block the view from adjacent public roadways substantially. This includes but not limited to auto-wrecking, salvage yards, pipe storage yards, and similar storage uses.

7.12 Garage and Carport Requirements

- (1) The following general requirements apply to garages and carports under this Bylaw:
 - (a) Carports are not permitted within Mixed Use, or Commercial District, or the Office Park Employment District (IB-O).
 - (b) Carports may be permitted on a discretionary basis in any Residential District.
 - (c) Where an attached or detached garage is provided to allow for two contiguous (side-by-side) parking stalls, the minimum exterior width of the garage shall be at least 6.0 metres. A garage with a minimum exterior width between 3.0 and 6.0 metres shall only be counted as one (1) parking space for the purposes of calculating parking requirements under this Bylaw. A garage with an exterior width of less than 3.0 metres shall not be counted as providing a parking space.
- (2) Within residential districts a detached garage shall meet all of the development standards outlined in **Section 6.1** (Accessory Buildings), as well as the following requirements:
 - (a) Where a site requires driveway access from the street to a garage at the rear of the property, the side yard accommodating the driveway shall be a minimum of 3.0m;
 - (b) Access from the property line to a garage must be hard surfaced.
 - (c) Where a garage is attached to the rear of a principal building, the side and rear yard setbacks may be reduced at the discretion of the Development Authority, provided that:

- i. The garage meets the setbacks required of an Accessory Building (**Section 6.1**);
 - ii. The property meets the Minimum Landscaping requirements of the district;
 - iii. There is adequate area provided on the property as amenity space for the principal dwelling, and;
 - iv. The building design limits impacts on adjacent properties.
- (3) Within residential districts, a front-attached garage shall meet the following standards and requirements:
 - (a) Where the garage is visible from the street, the massing of the garage is intended to be secondary to the principal building, and the main door of the principal building shall be clearly visible from the street.
 - (b) The design and detailing of the garage shall be consistent with the architectural style of the principal building.
 - (c) Unless otherwise specified within the applicable land use district, the maximum garage width for a single detached dwelling with a front-attached garage shall be regulated in accordance with **Table 11**.
 - i. In the case of conflicting requirements based on the calculations of lot width and dwelling width specified in **Table 11**, the maximums based on dwelling width shall govern, unless another basis is deemed by the Development Authority to be more accurate for the specific site.
 - ii. For the purposes of calculating the width of the principal building, if the dwelling and garage are offset, a maximum offset of 1.2 metres may be counted towards the total dwelling width (Add Illustration).
 - (d) Where the front entry of the dwelling unit is recessed behind the garage, the maximum distance between the garage face and the entry shall be 2.4 metres. For the purposes of this calculation, the porch of the dwelling may be considered part of the front entry where it has significant massing and visibility from the street to warrant this interpretation by the Development Authority.
 - i. Notwithstanding the above requirement, where the garage does not form the maximum distance allowed in accordance with **Table 11**, the Development Authority may choose to relax the maximum separation distance between the garage face and the entry. In no case shall the separation distance between the garage face and the entry exceed 3.7 metres.
 - ii. Notwithstanding the above requirement, the distance between the garage face and the entry of the dwelling may be permitted to be increased to 3.0 metres where the design criteria identified in **Section 7.12(4)** have been met to the satisfaction of the Development Authority.
- (4) The Development Authority shall consider the following design criteria when applying the maximum garage width (with Design Criteria) as outlined in **Table 11** below, or any other variance to requirements for a front-attached garage:
 - (a) The garage is integrated with the façade of the principal building through the application of architectural elements (including roof lines, columns, landings etc.);
 - (b) The façade of the principal building presents an active face to the street, providing at least 40% of front wall area (except garage doors) as windows, doors, front porches or landings;
 - (c) Design elements of the front façade of the building (materials, window treatments, etc.) are extended along the sides of the garage with the intent of enhancing all portions of the garage visible to the street, to provide an appropriate aesthetic between the front face of the garage and the front entry of the dwelling;
 - (d) The face of the garage integrates glass panels, smaller divisions, and architectural details;
 - (e) The design of both the principal building and garage apply sustainable building and design standards.
- (5) Notwithstanding the requirements of **Section 7.12(4)** (Design Criteria), a garage shall be deemed to meet the required Design Criteria required by **Table 11** if the face of the garage is recessed behind the front entry of the dwelling.
- (6) The design criteria noted above may also be addressed through a set of Architectural Controls provided by the developer, and shall be adhered to at the time of plot plan review to the satisfaction of the Development Authority.

Table 11: Maximum Front-attached Garage Width

Lot Width	Dwelling Width	Garage Width Base Standards	Garage Width with Design Criteria
Less than 10.4m	Less than 7.9m	50% of Dwelling or 3.7m Whichever is greater	At the discretion of the Development Authority Not to exceed 4.7m
10.4m to 11.0m	7.9m to 8.5m	65% of Dwelling	Not to exceed 6.0m
11.0m to 11.6m	8.5m to 9.1m	65% of Dwelling	75% of Dwelling Not to exceed 6.8m
11.6m to 12.2m	9.1m to 9.7m	65% of Dwelling or 6.0m Whichever is greater	75% of Dwelling
12.2m to 12.8m	9.7m to 10.4m	65% of Dwelling	75% of Dwelling Not to exceed 7.4m
12.8m to 13.4m	10.4m to 11.0m	65% of Dwelling	75% of Dwelling Not to exceed 7.4m
13.4m to 14.0m	11.0m to 11.6m	65% of Dwelling	75% of Dwelling Not to exceed 7.4m
14.0m and Over	11.6m and Over	At the discretion of the Development Authority Unless otherwise specified in the applicable land use district	

7.13 Garbage and Recycling Enclosures

Where a Garbage and Recycling enclosure is required for a development, materials shall:

- (1) Be stored in weatherproof and animal proof containers within enclosures that are of complementary design to the Principal Building or will provide an appropriate aesthetic to the satisfaction of the Development Authority;
- (2) Be located to the side or rear of the principal building;
- (3) Be placed in a location easily accessible to collection vehicles;
- (4) Be screened from adjacent sites and public thoroughfares, except for industrial sites adjacent to other industrial uses or sites.

7.14 Height Requirements and Exceptions

- (1) The height regulations contained in this Bylaw shall not apply to any air conditioner duct, ventilation stacks, barn, silo, church spire, church belfry, ornamental dome, cupola, clock tower, chimney, elevator penthouse, film or audio tower, flagpole, water storage tank, or any similar structure. The Development Authority may at its discretion limit any of the above noted features where the same are proposed at a height that is unreasonable or out of keeping with the purpose and intent of the District where the site is located.
- (2) In a Residential District, the maximum height of a radio or television tower antenna shall be 15.0m measured from the uppermost point of the tower or antenna to the established grade of the ground on which the structure is located.
- (3) If the average height of a proposed building exceeds the maximum height defined in the District the Development Authority may at its discretion approve the development provided that the height at the front elevation facing a road does not exceed 90% of the maximum height defined in the District.

7.15 Interface and Buffering Conditions

Interface adjacent to Environmental Protection District

- (1) Notwithstanding the setbacks provided in any given Land Use District, where any parcel is adjacent to a site in the Environmental Protection District (EP), the minimum setbacks for any building or development shall be at the discretion of the Development Authority.

Interface between adjacent Industrial and Non-Industrial uses:

- (2) Where an industrial use will be located on a site adjacent to a non-industrial use or district, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including:
- (a) Provision of noise attenuation walls;
 - (b) Increased landscaping;
 - (c) Relocation of parking areas or other high activity areas away from residential property lines;
 - (d) Screening or re-location of on-site lighting to avoid spillage onto residential properties;
 - (e) Restricting the location of outdoor speakers; or
 - (f) Changing the proposed structure to mitigate noise, light or glare impacts.

Interface adjacent to Sensitive Land Uses:

- (3) The following are considered Sensitive Land Uses for the purposes of this section:
- (a) Adult Entertainment
 - (b) Drive Through
 - (c) Heavy Vehicle Sales and Leasing
 - (d) Heavy Vehicle Storage and Repair
 - (e) Medical Marihuana Production
 - (f) Nightclub
 - (g) Pawn Shop
 - (h) Recreational Vehicle Sales and Service
 - (i) Vehicle Sales and Leasing
 - (j) Vehicle Service (Limited, General or Major)
 - (k) Vehicle Service, Bulk Fuel Depot
- (4) Notwithstanding any proposed mitigation measures to address land use impacts, the Development Authority shall consider compatibility when making decisions on any sensitive land uses proposed to be located within 60 metres (from property boundary to property boundary) of the following uses:
- (a) Residential use;
 - (b) Public Assembly;
 - (c) Community Service Facility;
 - (d) Child Care Facility;
 - (e) Recreational Facility;
 - (f) Supportive Housing;
 - (g) Educational use, and;
 - (h) The same or similar use.
- (5) Where a development for a sensitive land use is proposed to be located between 60-180 metres of the above noted land uses (**Section 7.15(3)**), the Development Authority may consider mitigation measures and interface treatment to address land use impacts when making decisions on compatibility for sensitive land uses.
- (6) The Development Authority, in consideration of the interface conditions between sensitive land uses may require mitigation of potential impacts on the adjacent lands, including the following:
- (a) Visual impacts including building orientation, screening, landscaping, view-shed analysis and signage;
 - (b) Noise impacts including landscaping, noise attenuation, and building materials;
 - (c) Hours of operation of the use, and;
 - (d) Concentration of similar uses in the surrounding area.
 - (e) Accommodation of parking and vehicle circulation, including service vehicles, garbage collection, or similar activities.

Interface adjacent to Rural land use districts:

- (7) Where any development abuts a Rural land use district, the Development Authority shall consider the interface conditions and potential impacts of the abutting uses and may require measures to be provided to mitigate potential development impacts on the adjacent rural areas. This may include:
- (a) Provision of landscape screening and buffers above the minimum listed yard requirements.
 - (b) Additional restrictions on building height, setbacks, site coverage or site design above the requirements listed in the land use district.
 - (c) At Development Permit application, provision of a traffic impact assessment to ensure that the traffic of the proposed development will not materially impact the adjacent rural areas.

7.16 Keeping of Livestock

- (1) The keeping of any animals other than domestic animals shall be subject to the discretion of the Development Authority and in relation to defined Agricultural Uses under this Bylaw.
- (2) Where the keeping of livestock is considered as a part of a land use in a Rural District, the number of livestock that may be kept on the site shall be limited based on Animal Units (calculated as shown in **Table 12**). The maximum number of livestock that may be kept are as follows:
 - (a) No keeping of livestock may be permitted on parcels less than 1.6 hectares in size.
 - (b) A maximum of 1 Animal Unit per 1.6 hectares of area may be permitted on parcels between 1.6 hectares and 16.0 hectares in size.
 - (c) Additional animals up to a maximum of 2 Animal Units per 1.6 hectares of area may be permitted at the discretion of the Development Authority, and subject to specific Development Permit Conditions to address any environmental or off-site impacts related to the use.
 - (d) Additional animals on parcels over 16.0 hectares in area may be considered at the discretion of the Development Authority.
- (3) A Development Permit for keeping of livestock shall be limited to a maximum term of five (5) years.
- (4) In all areas where livestock is kept, Development Permit review and conditions shall ensure that:
 - (a) Pasture management shall be maintained to ensure that there is no overgrazing; and
 - (b) Manure management shall occur to ensure no runoff onto adjacent lands, riparian areas or to a watercourse and to reduce odour.

Table 12: Animal Unit Calculations

Animal Type	Number of Animals Per Animal Unit
Small Livestock, including Goats, Sheep, Deer (etc.)	5
Large Livestock, including Horses, Cows, Pigs ¹ (etc.)	1
Birds and Small Animals, including Poultry and Rabbits	20
Emu	4 Adults (or 40 Chicks)
Ostrich	2 Adults (or 20 Chicks)

Note¹: Wild Boars are not allowed under the regulations of this Bylaw.

7.17 Lighting Requirements

- (1) Lighting shall be designed and provided so that there are no impacts on adjacent properties. Notwithstanding this requirement, lighting for the purposes of ensuring safe arrival and departure of aircraft may be permitted at the discretion of the Development Authority, where all reasonable efforts have been employed to shield and control impacts on surrounding properties;
- (2) Outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that there is no overspill of light onto adjoining sites, streets, and open spaces;
- (3) No lighting shall be installed on any structure or site, which could be confused with traffic controls and traffic signals, or may otherwise impact the safety of motorists using adjacent public roadways;
- (4) At the discretion of the Development Authority, a comprehensive lighting plan prepared by a qualified electrical engineer may be required for a commercial, institutional, mixed use, or high density residential development. The lighting plan shall balance the need for safety and security with sustainability and energy conservation by:
 - (a) Ensuring that the above requirements are met;
 - (b) Ensuring all parking spaces and circulation routes are well-lit;
 - (c) Ensuring that lighting is appropriately scaled to its purpose and avoids over-lighting;
 - (d) Using energy efficient fixtures and bulbs; and
 - (e) Coordinating the location of lighting with pedestrian routes, tree planting and other landscaping.

7.18 Multiple Land Uses on a Site

While the mixed use districts encourage the horizontal or vertical mixing of residential and non-residential land uses, a single residential use proposing one(1) housing type or a single commercial use on a site may be permitted if the development adequately addresses the following to the satisfaction of the Development Authority:

- (1) Compatibility with the purpose and intent of the District;
- (2) Compatibility with adjacent buildings and development;
- (3) Transition between the site and surrounding development;
- (4) Traffic, site access, and parking impacts; and
- (5) Any other significant development consideration, at the discretion of the Development Authority.

7.19 Objects Prohibited or Restricted in Required Yards

- (1) No person shall be allowed to keep or maintain any object or chattel that in the opinion of the Development Authority is unsafe, unsightly, derelict, or tends to affect adversely the amenities of the District.
- (2) No vehicle, including a Recreational Vehicle, bus, or similar vehicle may be parked in any yard unless the vehicle is parked on an approved parking pad and screened to the satisfaction of the Development Authority.
- (3) No vehicle (including a Recreational Vehicle, bus, or similar vehicle), object or materials are permitted to be stored or placed on a vacant lot in a residential district, unless required as part of the construction activity.
- (4) A motor vehicle, Recreational Vehicle, bus, tractor trailer, tractor engine, container designed for commercial transport, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, whether or not its wheels have been removed, or similar vehicle or structure, shall not be used as a residence, or as a commercial building, or as an accessory building, or as a sign, in any residential, mixed use, or commercial district.
- (5) In any residential district:
 - (a) No dismantled or derelict motor vehicle or equipment may be stored on a site for more than fourteen (14) consecutive days.
 - (b) No vehicle, weighing in excess of 4,500kg GVW (Gross Vehicle Weight) used for commercial or industrial purposes, or shipping container may be stored on a site for longer than is reasonably necessary for loading or unloading the vehicle. This does not include Recreational Vehicles or school buses parked on approved driveway or roadway area (during school hours only).

7.20 Outdoor Display Areas

Outdoor Display Areas may be located in Non-residential districts providing:

- (1) They are not located on a site abutting a residential use;
- (2) They do not obstruct a pedestrian walkway or motor vehicle drive aisle;
- (3) They are not located within 2.0 m of a property line; and
- (4) They may not be placed over any landscaped area.

7.21 Outdoor Storage

Where any non-residential development includes outdoor storage, other than an Outdoor Storage Yard:

- (1) The land used must be screened from adjacent roads, and at the discretion of the Development Authority, from adjacent land uses;
- (2) Required screening shall not be less than 2.0m and not more than 2.5m in height;
- (3) The stored material shall not be piled higher than the height of the screening provided.
- (4) Shipping Containers/Sea Can Storage Containers may only be located in industrial, public, and rural districts providing that:
 - (a) They are not located in a front yard or exterior side yard;
 - (b) They are not stacked;
 - (c) They are not used to store any dangerous or hazardous materials;
 - (d) They are screened from view, to the satisfaction of the Development Authority; and
 - (e) There are no visual or material impacts on neighbouring properties, to the satisfaction of the Development Authority.

7.22 Parcels without Access

- (1) A parcel has access when it abuts a public roadway or a private roadway approved in a condominium plan of subdivision or plan of subdivision. When the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road or low maintenance road the parcel does not have access.
- (2) Except for Agriculture Operations, Utilities, and Accessory Buildings that meet all requirements and standards of this Bylaw, all listed uses shall be considered Discretionary Uses where a parcel does not have access as described.

7.23 Projections and Encroachments

- (1) A Residential property with an approved Garage Suite or Garden Suite must maintain at least one unobstructed side yard, which may be a corner side yard, with a clearance of not less than 1.2 metres, unless access for emergency services is otherwise provided to the satisfaction of the Development Authority. For the purposes of this section, all of the encroachments listed in **Table 13** below are considered to be obstructions, except for eaves and parapet walls.
- (2) No projections or encroachments shall be permitted into the required setbacks within any District, except as outlined below:

Table 13: Permitted Encroachments

Feature	Details
Building Access Steps, landings, wheelchair access ramps, or similar structures providing access to a building at the first storey level or into a basement.	<ul style="list-style-type: none"> ▪ May encroach up to 2.0m into a Front or Rear yard ▪ May encroach up to 1.2m into a Side yard ▪ Wheelchair access ramps or other accessibility devices may encroach any distance into a Front, Rear, or Corner Side yard ▪ Steps or landings providing direct access to a basement are not permitted in a Front or Corner Side yard
Architectural Features Includes eaves, chimneys, cantilevers, parapet walls, awnings, window wells, and similar elements that are integral parts of the architecture of the building.	<ul style="list-style-type: none"> ▪ Window wells may encroach up to 0.8m into a yard with a setback less than 3.0m ▪ Other features may encroach up to 0.6m into a yard with a setback less than 3.0m ▪ All features May encroach up to 1.2m into a yard with a setback of 3.0m or greater ▪ No wall may have a cantilever greater than 40% of its length
Amenity Features Includes decks, porches, verandahs, balconies, and similar elements that are attached to the building and provide amenity space for the property.	<p>Porches, Verandahs and Balconies</p> <ul style="list-style-type: none"> ▪ May encroach up to 1.5m into a Front, Rear, or Corner Side yard ▪ May not encroach into any other Side yard <p>Decks</p> <ul style="list-style-type: none"> ▪ May not encroach into a Front or any Side yard ▪ May encroach up to 3.0m into a Rear yard
Surface Features Includes patios and other similar features.	<ul style="list-style-type: none"> ▪ May encroach into any yard
Utility Features Includes satellite dishes, air conditioner units, environmental and/or renewable energy systems – including rainwater barrels, solar panels, and similar features.	<ul style="list-style-type: none"> ▪ Shall be at the full discretion of the Development Authority

7.24 Projections over Public Property

- (1) Except as otherwise provided in this Bylaw, no development may project or encroach into public property.
- (2) The Development Authority may, through a Development Permit application, approve landscaping encroaching onto public property where:
 - (a) The encroaching landscaping, in the opinion of the Development Authority, contributes to improve the streetscape and aesthetic quality of the site, enhances the pedestrian environment, improves the internal circulation and allows for stormwater infiltration on the site;
 - (b) The encroaching landscaping is maintained by developer/owner of the subject site, and;
 - (c) The developer/owner of the subject site enters into Encroachment and/or Maintenance Agreement(s), where required by the Development Authority.
- (3) A Development Permit shall not be issued for the construction of any awning or canopy projecting over public property unless and until:
 - (a) The applicant enters into an agreement that indemnifies the City against damage; and
 - (b) The applicant files with the City, in a form satisfactory to the City, a public liability and property damage policy issued by an insurance company in an amount to be determined by the City, which shall:
 - i. Insure against loss or damage, including personal injury or death, sustained by one or more persons or damage to property;
 - ii. Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses that may accrue or be suffered by the City or by any person by reason of the erection, installation, suspension, alteration, maintenance and/or use of the canopy or awning;
 - iii. Be maintained in force by the lawful owner of the sign until the canopy or awning has been taken down and removed; and
 - iv. Provide proof of insurance which names the City as an Additional Insured.
- (4) Exterior displays associated with a commercial land use may be permitted in Commercial and Mixed-Use Districts, subject to compliance with the following requirements:
 - (a) Exterior displays located on Municipal property must be associated with the directly abutting business and are permitted only in the commercial land use districts. Examples of appropriate displays may include a portable clothing rack, small café-style tables and chairs, tables displaying goods such as house wares or art, etc.;
 - (b) Exterior displays include displays of advertising, information or goods on directly adjacent municipal property by an abutting private business and is considered incidental and subordinate to the principal commercial use;
 - (c) Exterior displays on adjacent municipal property are only permitted during the business hours of the abutting business and shall:
 - i. Be set-up no more than 30 minutes prior to opening and removed within 30 minutes of closing;
 - ii. No displays are permitted on municipal property between the hours of 1:00 am and 7:00 am;
 - (d) All displays are considered temporary and shall:
 - i. Be located a minimum of 0.5 metres from either side of a doorway and provide a clear pathway to the sidewalk;
 - ii. Leave sufficient space between the display and the edge of the sidewalk for two-way, barrier-free movement of pedestrians, wheelchairs, strollers, etc.;
 - iii. Approaches to alleys, parking lots and driveways must not be restricted or obstructed by exterior displays so emergency vehicles can access these areas if and when required;
 - iv. Displays shall be placed minimum of 10.0 metres from a traffic control device, signage, signal or intersection;
 - v. Displays shall not obstruct access to fire hydrants or fire protection appliances;
 - vi. Displays shall be weighted or otherwise secured so as not to pose a potential hazard in the case of extreme or unexpected weather events;

7.25 Private Water and Sewer Systems

No Development Permit shall be issued for a development to be served by private sewer and water systems until the systems have been approved by the appropriate Municipal and Provincial departments.

7.26 Renewable Energy Systems

Renewable energy systems are allowed in any district, and must meet the following standards and requirements.

In making a decision to allow any renewable energy system or similar use, the Development Authority shall consider:

- (1) The visual and sound impact of the system;
- (2) The compatibility of the system with the nature and character of the underlying land use district; and
- (3) The effect of the system on wildlife, birds and pets.

7.27 Setback Requirements

- (1) Setbacks are measured from the property line to the foundation of the building.
- (2) Enclosed or covered decks are considered a part of the building and must meet the setbacks and other regulations as required of the building.
- (3) Setback requirements do not apply to any portion of a building or structure, or any other feature of the development that is located entirely below grade.

Setbacks from Railways:

- (4) The Development Authority shall have regard for the CN Rail and CP Rail Land Use Guidelines for Residential Uses abutting the Rail Right of Way when considering Development Permit applications within 60.0m of the railway right-of-way.
- (5) Any residential or institutional development proposed on a site adjacent to a railway must demonstrate, to the satisfaction of the Development Authority, that adequate development setbacks can be achieved.
- (6) Where any development is proposed within 60.0m of the railway right-of-way, the Development Authority may require that the applicant provide Noise and Vibration Impact Assessments, as well as an impact statement as part of the application for a Development Permit, indicating measures taken to ensure that the development location near the railway right-of-way will not negatively impact the development or use of the site.

Setbacks from Well-sites and Energy Infrastructure:

- (7) Setbacks shall be required for all development from well sites and energy infrastructure reflecting provincial standards established by the Alberta Energy Regulator's directives and regulations.

Special Setback Requirements for Future Road Widening:

- (8) In addition to the listed setback requirements in any Land Use District or other provisions of this Bylaw, setbacks to accommodate future road widening shall be provided in accordance with Table 14:

Table 14: Setbacks for Future Road Widening

Roadway	Side	Between	Required Road ROW	Required Setback
Main Street	East	2nd Avenue N to 1st Avenue N	24.385m	4.267m
1st Avenue N	South	CP Rail to 1st Street W	24.385m	4.267m
Centre Avenue	North	CP Rail to Smith Street	24.385m	4.267m
1st Street W	East West	1st Avenue N to Centre Avenue	24.385m	2.134m 2.134m
Bowers Street	East West	1st Avenue N to Centre Avenue	24.385m	2.134m 2.134m
Allen Street	West	Acacia Drive to Main Street	24.385m	4.267m
T&C Access Road	South North	UFA Road to T&C Lot	24.385m	3.000m 6.145m
1st Avenue N	South	8th Street W to Nose Creek	36.000m	8.000m
1st Avenue N	South North	Nose Creek to CP Rail	26.600m	4.500m 2.000m
1st Avenue N	North	1st Street W to CP Rail	26.600m	2.000m

- (9) Notwithstanding any other provisions of this Bylaw regarding Variance Authority, the Special Setbacks required by Table 14 shall not be relaxed. The setbacks required by Table 14 may be relaxed or modified at the discretion of Council only where:
 - (a) The applicant can show, to the satisfaction of Council, how the proposed development provides for the future required road right-of-way, and;

- (b) The applicant enters into an agreement satisfactory to the Development Authority, guaranteeing the future road right-of-way requirements.

Special Setback Requirements for Corner Cut-offs

- (10) In addition to the listed setback requirements in any Land Use District or other provisions of this Bylaw, setbacks to accommodate corner cut-offs shall be required. For the purposes of this section, setbacks for corner cut-offs shall be measured in both directions along the right-of-way boundaries of the intersection.
- (11) Standard corner-cut requirements having a dimension of 5.0 metres shall be required at all four corners of all streets intersecting with arterial roads within the Downtown Core Mixed Use District.
- (12) Special corner-cuts having a dimension of 10.0 metres in both directions along the right-of-way boundaries shall be provided at locations in accordance with the following table:

Table 15: Intersections where 10m Corner Cut-off Setbacks are Required

Intersection	Corner
1st Avenue N / Main Street	Northeast Northwest
Centre Avenue / Main Street	Southeast Southwest
1st Avenue N / 1st Street W	Southwest
Centre Avenue / 1st Street W	Northeast
1st Avenue N / Bowers Street	Southeast
Centre Avenue / Bowers Street	Northwest

7.28 Site Design

During review of any Development Permit application, the Development Authority shall consider the proposal's ability to meet appropriate site design and site planning principles, including the following considerations and requirements:

Site Orientation and Street Frontage

- (1) The development of any site should consider its fit in the surrounding context as a part of the City of Airdrie. Connectivity to adjacent (existing or planned) developments, land uses, activity nodes and amenity areas are strongly encouraged.
- (2) Development patterns should incorporate adjustments in density and form to achieve appropriate transitions between the site and adjacent developments.
- (3) Where practical, buildings are encouraged to face an abutting public roadway.
- (4) Buildings shall be located with the principal façade oriented to the street or a street-facing open space.
- (5) At least 50% of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street.
- (6) Building façades shall be articulated with horizontal and/or vertical elements that break up blank walls of 30.0m or longer. Façade articulation may be accomplished by articulating the building foundation, recessing or projecting of design elements, change in materials and/or change in contrasting colours.
- (7) Façade treatments should wrap around the side of the building to provide a consistent profile along the street.

Pedestrian Environment

- (8) Site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site. Amenity spaces may form an integral component of this.
- (9) On-site pedestrian circulation system shall be continuous and connect streets abutting the site, ground level entrances to individual units or common building entrances, common buildings and facilities, parking and storage areas, shared open space and amenity spaces, abutting transit facilities, and any pedestrian amenities such as plazas, resting areas, and viewpoints.
- (10) Parking, loading service and vehicular circulation areas shall be located so as to allow primary uses and activities to face the street and to support pedestrian-oriented uses.

Landscaping and Sustainable Site Design

- (11) Residential units that occupy the ground floor shall incorporate elements such as landscaping, landings, and porch railings to create a transition between public and private spaces.
- (12) Open spaces (trails, parks, habitat areas and wildlife corridors) shall be designed to be connected through the site and, where possible, to adjacent sites.

- (13) Architecture and landscape features shall be used to enhance the pedestrian experience of all multi-dwelling and mixed-use projects, including elements such as special paving, enhanced landscaping, lighting, or other features as determined by the Development Authority.
- (14) Natural features such as topography, streams, wetlands, and tree groves should be maintained through development of the site in a manner that respects and integrates the site's existing natural features and surrounding topography.
- (15) Landscaping provided with a proposed development should be well-located on the development site to achieve the highest impact, usability, and value for the associated development and the surrounding area.
- (16) All development shall be required to preserve at least 50% of existing healthy trees on site that exceed the caliper or height requirements for a large tree as outlined in **Table 4**. In circumstances where more than 50% of existing healthy trees are permitted to be removed to facilitate the development, the trees in excess of 50% shall be replaced at a 3:2 ratio. Where this ratio leads to a fraction it shall be rounded up to the next whole number. This provision does not apply to Stripping and Grading applications unless there is a policy or provision in an adopted statutory plan, applicable to the site, indicating otherwise.

7.29 Solar Collectors

Solar collectors are allowed in any district, and must meet the following standards and requirements. A solar collector:

- (1) Where mounted to a building or structure, shall be located on the roof of the building and may not extend beyond the outermost edges of the roof.
- (2) Shall be located and mounted to ensure that no glare is produced for neighbouring properties and streets.
- (3) Panels and equipment for Solar Collectors shall not extend more than 0.6 metres from the surface of the roof, shall be below or flush to the roof ridge (of sloped roofs) and shall not extend beyond the eave line on all sides of the building.

7.30 Swimming Pools and Hot Tubs

Swimming pools and hot tubs shall:

- (1) Not be located within any required front or exterior side yard;
- (2) Be setback a minimum of 1.0m from any side or rear yard, and;
- (3) Require fencing in accordance with the *Alberta Building Code* or similar legislation, as may be amended from time to time.

7.31 Tele-Communication Facilities

- (1) In all cases, the process outlined in this section does not supersede any federal decision making authority, nor does it confer a right of veto to the City in the location of telecommunication facilities. Industry Canada is responsible for regulating telecommunication in Canada and for authorizing the location of telecommunication facilities. The City also has a *Freestanding Telecommunication Antenna Structures Policy* which addresses consultation requirements, exceptions, setback distances, and other concerns and recommendations.
- (2) The Development Authority shall consider the City of Airdrie *Freestanding Telecommunication Antenna Structures Policy* when evaluating a proposed telecommunication facility and determining whether to issue a Letter of Concurrence.
- (3) The Development Authority may provide recommendations to Industry Canada with respect to proposed telecommunication facilities, and will encourage the following:
 - (a) Telecommunication facilities to be located in a manner that minimizes the impact on the natural environment and residential communities while recognizing the unique location requirements for siting these facilities.
 - (b) Unless demonstrated to be impractical, transmission antennae to be mounted on existing structures (including buildings or towers) or within transportation or utility corridors.
 - (c) Co-location opportunities to be explored.
 - (d) Facilities and equipment to be camouflaged and have the appearance and aesthetic of the buildings in the affected land use district.
 - (e) Tele-Communication Facilities to be located at least 200m from residential and mixed use districts, unless the scale of the facility and its interface with the surrounding area permits a lower separation distance.
 - (f) Guy wire anchors to be setback at least 1.0m from the property line.
- (4) In making its decision regarding facilities, Industry Canada considers the following:
 - (a) The input provided by the municipality;
 - (b) Compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (c) Health Canada's guidelines respecting limits of exposure to radio frequency fields;

- (d) Environment Canada may require an environmental assessment in order to comply with the Canadian Environmental Assessment Act.

7.32 Temporary Buildings

- (1) Temporary buildings shall not exceed one storey in height and shall not have a basement or a cellar.
- (2) Temporary buildings shall be finished with exterior materials that are compatible with the principal structure in style, color and quality, to the satisfaction of the Development Authority.
- (3) Temporary buildings shall be located to the satisfaction of the Development Authority so there is no impact on site access and circulation, landscaping, or parking on the site.
- (4) Temporary buildings shall be subject to the setbacks, height, coverage, and landscaping requirements and any other related requirements of the Land Use District where it is developed.

7.33 Temporary Residence during Construction

The Development Authority may issue a Development Permit for a Manufactured Home as a temporary residence in a Rural Land Use District in which a dwelling is a prescribed use, providing that:

- (1) A building permit has been issued for the construction of a principal dwelling on the site;
- (2) The term of the permit does not exceed 12 months;
- (3) An extension of the Development Permit shall not be issued unless the framing of the dwelling is complete and that construction has been proceeding with a reasonable dispatch during the term of the permit; and
- (4) The Development Permit contains a condition that requires the Manufactured Home to be removed from the parcel within thirty (30) days of the residential occupancy of the principal dwelling.

7.34 Temporary Uses

- (1) Temporary uses, buildings, or structures may be permitted in all Districts at the discretion of the Development Authority, provided that temporary buildings or structures are not placed on permanent foundations and provided that the use, building or structure is listed as a permitted, discretionary, or similar use in the relevant land use district.
- (2) Except as otherwise noted in this Bylaw, temporary uses, buildings, or structures may be approved for a period of up to three (3) years. Renewal of these approvals may be permitted but such renewals shall not extend the total length of a temporary approval beyond ten (10) years.
- (3) Where a person proposes to extend the temporary period beyond the time set out in the permit, he shall, not later than sixty days prior to the day on which the Development Permit will cease to be in effect, make written application to the Development Authority for renewal of the permit setting forth the reasons for the extension.
- (4) For any Temporary Use, the Development Authority may require the submission of a site remediation plan and securities to ensure that the use is properly removed and the site remediated.
- (5) The Development Authority may vary landscaping and hard-surfacing requirements for a temporary use(s), building(s), or structure(s), where there are concurrent applications for a principal use and meeting the requirements for the temporary use(s), building(s), or structure(s) would cause undue hardship for the final build-out of the site.

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8 Land Use Districts

8.1 Establishment of Land Use Districts

- (1) The Land Use Bylaw divides the land within the City's jurisdictional boundaries into districts and identifies regulations pertaining to each district. The following table identifies districts within this bylaw:

Table 16: Land Use Districts

Residential Districts	R1, Single Detached Residential District R1-E, Estate Residential District R1-V, Village Residential District R1-W, Single Detached Wide Shallow District R1-U, Urban Standard Residential District R1-L, Narrow Lot Laned Residential District R2, Low Density Residential District R2-T, Townhouse Residential District R-BTB, Back-to-Back Townhouse Residential District RMH, Manufactured Home Residential District R3, Low-Rise Multifamily Residential District R4, Mid-Rise Multifamily Residential District R5, High Density Residential District
Mixed-Use Districts	M1, Neighbourhood Mixed Use District M2, Community Mixed Use District M3, Downtown Core Mixed Use District
Commercial Districts	C1, Neighbourhood Commercial District C2, Community Commercial District C3, Regional Commercial District CS, Service Commercial District
Industrial Districts	IB-1, Mixed Business/Employment District IB-O, Office Park and Employment District IB-2, Industrial Employment District IB-3, Heavy Industrial Employment District AP, Airport Employment District
Public Districts	P-1, Public Open Space District P-2, Public Facilities District P-SR, Special Open Space/Recreation District EP, Environmental Protection District
Rural Districts	UH, Urban Holdings District AG, General Agriculture District AH, Agriculture Holdings District F, Rural Farmstead District RR-4, Rural Residential Four-Acre District RR-2, Rural Residential Two-Acre District RB-G, Rural Business: General District RB-R, Rural Business: Recreation District RB-A, Rural Agricultural Business District RB-AS, Rural Business: Agriculture Services District RB-H, Rural Business: Highway District

- (2) In this Bylaw, a land use district may be referred to by its full name or abbreviation as referenced in the title of each District.
- (3) District boundaries are shown in **Map 1** (Land Use Map).

8.2 Land Use District Boundaries

Should uncertainty or dispute arise relative to the precise location of any district boundary as depicted on the Land Use Districts Map, the location shall be determined in accordance with the following:

- (1) Where a Land Use District boundary is shown as approximately following the centre of streets, lanes or other public thoroughfares, it shall be deemed to follow the centre line thereof;
- (2) Where a Land Use District boundary is shown as approximately following the boundary of a Site, the Site boundary shall be deemed to be the boundary of the District for that portion of the Land Use District boundary which approximates the Site boundary;
- (3) Where a Land Use District boundary is shown approximately following City limits, it shall be deemed to be following City limits;
- (4) Where a Land Use District boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it shall be deemed to follow the centre line of the right-of-way thereof;
- (5) Where a Land Use District boundary is shown as approximately following the edge or shore lines of bodies of water, it shall be deemed to follow such lines, and in the event of change in such edge or shorelines, it shall be deemed as moving with the same;
- (6) Where a Land Use District boundary is shown as being parallel to or as an extension of features noted above, it shall be so construed;
- (7) Where a Land Use District boundary is shown as approximately following a topographic contour line or a top-of-the-bank line, it shall be deemed to follow such line, and in the event of change in such line, it shall be deemed as moving with that line;
- (8) Where features on the ground are at variance with those shown on the Land Use District Map or in other circumstances not mentioned above, the Development Authority shall interpret the Land Use District boundaries. Any such decision may be appealed to the Subdivision and Development Appeal Board; and
- (9) Where a Land Use District boundary is not located in conformity to the provisions of the above, and in effect divides or splits a registered parcel of land, the disposition of such boundary shall be determined by dimensions indicated on the Land Use District Map or by measurements directly scaled from that Map.

8.3 Road and Highway Boundaries

- (1) No Land Use District shall be deemed to apply to any public road.
- (2) Where any public roadway is closed pursuant to the provisions of the Municipal Government Act, the land contained therein shall there upon be deemed to carry the same Zone as the abutting land, even where the abutting land is designated as a Direct Control District.
- (3) Where such abutting lands are governed by different Zones, the centre line of the public roadway shall be deemed to be the zoning boundary.
- (4) Where through the operation of a road closure outlined above, the boundaries of a Direct Control District are extended to include a closed portion of public roadway, the Area of Application for the Direct Control District, as set out in the regulations governing that district boundary, shall be automatically amended by the Development Authority to include reference to the closed portion of public roadway which becomes part of the Direct Control District.

8.4 Land Uses Permitted in All Districts

- (1) Notwithstanding the list of Permitted and Discretionary Uses provided in each district, the following land uses shall be considered Permitted Uses in all land use districts under this Bylaw:
 - (a) Community Garden
 - (b) Essential Public Service
 - (c) Park
 - (d) Utility
- (2) Notwithstanding the list of Permitted and Discretionary Uses provided in each district, a Residential Show Home shall be considered a Permitted Use in all Residential land use districts under this Bylaw.

8.5 Land Use Districts

8.5.1 R1, Single Detached Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Secondary Suite Dwelling, Garage Suite Bed and Breakfast Home Business, General Public Assembly, Limited Child Care, Residential Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	360m ²	11.0m
Corner Lot	380m ²	12.8m

Minimum Required Setbacks

Front Yard	4.6m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) No property in this district shall be permitted both front-drive and rear-lane access, except lots applied for prior to the adoption of this Bylaw, which were designed with the intention of providing both front-drive and rear-lane access, or where:
 - (a) The lot provides a minimum width of 11.6m and a minimum area of 400m²;
 - (b) The Minimum Landscaping requirements listed above are met;
 - (c) The provision of a second access (i.e. for additional parking, accessory structures, storage, etc.) is, in the opinion of the Development Authority, in keeping with the purpose and intent of this district and would not impact surrounding properties or the amenities of the neighbourhood.
- (4) All lots in this district may be permitted to have garages capable of housing three cars or more, provided that the garage and lot are designed in accordance with one of the following:
 - (a) For front-entry garages providing three contiguous stalls as viewed from the street, lots shall have a minimum width of 15.2m (or 16.7m for a corner lot) where the garage is contiguous to or recessed behind the front foundation of the dwelling, or;
 - (b) For front-entry garages providing three contiguous stalls as viewed from the street, lots shall have a minimum width of 18.3m (or 19.8m for a corner lot) where the garage extends beyond the front foundation of the dwelling or;
 - (c) In all other circumstances, split driveways, side entry garages, or tandem configurations shall be employed.
- (5) Any front-entry garages extending beyond the front foundation of the dwelling and providing three contiguous stalls as viewed from the street must adhere to the Design Criteria outlined in **Section 7.12(4)** (Garage and Carport Requirements).

8.5.2 R1-E, Estate Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings with the opportunity for larger yards and a detached housing form with front-drive access. Housing in this district is intended to have limited accessory business uses.

This district is intended for limited use in a neighbourhood, based on the context, topography, and policies of the applicable Neighbourhood Structure Plan.

Permitted Land Uses

Dwelling, Single Detached
Accessory Building
Home Business, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Dwelling, Garden Suite
Home Business, General
Child Care, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions (Two Car Garage)

Lot/Unit Type	Area	Width
District Standard	500m ²	14.0m
Corner Lot	570m ²	15.5m

Minimum Required Setbacks

Front Yard	6.0m
Side Yard	1.5m
Side Yard, Corner	3.0m
Rear Yard	9.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 9.0m.
- (3) For any subdivision of less than 10 lots, the application of this district shall be at the discretion of the Development Authority.
- (4) Notwithstanding the requirements outlined in **Section 7.12** (Garage and Carport Requirements), the maximum width of an attached garage that extends beyond the front foundation of the dwelling shall not be greater than the width necessary to accommodate the cars and shall not represent more than 60% of the building width.
- (5) All lots in this district are permitted to have garages capable of housing three cars or more, provided that the garage and lot are designed in accordance with one of the following:
 - (a) For front-entry garages providing three contiguous stalls as viewed from the street, lots shall have a minimum width of 15.2m (or 16.7m for a corner lot) where the garage is contiguous to or recessed behind the front foundation of the dwelling, or;
 - (b) For front-entry garages providing three contiguous stalls as viewed from the street, lots shall have a minimum width of 18.3m (or 19.8m for a corner lot) where the garage extends beyond the front foundation of the dwelling, or;
 - (c) In all other circumstances, split driveways, side entry garages, or tandem configurations shall be employed.
- (6) Any front-entry garages extending beyond the front foundation of the dwelling and providing three contiguous stalls as viewed from the street must adhere to the Design Criteria outlined in **Section 7.12(4)** (Garage and Carport Requirements).
- (7) Notwithstanding the requirements outlined in **Section 7.19** (Objects Prohibited in Yards), no person shall be permitted to store or park a Recreational Vehicle on a lot in this district longer than 72 hours to provide for loading or unloading the vehicle.

8.5.3 R1-V, Village Residential District

Purpose and Intent

The intent of this District is to recognize and protect existing single detached residential located in the established neighbourhood of The Village by ensuring redevelopment that is compatible and sensitive to the scale and character of existing development.

Permitted Land Uses

Dwelling, Single Detached
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Dwelling, Garage Suite
Bed and Breakfast
Home Business, General
Public Assembly, Limited
Child Care, Residential
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	465m ²	15.0m

In addition to the requirements listed above, no lot shall be created or reduced in area through re-subdivision which would create a new lot from the rear portion of any existing lot.

Minimum Required Setbacks

Front Yard	4.6m
Side Yard	2.0m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	9.0m
Maximum Building Coverage	50% of Lot Area
Minimum Landscaping	40% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 9.0m.

Infill Development

- (3) Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, setbacks, principal and accessory building heights, site access, roof lines and architectural detailing.
- (4) In the case of an infill development proposal spanning multiple lots, consideration for re-subdivision applications may be given by the Development Authority, as long as the proposed development is compatible with the surrounding area.
- (5) Notwithstanding the required setbacks listed above, for any infill development within this District the minimum front yard setback shall be within 1.5 metres of the average building setback from the front property line of the adjacent buildings on the same block face, to a minimum of 3.5 metres.
- (6) Notwithstanding the maximum building height listed above, for any infill development within this District, the maximum building height shall be limited to 1.5 times the average building height of the contiguous residential parcels surrounding the project site, as determined by the Development Authority.
- (7) Notwithstanding the above, the infill development shall be permitted to be 2 storeys, at the discretion of the Development Authority in consideration of the compatibility of the proposed infill development within the context of the area.

Parking and Access

- (8) Where an unobstructed 3.0m side yard is provided, vehicular access to a garage from a front yard may be permitted at the discretion of the Development Authority, even where there is access to a rear lane.
- (9) The width of the driveway/access to a property may not be more than 6.0 metres.

8.5.4 R1-W, Single Detached Wide Shallow District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings where geographic constraints, amenities, or pipeline corridors make standard lot depths and building orientations difficult to achieve. This district is not intended to be used contiguously (i.e. back to back) without a buffer such as a lane, amenity, or other district in between. This district may also be employed where low-rise housing forms, such as bungalows, with additional space between units, is deemed desirable.

Permitted Land Uses

Dwelling, Single Detached
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Bed and Breakfast
Home Business, General
Public Assembly, Limited
Child Care, Residential
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	400m ²	20.5m
Corner Lot	425m ²	21.7m

Minimum Required Setbacks

Front Yard	4.0m
Side Yard	See Development Standards
Side Yard, Corner	3.0m
Rear Yard	5.5m
Rear Yard, Facing Municipal Reserve or Environmental Reserve	4.1m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Building Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Excluding a corner lot, the minimum side yard requirement for this district shall total 3.6 metres, to be distributed at the discretion of the Development Authority, and shall not be less than 1.2 metres on either side.
- (3) The maximum lot depth for any lot shall be set at the discretion of the Development Authority.
- (4) An attached garage shall not extend further into the front yard setback than the foundation of the principal dwelling.
- (5) Where there is no living space accommodated above an attached garage and the garage is otherwise not integrated into the house design, the garage shall not represent more than 35% of the front elevation of the principal building. Otherwise the limitation shall be 45% of the front elevation of the principal building.
- (6) Notwithstanding **Section 7.23** (Projections and Encroachments), a deck in the rear yard shall not be permitted to extend more than 75% into the required rear yard setback, to a maximum of 4.9m.
- (7) Where a separated sidewalk is adjacent to the front yard of a lot in this district and street trees have been provided, front yard landscaping and plantings may be reduced or substituted at the discretion of the Development Authority.

8.5.5 R1-U, Urban Standard Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single detached dwellings on narrow lots with front-attached garages. The smaller lot dimensions in this district also allows for an urban standard of development where the City's 16.5m road standard accommodates utilities within public right-of-way and design requirements have addressed appropriate community and streetscape design.

Permitted Land Uses

Dwelling, Single Detached
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Home Business, General
Supportive Housing,
Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	300m ²	9.7m
Corner Lot	330m ²	11.0m

Minimum Required Setbacks

Front Yard	4.6m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	50% of Lot Area
Minimum Landscaping	35% of Lot Area

Development Dimensions for Alternate Road Cross Section

Where the 16.5m Standard Road Cross Section (City of Airdrie General Design Standards & Construction Specifications, Appendix A, Sheet 24, as amended) has been applied, the Development Authority shall apply the following Development Standards:

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	240m ²	9.4m
Corner Lot	300m ²	11.0m

Minimum Required Setbacks

Front Yard	3.0m
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Massing and Coverage

Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) Notwithstanding the standards outlined in **Section 7.12** (Garage and Carport Requirements), up to 35% of the lots within a subdivision phase are permitted to be designed with a width of less than 10.4m and accommodate a 6.0 metre wide garage, provided that:
 - (a) Any such lots are interspersed within the subdivision to the satisfaction of the Development Authority;
 - (b) Any additional lots less than 10.4m wide shall be developed in accordance with the regulations in **Section 7.12** (Garage and Carport Requirements) unless otherwise approved through a Development Permit issued by the Development Authority, and;
 - (c) For any subdivision less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (4) Notwithstanding the minimum required setbacks listed above, one interior side yard on a lot is permitted to be reduced to 0.6m where the adjoining side yard on the adjacent lot provides a setback of at least 1.2m.

- (5) As part of a Subdivision Application, the applicant shall provide a set of design criteria that would create a streetscape deemed acceptable to the Development Authority. The design criteria may include part or all of the following elements:
- (a) Placement of houses with the same elevations and colour treatment next to each other;
 - (b) Separation of identical unit elevations;
 - (c) The intended mix of model types, elevations, and architectural styles;
 - (d) Locating and orientating the front façade wall as close to the front lot line where possible;
 - (e) Ensuring that entry doors are visible from the street;
 - (f) Wrapping façade treatments on corner lots around the side of the building to provide a consistent profile along both facing streets;
 - (g) Consistent treatment of all visible side and rear elevations where they are exposed and visible from a public space, including environmental reserve, school sites, arterial roads (etc.);
 - (h) Compatibility of buildings which are adjacent or opposite one another in massing and height to avoid extreme variation in massing.
- (6) The Development Authority may accept these architectural controls or design criteria for multiple subdivision phases or as part of a Neighbourhood Structure Plan.

8.5.6 R1-L, Narrow Lot Laned Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway.

Permitted Land Uses

Dwelling, Single Detached
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Dwelling, Garage Suite
Home Business, General
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
District Standard	260m ²	8.5m
Corner Lot	315m ²	10.4m

Minimum Required Setbacks

Front Yard	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01

Parking, Access and Connectivity

- (2) No vehicular access to the street shall be permitted from a front yard in this district.
- (3) Front attached garages shall not be permitted in this district.
- (4) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.

8.5.7 R2, Low Density Residential District

Purpose and Intent

The purpose of this district is to provide for residential development allowing up to two dwelling units per building, primarily accommodating Semi-Detached and Duplex Dwellings.

This district also contemplates a mix of other low-density housing forms intended to have a prominent relationship with the adjacent public streets and designed to be consistent with the surrounding neighbourhood.

Permitted Land Uses

Dwelling, Duplex
Dwelling, Semi-Detached
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Garage Suite
Dwelling, Secondary Suite
Dwelling, Single Detached
Home Business, General
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
Single Detached, with Lane Access	280m ²	9.1m
Single Detached	300m ²	9.7m
Single Detached, Corner Lot	340m ²	11.0m
Duplex, Lane Access	320m ²	10.4m
Duplex, Front Access	400m ²	13.0m
Semi-Detached	210m ²	6.7m
	Per Unit	Per Unit
Semi-Detached, Corner Lot	270m ²	8.5m
	Per Unit	Per Unit

Minimum Required Setbacks

Front Yard	4.6m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	60% of Site Area
Minimum Landscaping	25% of Site Area
Minimum Amenity Area	40m ² per Unit

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) Notwithstanding the list of Permitted and Discretionary uses above, a maximum of 50% of the lots contained within a subdivision phase are permitted to be designed to accommodate Single Detached Dwellings. For any subdivision of less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (4) Notwithstanding the standards outlined in **Section 7.12** (Garage and Carport Requirements), for lots within a subdivision phase which are under 10.4m wide and designed for Semi-Detached Dwellings, up to 25% of such lots are permitted to accommodate a 6.0m wide garage, provided that:
 - (a) This provision shall not be applied to both adjoining units of any Semi-Detached Dwelling.
 - (b) Any such dwelling that provides a 6.0m wide garage shall be subject to the additional design criteria provided in **Section 7.12(4)** (Garage Design Criteria).
 - (c) The remainder of lots under 10.4m wide and designed for Semi-Detached Dwellings shall be developed in accordance with the regulations in **Section 7.12** (Garage and Carport Requirements) unless otherwise approved through a Development Permit.
 - (d) For any subdivision less than 10 lots, the application of the above standards shall be at the discretion of the Development Authority.
- (5) Overall, no more than 50% of the lots within a Plan of Subdivision in this district shall be permitted to meet all of the following criteria:
 - (a) The lot contains a garage capable of accommodating two side-by-side parking stalls;
 - (b) Access to the garage is not provided by a lane, and;
 - (c) The lot is less than 11.0 m wide

Parking, Access and Connectivity

- (6) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.

8.5.8 R2-T, Townhouse Residential District

Purpose and Intent

The purpose of this district is to provide for townhouse development and support other types of ground-oriented attached housing. The predominant form of development in this district is intended to be street-facing townhouses and urban brownstones, and is intended to integrate with other housing forms within a neighbourhood.

Permitted Land Uses

Dwelling, Townhouse
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Dwelling, Semi-Detached
Dwelling, Live-Work
Home Business, General
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
Townhouses with 1-Car Garage		
Interior Lot/Unit	145m ²	4.5m
End Lot/Unit	180m ²	6.0m
Corner Lot/Unit	225m ²	7.5m
Townhouses with 2-Car Garage		
Interior Lot/Unit	180m ²	6.0m
End Lot/Unit	225m ²	7.5m
Corner Lot/Unit	270m ²	9.0m
Townhouses with 2-Car Parking Pad		
Interior Lot/Unit	165m ²	5.5m
Semi-Detached	210m ²	6.7m
	Per Unit	Per Unit

Development Density

Standard	24-49 Units/Ha
Density Range	10-20 Units/Acre
Subject to Site	Up to 62 Units/Ha
Design Criteria	Up to 25 Units/Acre

Minimum Required Setbacks

Front Yard	3.0m
Side Yard, Interior Unit	N/A
Side Yard, End Unit	1.5m
Side Yard, Corner Unit	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	13.0m 3 Storeys
Maximum Site Coverage	65% of Site Area
Minimum Landscaping	20% of Site Area
Minimum Amenity Area	25m ² per Unit
Max Continuous Building Frontage	
-District Standard	6 Units
-Subject to Design Criteria	8 Units

Development Dimensions for Alternate Road Cross Section

Where the 16.5m Standard Road Cross Section (City of Airdrie General Design Standards & Construction Specifications, Appendix A, Sheet 24, as amended) has been applied, and appropriate design requirements have been met, the Development Authority shall apply the following Development Standards:

Minimum Dimensions

Lot/Unit Type	Area	Width
Townhouses		
2-Car Garage, Interior	110m ²	6.0m
2-Car Garage, End	145m ²	7.2m
2-Car Garage, Corner	180m ²	9.0m
Semi-Detached	145m ²	7.5m
	Per Unit	Per Unit

Minimum Required Setbacks

Front Yard	1.2m
Side Yard, Interior Unit	N/A
Side Yard, End Unit	1.2m
Side Yard, Corner Unit	3.0m

Massing and Coverage

Maximum Site Coverage (Entire Townhouse Block)	70% of Site Area
Minimum Landscaping	15% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02

Parking, Access and Connectivity

- (2) Access to garages and parking pads shall be provided only from lanes in this district, except sites meeting the requirements under **Section 1.9** (Applications in Progress), which shall be permitted to provide front-drive access to garages.
- (3) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.
- (4) Notwithstanding the provision above, up to 40% of interior townhouse lots/units within a subdivision phase or Development Permit application, as determined to be applicable by the Development Authority, may be developed with a minimum width of 5.5m provided that:
 - (a) The parking pad for such lots is at least 5.5m wide to accommodate two contiguous (side-by-side) parking stalls.
 - (b) All adjoining Corner and End townhouse lots/units are developed with garages.
 - (c) The proposed development incorporates site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
- (5) When considering the conversion of parking pads into detached garages for interior lots developed with a width of less than 6.0m, the Development Authority shall consider minimum parking stall dimension requirements (**Section 4.12**, Parking Stall/Facility Dimensions), Accessory Building setback requirements (**Section 7.12**, Garage & Carport Requirements), and/or *Alberta Building Code* Requirements, and may require tandem parking configuration accordingly.
- (6) Where a Development Permit has been approved and gives authorization for interior townhouse lots/units with a width of less than 6.0m, the owner/applicant(s) shall enter into an agreement under seal with the City regarding the constraints for potential future conversion of parking pads into detached garages, and this agreement may be required to be registered against the title or titles of the site at the Land Titles Office.

Site Design Criteria for Additional Development Density

- (7) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

Design Requirements for Use with Alternate Road Cross Section

- (8) The elevation of the townhouse block shall be articulated in a manner that provides variation, and reinforces common characteristics that visually unites the block.
- (9) Architectural styles of individual units and blocks should complement each other.
- (10) A variety of architectural elements such as entry porch, dormers, material detailing should be employed to create a distinctive character for each unit and block.
- (11) Façade treatments on corner lots shall wrap around the side of the building to provide a consistent profile along both facing streets.
- (12) Where side and rear elevations of units are exposed and visible from a public space, including environmental reserve, school sites, arterial roads (etc.), façade treatments on all visible sides of the unit shall be consistent in design quality with the front elevation. A continuation of the same materials and detailing is required on all visible façades. In cases where the first floor elevations are not visible due to visual buffers architectural treatments shall be provided on the remaining visible elevations, including the second floor and roof.
- (13) Buildings adjacent or opposite one another should be compatible in massing and height. Extreme variation in massing should be avoided.

8.5.9 R-BTB, Back-to-Back Townhouse Residential District

Purpose and Intent

The purpose of this district is to provide for a rear back-to-back form of townhouse development where alternate road cross-sections and design standards have been accepted by the City. Development in this district is intended to be designed with front landscaping to enhance the compatibility with adjacent districts.

This district is intended to be used at community nodes and in close proximity to major corridors where higher density development is supported by transit and public amenity.

Permitted Land Uses

Dwelling, Back-to-Back Townhouse
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Accessory Building
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
Interior Unit	80m ²	6.0m
End Unit	100m ²	7.2m
Corner Unit	120m ²	8.4m

Minimum Required Setbacks

Front Yard	4.5m
Front Yard Subject to Alternate Road and Site Design Standards	3.0m
Side Yard, Interior Unit	N/A
Side Yard, End Unit	1.2m
Side Yard, Corner Unit	2.4m
Rear Yard	N/A

Massing and Coverage

Maximum Building Height	13.0m
Maximum Site Coverage	80% of Site Area
Minimum Landscaping	10% of Site Area
Minimum Amenity Area	15m ² per Unit
Maximum Continuous Building Frontage	54.0m OR 8 Units, whichever is less

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02
- (2) Notwithstanding the standards provided in **Part 3** (Landscaping), all lots shall provide a minimum of 2 trees and 2 shrubs or 1 tree and 1 shrub per 20m² of landscaped area, whichever is greater.
- (3) Where the placement of more than 1 tree is limited by utilities or other constraints, the Development Authority may allow a substitution of 7 additional shrubs for any tree required in this District. This shall not reduce the number of trees provided on any lot to less than 1.
- (4) Street trees adjacent to a proposed development in this district located in conjunction with a separate walk may be considered as part of the required tree count for this District. In circumstances where street trees are counted as a part of the requirements above, all lots shall provide a minimum of 1 tree and 5 shrubs.

8.5.10 RMH, Manufactured Home Residential District

Purpose and Intent

The intent of this District is to provide for the comprehensive development of a residential neighbourhood consisting exclusively of prefabricated or modular residential developments.

Permitted Land Uses

Manufactured Home
Accessory Building
Home Business, Limited
Child Care, Limited

Discretionary Land Uses

Home Business, General
Retail Store, Convenience
Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions

Lot/Unit Type	Area	Width
Single-Wide Unit	320m ²	10.0m
Double-Wide Unit	370m ²	12.4m

Development Requirements

Maximum Site Area for MH Community	2.0 Hectares
Maximum Density	24 Units/Ha 10 Units/Acre

Minimum Required Setbacks

Front Yard	3.5m
Side Yard	2.0m
Rear Yard	5.0m
Separation Distance Between Units	3.2m

Massing and Coverage

Maximum Building Height	6.0m
Maximum Building Coverage	50% of Site Area
Minimum Landscaping	35% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) Units shall be located so as to create an attractive and coherent development pattern along the street based on unit orientation, colour, material, size and style.
- (3) A Manufactured Home shall be placed on a foundation that complies with the current Alberta Building Code;
- (4) The undercarriage of each Manufactured Home shall be suitably enclosed from view by skirting or other such means satisfactory to the Development Authority. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view using complementary materials to the satisfaction of the Development Authority.
- (5) Accessory buildings or accessory developments such as additions shall be designed and constructed to complement the principal building.
- (6) Notwithstanding the minimum setbacks listed above, one side yard may be reduced to a minimum of 1.2 metres. A side yard reduced in this way shall abut an interior side yard of 2.0 metres on the adjacent lot.
- (7) The height of any addition or accessory building shall not exceed the roof line of the original principal building.

Parking, Access and Connectivity

- (8) All roads in the manufactured home community shall be paved and of sufficient width to accommodate the passage of emergency vehicles.
- (9) A parking pad shall be provided on each site and shall be located:
 - (a) Where the lot has access to a lane, to the rear of the dwelling and constructed to accommodate a garage that meets the requirements of this Bylaw; or
 - (b) Where there is no access to a lane, at the front of the dwelling.

Site Plan Requirements

- (10) An approved comprehensive site plan shall be required prior to the development of land in this district, and all development must conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
- (a) Access, road systems, sidewalk and pathway system and site pattern showing dimensions and structures;
 - (b) Provision for on-site garbage and recycling collection facilities; and
 - (c) A minimum of 10% of the community must be provided in a suitable location for the common recreational use and enjoyment of the community.

8.5.11 R3, Low-Rise Multifamily Residential District

Purpose and Intent

The purpose of this district is to provide for Multi-Residential Development at a development density that would be compatible with either low density or high density adjacent districts, with a height not intended to exceed three storeys. This district is intended primarily for apartment buildings and similar forms of medium density housing. Townhouses and Semi-Detached dwellings are intended to be used to complement the primary housing forms and for transition to other districts.

Permitted Land Uses	Discretionary Land Uses
Multi-Residential Development Home Business, Limited Child Care, Limited	Dwelling, Townhouse Dwelling, Semi-Detached Dwelling, Live-Work Accessory Building Supportive Housing, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Dimensions

Development Site	Area	Width
Multi-Residential Development	800m ²	20.0m
Townhouse AND Semi-Detached	At the discretion of the Development Authority, subject to the standards set out in Section 7.28 (Site Design)	

Development Density

Standard Density Range	37-62 Units/Ha 15-25 Units/Acre
Subject to Site Design Criteria	Up to 74 Units/Ha Up to 30 Units/Acre

Minimum Required Setbacks

Front Yard, Townhouse	3.0m
Front Yard, All Other	4.5m
Side Yard, Townhouse Interior	N/A
Side Yard, Townhouse End	1.5m
Side Yards, All Other	3.0m
Rear Yard, Standard	7.0m
Rear Yard, Facing a Park or other Open Space	4.5m
Building Separation for Multi-Residential Development	3.0m

Massing and Coverage

Maximum Building Height	13.0m 3 Storeys
Maximum Site Coverage	65% of Site Area
Minimum Landscaping	20% of Site Area
Minimum Amenity Area - Townhouses - Multi-Residential Development	25m ² per Unit 15m ² per Unit
Max Continuous Building Frontage (Townhouses/Other Uses) -District Standard -Subject to Additional Design Criteria	6 Units/45.0m 8 Units/60.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02
- (2) For developments comprising multiple buildings, the Development Authority shall be granted discretion to determine the appropriate provisions for front, rear, and side yards and their associated setbacks.

Parking, Access and Connectivity

- (3) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw and shall be to the satisfaction of the Development Authority.
- (4) Visitor parking must be clearly marked and located within a surface parking area.
- (5) Development within this district must address the following to the satisfaction of the Development Authority:
 - (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

Site Design Criteria for Additional Development Density

- (6) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

8.5.12 R4, Mid-Rise Multifamily Residential District

Purpose and Intent

The purpose of this district is to provide for Multi-Residential Development in a variety of forms, at moderate heights and intensities. This district is intended to be used at community nodes and in close proximity to major corridors where higher density development is supported by transit and public amenity.

Permitted Land Uses	Discretionary Land Uses
Multi-Residential Development Home Business, Limited Child Care, Limited	Dwelling, Townhouse Dwelling, Live-Work Apartment, Mixed Use Accessory Building Public Assembly, Limited Supportive Housing, Limited Supportive Housing, General

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Dimensions

Development Site	Area	Width
Multi-Residential Development	900m ²	20.0m
Townhouse Units	At the discretion of the Development Authority, subject to the standards set out in Section 7.28 (Site Design)	

Development Density

Standard Density Range	49-74 Units/Ha 20-30 Units/Acre
Subject to Site Design Criteria	Up to 86 Units/Ha Up to 35 Units/Acre

Minimum Required Setbacks

Front Yard, Townhouse	3.0m
Front Yard, All Other	4.5m
Side Yard	3.0m
Additional Side Yard (Each Storey Above 3rd)	+0.5m
Rear Yard, Standard	7.0m
Rear Yard, Facing a Park or other Open Space	4.5m
Building Separation	
- Townhouse	3.0m
- Multi-Residential Development	6.0m

Massing and Coverage

Maximum Building Height	4 Storeys
Maximum Site Coverage	70% of Site Area
Minimum Landscaping	20% of Site Area
Minimum Amenity Area	
- Townhouses	25m ² per Unit
- Multi-Residential Development	15m ² per Unit
Max Continuous Building Frontage (Townhouses/Other Uses)	
- District Standard	6 Units/60.0m
- Subject to Additional Design Criteria	10 Units/80.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02
- (2) For developments comprising multiple buildings, the Development Authority shall be granted discretion to determine the appropriate provisions for front, rear, and side yards and their associated setbacks.

Additional Development Permit Application Requirements

- (3) Notwithstanding the requirements of **Section 2.3.3** (Requirements for a Development Permit Application), development in this district shall require plans and/or information that outline the following to the satisfaction of the Development Authority:
- (a) The mix of land uses, dwelling types, street cross sections, building form and character.
 - (b) The relationship between buildings, structures and open space on the development site, the architectural treatment of buildings, the provision and design of landscaped areas, and the parking layout.

Parking, Access and Connectivity

- (4) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw and shall be to the satisfaction of the Development Authority.
- (5) Visitor parking must be clearly marked and located within a surface parking area.
- (6) Development within this district must address the following to the satisfaction of the Development Authority:
- (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

Site Design Criteria for Additional Development Density

- (7) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
- (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

8.5.13 R5, High Density Residential District

Purpose and Intent

The purpose of this district is to provide for Multi-Residential Development through large-scale apartment buildings and other multi-building development sites. This district is intended to be used within or adjacent to the downtown, and in proximity to major transportation corridors where higher density development is supported by transit and public amenity.

Permitted Land Uses

Multi-Residential Development
Home Business, Limited
Child Care, Limited
Public Assembly, Limited

Discretionary Land Uses

Dwelling, Townhouse
Dwelling, Live-Work
Apartment, Mixed Use
Accessory Building
Supportive Housing, Limited
Supportive Housing, General

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Dimensions

Development Site	Area	Width
Multi-Residential Development	1,200m ²	24.0m
Townhouse Units	At the discretion of the Development Authority, subject to the standards set out in Section 7.28 (Site Design)	

Development Density

Standard Density Range	74-112 Units/Ha 30-45 Units/Acre
Subject to Site Design Criteria	Up to 124 Units/Ha Up to 50 Units/Acre

Minimum Required Setbacks

Front Yard, Townhouse	3.0m
Front Yard, All Other	4.5m
Side Yard	3.0m
Additional Side Yard (Each Storey Above 3rd)	+0.5m
Rear Yard, Standard	7.0m
Rear Yard, Facing a Park or other Open Space	4.5m
Building Separation	
- Townhouse	3.0m
- Multi-Residential Development	6.0m

Massing and Coverage

Maximum Building Height	6 Storeys
Maximum Site Coverage	80% of Site Area
Minimum Landscaping	10% of Site Area
Minimum Amenity Area	15m ² per Unit
Max Continuous Building Frontage	N/A

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.02
- (2) For developments comprising multiple buildings, the Development Authority shall be granted discretion to determine the appropriate provisions for front, rear, and side yards and their associated setbacks.

Additional Development Permit Application Requirements

- (3) Notwithstanding the requirements of **Section 2.3.3** (Requirements for a Development Permit Application), development in this district shall require plans and/or information that outline the following to the satisfaction of the Development Authority:
 - (a) The mix of land uses, dwelling types, street cross sections, building form and character.
 - (b) The relationship between buildings, structures and open space on the development site, the architectural treatment of buildings, the provision and design of landscaped areas, and the parking layout.

Parking, Access and Connectivity

- (4) Where there is a private internal roadway, the design and location of parking shall meet the requirements of this Bylaw and shall be to the satisfaction of the Development Authority.
- (5) Visitor parking must be clearly marked and located within a surface parking area.
- (6) Development within this district must address the following to the satisfaction of the Development Authority:
 - (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

Site Design Criteria for Additional Development Density

- (7) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).
 - (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or CASP/NSP.
 - (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
 - (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

8.5.14 M1, Neighbourhood Mixed Use District

Purpose and Intent

The purpose of this district is to provide low-intensity development accommodating a mix of residential and commercial uses. Development in this district is intended to be similar to a typical residential neighbourhood in form, with commercial uses at grade.

Permitted Land Uses

Accessory Building
Animal Service, Limited
Business Support Service
Child Care, Limited
Dwelling, Live-Work Unit
Financial Service
Government Service
Health Care, Limited
Indoor Recreation, Limited
Office
Personal Service
Restaurant
Retail Store, Convenience
Retail Store, General
Supportive Housing, Limited

Discretionary Land Uses

Dwelling, Secondary Suite
Artist Studio
Bed & Breakfast
Child Care, Residential
Dwelling, Duplex
Dwelling, Semi-Detached
Dwelling, Single Detached
Home Business, General
Home Business, Limited
Home Business, Major
Residential Show Home
Retail Store, Liquor
Supportive Housing, General
Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Dimensions

Site/Parcel	Area	Width
Residential and Mixed Use Buildings	Refer to R2 District Minimum Dimension requirements	
Commercial Buildings		12.8m

Minimum Required Setbacks

Front Setback	5.0m
Front Setback w/Rear Lane	3.0m
Side Setback, Corner	3.0m
Building Separation	2.0m

Massing and Coverage

Maximum Building Height	3 Storeys
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	20% of Site Area
Maximum Continuous Building Frontage	24.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.03
- (2) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (3) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

8.5.15 M2, Community Mixed Use District

Purpose and Intent

The purpose of this district is to provide medium-intensity development that incorporates a mix of residential, commercial, and employment uses.

Development within this district is intended to be street-oriented and urban in form.

Permitted Land Uses	Discretionary Land Uses
Accessory Building	Apartment, Mixed-Use
Animal Service, Limited	Artist Studio
Business Support Service	Child Care, Residential
Child Care, Limited	Commercial School
Dwelling, Live-Work Unit	Community Service Facility
Financial Service	Dwelling, Townhouse
Government Service	Entertainment, General
Health Care, Limited	Farmers Market
Indoor Recreation, Limited	Health Care, General
Office	Home Business, General
Personal Service	Home Business, Limited
Public Assembly, Limited	Home Business, Major
Restaurant	Indoor Recreation, General
Retail Store, Convenience	Microbrewery
Retail Store, General	Mobile Food Vendor
Supportive Housing, Limited	Multi-Residential Development
	Public Assembly, General
	Residential Show Home
	Retail Store, Liquor
	Supportive Housing, General
	Temporary Event
	Vehicle Service, Limited
	Vehicle Service, General ²

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Limited to specific properties as shown on Map 6.

Minimum Dimensions

Site/Parcel	Area	Width
Semi-Detached OR Duplex Units	Refer to R2 District Minimum Dimension requirements	
Townhouse Units	At the discretion of the Development Authority, subject to the standards set out in Section 7.28 (Site Design)	
Other Developments	600m ²	15.0m

Development Density

Standard Density Range	Not to exceed 86 Units/Ha 35 Units/Acre
Subject to Site Design Criteria	Not to exceed 99 Units/Ha 40 Units/Acre

Minimum Required Setbacks

Front Setback	2.0m
Maximum Front Setback	5.0m
Side Setback, Corner	2.0m
Building Separation	2.0m

Massing and Coverage

Maximum Building Height	4 Storeys
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	10% of Site Area
Maximum Continuous Building Frontage	48.0m

Site Design Criteria for Additional Development Density

- (1) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:

8.5.16 M3, Downtown Core Mixed Use District

Purpose and Intent

The purpose of this district is to provide high-intensity development that encourages a mix of residential and business uses, supporting the City and surrounding region. Development within this district is intended to be street-oriented and urban in form, and accommodate the highest densities permissible within the City.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Apartment, Mixed-Use	Animal Service, General
Artist Studio	Child Care, Residential
Business Support Service	Commercial School
Child Care, Limited	Community Service Facility
Dwelling, Live-Work Unit	Entertainment, General
Financial Service	Farmers Market
Health Care, Limited	Health Care, General
Indoor Recreation, Limited	Home Business, General
Government Service	Home Business, Limited
Microbrewery	Home Business, Major
Office	Hostel
Personal Service	Hotel
Public Assembly, Limited	Hotel & Conference Centre
Restaurant	Indoor Recreation, General
Retail Store, Convenience	Mobile Food Vendor
Retail Store, General	Multi-Residential Development
Retail Store, Liquor	Nightclub
Supportive Housing, Limited	Outdoor Recreation
	Public Assembly, General
	Public Assembly, Major
	Residential Show Home
	Supportive Housing, General
	Temporary Event
	Vehicle Service, Limited
	Vehicle Service, General ²

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Limited to specific properties as shown on Map 7.

Minimum Dimensions

Site/Parcel	Area	Width
All Developments	At the discretion of the Development Authority	

Development Density

Standard Density Range	86-124 Units/Ha 35-50 Units/Acre
Subject to Site Design Criteria	Up to 148 Units/Ha Up to 60 Units/Acre

Minimum Required Setbacks

Front Setback	N/A
Maximum Front Setback	3.0m
Side Setback, Corner	N/A
Building Separation	N/A

Massing and Coverage

Maximum Building Height	8 Storeys
Maximum Building Coverage	80% of Site Area
Minimum Landscaping	10% of Site Area
Maximum Continuous Building Frontage	N/A

Site Design Criteria for Additional Development Density

- (1) The Development Authority may allow an increase in density above the standard range, shown above, subject to the merits of the application and the following considerations:
 - (a) The location of the development site along a transit corridor or adjacent to a community commercial centre, as determined by the Development Authority.
 - (b) Incorporation of site design and site planning principles consistent with the standards outlined in **Section 7.28** (Site Design).

- (c) The development's provision of additional amenities and features, above the minimum requirements of this Bylaw, that support broader policy goals and objectives outlined in the Airdrie City Plan or an applicable Area Structure Plan.
- (d) The development's ability to support sustainability objectives of AirdrieONE, and the provision of additional amenities and features to support Sustainable Design, Low-Impact Development, or similar initiatives.
- (e) Other innovative design and planning elements, which may be considered at the discretion of the Development Authority.

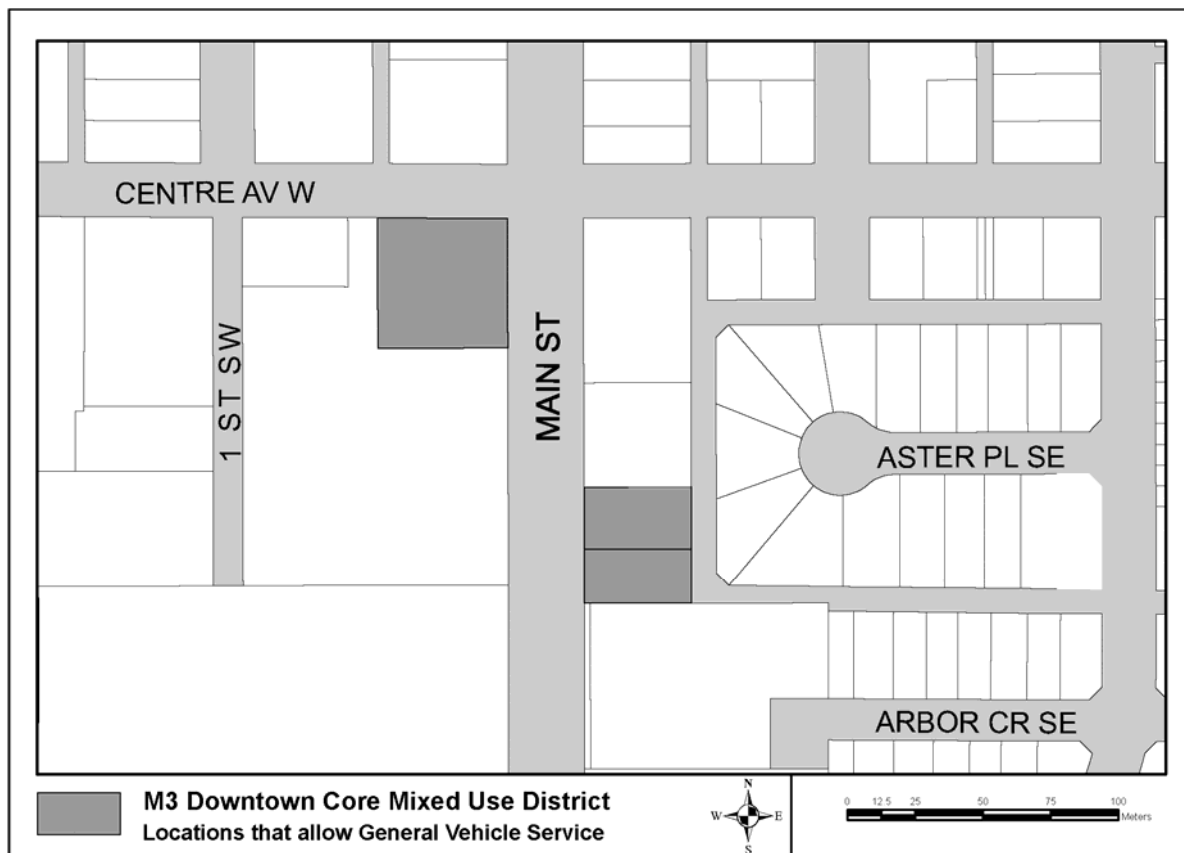
Access and Connectivity

- (2) Development within this district must address the following to the satisfaction of the Development Authority:
 - (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

Development Standards

- (3) Signs in this district shall be regulated in accordance with Table S.06
- (4) An approved Master Site Plan shall be required for development in this district and shall be prepared in accordance with the regulations outlined in **Section 2.3.5**.

Map 7: Locations for General Vehicle Service Uses



8.5.17 C1, Neighbourhood Commercial District

Purpose and Intent

The purpose of this district is to provide for small scale commercial development that serves the needs of the immediate neighbourhood, serving a catchment area of approximately 3,000 population. Development in this district should be designed to promote pedestrian connectivity and accommodate a mix of commercial and residential uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Business Support Service	Apartment, Mixed-Use
Financial Service	Artist Studio
Government Service	Child Care, Commercial
Health Care, Limited	Commercial School
Indoor Recreation, Limited	Drive-Through
Office	Dwelling, Live-Work Unit
Personal Service	Garden Centre, Seasonal
Restaurant	Health Care, General
Retail Store, Convenience	Mobile Food Vendor
Retail Store, General	Retail Store, Liquor
Supportive Housing, Limited	Supportive Housing, General
Vehicle Service, Limited	Temporary Event
	Vehicle Service, General

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements

Per Development Site

Maximum Site Area	3.0 Hectares
Minimum FAR	0.25

Maximum Floor Area

Retail Store, General	
Grocery Stores	2,300m ²
All Other Land Uses	500m ²

Minimum Required Setbacks

Exterior, Facing Street	4.5m
Exterior, Adjacent to Residential	6.0m
Interior	3.0m
Building Separation	2.0m

Massing and Coverage

Maximum Building Height	13.0m
Maximum Building Coverage	50% of Site Area
Minimum Landscaping	15% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.04

Residential Land Uses within this District

- (2) A residential land use may only be approved within this district where a Master Site Plan or Development Permit process addresses the requirements and considerations for "Multiple Land Uses on a Site," outlined in **Section 7.18**.

Development Adjacent to Residential Properties

- (3) Notwithstanding the Maximum Building Heights provided above, no building height shall exceed 11.0m within 15.0m of the subject property line where the site faces an adjacent residential property.

Access and Connectivity

- (4) Development within this district must address the following to the satisfaction of the Development Authority:
 - (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

8.5.18 C2, Community Commercial District

Purpose and Intent

The purpose of this district is provide for a mix of retail, offices, institutional and open space uses developed in comprehensive shopping centre formats.

This district is intended to provide commercial uses that support the surrounding community, serving a market catchment area between 6,000-10,000 people.

Development is intended to provide appropriate access and pedestrian connectivity, and should interface well with nearby residential uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Business Support Service	Animal Service, General
Financial Service	Apartment, Mixed-Use
Health Care, Limited	Artist Studio
Indoor Recreation, Limited	Child Care, Commercial
Office	Commercial School
Personal Service	Community Service Facility
Public Assembly, Limited	Drive-Through
Restaurant	Dwelling, Live-Work Unit
Retail Store, Convenience	Entertainment, General
Retail Store, General	Farmers Market
Retail Store, Liquor	Funeral Service, Limited
Supportive Housing, Limited	Garden Centre
Vehicle Service, Limited	Garden Centre, Seasonal
Government Service	Health Care, General
	Indoor Recreation, General
	Microbrewery
	Mobile Food Vendor
	Public Assembly, General
	Shopping Centre
	Supportive Housing, General
	Temporary Event
	Vehicle Service, General

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements

Per Development Site

Maximum Site Area	6.5 Hectares
Minimum FAR	0.2

Maximum Floor Area

Up to two Permitted Uses	5,000m ² Per Use
All Other Land Uses All Land Uses on the Ground Floor of Multi-Use Buildings	950m ²

Minimum Required Setbacks

Exterior, Facing Street	3.0m
Exterior, Across from Residential	6.0m
Interior, Facing Adjacent Properties	At the discretion of the Development Authority
Building Separation	3.0m

Massing and Coverage

Maximum Building Height <i>Mixed Use Buildings AND Apartments</i>	4 Storeys
<i>All Other Buildings</i>	3 Storeys
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.05

Residential Land Uses within this District

- (2) A residential land use may only be approved within this district where a Master Site Plan or Development Permit process addresses the requirements and considerations for "Multiple Land Uses on a Site," outlined in **Section 7.18**.

Development Adjacent to Residential Properties

- (3) Notwithstanding the Maximum Building Heights provided above, no building height shall exceed 13.0m within 30m of the subject property line where the site faces an adjacent residential property.

Access and Connectivity

- (4) Development within this district must address the following to the satisfaction of the Development Authority:
- (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

8.5.19 C3, Regional Commercial District

Purpose and Intent

The purpose of this district is to accommodate retail and commercial uses, including large-format retail, that provide a range of commercial goods and services that serve a City-wide and regional market. Development in this district is intended to be comprehensively designed and interface well with the surrounding community, supporting pedestrian and transit access.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited Business Support Service Financial Service Government Service Health Care, Limited Indoor Recreation, Limited Office Personal Service Public Assembly, General Public Assembly, Limited Restaurant Retail Store, Convenience Retail Store, General Retail Store, Liquor Supportive Housing, Limited Vehicle Service, Limited	Accessory Building Animal Service, General Artist Studio Child Care, Commercial Commercial School Community Service Facility Drive-Through Entertainment, General Farmers Market Funeral Service, Limited Garden Centre Garden Centre, Seasonal Health Care, General Hostel Hotel Hotel & Conference Centre Indoor Recreation, General Microbrewery Mobile Food Vendor Motel Nightclub Public Assembly, Major Shopping Centre Supportive Housing, General Temporary Event Vehicle Sales & Leasing Vehicle Service, General Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements

<i>Per Development Site</i>	
Maximum Site Area	12.0 Hectares
Minimum FAR	0.2

Note: For the purposes of this district, a Development Site may form a portion of a Master Site Plan.

Minimum Required Setbacks

Exterior Setback	3.0m
Interior Setback	3.0m OR as provided in an approved Master Site Plan, whichever is less.
Building Separation	3.0m

Massing and Coverage

Maximum Building Height <i>Mixed Use Buildings, Hotels, Offices, AND Apartments</i> <i>All Other Buildings</i>	6 Storeys 4 Storeys
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.07

Access and Connectivity

- (2) Development within this district must address the following to the satisfaction of the Development Authority:
- (a) Pedestrian access, sidewalks, and walkway connections through the site between buildings, parking and amenity areas, and cross-walks at the perimeter of the site;
 - (b) Accessibility for transit and other forms of transportation;
 - (c) Vehicular access and circulation routes, including loading facilities, waste/recycling collection, and snow storage or removal.

8.5.20 CS, Service Commercial District

Purpose and Intent

The purpose of this district is to provide for medium-scale commercial uses that are automobile oriented. Development in this district is intended to be comprehensively designed and address its interface with adjacent properties and the surrounding community.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Business Support Service	Animal Service, General
Financial Service	Child Care, Commercial
Government Service	Commercial School
Health Care, Limited	Community Service Facility
Indoor Recreation, Limited	Drive-Through
Microbrewery	Entertainment, Gaming
Office	Entertainment, General
Personal Service	Funeral Service, Limited
Public Assembly, General	Garden Centre
Public Assembly, Limited	Garden Centre, Seasonal
Restaurant	Health Care, General
Retail Store, Convenience	Hostel
Retail Store, General	Hotel
Retail Store, Liquor	Indoor Recreation, General
Vehicle Service, Limited	Mobile Food Vendor
	Motel
	Nightclub
	Pawn Shop
	Public Assembly, Major
	Shopping Centre
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements

<i>Per Development Site</i>	
Maximum Site Area	3.0 Hectares
Minimum FAR	0.2

Required Setbacks

Exterior Setback	6.0m
Interior Setback	
- Adjacent to a Residential District	8.0m
- All other circumstances	2.0m
Building Separation	2.0m

Massing and Coverage

Maximum Building Height	
<i>Hotels</i>	4 Storeys
<i>All Other Buildings</i>	3 Storeys
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

(1) Signs in this district shall be regulated in accordance with Table S.07

8.5.21 IB-1, Mixed Business/Employment District

Purpose and Intent

The purpose of this district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, General	Accessory Building
Animal Service, Limited	Animal Service, Major
Business Support Service	Child Care, Commercial
Financial Service	Commercial School
Health Care, Limited	Community Service Facility
Indoor Recreation, Limited	Drive-Through
Microbrewery	Educational Institution, Private ²
Office	Entertainment, Gaming
Public Assembly, General	Entertainment, General
Public Assembly, Limited	Government Service
Restaurant	Health Care, General
Vehicle Service, Limited	Hotel
	Indoor Recreation, General
	Industrial Service & Sales
	Mobile Food Vendor
	Motel
	Nightclub
	Pawn Shop
	Personal Service
	Public Assembly, Major
	Retail Store, Convenience
	Retail Store, Liquor
	RV Sales & Service ³
	RV Storage ³
	Security Suite
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Limited to specific properties as shown on Map 8.

Note 3: Limited to specific properties as shown on Map 9.

Site Dimensions

Per Development Site

Minimum Site Area	4,000m ²
Maximum Site Area	2.0 Hectares
Minimum FAR	0.2

Maximum Floor Area

Retail Uses	930m ²
All Other Land Uses	2,300m ²

Required Setbacks

Minimum Exterior Setback	6.0m
Minimum Interior Setback	N/A
Min. Building Separation	2.0m

Massing and Coverage

Maximum Building Height	
- Hotels	26.0m
- All other uses	18.5m
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

(1) Signs in this district shall be regulated in accordance with Table S.09

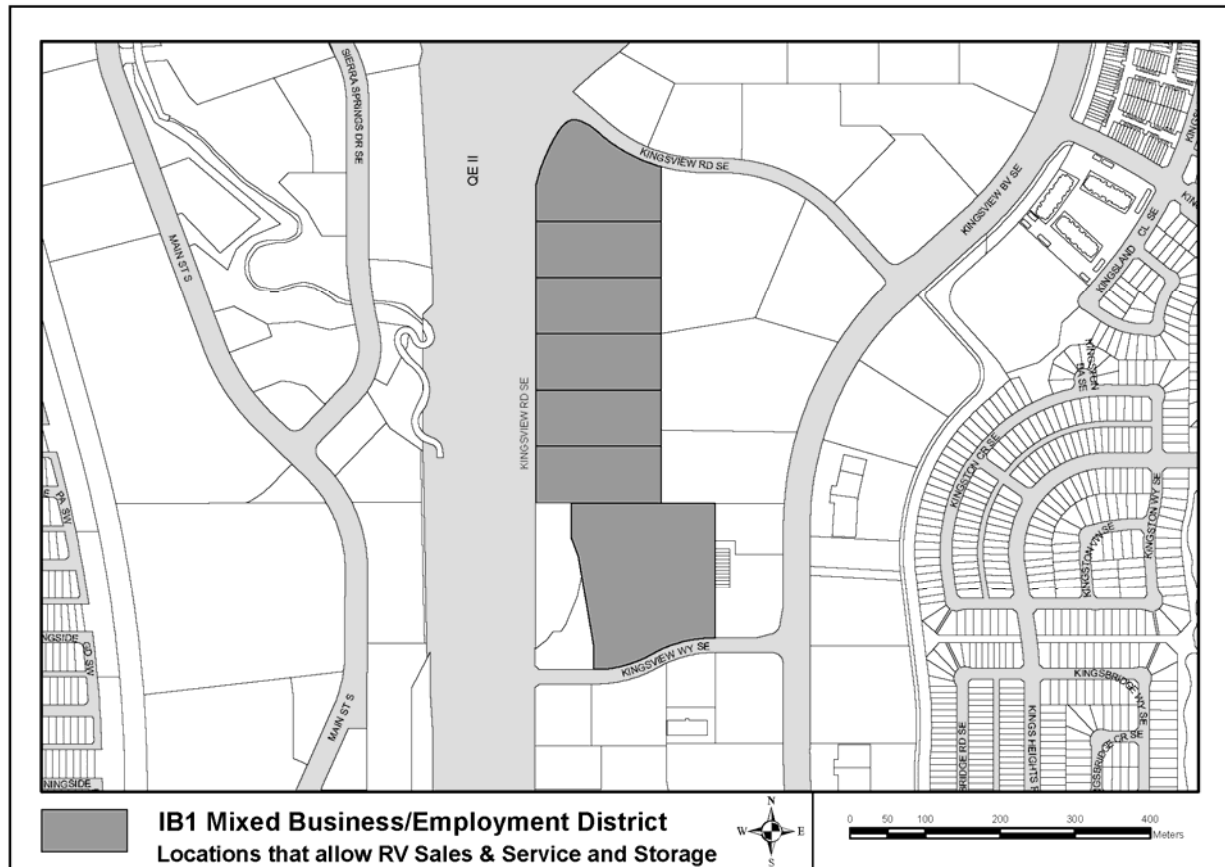
Map 8: Locations for Private Educational Institution Uses



Special Requirements for Private Educational Institutions

- (2) In addition to the general requirements provided above, development of a Private Educational Institution within this district shall be subject limited to a maximum capacity not to exceed a maximum of 350 Students and 4,100m² Floor area (including all shared facilities and ancillary uses).
- (3) The development of a Private Educational Institution within this district shall be subject to a site plan and the application's ability to address the following site planning considerations, to the satisfaction of the Development Authority:
 - (a) Accessibility for pedestrian and vehicular traffic;
 - (b) Transportation capacity and any measures that may be required to limit conflict between school and industrial traffic;
 - (c) Adequate provision of parking, bus loading, and parent drop-off onsite;
 - (d) Provision for emergency access and an emergency response plan addressing evacuation procedures;
 - (e) Amount and location of outdoor amenity space and recreation areas
 - (f) Consideration of any impacts on adjacent sites or community facilities;
 - (g) Applicability and alignment with all statutory plans and policies;
 - (h) Such other information as deemed necessary by the Development Authority.
- (4) To address compatibility of a Private Educational Institution within this district, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including the provision or design of:
 - (a) Landscaping and interface treatment;
 - (b) On-site lighting;
 - (c) Noise attenuation measures;
 - (d) Location and design of parking or other high activity areas, or;
 - (e) Changes to the proposed structure to mitigate impacts.

Map 9: Locations for RV Sales & Service and RV Storage Uses



Special Requirements for RV Sales & Service and RV Storage

- (5) Notwithstanding any other requirements of this Bylaw, the development of any RV Sales and Service or RV Storage use in this district shall be required to provide a minimum of 9.1m of landscaping and screening, designed to the satisfaction of the Development Authority in the front yard and the side yard of a corner lot.
- (6) Notwithstanding the landscaping requirements provided in **Part 3** of this Bylaw, landscaping for the development of any RV Sales and Service or RV Storage use shall be required to:
 - (a) Provide one tree and three shrubs per 30m² of landscaping area provided;
 - (b) Provide 2/3 of the required tree count as large trees, and;
 - (c) Meet the following landscaping standards:
 - i. Deciduous Tree (Large): 85mm
 - ii. Deciduous Tree (Small): 70mm
 - iii. Coniferous Tree (Large): 3.0m height
 - iv. Coniferous Tree (Small): 2.0m height
 - v. Shrubs: 0.75m minimum height or spread

8.5.22 IB-O, Office Park and Employment District

Purpose and Intent

The purpose of this district is to accommodate buildings for a range of office and complementary uses. The focus of this district will be on commercial business employment, generally office, research and development, and other related business uses. Secondary retail, service, and industrial uses may be developed at a smaller scale to support the employment base.

Permitted Land Uses	Discretionary Land Uses
Business Support Service Commercial School Financial Service Hospital Laboratory, Limited Office	Accessory Building Child Care, Commercial Community Service Facility Drive-Through Government Service Health Care, Limited Health Care, General Hotel Hotel & Conference Centre Microbrewery Mobile Food Vendor Restaurant Retail Store, Convenience Security Suite Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Per Development Site

Minimum Site Area	2,000m ²
Minimum FAR	0.3

Maximum Floor Area

Business Support Service	2,300m ²
All Other Permitted Uses	N/A
All Other Land Uses except Retail Store, Convenience	At the discretion of the Development Authority

Required Setbacks

Minimum Exterior Setback	6.0m
Minimum Interior Setback	N/A
Min. Building Separation	2.0m

Massing and Coverage

Maximum Building Height	24.0m
Maximum Building Coverage	70% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.08
- (2) Notwithstanding the list of Permitted and Discretionary Uses above, where an Indoor Recreation Facility or a Public Assembly is associated with a listed Permitted Use in this District, the Development Authority may exercise discretion to approve such uses.

8.5.23 IB-2, Industrial Employment District

Purpose and Intent

The purpose of this district is to accommodate areas of concentrated manufacturing, fabrication, and other industrial uses. Development in this district is intended to limit the scope of commercial developments, which are intended to be secondary in nature and may be incorporated to serve district employees.

Permitted Land Uses	Discretionary Land Uses
Business Support Service Indoor Recreation, Limited Industrial Distribution Industrial Manufacturing & Operations Industrial Service & Sales Storage Facility, Indoor Vehicle Service, General Vehicle Service, Limited	Accessory Building Animal Service, Limited Animal Service, General Animal Service, Major Auctioning Service Entertainment, Adult Funeral Service, Limited Funeral Service, General Government Service Indoor Recreation, General Industrial Agriculture & Production Office Recycling Depot Restaurant RV Sales & Service RV Storage Security Suite Storage Facility, Outdoor Storage Facility, Public Temporary Event Temporary Storage Vehicle Sales & Leasing Vehicle Service, Major

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Minimum Site Area	1,000m ²
Minimum Site Width	24.0m
Minimum FAR	0.2

Maximum Floor Area

Offices	2,500m ² or 25% of a Multi-Unit Development, whichever is less
Restaurants	500m ²
All Other Permitted Uses	N/A
All Other Discretionary Uses	At the discretion of the Development Authority

Required Setbacks

Minimum Exterior Setback	6.0m
Minimum Interior Setback	At the discretion of the Development Authority
Min. Building Separation	2.0m

Massing and Coverage

Maximum Building Height	18.5m
Maximum Building Coverage	70% of Site Area
Minimum Landscaping	5% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.09

8.5.24 IB-3, Heavy Industrial Employment District

Purpose and Intent

The purpose of this district is to accommodate industrial operations, including large scale, heavy industrial uses and certain automotive uses that may require specific site plan design or buffering in order to address potential land use impacts.

Permitted Land Uses	Discretionary Land Uses
Business Support Service Industrial Distribution Industrial Manufacturing & Operations Industrial Service & Sales Storage Facility, Indoor Vehicle Service, General Vehicle Service, Limited	Accessory Building Animal Service, General Animal Service, Limited Animal Service, Major Auctioning Service Entertainment, Adult Funeral Service, Limited Funeral Service, General Government Service Heavy Vehicle Sales & Leasing Heavy Vehicle Storage & Repair Industrial Agriculture & Production Medical Marihuana Production Office Recycling Depot RV Storage Security Suite Salvage Yard Storage Facility, Outdoor Storage Facility, Public Temporary Event Temporary Storage Vehicle Service, Bulk Fuel Depot Vehicle Service, Major Waste Management Facility

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Minimum Site Area	4,000m ²
Minimum Site Width	48.0m
Minimum FAR	0.2

Maximum Floor Area

Offices	2,500m ² or 25% of a Multi-Unit Development, whichever is less
All Other Permitted Uses	N/A
All Other Discretionary Uses	At the discretion of the Development Authority

Required Setbacks

Minimum Exterior Setback	12.2m
Minimum Interior Setback	At the discretion of the Development Authority
- Adjacent to Residential districts	
- All other circumstances	
Min. Building Separation	2.0m

Massing and Coverage

Maximum Building Height <i>Within 30m of a non-industrial district</i>	18.5m
Maximum Building Coverage	80% of Site Area
Minimum Landscaping	5% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.09
- (2) Notwithstanding the Required Setbacks listed above, development approved prior to the adoption of this Bylaw shall be permitted to have a minimum Exterior Setback of 6.0 metres.
- (3) Where outdoor storage is provided in association with an approved land use, it shall meet the requirements of **Section 7.21** (Outdoor Storage).

8.5.25 AP, Airport Employment District

Purpose and Intent

The purpose of this district is to provide for development of business and supporting uses that occur on and around a regional airport facility.

Permitted Land Uses

Airport Operations
Business Support Service
Storage Facility, Indoor
Vehicle Service, General
Vehicle Service, Limited

Discretionary Land Uses

Accessory Building
Government Service
Heavy Vehicle Sales & Leasing
Heavy Vehicle Storage & Repair
Industrial Agriculture & Production
Industrial Distribution
Industrial Manufacturing & Operations
Industrial Service & Sales
Salvage Yard
Security Suite
Storage Facility, Outdoor
Storage Facility, Public
Temporary Event
Temporary Storage
Vehicle Service, Bulk Fuel Depot
Vehicle Service, Major

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.10
- (2) No Development Permit is required for Airport Operations uses and aviation-related facilities.
- (3) The Development Authority shall exercise discretion for standards regarding site dimensions, minimum setbacks, building massing and lot coverage, and minimum/maximum floor areas based on compatibility and land use impacts for non-aviation uses.

8.5.26 P-1, Public Open Space District

Purpose and Intent

The purpose of this district is to provide for low impact civic and community uses. This should primarily include various forms of open space and outdoor land uses.

Permitted Land Uses	Discretionary Land Uses
Cemetery Farmers Market Outdoor Recreation Facility Temporary Event	Accessory Building Community Service Facility Educational Institution, Private Educational Institution, Public Government Service Public Assembly, General Public Assembly, Limited Public Assembly, Major

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Required Setbacks

Minimum Exterior Setback	4.0m
Minimum Interior Setback	6.0m

Massing and Coverage

Maximum Building Height	12.2m
Maximum Building Coverage	
<i>All Discretionary Uses</i>	20% of Site Area
Minimum Landscaping	60% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.11
- (2) Notwithstanding the Maximum Building Coverage listed above, at the discretion of the Development Authority, minor food and retail concessions may be permitted provided that the combined maximum gross floor area of such uses on a site does not exceed 100m².

8.5.27 P-2, Public Facilities District

Purpose and Intent

The purpose of this district is to provide for higher intensity civic and institutional uses that would normally exist within an urban context. This would include schools and more developed recreation uses, as well as Municipal offices, facilities and other essential public services.

Permitted Land Uses	Discretionary Land Uses
Community Service Facility	Accessory Building
Educational Institution, Private	Cemetery
Educational Institution, Public	Child Care, Commercial
Government Service	Child Care, Major
Health Care, General	Commercial School
Health Care, Limited	Educational Institution, Major
Indoor Recreation, General	Farmers Market
Indoor Recreation, Limited	Hospital
Public Assembly, General	Outdoor Recreation Facility
Public Assembly, Limited	Public Assembly, Major
	Recycling Depot
	Storage Facility, Outdoor
	Supportive Housing, General
	Supportive Housing, Limited
	Temporary Event
	Waste Management Facility

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Required Setbacks

Minimum Exterior Setback	4.0m
Minimum Interior Setback	6.0m

Massing and Coverage

Maximum Building Height	24.0m
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	20% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.11
- (2) At the discretion of the Development Authority, minor food and retail concessions may be permitted provided that the combined maximum gross floor area of such uses on a site does not exceed 100m².

Community and Civic Uses:

- (3) As outlined in the *Municipal Government Act*, allowable community, civic and non-profit uses may be accommodated on surplus school sites where designated as "Community Services Reserve (CSR)."

8.5.28 P-SR, Special Open Space/Recreation District

Purpose and Intent

The purpose of this district is to provide for commercial recreation and open space uses that may require special setbacks and separation from residential areas, and would normally be restricted from traditional parks and civic open space.

Permitted Land Uses	Discretionary Land Uses
Indoor Recreation, Limited Indoor Recreation, General Outdoor Recreation Facility Public Assembly, Limited Public Assembly, General	Accessory Building Special Recreation Facility Campground Farmers Market Public Assembly, Major Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Minimum Site Area	4,000m ²
Minimum Site Width	48.0m

Required Setbacks

Minimum Exterior Setback	12.2m
Minimum Interior Setback	12.2m

Massing and Coverage

Maximum Building Height	16.5m
Maximum Building Coverage	50% of Site Area
Minimum Landscaping	30% of Site Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.12

8.5.29 EP, Environmental Protection District

Purpose and Intent

The purpose of this district is to provide for the preservation of natural open space and to protect environmentally sensitive lands from harmful or incompatible development.

Permitted Land Uses	Discretionary Land Uses
N/A	Community Service Facility Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Regulations

- (1) Additional requirements (above minimum standards generally required of all development) shall be determined by the Development Authority. The Development Authority may impose standards regarding site dimensions, minimum setbacks, building massing and lot coverage, and minimum/maximum floor areas.
- (2) Any clearing, tree cutting, trail construction, irrigation, or similar activity within this district shall require Development Permit approval.
- (3) Any Development Permit applications or requests for clearing, tree cutting, trail construction, irrigation, or similar activity which requires the restoration and rehabilitation of a site upon completion of such activity shall be accompanied by detailed landscaping plan prepared to the satisfaction of the Development Authority.
- (4) Any Development Permit applications within this district shall be required to provide an environmental site inventory and impact assessment, prepared to the satisfaction of the Development Authority.
- (5) Notwithstanding the list of Permitted and Discretionary uses above, a Community Service Facility in this district shall be limited to an interpretive centre.

Sign Regulations

- (6) All signs in this District are considered Discretionary.
- (7) Unless otherwise provided under this District, the general requirements for signage contained in **Part 5** shall apply to this District.

8.5.30 UH, Urban Holdings District

Purpose and Intent

The purpose of this district is to provide for limited use and development in areas that are required for future urban subdivision and development. Urban development will not be supported until there is an amending bylaw designating the appropriate districts in conformity with the policies and provisions of the Municipal Development Plan and any adopted area structure plan or area redevelopment plan for the lands under consideration.

Permitted Land Uses	Discretionary Land Uses
Community Garden Essential Public Service Park	Accessory Building Agricultural Operation, General Agricultural Operation, Limited Dwelling, Single Detached Garden Centre Greenhouse Temporary Event Temporary Storage

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.13
- (2) The minimum front yard setback for a principal building, accessory development and parking shall be 20.0m
- (3) Additional requirements (above minimum standards generally required of all development) shall be determined by the Development Authority.
- (4) The Development Authority may impose standards regarding site dimensions, minimum setbacks, building massing and lot coverage, and minimum/maximum floor areas.
- (5) The Development Authority may specify the length of time a use is permitted in this district having regard to the servicing and future residential development of the subject land.

8.5.31 AG, General Agriculture District

Purpose and Intent

The purpose and intent of this District is to provide for agricultural activities as the primary land use on large parcels of lands remaining as a full quarter section or the balance of lands from a previous subdivision.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Agricultural Operation, General Agricultural Operation, Limited Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite Dwelling, Single Detached Government Service Home Business, Limited	Agricultural Operation, Major Animal Service, General Animal Service, Limited Animal Service, Major Bed & Breakfast Community Service Facility Farmers Market Garden Centre Greenhouse Home Business, General Home Business, Major Manufactured Home Supportive Housing, Limited Supportive Housing, General Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Minimum Site Area	<ul style="list-style-type: none"> - An un-subdivided quarter section (64.7 Hectares), OR; - The area in title at the time of adoption of this Bylaw.
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Minimum Required Setbacks

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- From Any Arterial/Collector	45.0m
- From Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Highway	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.14
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 500m² in area, and shall otherwise be considered as a Discretionary Use.
- (3) At the discretion of the Development Authority, ancillary sales of agricultural produce from an Agricultural Operation may be permitted on the same site as the Agricultural Operation.
- (4) Where an Agricultural Operation, Major is proposed as an accessory use or as the principal use and where it would abut a residential neighbourhood or use, the developer shall provide the Development Authority with an off-site impact assessment as part of the application for a Development Permit, indicating measures taken to ensure that noise, visual, or environmental impacts from the proposed development will not negatively affect the adjoining residential neighbourhood.
- (5) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (6) Notwithstanding the site dimension regulations listed above, this Bylaw is intended to maintain the subdivision rights granted to certain parcels under Land Use Bylaw C-1725-84 (former Land Use Bylaw applicable to Rocky View County lands). Accordingly, the subdivision of one (1) parcel or lot is permitted from the following properties:
 - (a) NE¼ 22-27-29 W4M (formerly designated AG-2)

- (7) Notwithstanding the regulations of **Section 6.19** (Suites):
- (a) All applications for suites are subject to water and septic capacity testing. On-site water supply and sewage disposal shall be provided to the standards required by the Province.
 - (b) A second Secondary Suite or Garage Suite may be considered in this district where the dwelling unit is used for the purposes of family care or farm help, and when associated with a dwelling used to accommodate persons engaged in farming operations as a part of the principal agricultural use on the site. Such applications shall be evaluated as a Discretionary Use.
- (8) Additional dwellings may be considered in this district where they are used for accommodation of persons engaged in farming operations as a part of the principal agricultural use on the site. Such applications shall be evaluated as a Discretionary Use.

8.5.32 AH, Agriculture Holdings District

Purpose and Intent

The purpose and intent of this District is to provide for a range of parcel sizes for agricultural uses, providing for traditional agricultural pursuits on large parcels of land while also recognizing emerging trends and new agricultural uses which may be successfully developed on smaller parcels of land.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Agricultural Operation, General Agricultural Operation, Limited Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite Dwelling, Single Detached Government Service Home Business, Limited	Agricultural Operation, Major Animal Service, General Animal Service, Limited Animal Service, Major Bed & Breakfast Community Service Facility Farmers Market Garden Centre Greenhouse Home Business, General Home Business, Major Manufactured Home Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Site Dimensions

Minimum Site Area	<ul style="list-style-type: none"> 8.1 Hectares; OR The area in title at the time of adoption of this Bylaw.
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Minimum Required Setbacks

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- From Any Arterial/Collector	45.0m
- From Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.14
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 190m² in area, or 500m² on properties larger than 16.2 Hectares, and shall otherwise be considered as a Discretionary Use.
- (3) At the discretion of the Development Authority, ancillary sales of agricultural produce from an Agricultural Operation may be permitted on the same site as the Agricultural Operation.
- (4) Where an Agricultural Operation, Major is proposed as an accessory use or as the principal use and where it would abut a residential neighbourhood or use, the developer shall provide the Development Authority with an off-site impact assessment as part of the application for a Development Permit, indicating measures taken to ensure that noise, visual, or environmental impacts from the proposed development will not negatively affect the adjoining residential neighbourhood.
- (5) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (6) Notwithstanding the regulations of **Section 6.19** (Suites), all applications for suites are subject to water and septic capacity testing. On-site water supply and sewage disposal shall be provided to the standards required by the Province.

8.5.33 F, Rural Farmstead District

Purpose and Intent

The purpose of this District is to provide for a single parcel of land containing an existing farmstead from an unsubdivided quarter-section.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Agricultural Operation, General Agricultural Operation, Limited Child Care, Limited Dwelling, Single Detached Home Business, Limited	Agricultural Operation, Major Animal Service, General Animal Service, Limited Animal Service, Major Bed & Breakfast Child Care, Residential Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite Farmers Market Greenhouse Home Business, General Home Business, Major Manufactured Home Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	1.6 Ha (4 Acres)
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Massing and Coverage

Maximum Building Height	
- Principal Building	10.0m
- Accessory Buildings	5.5m

Minimum Required Setbacks

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- From Any Arterial/Collector	45.0m
- From Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.14
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 80m² in area, and shall otherwise be considered as a Discretionary Use.
- (3) At the discretion of the Development Authority, ancillary sales of agricultural produce from an Agricultural Operation may be permitted on the same site as the Agricultural Operation.
- (4) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (5) Notwithstanding the regulations of **Section 6.19** (Suites), all applications for suites are subject to water and septic capacity testing. On-site water supply and sewage disposal shall be provided to the standards required by the Province.
- (6) No agricultural land uses, including agricultural operations, greenhouses, and garden centres shall be permitted on properties smaller than 6.0 hectares in area.

8.5.34 RR-4, Rural Residential Four-Acre District

Purpose and Intent

The purpose of this District is to provide a residential use on small parcels of land which also accommodate minor agricultural pursuits and associated accessory buildings.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Child Care, Limited Dwelling, Single Detached Home Business, Limited	Agricultural Operation, General Agricultural Operation, Limited Agricultural Operation, Major Bed & Breakfast Child Care, Residential Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite Farmers Market Garden Centre Greenhouse Health Care, Limited Home Business, General Home Business, Major Manufactured Home Supportive Housing, Limited Supportive Housing, General Temporary Event

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	1.6 Ha (4 Acres)
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Massing and Coverage

Maximum Building Height	10.0m
- Principal Building	
- Accessory Buildings	5.5m
Maximum Number of Accessory Buildings	3
Maximum total building area for all Accessory Buildings	225m ²

Minimum Required Setbacks

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- From Any Arterial/Collector	45.0m
- From Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.14
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 150m² in area, and shall otherwise be considered as a Discretionary Use.
- (3) At the discretion of the Development Authority, ancillary sales of agricultural produce from an Agricultural Operation may be permitted on the same site as the Agricultural Operation.
- (4) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (5) Notwithstanding the regulations of **Section 6.19** (Suites), all applications for suites are subject to water and septic capacity testing. On-site water supply and sewage disposal shall be provided to the standards required by the Province.
- (6) The maximum number of dwelling units permitted on any lot in this district is one principal Single Detached Dwelling and one Accessory Suite.
- (7) No agricultural land uses, including agricultural operations, greenhouses, and garden centres shall be permitted on properties smaller than 6.0 hectares in area.

8.5.35 RR-2, Rural Residential Two-Acre District

Purpose and Intent

The purpose of this district is to provide for a residential use on small parcels of rural land which do not accommodate agricultural pursuits.

Permitted Land Uses

Accessory Building
Child Care, Limited
Dwelling, Single Detached
Home Business, Limited

Discretionary Land Uses

Bed & Breakfast
Child Care, Residential
Dwelling, Garage Suite
Dwelling, Garden Suite
Dwelling, Secondary Suite
Health Care, Limited
Manufactured Home

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	0.8 Ha (2 Acres)
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Massing and Coverage

Maximum Building Height	
- Principal Building	10.0m
- Accessory Buildings	5.5m
Maximum Number of Accessory Buildings	2
Maximum total building area for all Accessory Buildings	120m ²

Minimum Required Setbacks

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- From Any Arterial/Collector	45.0m
- From Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Highway	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.14
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 80m² in area, and shall otherwise be considered as a Discretionary Use.
- (3) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (4) Notwithstanding the regulations of **Section 6.19** (Suites), all applications for suites are subject to water and septic capacity testing. On-site water supply and sewage disposal shall be provided to the standards required by the Province.
- (5) The maximum number of dwelling units permitted on any lot in this district is one principal Single Detached Dwelling and one Accessory Suite.

8.5.36 RB-G, Rural Business: General District

Purpose and Intent

The purpose of this District is to provide for a range of businesses and supporting uses to serve outlying areas of the City which are compatible with the surrounding rural character.

Permitted Land Uses

Accessory Building
Agricultural Operation, General
Agricultural Operation, Limited
Government Service

Discretionary Land Uses

Animal Service, General
Animal Service, Limited
Animal Service, Major
Auctioning Service
Cemetery
Funeral Service, General
Funeral Service, Limited
Health Care, General
Health Care, Limited
Heavy Vehicle Storage & Repair
Industrial Agriculture & Production
Industrial Distribution
Industrial Manufacturing & Operations
Industrial Service & Sales
Medical Marihuana Production
Personal Service
RV Sales & Service
RV Storage
Security Suite
Storage Facility, Indoor
Storage Facility, Outdoor
Vehicle Sales & Leasing
Vehicle Service, Limited
Vehicle Service, General
Vehicle Service, Major
Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	7.5 Ha (18.5 Acres)
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Massing and Coverage

Maximum Building Height	18.0m
Minimum Landscaped Area	10% of Site Area

Minimum Required Setbacks

All Required Yards	6.0m
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Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.15
- (2) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (3) An Accessory Building may only be considered as a Permitted Use where it does not exceed 150m² in area, and shall otherwise be considered as a Discretionary Use.
- (4) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (5) A Warehouse Sales use in this District shall not include the sale of any material or product that, in the opinion of the Development Authority, puts human health or the environment at risk because of its chemical or biological nature.

8.5.37 RB-R, Rural Business: Recreation District

Purpose and Intent

The purpose of this District is to provide for a wide range of commercial recreation uses and other compatible businesses to serve the rural areas of the City.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Agricultural Operation, General Agricultural Operation, Limited Child Care, Limited Government Service	Campground Child Care, Commercial Entertainment, Gaming Entertainment, General Indoor Recreation, General Indoor Recreation, Limited Outdoor Recreation Facility Restaurant Security Suite

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	2.0 Ha (4.9 Acres)
Site Width	90.0m

Massing and Coverage

Maximum Building Height	12.0m
Minimum Landscaped Area	10% of Site Area

Minimum Required Setbacks

Front Yard Setbacks:	
- From Any Highway	60.0m
- Service Road adjacent to a Highway	15.0m
- From Any Arterial/Collector	30.0m
- Service Road adjacent to an Arterial/Collector	10.0m
- From Any Other Road	15.0m
Side Yard Setbacks:	
- From Any Highway	60.0m
- Service Road adjacent to a Highway	15.0m
- From Any Arterial/Collector	30.0m
- Service Road adjacent to an Arterial/Collector	10.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.15
- (2) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (3) An Accessory Building may only be considered as a Permitted Use where it does not exceed 90m² in area, and shall otherwise be considered as a Discretionary Use.
- (4) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

8.5.38 RB-A, Rural Agricultural Business District

Purpose and Intent

The purpose of this District is to provide for processing and retailing of agricultural products within the rural areas of the City.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Government Service	Agricultural Operation, Limited Agricultural Operation, General Agricultural Operation, Major Animal Service, Limited Animal Service, General Animal Service, Major Farmers Market Industrial Agriculture & Production Industrial Service & Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	2.0 Ha (4.9 Acres)
Site Width	90.0m

Minimum Required Setbacks For All Buildings

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- Service Road adjacent to a Highway	15.0m
- From Any Arterial/Collector	30.0m
- Service Road adjacent to an Arterial/Collector	10.0m
- All Other Front or Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Massing and Coverage

Maximum Building Height	12.0m
Minimum Landscaped Area	10% of Site Area

Minimum Required Setbacks For Parking, Storage, and Display Areas

Front Yard Setbacks:	
- From Any Highway or Arterial/Collector	15.0m
- From Any Other Road	8.0m
Side Yard Setbacks:	
- From Any Highway or Arterial/Collector	15.0m
- From Any Other Road	8.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	15.0m
- All Other Rear Yards	6.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.15
- (2) An Accessory Building may only be considered as a Permitted Use where it does not exceed 90m² in area, and shall otherwise be considered as a Discretionary Use.
- (3) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (4) At the discretion of the Development Authority, ancillary sales of agricultural produce from an Agricultural Operation may be permitted on the same site as the Agricultural Operation.
- (5) At the discretion of the Development Authority, accessory retail and/or restaurant uses may be permitted on the same site as an Agricultural Operation where the retail and/or restaurant uses are contained within the principal building on the site.
- (6) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

8.5.39 RB-AS, Rural Business: Agriculture Services District

Purpose and Intent

The purpose and intent of the District is to accommodate the needs of business uses related to agricultural activity serving the rural areas of the City.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Agricultural Operation, General Agricultural Operation, Limited Animal Service, General Animal Service, Limited Government Service Security Suite	Agricultural Operation, Major Animal Service, Major Auctioning Service Farmers Market Garden Centre Heavy Vehicle Storage & Repair Industrial Agriculture & Production Industrial Service & Sales Retail Store, Convenience Storage Facility, Outdoor Vehicle Service, General Vehicle Service, Limited

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	2.0 Ha (4.9 Acres)
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Minimum Required Setbacks For All Buildings

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- Service Road adjacent to a Highway	15.0m
- From Any Arterial/Collector	30.0m
- Service Road adjacent to an Arterial/Collector	10.0m
- All Other Front or Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	15.0m

Massing and Coverage

Maximum Building Height	15.0m
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Minimum Required Setbacks For Parking, Storage, and Display Areas

Front Yard Setbacks:	
- From Any Highway or Arterial/Collector	15.0m
- From Any Other Road	8.0m
Side Yard Setbacks:	
- From Any Highway or Arterial/Collector	15.0m
- From Any Other Road	8.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	15.0m
- All Other Rear Yards	6.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.15
- (2) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (3) Where an Agricultural Operation, Major is proposed as an accessory use or as the principal use and where it would abut a residential neighbourhood or use, the developer shall provide the Development Authority with an off-site impact assessment as part of the application for a Development Permit, indicating measures taken to ensure that noise, visual, or environmental impacts from the proposed development will not negatively affect the adjoining residential neighbourhood.
- (4) At the discretion of the Development Authority, an Agricultural Operation in this district may allow facilities which provide for tourism ventures related to agriculture. This may include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations.

- (5) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (6) A Development Authority may require a greater building setback for a proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites.
- (7) A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.

8.5.40 RB-H, Rural Business: Highway District

Purpose and Intent

The purpose of this district is to allow for development along highways and major transportation corridors. Development is intended to provide services to the traveling public and tourists, and include businesses that require a high degree of visibility and ease of access to transportation routes. These areas represent 'gateway' development and are intended to maintain a high standard of visual quality.

Permitted Land Uses	Discretionary Land Uses
Accessory Building Drive-Through Government Service Restaurant Vehicle Sales & Leasing Vehicle Service, General Vehicle Service, Limited	Campground Entertainment, Gaming Financial Service Heavy Vehicle Storage & Repair Hotel Hotel and Conference Centre Motel Office Personal Service Retail Store, Convenience Retail Store, General Retail Store, Liquor RV Sales & Service RV Storage Vehicle Service, Major

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Minimum Site Dimensions

Site Area	1.0 Ha (2.5 Acres)
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Minimum Required Setbacks For All Buildings

Front and Side Yard Setbacks:	
- From Any Highway	60.0m
- Service Road adjacent to a Highway	10.0m
- From Any Arterial/Collector	30.0m
- Service Road adjacent to an Arterial/Collector	10.0m
- Front Yard from Any Other Road	15.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Road	30.0m
- All Other Rear Yards	6.0m

Massing and Coverage

Maximum Building Height	15.0m
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Minimum Required Setbacks For Parking, Storage, and Display Areas

Front and Side Yard Setbacks:	
- From Any Highway	15.0m
- From Any Arterial/Collector	15.0m
- From Any Other Road	8.0m
- All Other Side Yards	6.0m
Rear Yard Setbacks:	
- From Any Highway	15.0m
- All Other Rear Yards	6.0m

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.15
- (2) Notwithstanding the site dimension regulations listed above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no statutory plan supporting further subdivision of existing parcels. This provision shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots.
- (3) The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

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9 Direct Control Bylaws

9.1 Special Land Use provisions for Direct Control Districts

Notwithstanding the list of Permitted and Discretionary Uses provided in any Direct Control Bylaw:

- (1) The provisions for land uses outlined in **Section 8.4** (Land Uses Permitted in All Districts) shall also apply to any Direct Control Bylaws;
- (2) A Secondary Suite shall be considered a Discretionary Use in any Direct Control Bylaw where a Single Detached Dwelling is listed as either a Permitted or Discretionary Use. Any proposed Secondary Suites in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in **Section 6.19.3** (Secondary Suites), and other applicable standards, unless otherwise stated in the Direct Control Bylaw.
- (3) For any Direct Control District, the Development Authority shall apply the standards and requirements of the Sign Table which applies to the closest comparable Land Use District.

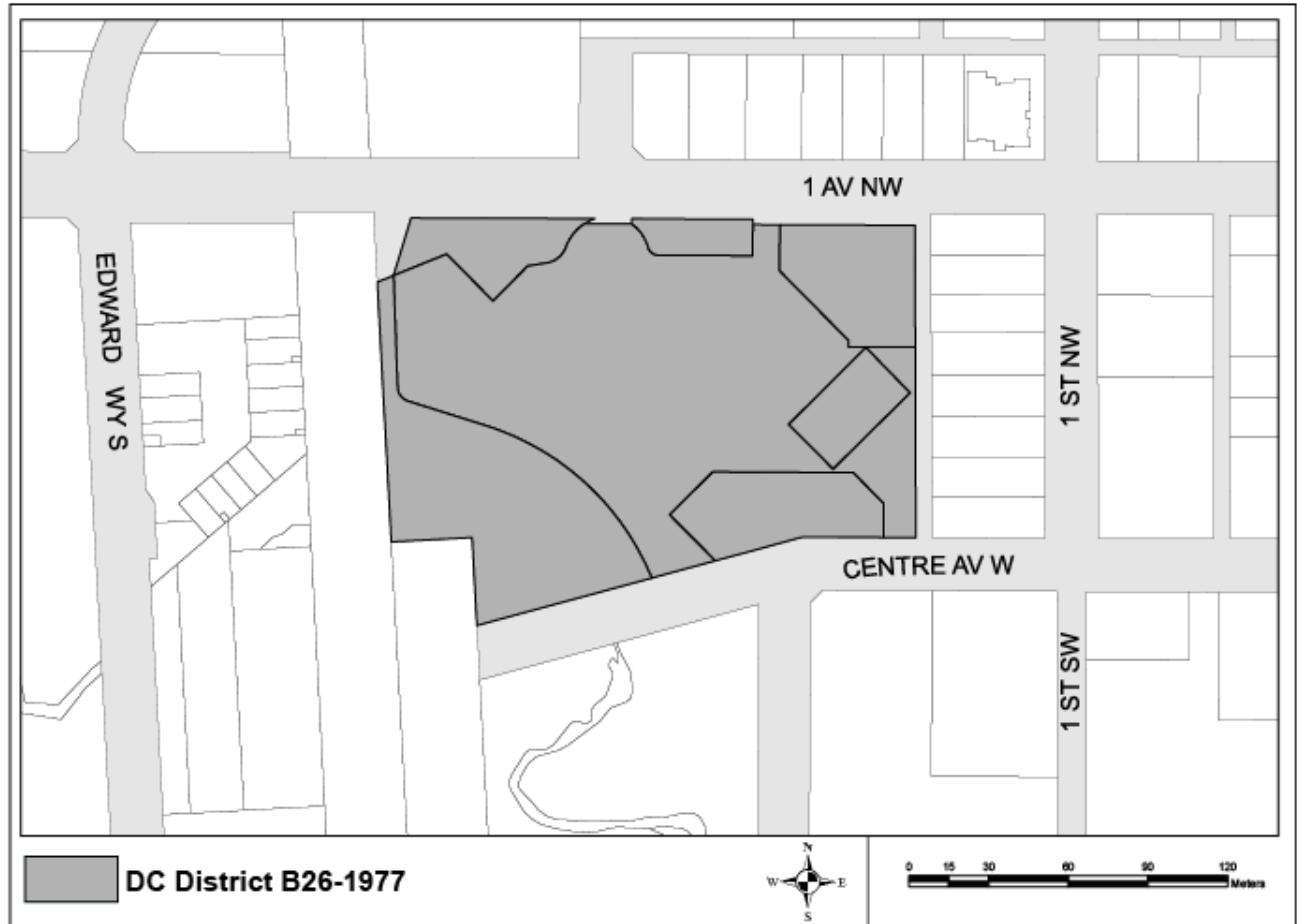
9.2 Direct Control Districts

9.2.1 Direct Control Bylaw 1 (DC-01)

Bylaw No. B26-1997

General/Administrative Regulations

- (1) Affected Lands: Block X, Plan 4000R within a portion of the South West Quarter of Section 12, Township 27, Range 1, West of the 5th Meridian, containing 2.43 hectares (6 acres) more or less as generally illustrated on the sketch plan which follows:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Development of the site is limited to a medium-density apartment building, 10 townhouse units, 3 commercial buildings along 1st Avenue, and extensive site landscaping.
- (4) While the site will contain primarily residential buildings, their use is limited to housing for seniors who may require some assistance in their day-to-day living, meals, housekeeping, maintenance of grounds, etc.
- (5) While the proposal contemplates no dedication of Reserves, the integrity of the Nose Creek corridor as a public open space / pedestrian corridor must be maintained by subdividing Environmental Reserve and/or Municipal Reserve along Nose Creek, to be negotiated.
- (6) The proposal contemplates a major reduction in the normal (2/unit) parking requirements for conventional residential developments. This development will provide a minimum ratio of 1 stall per unit for the residential buildings, with normal requirements applying to the commercial portions of the site.
- (7) As the site lies almost entirely within the currently designated Flood Risk Area, as per the Alberta Environmental Protection's Flood Risk Map, the site's development must be subject to approval of flood proofing measures by Alberta Environmental Protection, and to the satisfaction of the City.

- (8) As the current proposal is not supported by a set of "Development Permit level" drawings, the development of the site shall be considered to be discretionary under the Land Use Bylaw.
- (9) Parking must be provided in accordance with the Land Use Bylaw for any commercial or service component of the development which is open to the public.
- (10) The site is to be designed to allow for the development of buildings fronting directly to 1st Avenue as generally illustrated on the site plan submitted to the City on December 3, 1997. This frontage shall be developed to allow for uses listed under the Central Business District in the Land Use Bylaw, and shall be supplied with vehicular access and parking appropriate to this commercial component, to the satisfaction of the Municipal Planning Commission.

Land Use Regulations for Residential Developments

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for the multi-dwelling residential developments with densities in the range of 13 to 26 units per net acre.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Child Care, Limited Home Business, Limited	Bed and Breakfast Child Care, Residential Dwelling, Townhouse Home Business, General Multi-Residential Development

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Sites without Lane Access	3 m for one side yard
Street Side of Corner Site	3 m
All Other Side Yards	1.5 m
Rear Yards	
Rear Yard	5 m

Massing and Coverage	
Maximum Building Height	10 m at eave line
Maximum Building Height	3 Storeys

Development Density	
Standard Density Range	32 – 64 Units/Ha 13 – 26 Units/Acre

Setback Requirements

- (11) No above grade decks shall encroach into required rear or side yards for townhouse dwelling units.

Landscaping Requirements

- (12) A minimum of 40% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (13) The location of recreational and landscaping areas is subject to the approval of the Development Authority.
- (14) Where a landscaped area is required, it shall be provided in accordance with a landscape plan and in conformity with the following requirements and standards:
 - (a) Existing soft landscaping retained on a site may be considered in fulfilment of the total landscaping requirement.
 - (b) Except for municipal boulevards, trees shall be planted in the overall minimum ratio of 1 tree per 35m² of landscaped area and 1 tree per 20m² of required parking area islands.
 - (c) A substitution of the tree requirement with a combination of trees and shrubs to the satisfaction of the Development Authority may be permitted in accordance with the general landscaping requirements of the Land Use Bylaw.

Amenity Requirements

- (15) Each unit of a multi-dwelling complex shall be provided with a private outdoor amenity space as follows:
- Patios and Courtyards: A minimum dimension of 2.4 metres and a minimum area of 7.4m² for each dwelling unit located at or below grade.
 - Balconies and Terraces: A minimum dimension of 1.5 metres and a minimum area of 4.5m² for each dwelling unit located not more than 4 storeys above grade, OR a minimum dimension of 1.8 metres and a minimum area of 5.6m² for each dwelling unit located more than 4 storeys above grade.
 - Private outdoor amenity space shall be located immediately adjacent to and be accessible from the dwelling unit.
 - Private outdoor amenity space shall be designed to provide visual privacy.
 - In addition to any required private outdoor amenity space, all developments with less than 20 dwelling units (except where all dwelling units have frontage along public roadways), shall provide a minimum of 2.5m² of amenity area per unit as communal recreation space, which shall be aggregated into a single contiguous and useable area.

Land Use Regulations for Commercial Developments

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a wide range of commercial, retail, office, and entertainment uses serving the City and the surrounding region.

List of Discretionary Uses

Accessory Building	Government Service
Secondary Suite ¹	Health Care, Limited
Animal Service, Limited	Hotel
Business Support Service	Indoor Recreation, Limited
Child Care, Commercial	Office
Community Service Facility	Personal Service
Commercial School	Restaurant
Educational Institution, Private	Retail, General ²
Entertainment, General	Retail, Liquor
Financial Service	Vehicle Service, Limited
Funeral Service, Limited	

- Note 1: Secondary Suites may be permitted at the discretion of the Development Authority in a mixed use development on the ground floor provided it is behind a commercial store front or on a second storey.
- Note 2: This includes uses which allow the Repair, Rental, or Service of any article or commodity of which the sale and location is allowed within this District.

Minimum Setbacks

Front Yards	
Front Yard	0 m
Side Yards	
Adjacent to a Residential District	6m
If Provided	1.2 m
Rear Yards	
Rear Yard	0 m

Minimum Dimensions

Site/Use	Area	Width
Site	140 m ²	4.5 m

Massing and Coverage

Maximum Building Height	15 m
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Additional Development Requirements

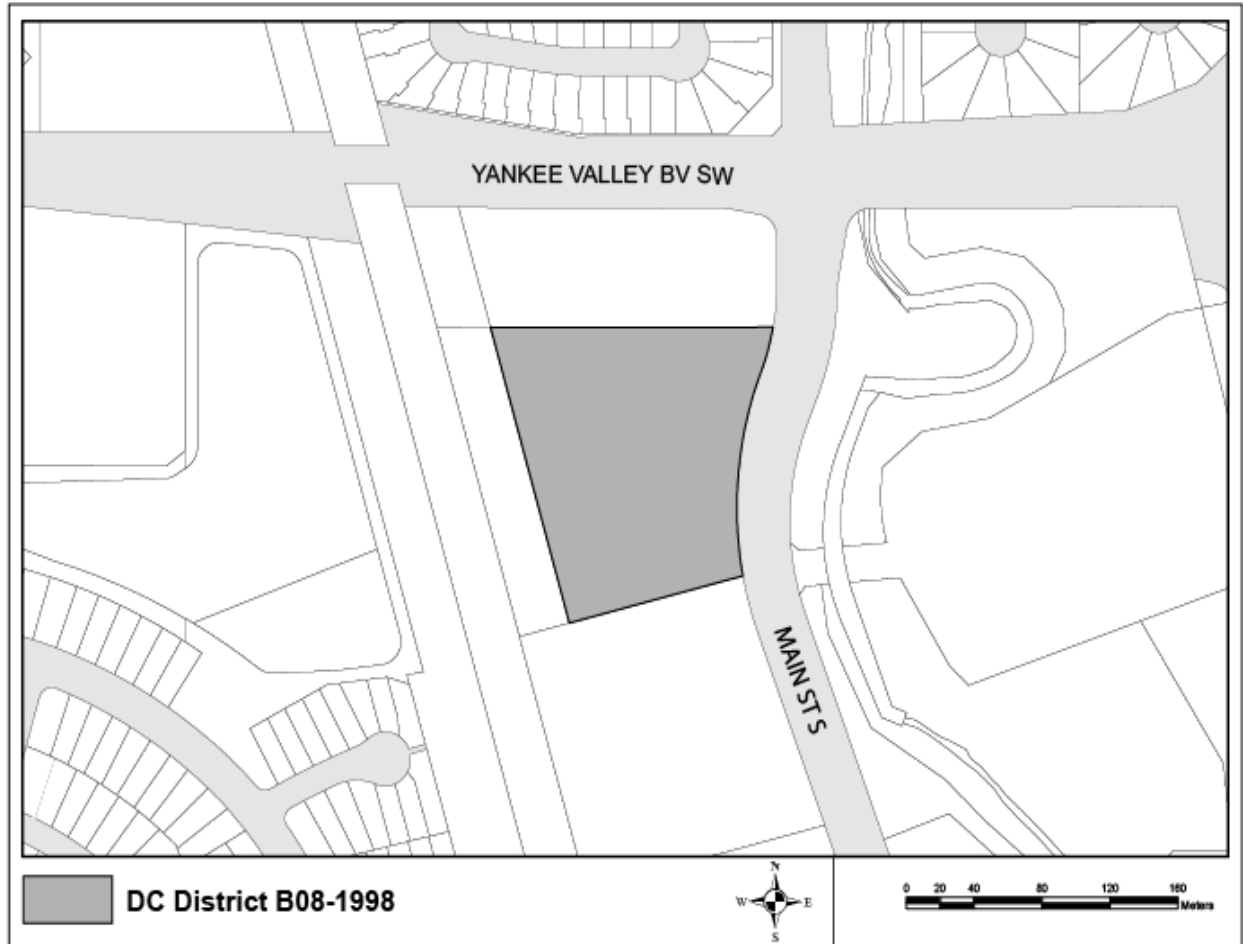
- (16) Surface parking must be screened to the satisfaction of the Development Authority.
- (17) In addition to the general requirements for landscaping contained in the Land Use Bylaw, landscaping in this District must:
- Enhance store entryways,
 - Ensure adequate screening,
 - Enhance the pedestrian environment, and
 - Provide a tree canopy along streets and parking facilities.

9.2.2 Direct Control Bylaw 2 (DC-02)

Bylaw No. B08-1998

General/Administrative Regulations

- (1) Affected Lands: A portion of the NE¼ 36-26-1-W5M, containing ±1.95 hectares (±4.82 acres), as generally illustrated on the sketch below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Prior to any Development Permit approval or any site work commencing, a revised Storm Water Management Plan is to be submitted (by an engineer of demonstrated expertise in this field) and approved by the City of Airdrie Engineering Department. This revised plan will address the storm water management scheme as a system. It will limit direct creek outfalls with sites combining their runoff facilities where appropriate. Where rights of way are needed they should be shown and surface “natural” drainage courses be incorporated wherever feasible to aid in improving runoff water quality.
- (4) A Parks Concept Plan is to be submitted to and approved by City of Airdrie Staff prior to any site work commencing. Several technical recommendations respecting soils and vegetation types found in the AXYS Environmental Report are to be addressed in a Parks Concept Plan. The primary purpose to the open space at the northern edge of the Plan is to be a buffer.
- (5) Servicing details are to be submitted to and approved by the City of Airdrie Engineering Department prior to any Development Permit approval or to any site work commencing. These are location, at least schematically, of a sanitary sewer lift station and an alignment of water and sanitary service lines off site which connect this development cell to existing City of Airdrie services. Prior to any Development Permit approval or to any site

work commencing, a Historical Resources Study is to be submitted to the City of Airdrie. The developer undertakes to abide by any recommendations contained within that study at the discretion of City of Airdrie staff.

- (6) The applicant is advised that further details of construction of the buffer areas will be addressed at the Development Permit stage for adjacent commercial lots.
- (7) The hawk nesting sites found in the treed area are to be moved or protected in accordance with the recommendations in the AXYS Environmental Report.
- (8) The re-designation is subject to approval from Alberta Environmental Protection respecting the channelizing of Nose Creek as may be required to develop this site.
- (9) Except for the above noted conditions, the Municipal Planning Commission will exercise full discretion in the approval of a Development Permit for this site.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a range of commercial uses for the benefit of the travelling public. This District shall have a high standard of appearance, facilities, and performance.

List of Discretionary Uses

Accessory Building	Restaurant
Entertainment, General	Retail Store, Liquor
Financial Service	Vehicle Sales and Leasing
Heavy Vehicle Storage and Repair	Vehicle Service, General
Government Service	Vehicle Service, Limited
Hotel	Vehicle Service, Major
Motel	

Minimum Setbacks

Front Yards

Front Yard	10 m
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Side Yards

Adjacent to a Residential District	6 m
If Provided	1.2 m

Rear Yards

Rear Yard	8 m
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Other

Gas Pumps	4.5 m
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Minimum Dimensions

Site/Use	Area
Hotels and Motels	2230 m ²
Service Stations	930 m ²
Gas bars	280 m ²
All Other Uses	464 m ²

Massing and Coverage

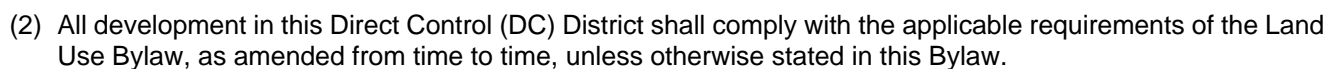
Maximum Height for Hotels and Motels	25 m
Maximum Height for All Other Buildings	10 m

Development Requirements

- (10) A minimum of 10% of the area of a site shall be provided for landscaping and recreational purposes. This shall include a minimum 6 metre landscape buffer adjacent to the property line along fronting roads.
- (11) Additional landscaping for rear yards that are visible from Highway 2 may be required at the discretion of the Development Authority.
- (12) One hundred percent (100%) of the development's required parking shall be provided onsite.

Bylaw No. B35-1998

(1) Affected Lands: A portion of the SE ¼ 11-27-1-W5M, containing ±1.54 hectares (±3.81 acres), as generally illustrated on the plan below:



(3) The following direct control rules shall apply specifically to lots with side entry garages:

- (a) Minimum Front Yard Setback of 3.5 metres.
- (b) Minimum Rear Yard Setback of 6.5 metres.
- (c) Maximum Encroachment of 1 metre into the rear yard setback for raised decks.
- (d) Maximum Building Height of 10m where buildings incorporate a minimum 5:12 roof pitch.
- (e) Maximum Lot Coverage of 40% of the site area.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for residential development in the form of single-detached dwelling housing.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Dwelling, Single Detached Home Business, Limited	Bed and Breakfast Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	390.2 m ²	12.2 m
Average (Within a Plan of Subdivision)		13.5 m

Minimum Floor Area Requirements	
Ground Floor Area, Semi Detached	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two-Storey Unit: <ul style="list-style-type: none"> First Storey or Ground Floor Area Combined Area of Both Floors 	60 m ² 102 m ²

Maximum Development Density	
Number of Principal Buildings per Site	1

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of Corner Site	3 m
With Provision for an Accessory Building	1.2 m
Without Provision for an Accessory Building	One 3 m (unobstructed)
All Other Circumstances	3 m
Rear Yards	
For Principal Buildings	8 m
Rear Attached Garages Not Exceeding 1 Storey	1 m

Massing and Coverage	
Maximum Building Height	
Principal Building	3 Storeys, including a basement
Sites Exceeding 13.5 m in Width	10 m
All Other Circumstances	9 m

Development Requirements

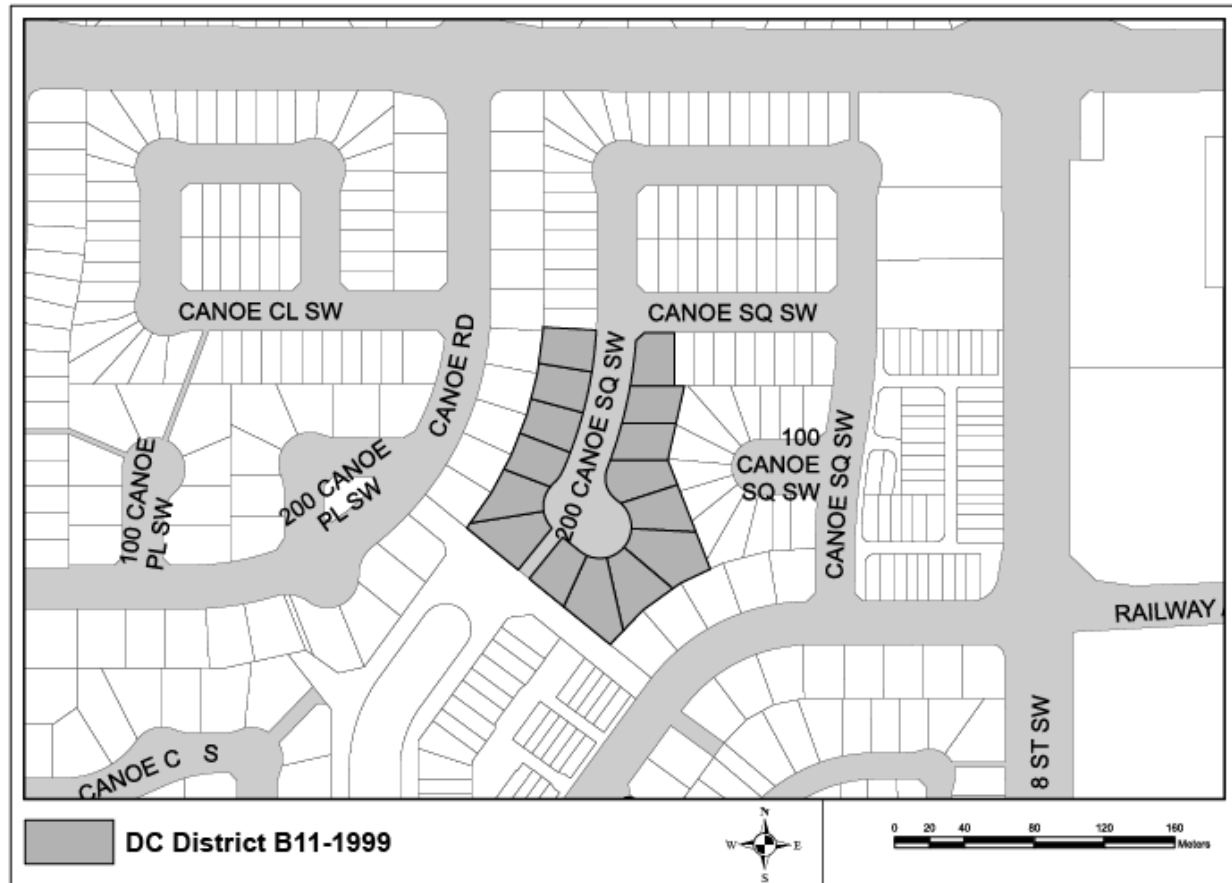
- Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.

9.2.4 Direct Control Bylaw 4 (DC-04)

Bylaw No. B11-1999

General/Administrative Regulations

- (1) Affected Lands: A portion of SE¼ 11-27-1-W5M, containing ±1.54 hectares (±3.81 acres), as generally illustrated on the sketch below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) The following Direct Control rules shall apply specifically to lots with side entry garages:
- (a) No Minimum Ground Floor Area for one of the two units.
 - (b) No eligibility for creation of separate titles.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for residential neighbourhoods in which single and two dwelling residential densities may be permitted.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Dwelling, Duplex Dwelling, Semi-Detached Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Single Detached Dwellings	418 m ²	13.5 m
Duplexes	464 m ²	15 m
Semi-Detached		
• Interior Unit	223 m ²	7.3 m
• Abutting Street	223 m ²	10.5 m
• Combined Adjoining Units	557 m ²	18 m
Semi Detached, in a Laneless Subdivision		6 m
All Other Circumstances		9.8 m

Minimum Floor Area Requirements	
Ground Floor Area, Detached and Duplex	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two Storey Dwelling:	
• Ground floor	60 m ²
• Combined floor area	102 m ²
Duplex, per unit	79 m ²
Ground Floor Area, Semi Detached	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Two Storey Dwelling:	
• Ground floor	46 m ²
• Combined floor area	84 m ²

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Front Yard w/Side Entry Garage	3.5 m
Side Yards	
Sites without Lane Access	3 m
Street Side of Corner Site	3 m
Where Provision is Made for a Garage	1.2 m
All Other Side Yards	1.2 m
Rear Yards	
For Principal Buildings	8 m
Rear Yard w/Side Entry Garage	6.5 m

Massing and Coverage	
Building Height	
Minimum	9 m
Maximum w/Side Entry Garage	10 m
Other	
Minimum Roof Pitch w/Side Entry Garage	5:12
Maximum Building Coverage w/Side Entry Garage	40% of Site Area
Permitted Encroachment for Rear Decks	1 m

Maximum Development Density	
Number of Principal Buildings per Site	1

Development Requirements

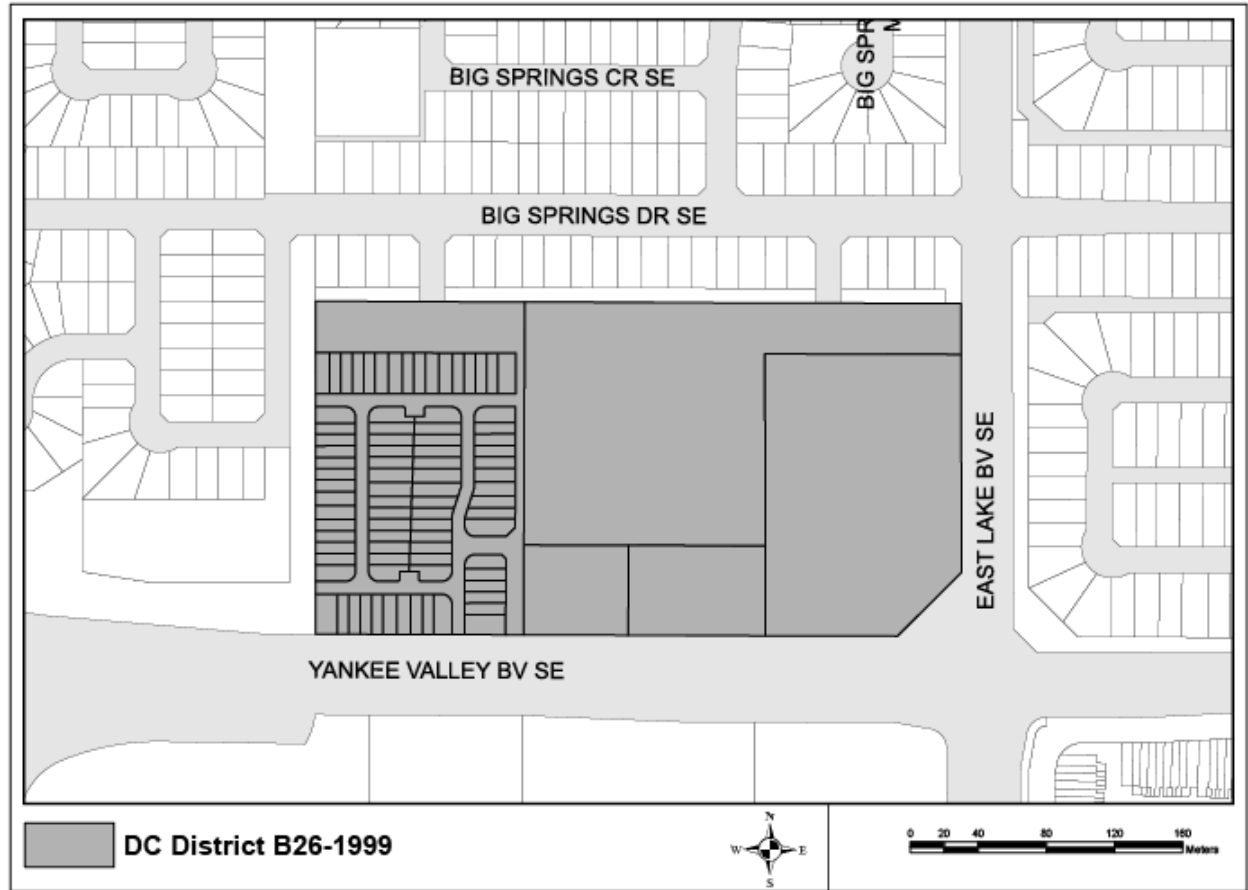
- (4) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (5) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.

9.2.5 Direct Control Bylaw 5 (DC-05)

Bylaw No. B26-1999

General/Administrative Regulations

- (1) Affected Lands: Plan 8103JK, Block "B", containing ± 7.88 hectares (± 19.49 acres), as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Commercial uses shall not exceed 66% of the total site area, including required parking and loading areas.
- (4) Residential uses shall not exceed 50% of the total site area, including parking and landscaped areas.
- (5) Intensive soft landscaping shall be provided along the entire northern strip of the site to the satisfaction to the Development Authority to buffer adjacent residential development. The buffer shall be thirty (30) metres in width from the north property line to the foundation of the closest building.
- (6) Access to the site shall be limited and subject to the approval of the Engineering services Department prior to Development Permit issuance.

Residential Medium Density Multi Dwelling Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a multi-dwelling residential neighbourhood with more than 6 residential dwelling units. The maximum net density of 63 units per net hectare (26 units per net acre) shall be permitted.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Child Care, Limited Home Business, Limited	Bed and Breakfast Child Care, Residential Dwelling, Townhouse Home Business, General Multi-Residential Development

Minimum Dimensions	
Site/Use (Includes unit, parking, recreation and landscaping)	Area
Apartments, Bachelor Unit	100 m ²
Apartments, 1 Bedroom Unit	124 m ²
Apartments, 2 Bedroom Unit	179 m ²
Apartments, 3 Bedroom Unit	204 m ²
Apartments, 4 Bedroom Unit	204 m ²
Townhouse, Units with a Side Yard Abutting a Street	279 m ²
Townhouse, All Other Units	204 m ²

Massing and Coverage	
Building Height	
Maximum	10 m at eave line
Maximum	3 Storeys

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of Corner Site with Lane Access	3 m
All Other Sites with Lane Access	1.5 m
Street Side of Corner Site without Lane Access	3 m
All Other Sites without Lane Access	One 3 m (unobstructed) and one 1.5 m
Rear Yards	
Rear Yard	5 m

Special Setback Requirements

- (7) No above grade decks shall encroach into required rear or side yards for townhouse dwelling units.

Landscaping Requirements

- (8) A minimum of 40% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (9) The location of recreational and landscaping areas is subject to the approval of the Development Authority.
- (10) Where a landscaped area is required, it shall be provided in accordance with a landscape plan and in conformity with the following requirements and standards:
- Existing soft landscaping retained on a site may be considered in fulfilment of the total landscaping requirement.
 - Except for municipal boulevards, trees shall be planted in the overall minimum ratio of 1 tree per 50m² of landscaped area provided.
 - A substitution of the tree requirement with a combination of trees and shrubs to the satisfaction of the Development Authority may be permitted in accordance with the general landscaping requirements of the Land Use Bylaw.
 - The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigation shall be provided.

Amenity Requirements

- (11) Each unit of a multi-dwelling complex shall be provided with a private outdoor amenity space as follows:
- (a) Patios and Courtyards: A minimum dimension of 2.4 metres and a minimum area of 7.4m² for each dwelling unit located at or below grade.
 - (b) Balconies and Terraces: A minimum dimension of 1.5 metres and a minimum area of 4.5m² for each dwelling unit located not more than 4 storeys above grade, OR a minimum dimension of 1.8 metres and a minimum area of 5.6m² for each dwelling unit located more than 4 storeys above grade.
 - (c) Private outdoor amenity space shall be located immediately adjacent to and be accessible from the dwelling unit.
 - (d) Private outdoor amenity space shall be designed to provide visual privacy.
- (12) For senior citizen housing projects, communal indoor amenity space at a minimum of 4.6m² per dwelling unit may be substituted for private outdoor amenity space.

Commercial Shopping Centre Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide sites for the retail sale of convenience goods and services.

List of Discretionary Uses

Accessory Building	Health Care, General
Secondary Suite ²	Health Care, Limited
Animal Service, General	Indoor Recreation, General
Animal Service, Limited	Indoor Recreation, Limited
Business Support Service	Office
Child Care, Commercial	Personal Service
Commercial School	Restaurant
Community Service Facility	Retail Store, General
Entertainment, General	Retail Store, Liquor
Financial Service	Vehicle Service, General ¹
Government Service	Vehicle Service, Limited ¹

- Note 1: Vehicle Service uses may be permitted at the discretion of the Development Authority when ancillary to a primary commercial use, not placed at the street front but placed toward the rear area of the site, and with the size of the use oriented to the convenience needs of residents.
- Note 2: Secondary Suites may be permitted at the discretion of the Development Authority in a mixed use development on the ground floor provided it is behind a commercial store front or on a second storey.

Minimum Dimensions

Site/Parcel	Area
Site	4050 m ²

Minimum Setbacks

Front Yard	6 m
Side Yards	6 m
Rear Yard	6 m

Massing and Coverage

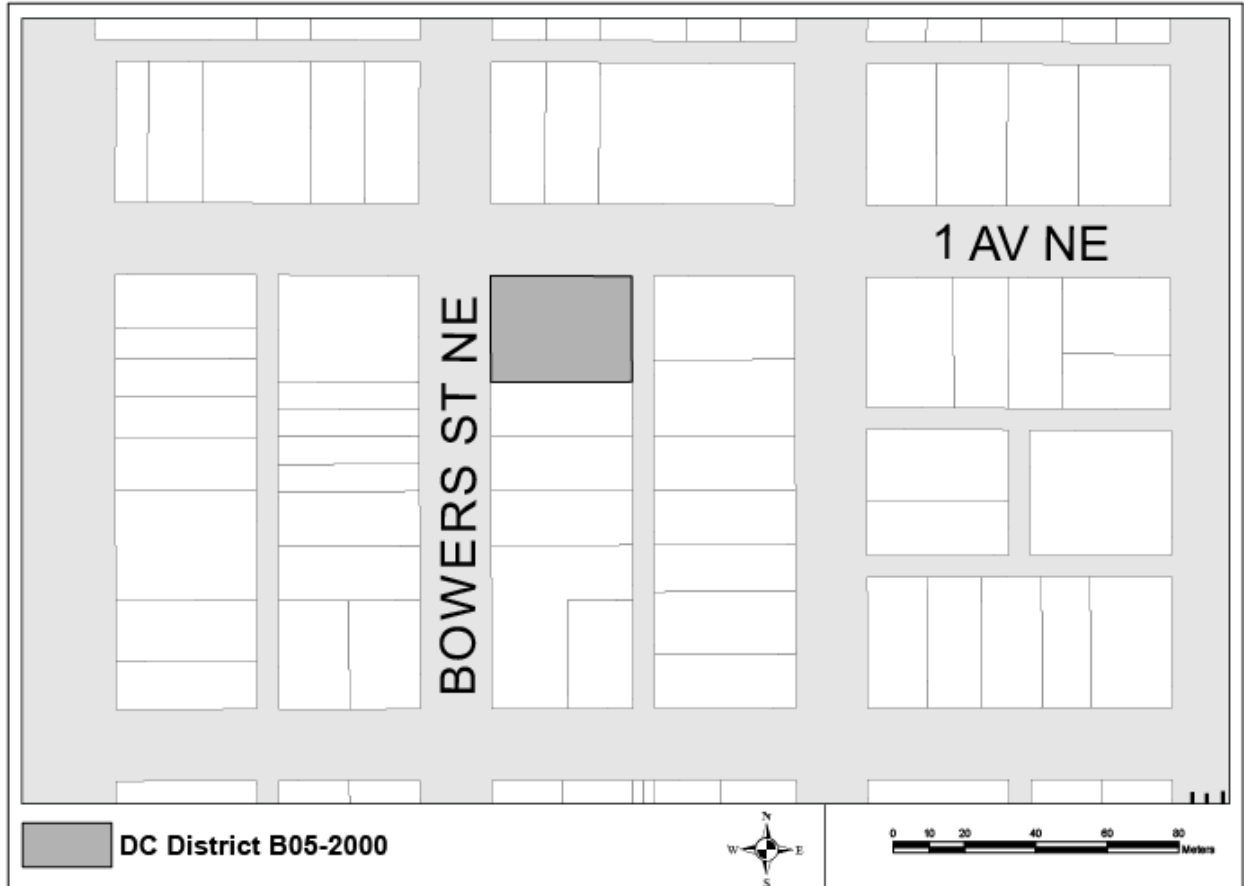
Building Height	
Maximum	10 m
Other	
Minimum Landscaping	10 % of Site Area

9.2.6 Direct Control Bylaw 6 (DC-06)

Bylaw No. B05-2000

General/Administrative Regulations

- (1) Affected Developments: The rules within this district shall apply to new construction commenced or applied for after December 17, 1990.
- (2) Affected Lands: Lots 1 and 2, Block D, Plan 4445K, as generally illustrated on the sketch plan below:



- (3) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for single dwelling housing on existing lots of varying widths and areas, to protect lands within the district from new developments which are not in keeping with the character and appearance of existing development, and to provide for the development of homes of traditional architectural character.

List of Permitted Uses	List of Discretionary Uses
Accessory Building	Dwelling, Single Detached Home Business, Limited Parking Lot

Minimum Dimensions		
Site/Use	Area	Width
Site	464.5 m ²	15 m

Minimum Floor Area Requirements	
Ground Floor Area, Single Detached	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two-Storey Unit:	
• First Storey or Ground Floor Area	60 m ²
• Combined Area of Both Floors	102 m ²

Maximum Development Density	
Number of Residential Buildings per Site	1

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Side Yards, Buildings Constructed Prior to December 17, 1990	1.2 m
Street Side of Corner Site	3 m
All Other Side Yards	2 m
Rear Yards	
Rear Yard	8 m

Massing and Coverage	
Building Height	
Maximum	9 m

Special Development Requirements

- (4) No lot shall be created or reduced in area through re-subdivision which would create a new lot from the rear portion of any existing lot.
- (5) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (6) No above grade decks shall encroach into required rear or side yards for townhouse dwelling units.

Additional Guidelines Respecting Design, Character and Appearance

- (7) Front Drive garages shall not be permitted.
- (8) Despite the general requirements outlined in the Land Use Bylaw, the Development Authority shall not grant variances on yards or height for any development within this District.
- (9) Residential construction shall be, in the opinion of the Development Authority, traditional in character. The following architectural and design elements may be used to achieve this character:
 - (a) Gabled or Hip roofs, steeper pitches;
 - (b) Multi-paned or mullioned windows;
 - (c) Horizontal clapboard style siding;
 - (d) Front Porches;
 - (e) Natural or Traditional materials, e.g. cedar shakes, brick, etc.;
 - (f) Bay or Bow windows, Arched windows;
 - (g) All mechanical roof apparatus to be contained within chimneys structures;
 - (h) Richness of detail as to trim, exposed structural and decorative elements, etc.
- (10) In addition, site plans shall show the continuation of the architectural theme. Elements which may contribute to this are:
 - (a) No removal of mature trees;
 - (b) Traditional fence and landscaping design;
 - (c) Screened parking area;
 - (d) Compatible design for Accessory Buildings.

Definitions

- (11) Unless otherwise defined in this Direct Control Bylaw, all words and uses shall be defined as per Part One (Definitions) of the City of Airdrie Land Use Bylaw, as amended.

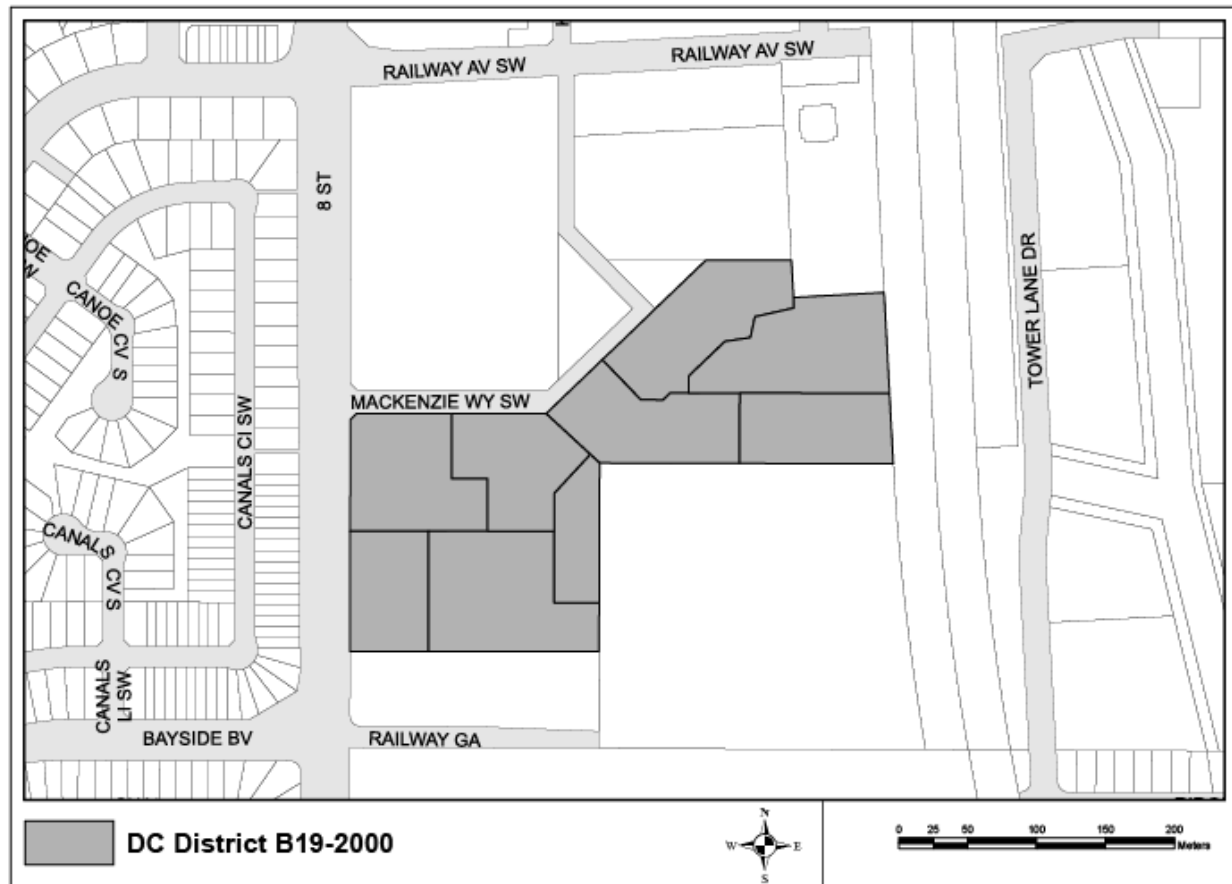
Parking Lot means: an area of land used principally for the parking of vehicles.

9.2.7 Direct Control Bylaw 7 (DC-07)

Bylaw No. B19-2000

General/Administrative Regulations

- (1) Affected Lands: A portion of the SW ¼ 12-27-1-W5M, containing ±13.57 hectares (±35.00 acres), as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for high density multi-dwelling residential.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Child Care, Limited Home Business, Limited	Bed and Breakfast Child Care, Residential Dwelling, Townhouse Multi-Residential Development Office Personal Service Home Business, General Retail Store, General

Minimum Dimensions		
Site/Use	Area	Width
Apartments, Bachelor Unit	100m ²	15 m
Apartments, 1 Bedroom Unit	124m ²	
Apartments, 2 Bedroom Unit	179m ²	
Apartments, 3 Bedroom Unit	204m ²	
Apartments, 4 Bedroom Unit	204m ²	
Townhouse, Units with a Side Yard Abutting a Street	279m ²	
Townhouse, All Other Units	204m ²	

Development Density	
Maximum Density	118 Units/Ha 48 Units/Acre
Number of Dwelling Units (range)	10 to 515

Minimum Setbacks	
Front Yards	
Front Yard	6 m
Side Yards	
Sites with Lane Access	3 m
Sites without Lane Access	3 m
From 8 th Street	7.5 m
From the Edge of a Public Access Easement or Walkway	3 m
All Other Side Yards	5 m
Rear Yards	
Rear Yard	8 m

Massing and Coverage	
Building Height	
Maximum	16 m at eave line
Maximum	6 Storeys

Special Setback Requirements

- (3) No side yard is required for an attached parking structure which does not require external maintenance and which is located on the side or rear of the building
- (4) No rear yard is required for an attached parking structure which does not require external maintenance and which is located on the side or rear of the building;

Development Requirements

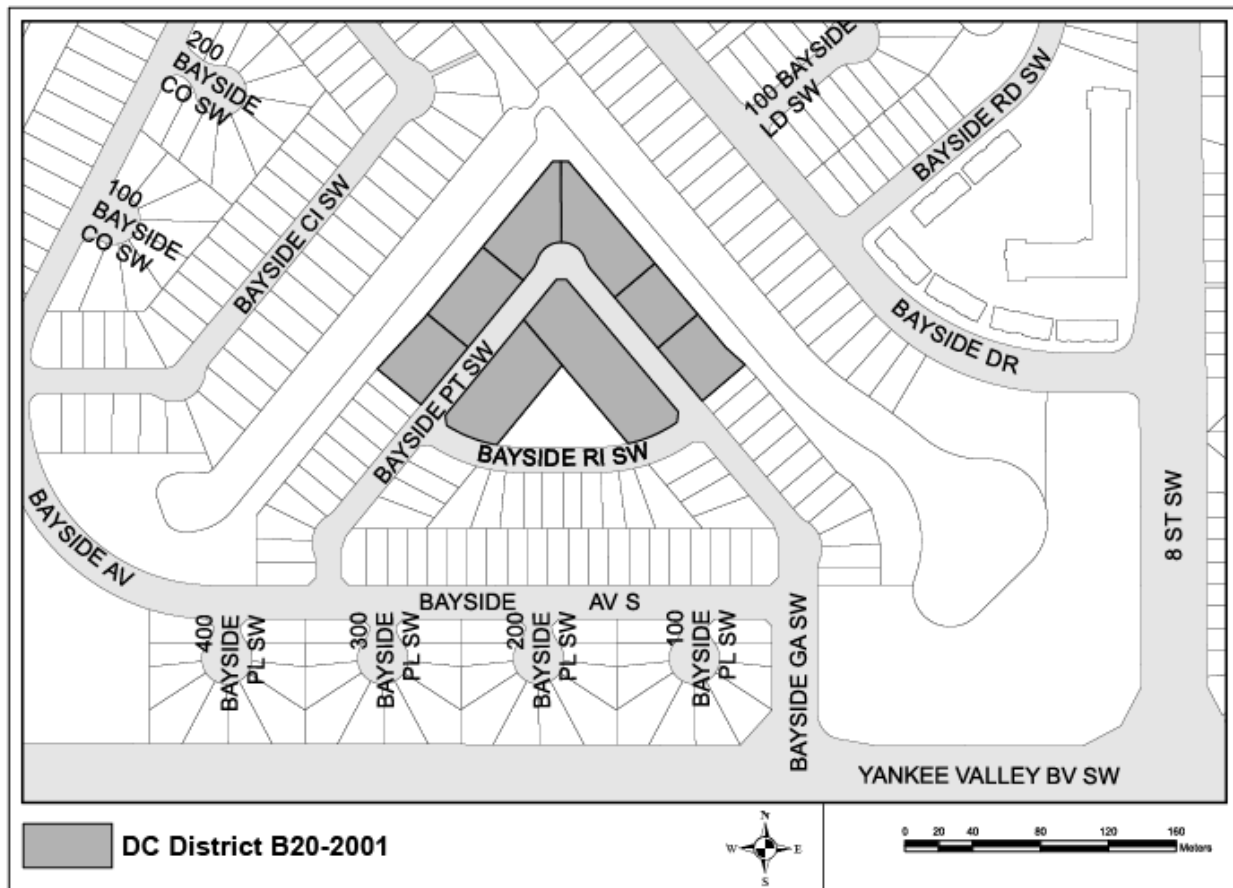
- (5) A minimum of 40% of the site area shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (6) Through a Development Approval process, if a parking standard greater than 1.5 stalls per dwelling unit is achieved, a minimum of 35% of the site area may be provided for landscaping and recreational purposes instead.
- (7) Except for the above noted conditions, the Municipal Planning Commission will exercise full discretion in the approval of a Development Permit for this site.

9.2.8 Direct Control Bylaw 8 (DC-08)

Bylaw No. B20-2001

General/Administrative Regulations

- (1) Affected Lands: A portion of the SE ¼ 2-27-1-W5M, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a multi-dwelling residential neighbourhood with more than 6 residential dwelling units. The maximum net density of 63 units per net hectare (26 units per net acre) shall be permitted.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Child Care, Limited Home Business, Limited	Bed and Breakfast Child Care, Residential Dwelling, Townhouse Home Business, General Multi-Residential Development

Minimum Dimensions		
Site/Use	Area	Width
Apartments, Bachelor Unit	100m ²	15 m
Apartments, 1 Bedroom Unit	124m ²	
Apartments, 2 Bedroom Unit	179m ²	
Apartments, 3 Bedroom Unit	204m ²	
Apartments, 4 Bedroom Unit	204m ²	
Townhouse, Units with a Side Yard Abutting a Street	279m ²	
Townhouse, All Other Units	204m ²	

Massing and Coverage	
Building Height	
Maximum	10 m at eave line
Maximum	3 Storeys

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of Corner Site	3 m
Other Sites with Lane Access	1.5 m
Other Sites without Lane Access	One 3 m (Unobstructed); One 1.5 m
Rear Yards	
Rear Yard	5 m

Development Density	
Maximum Density	63 Units/Ha 26 Units/Acre
Number of Dwelling Units (Range)	7 to 60

Setback Requirements

- (3) No above grade decks shall encroach into required rear or side yards for townhouse dwelling units.

Landscaping Requirements

- (4) A minimum of 40% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (5) The location of recreational and landscaping areas is subject to the approval of the Development Authority.
- (6) Where a landscaped area is required, it shall be provided in accordance with a landscape plan and in conformity with the following requirements and standards:
- (a) Existing soft landscaping retained on a site may be considered in fulfilment of the total landscaping requirement.
 - (b) Except for municipal boulevards, trees shall be planted in the overall minimum ratio of 1 tree per 50m² of landscaped area provided.
 - (c) A substitution of the tree requirement with a combination of trees and shrubs to the satisfaction of the Development Authority may be permitted in accordance with the general landscaping requirements of the Land Use Bylaw.
 - (d) The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigation shall be provided.

Amenity Requirements

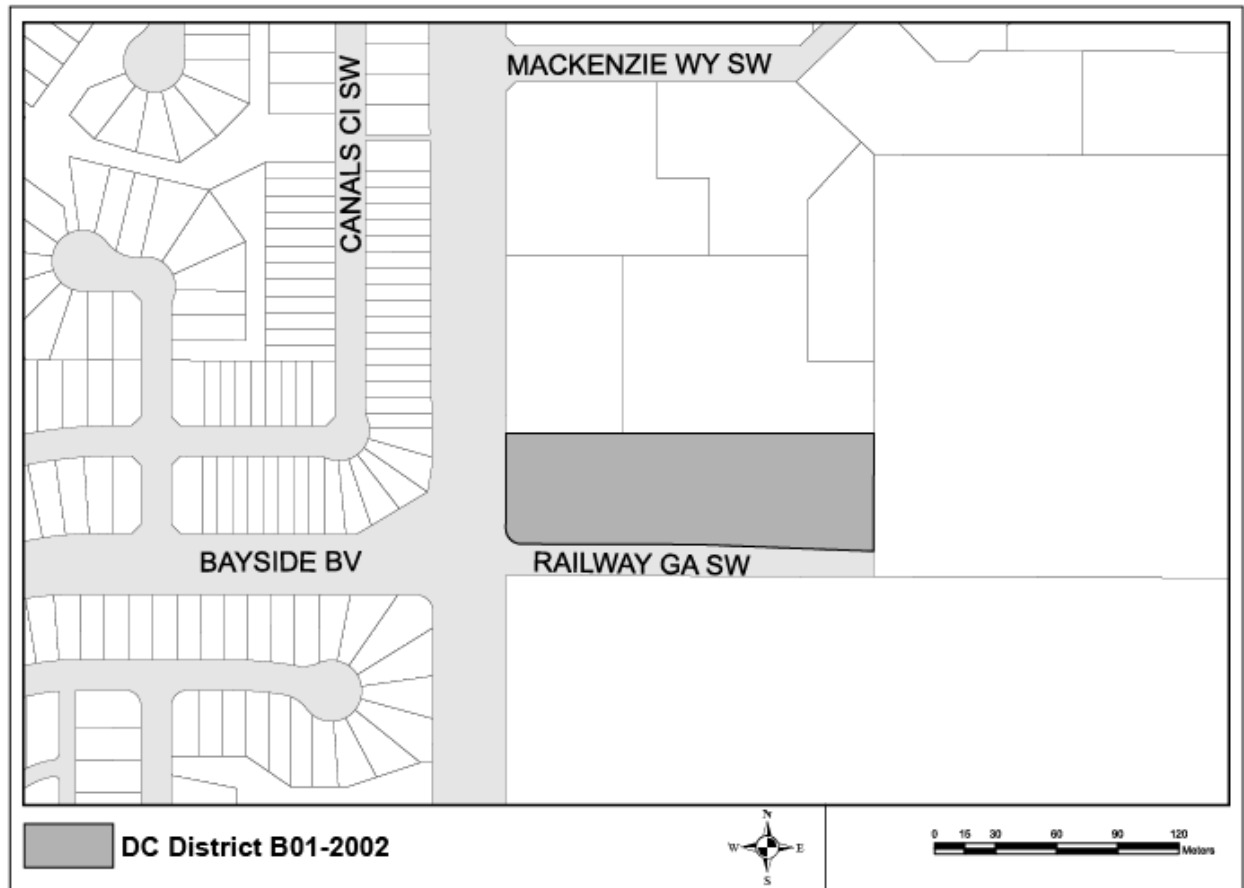
- (7) Each unit of a multi-dwelling complex shall be provided with a private outdoor amenity space as follows:
- (a) Patios and Courtyards: A minimum dimension of 2.4 metres and a minimum area of 7.4m² for each dwelling unit located at or below grade.
 - (b) Balconies and Terraces: A minimum dimension of 1.5 metres and a minimum area of 4.5m² for each dwelling unit located not more than 4 storeys above grade, OR a minimum dimension of 1.8 metres and a minimum area of 5.6m² for each dwelling unit located more than 4 storeys above grade.
 - (c) Private outdoor amenity space shall be located immediately adjacent to and be accessible from the dwelling unit.
 - (d) Private outdoor amenity space shall be designed to provide visual privacy.
- (8) For senior citizen housing projects, communal indoor amenity space at a minimum of 4.6m² per dwelling unit may be substituted for private outdoor amenity space.

9.2.9 Direct Control Bylaw 9 (DC-09)

Bylaw No. B01-2002

General/Administrative Regulations

- (1) Affected Lands: A portion of the SW ¼ 12-27-1-W5M, containing ±4.64 hectares (±11.45 acres), as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a minimum of 3 residential dwelling units per building and a maximum of 6 residential dwelling units per building. A maximum net density of 32 units per net hectare (13 units per net acre) shall be permitted.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Child Care, Limited Home Business, Limited	Bed and Breakfast Child Care, Residential Dwelling, Townhouse Home Business, General Multi-Residential Development

Minimum Dimensions	
Site/Use	Area
Townhouse, with a Side Yard Abutting a Street	279 m ²
All Other Circumstances (Includes Parking Area and Landscaping)	223 m ²

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of Corner Site	3 m
All Other Sites with Lane Access	1.5 m
All Other Sites without Lane Access	One 3 m (unobstructed); One 1.5 m
Rear Yards	
Rear Yard	5 m

Massing and Coverage	
Building Height	
Maximum	9 m at Eave line

Development Density	
Maximum Net Density	32 Units/Ha 13 Units/Acre
Number of Dwelling Units Per Building (Range)	3 to 6
Maximum Number of Dwelling Units	46

Setback Requirements

- (3) No above grade decks shall encroach into required rear or side yards for townhouse dwelling units.

Landscaping Requirements

- (4) A minimum of 40% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (5) The location of recreational and landscaping areas is subject to the approval of the Development Authority.
- (6) Where a landscaped area is required, it shall be provided in accordance with a landscape plan and in conformity with the following requirements and standards:
- Existing soft landscaping retained on a site may be considered in fulfilment of the total landscaping requirement.
 - Except for municipal boulevards, trees shall be planted in the overall minimum ratio of 1 tree per 50m² of landscaped area provided.
 - A substitution of the tree requirement with a combination of trees and shrubs to the satisfaction of the Development Authority may be permitted in accordance with the general landscaping requirements of the Land Use Bylaw.
 - The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigation shall be provided.

Amenity Requirements

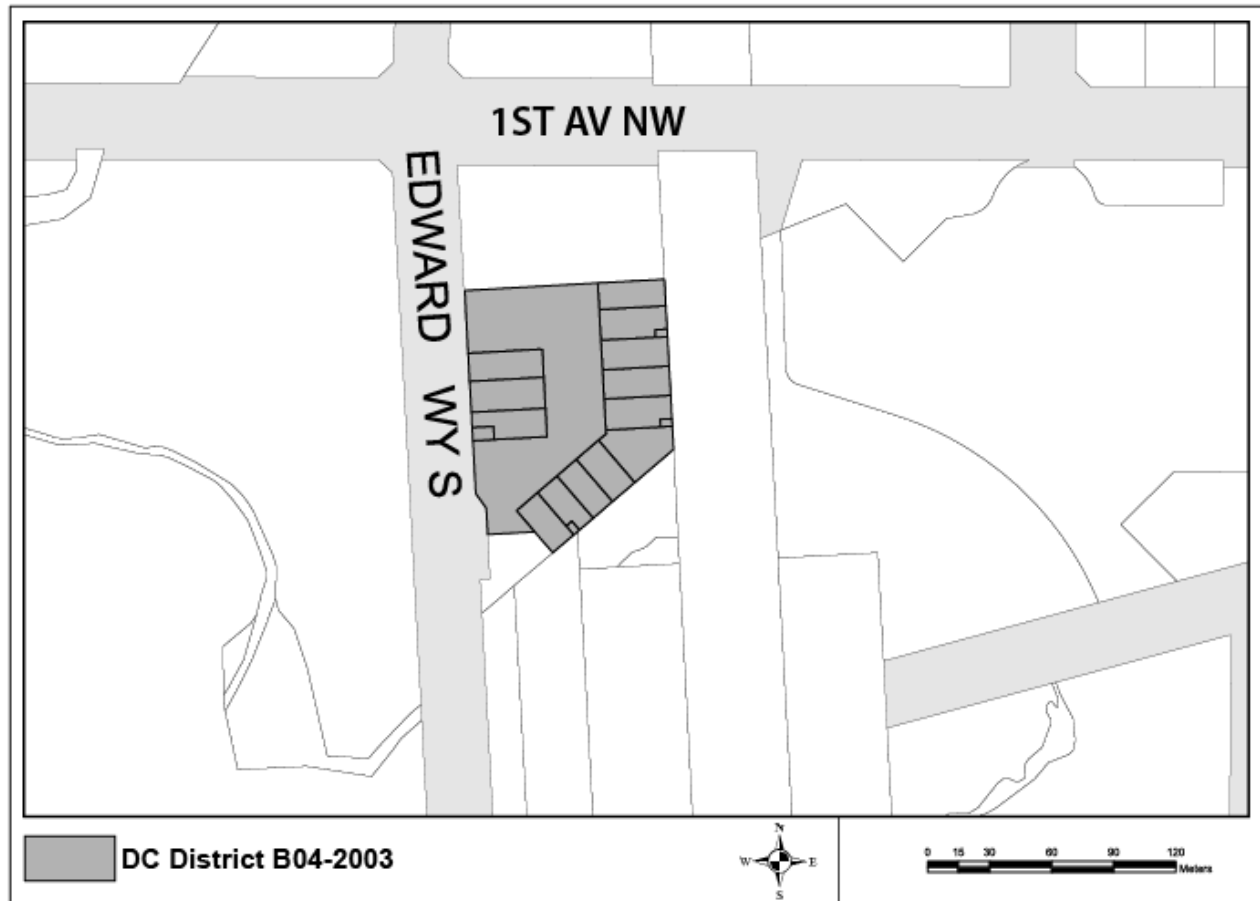
- (7) Each unit of a multi-dwelling complex shall be provided with a private outdoor amenity space as follows:
- Patios and Courtyards: A minimum dimension of 2.4 metres and a minimum area of 7.4m² for each dwelling unit located at or below grade.
 - Balconies and Terraces: A minimum dimension of 1.5 metres and a minimum area of 4.5m² for each dwelling unit located not more than 4 storeys above grade, OR a minimum dimension of 1.8 metres and a minimum area of 5.6m² for each dwelling unit located more than 4 storeys above grade.
 - Private outdoor amenity space shall be located immediately adjacent to and be accessible from the dwelling unit.
 - Private outdoor amenity space shall be designed to provide visual privacy.
- (8) For senior citizen housing projects, communal indoor amenity space at a minimum of 4.6m² per dwelling unit may be substituted for private outdoor amenity space.

9.2.10 Direct Control Bylaw 11 (DC-11)

Bylaw No. B04-2003

General/Administrative Regulations

- (1) Affected Lands: A portion of Block 2, plan 7910119, containing 0.44 hectares (1.102 acres) more or less, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for commercial retail and office developments serving the City and the surrounding rural areas.

List of Discretionary Uses

Accessory Building	Government Service
Secondary Suite ¹	Indoor Recreation, Limited
Animal Service, Limited	Office
Business Support Service	Personal Service
Commercial School	Restaurant
Community Service Facility	Retail Store, General ²
Entertainment, General	Retail Store, Liquor
Financial Service	Vehicle Sales and Leasing
Funeral Service, Limited	

- Note 1: Secondary Suites may be permitted at the discretion of the Development Authority in a mixed use development on the ground floor provided it is behind a commercial store front or on a second storey.
- Note 2: This includes uses allowing the Repair, Rental, or Service of any article or commodity of which the sale and location is allowed within this District.

Minimum Dimensions

Site/Use	Area	Width
Site	140 m ²	4.5 m

Massing and Coverage**Building Height**

Maximum	15 m
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Minimum Setbacks**Front Yards**

Front Yard	0 m
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Side Yards

Adjacent to a Residential District	6 m
If Provided	1.2 m

Rear Yards

Rear Yard	0 m
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Development Requirements

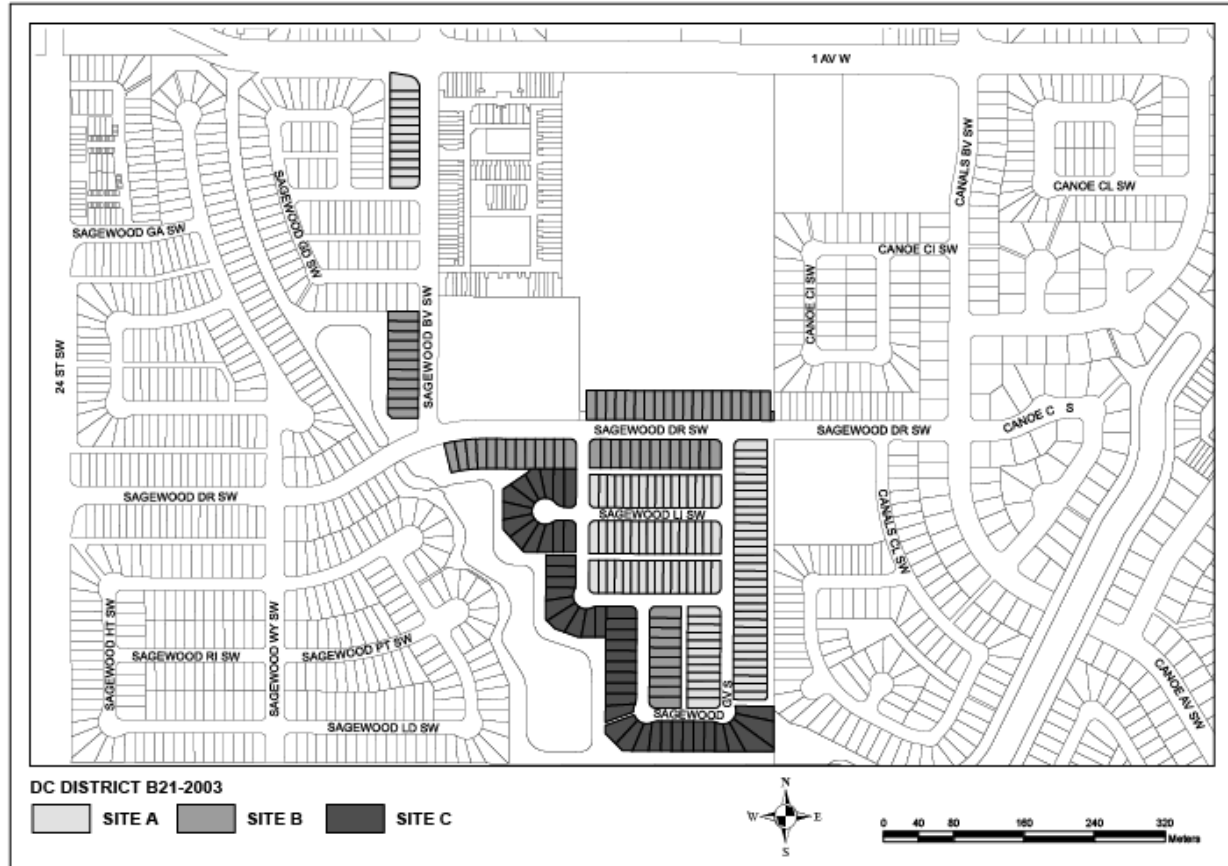
- (3) Surface parking must be screened to the satisfaction of the Development Authority.
- (4) In addition to the general requirements for landscaping contained in the Land Use Bylaw, landscaping in this District must:
 - (a) Enhance store entryways,
 - (b) Ensure adequate screening,
 - (c) Enhance the pedestrian environment, and
 - (d) Provide a tree canopy along streets and parking facilities.

9.2.11 Direct Control Bylaw 12 (DC-12)

Bylaw No. B21-2003

General/Administrative Regulations

- (1) Affected Lands: A portions of the SW¼ 11-27-1-W5M containing ±11.918 hectares (±29.45 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Prior to any approvals, Development Design Guidelines shall be submitted for review and approval, addressing the following requirements to the satisfaction of the Development Authority:
- (a) Design Guidelines shall allow for a compatible variety of building massing, colours and styles;
 - (b) Building façades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - (c) Sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways to ensure a substantial and cohesive landscape area except where separated sidewalks are approved along north/south and east/west collector roads by engineering services;
 - (d) Porch and portico entries shall have a minimum depth of 1.8 metres and a minimum width of 2.24 metres to allow for useable amenity space;
 - (e) Rear parking areas shall be asphalt surfaced and be delineated by an edge treatment that complements the surrounding landscape.
- (4) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (5) The developer shall place a caveat on titles relating to the style of fencing, including materials and finish, where required to enclose rear and side yards which abut public roadways and parks.

- (6) The developer shall place a caveat on titles ensuring that site grading and drainage is maintained in accordance with a lot grading certificate.
- (7) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.

Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose of this district is to provide for smaller single dwelling housing on narrower lots which are serviced by lanes. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	342 m ²	9.15 m

Massing and Coverage	
Building Height	
Maximum	9 m

Minimum Setbacks	
Front Yard	1.2 m
Side Yards	1.2 m
Rear Yard	1.2 m

Maximum Development Density	
Number of Principal Buildings per Site	1

Parking, Access and Connectivity

- (8) All lots must provide a 2-stall concrete parking pad accessed from the rear lane.

Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose of this district is to provide for smaller single dwelling housing on narrower lots. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	361 m ²	11 m
Site Average (Calculated by Plan of Subdivision)		11.6 m

Massing and Coverage	
Building Height	
Maximum	9 m

Maximum Development Density	
Number of Principal Buildings per Site	1

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Sites without a Garage or Lane Access	One 3 m Side Yard
Street Side of Corner Site	3 m
All Other Side Yards	1.2 m
Rear Yards	
Rear Yard	8 m
Rear Yard for Rear Attached Garages Not Exceeding 1 Storey	1 m

Development Requirements

- (9) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1 less 0.15 metres on 8.53 metre wide homes as per the approved development guidelines.

Land Use Regulations (Site C)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose of this district is to provide for smaller single dwelling housing on narrower lots. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Dwelling, Single Detached	Home Business, Limited

Minimum Dimensions		
Site/Use	Area	Width
Site	390.2 m ²	12.2 m

Massing and Coverage	
Building Height	
Maximum	9 m

Maximum Development Density	
Number of Principal Buildings per Site	1

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Sites without a Garage or Lane Access	One 3 m Side Yard
Street Side of Corner Site	3 m
All Other Side Yards	1.2 m
Rear Yards	
Rear Yard	8 m
Rear Yard for Rear Attached Garages Not Exceeding 1 Storey	1 m

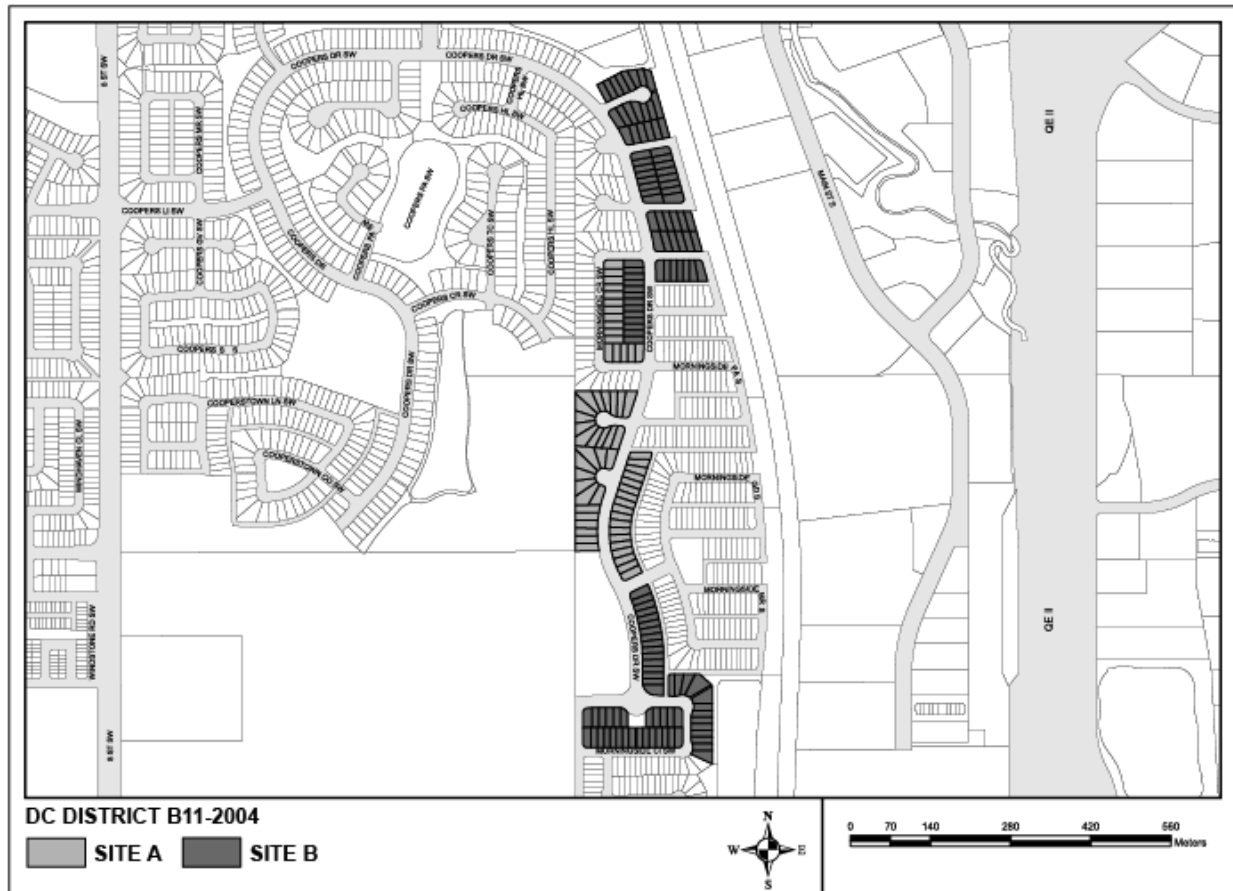
Development Requirements

- (10) For the purpose of calculating minimum lot width averages, the lots in Site B and Site C shall be combined in order to determine the lot width average for Site B.

Bylaw No. B11-2004

General/Administrative Regulations

- (1) Affected Lands: A portion of Lot 1, Block 4, Plan 0311839 (within Section 36-26-1-W5M) as illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent:

- The purpose and intent of this district is to provide for smaller single dwelling housing on narrower lots. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Bed and Breakfast Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Sites on Curves or Cul-de-sacs	390 m ²	Minimum 6 m
All Other Sites		12.2 m
Minimum Site Average (Calculated by Plan of Subdivision)		12.8 m

Maximum Development Density	
Number of Residential Buildings per Site	1

Massing and Coverage	
Building Height	
Maximum	9 m

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of a Corner Site	3 m
Sites without Lane Access and with No Provision for a Garage or Car Port	One 3 m; One 1.2 m
All Other Side Yards	1.2 m
Rear Yards	
Laned Sites with Rear Attached Garages Not Exceeding 1 Storey	1 m
All Other Rear Yards	8 m

Development Requirements

- Prior to any approvals, Development Design Guidelines shall be submitted for review and approval, addressing the following requirements to the satisfaction of the Development Authority:
 - Design Guidelines shall allow for a compatible variety of building massing, colours and styles;
 - Building façades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - Sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways to ensure a substantial and cohesive landscape area except where separated sidewalks are approved along north/south and east/west collector roads by engineering services;
- Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- The developer shall place a caveat on titles relating to the style of fencing, including materials and finish, where required to enclose rear and side yards which abut public roadways and parks.
- The developer shall place a caveat on titles ensuring that site grading and drainage is maintained in accordance with a lot grading certificate.
- In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.

Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent:

- The purpose and intent of this district is to provide for smaller single dwelling housing on narrower lots. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Sites on Curves or Cul-de-sacs	361 m ²	Minimum 6 m
All Other Sites		11 m
Minimum Site Average (Calculated by Plan of Subdivision)		11.6 m

Maximum Development Density	
Number of Residential Buildings per Site	1

Massing and Coverage	
Building Height	
Maximum	9 m

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of a Corner Site	3 m
Sites without Lane Access and with No Provision for a Garage or Car Port	One 3 m; the Other 1.2 m
All Other Side Yards	1.2 m
Rear Yards	
Laned Sites with Rear Attached Garages Not Exceeding 1 Storey	1 m
All Other Rear Yards	8 m

Development Requirements

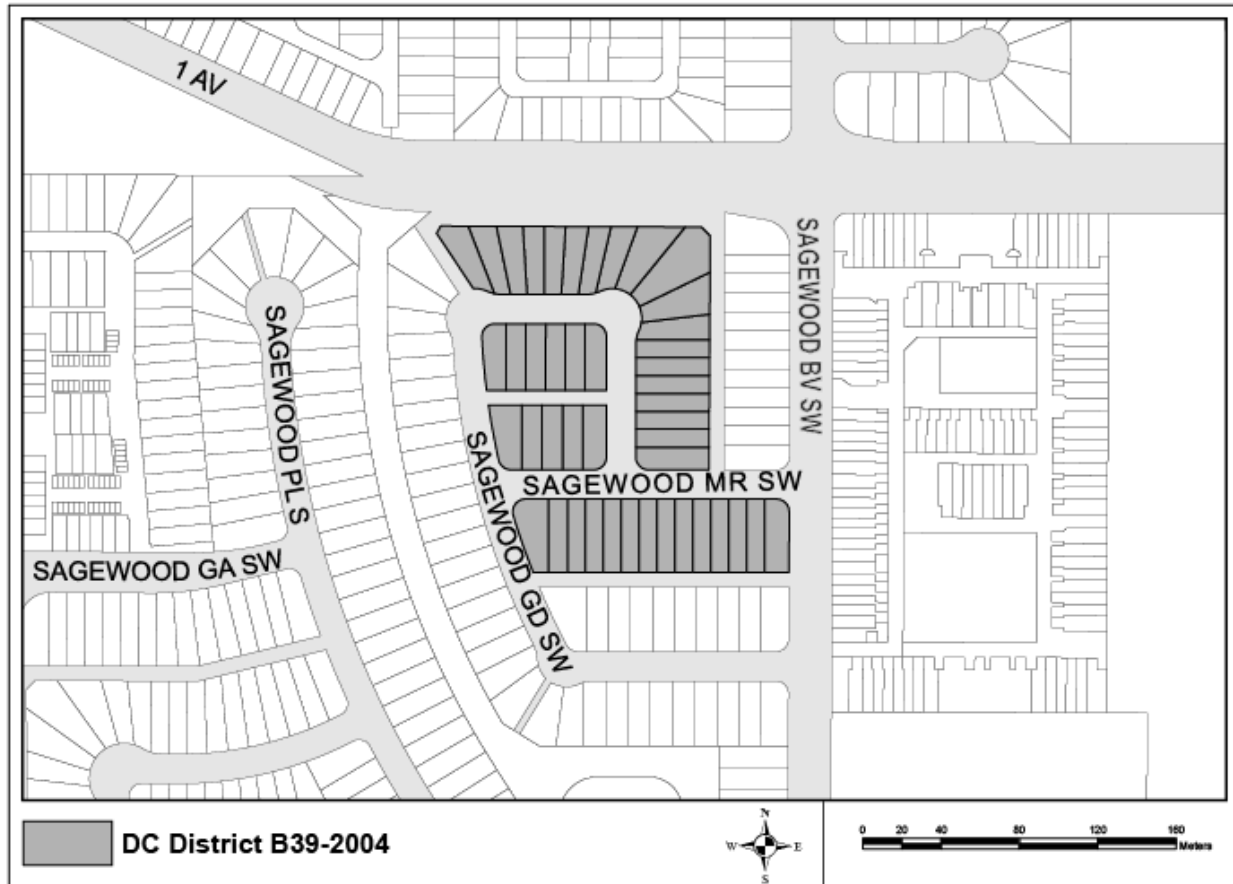
- (9) Prior to any approvals, Development Design Guidelines shall be submitted for review and approval, addressing the following requirements to the satisfaction of the Development Authority:
 - (a) Design Guidelines shall allow for a compatible variety of building massing, colours and styles;
 - (b) Building façades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - (c) Sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways to ensure a substantial and cohesive landscape area except where separated sidewalks are approved along north/south and east/west collector roads by engineering services;
- (10) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (11) The developer shall place a caveat on titles relating to the style of fencing, including materials and finish, where required to enclose rear and side yards which abut public roadways and parks.
- (12) The developer shall place a caveat on titles ensuring that site grading and drainage is maintained in accordance with a lot grading certificate.
- (13) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (14) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1 less 0.15 metres.

9.2.13 Direct Control Bylaw 14 (DC-14)

Bylaw No. B39-2004

General/Administrative Regulations

- (1) Affected Lands: A portion of the SW $\frac{1}{4}$ 11-27-29-W5M, a portion of Lot 1, Block 1, Plan 0410883, and water well site plan 6835 JK, containing 4.489 hectares, (11.092 acres) more or less, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Prior to any approvals, Development Design Guidelines shall be submitted for review and approval, addressing the following requirements to the satisfaction of the Development Authority:
 - (a) Design Guidelines shall allow for a compatible variety of building massing, colours and styles;
 - (b) Building façades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - (c) Sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways to ensure a substantial and cohesive landscape area except where separated sidewalks are approved along north/south and east/west collector roads by engineering services;
 - (d) Porch and portico entries shall have a minimum area of 4.03m² (43.40ft²) and a minimum width of 1.67 metres (5 ft. 6 inches);
- (4) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (5) The developer shall place a caveat on titles relating to the style of fencing, including materials and finish, where required to enclose rear and side yards which abut public roadways and parks.

- (6) The developer shall place a caveat on titles ensuring that site grading and drainage is maintained in accordance with a lot grading certificate.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for smaller single dwelling housing on narrower lots which are serviced by lanes. This District shall only be applied to lands specified for this use in a comprehensively planned subdivision area. All development within this District shall conform to high standards of appearance and design detail as specified in approved Development Design Guidelines.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
District Standard	342m ²	9.15 m

Minimum Setbacks	
Front Yard	1.2 m
Side Yards	1.2 m
Rear Yard	1.2 m

Massing and Coverage	
Building Height	
Maximum	9 m

Maximum Development Density	
Number of Residential Buildings per Site	1

Development Requirements

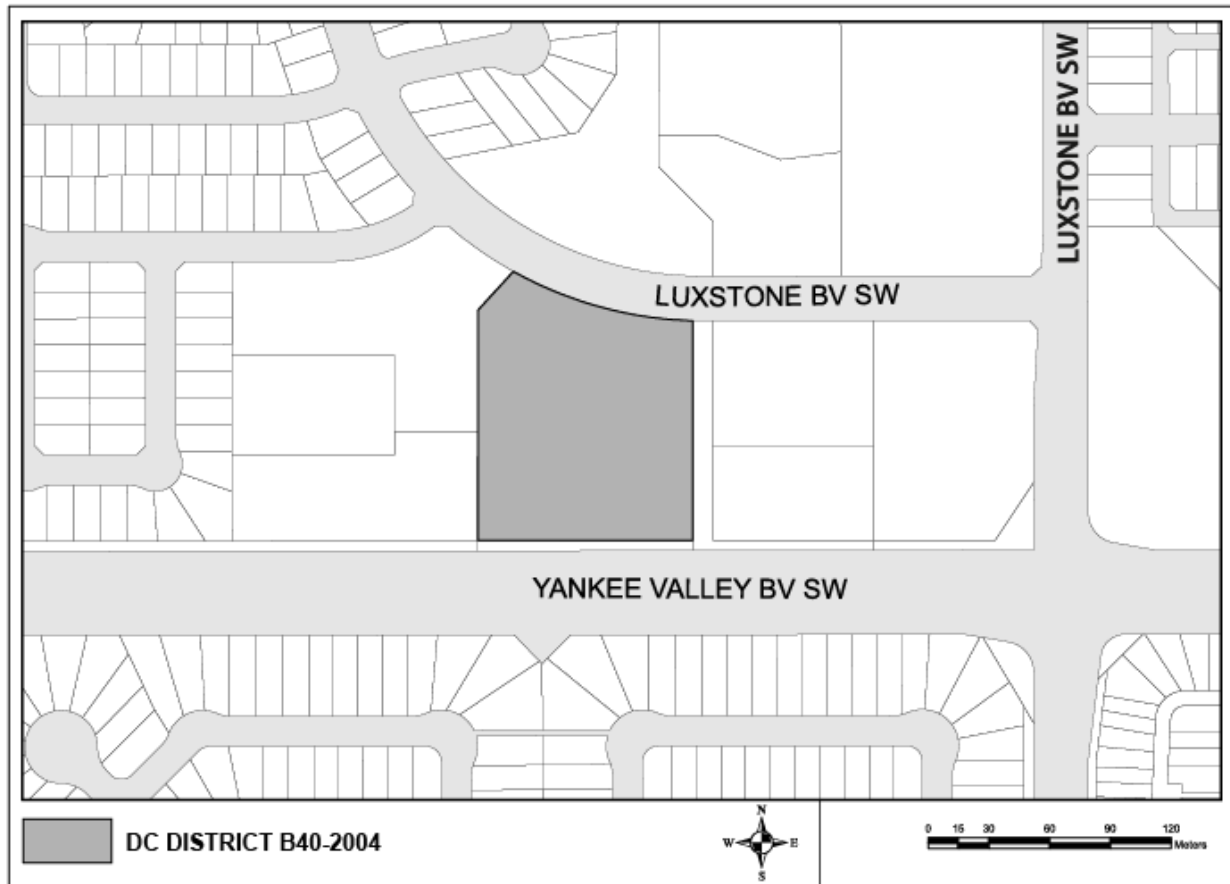
- (7) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (8) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (9) All lots must provide a 2-stall concrete parking pad accessed from the rear lane.
- (10) Development Design Guidelines shall be to the satisfaction of the Municipal Planning Commission and shall regulate the provision, co-ordination and integration of the following:
- Streetscape;
 - Impact on adjacent sites;
 - Outdoor amenity space, and;
 - Any other matters considered necessary by the Municipal Planning Commission.

9.2.14 Direct Control Bylaw 15 (DC-15)

Bylaw No. B40-2004

General/Administrative Regulations

- (1) Affected Lands: Lot 1, Block 1, Plan 0412591, as generally shown on the sketch below



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this DC District is to allow for the development of a Seniors Assisted Living Housing Facility.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Personal Service ¹ Retail Store, General ¹ Supportive Housing, General Supportive Housing, Limited	N/A

- Note 1: These uses are only considered Permitted if they are accessory to and contained within a principal use of a Supportive Housing facility on the same property.

Minimum Dimensions		
Site/Use	Area	Width
Site	12,153m ² <i>3.09 acres</i>	15 m

Minimum Setbacks	
Front Yard	5 m
Side Yards	3 m
Rear Yard	5 m

Massing and Coverage	
Building Height	
Maximum	10 m at Eave line
Maximum	3 Storeys

Development Density	
Maximum Number of Dwelling Units	180 Seniors Assisted Living Housing units

Development Requirements

- (3) A minimum of 40% of the site area shall be provided for landscaping and recreational purposes.
- (4) Parking shall be provided at an overall ratio of 0.5 stalls per unit. All parking stalls shall be marked and maintained in accordance with the relevant sections of the Land Use Bylaw, as amended.
- (5) The distribution of parking stalls for occupants, visitors, and staff shall be to the satisfaction of the City of Airdrie Development Authority.

Definitions

- (6) Unless otherwise defined in this Direct Control Bylaw, all words and uses shall be defined as per Part One (Definitions) of the City of Airdrie Land Use Bylaw, as amended.

Seniors Assisted Living Housing Facility means:

A living arrangement in which personal care services such as meals, housekeeping, transportation, and assistance with the activities of daily living are available on an as needed basis

9.2.15 Direct Control Bylaw 16 (DC-16)

Bylaw No. B60-2004

General/Administrative Regulations

- (1) Affected Lands: All of those lands generally described in the sketch provided below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) For all developments in this District, in addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.

Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for single dwelling housing in a residential environment located in the NE ¼ 1-27-1-W5M. Housing is primarily based on the zero lot line concept which provides access to the rear yard and accessory buildings in a laneless subdivision. This area provides for over dedication of municipal reserve land.

Applicability

- This section shall apply only to those plans of subdivision approved by the Development Authority or those areas designated R-1X-AHC prior to May 3, 1983.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	341 m ²	11.2 m

Minimum Floor Area Requirements	
Ground Floor Area, Semi Detached	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two-Storey Unit : <ul style="list-style-type: none">• First Storey or Ground Floor• Combined Floor Area	60 m ² 102 m ²

Massing and Coverage	
Building Height	
Maximum	9 m

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Sites without Lane Access and without a maintenance easement	One 3 m (unobstructed); One 1.2 m
Street Side of Corner Site without Lane Access	3 m
Street Side of Corner Site with Lane Access	3 m
All Other Side Yards on Sites with Lane Access	1.2 m
Rear Yards	
Rear Yard	8 m

Maximum Development Density	
Number of Principal Buildings per Site	1

Special Side Yard Requirements for Sites without Lane Access

- (4) One side being 0 metres where the owner of the adjacent parcel grants, in perpetuity, a 3 metre maintenance easement (including a .6 metre eave and footing encroachment easement) that extends a minimum of 8 metres from the rear property line and continues to the front property line of the adjacent parcel;

Development Requirements

- (5) For all zero lot line developments, the side of the principal building that is placed on the lot line shall be constructed in accordance with the current Alberta Building Code and any amendments thereto.

Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for single dwelling housing in a residential environment. The modified zero lot line concept provides for access to the rear yard and accessory buildings in a laneless subdivision.

Applicability

- This section shall apply only to those plans of subdivision approved by the Development Authority or designated R-1XY prior to May 3, 1983.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	418 m ²	13.5 m

Minimum Floor Area Requirements	
Ground Floor Area, Semi Detached	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two-Storey Unit : <ul style="list-style-type: none">• First Storey or Ground Floor• Combined Floor Area	60 m ² 102 m ²

Maximum Development Density	
Number of Principal Buildings per Site	1

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of a Corner Site with Lane Access	3 m
Street Side of a Corner Site without Lane Access	3 m
Rear Yards	
Rear Yard	8 m

Massing and Coverage	
Building Height	
Maximum	9 m

Special Side Yard Requirements

(6) Principal Buildings - Laned Sites:

- One unobstructed side being 1.8 metres where the owner of the opposite adjacent parcel grants, in perpetuity, a 1.8 metre access easement that extends a minimum distance of 8 metres from the rear property line and continues to the front property line
- The other side yard shall be a minimum of 1.2 metres
- Where there are no benefiting access easements, as determined by the city, one side yard shall be 1.2 metres and the other side yard shall be 3 metres.

(7) Principal Buildings - Laneless Sites:

- One side being 0 metres where the owner of the adjacent parcel grants, in perpetuity, a 3 metre maintenance easement (including a .6 metre eave and footing encroachment easement) that extends a minimum of 8 metres from the rear property line and continues to the front property line of the adjacent parcel;
- Where a maintenance easement does not benefit a parcel, as determined by the city, one side yard shall be 1.2 metres.
- The other unobstructed side yard shall be a minimum of 3 metres;

Development Requirements

- For all zero lot line developments, the side of the principal building that is placed on the lot line shall be constructed in accordance with the current Alberta Building Code and any amendments thereto.

Land Use Regulations (Site C)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a Mobile Home residential neighbourhood in which mobile and modular homes are accommodated on an individual lot basis with permanent foundation and individual service connections.

Applicability

- This section shall apply only to those plans of subdivision approved by the Development Authority or designated R-MH prior to May 3, 1983.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited Manufactured Home	Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	372 m ²	12 m

Minimum Floor Area Requirements	
Ground Floor Area, Principle Dwelling	
Single Storey Dwelling, Includes Bungalow and Bi-Level	79 m ²
Combined Area of Any Two Levels in a Split-Level Unit	79 m ²
Two-Storey Unit : • First Storey or Ground Floor • Combined Floor Area	60 m ² 102 m ²
Manufactured Homes	55 m ²

Maximum Development Density	
Number of Principal Buildings per Site	1

Minimum Setbacks	
Front Yards	
Manufactured Homes	3.5 m
Other Single Detached Dwellings	5 m
Side Yards	
With No Provision for a Garage or Car Port	One 3 m; the other 1.2 m
Street Side of Corner Site	3 m
All Other Side Yards	1.2 m
Rear Yards	
Mobile Homes	5 m
All Other Rear Yards	8 m

Massing and Coverage	
Building Height	
Maximum	9 m

Development Requirements

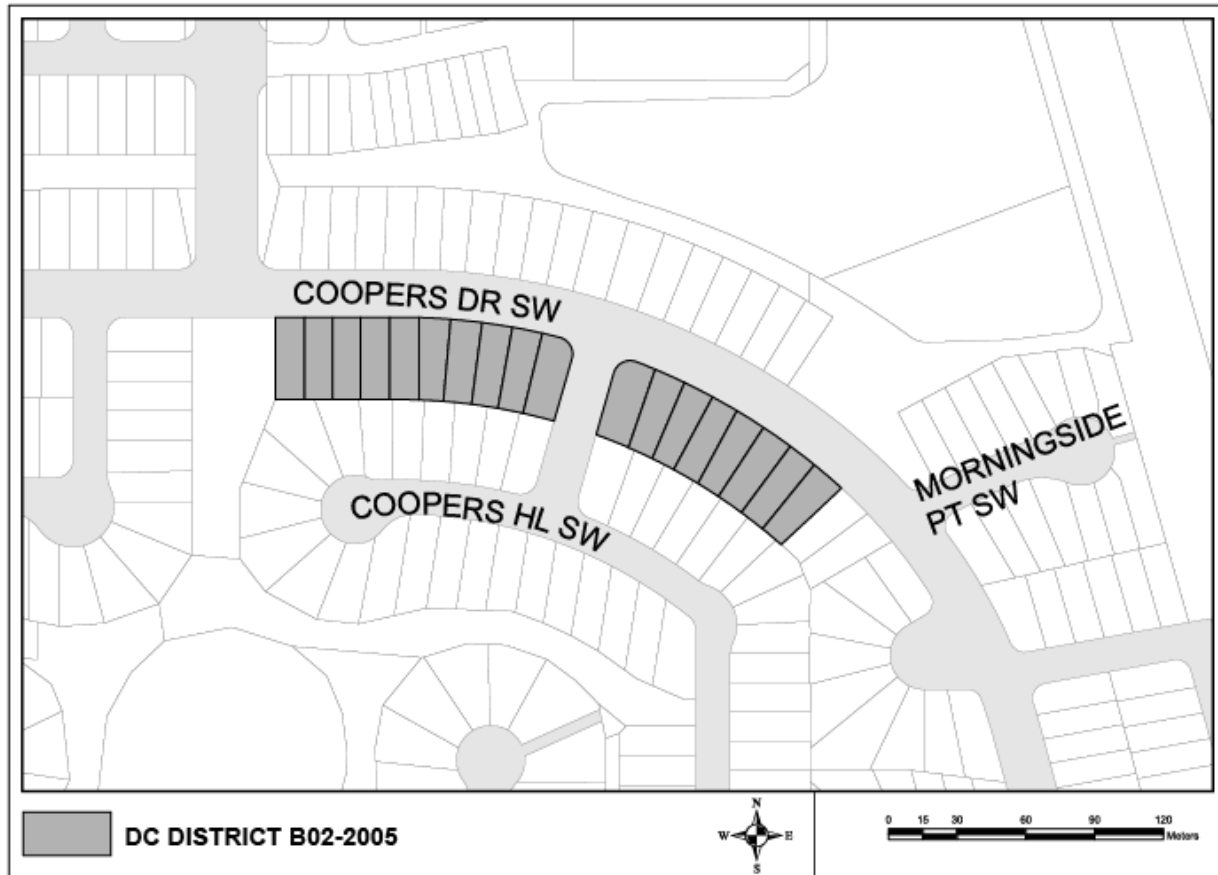
- A Manufactured Home shall be placed on a foundation that complies with the current Alberta Building Code;
- Manufactured Homes to be located in the district shall be of a quality and design which will enhance the residential environment.

9.2.16 Direct Control Bylaw 17 (DC-17)

Bylaw No. B02-2005

General/Administrative Regulations

- (1) Affected Lands: A portion of Block 1, Plan 9510863, within NW ¼ 36-26-1-W5M, containing 2.31 hectares (5.71 acres) more or less, as generally illustrated on the sketch below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for residential development in the form of single detached dwelling housing on narrower lots. This District shall be applied only to lands specified for this use.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Home Business, Limited	Bed and Breakfast Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	390 m ²	12.2 m
Lots Located on Curves or Cul-de-sacs		6 m
Site Average (Calculated by Plan of Subdivision)		12.8 m

Maximum Development Density	
Number of Residential Buildings per Site	1

Massing and Coverage	
Building Height	
Maximum	9 m

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Street Side of a Corner Site	3 m
Sites with Lane Access	1.2 m
Sites with No Provision for a Garage or Carport, and without Lane Access	One 3 m; the Other 1.2 m
All Other Sites without Lane Access	1.2 m
Rear Yards	
Rear Attached Garages not Exceeding 1 Storey, with Lane Access	1 m
All Other Rear Yards	8 m

Development Requirements

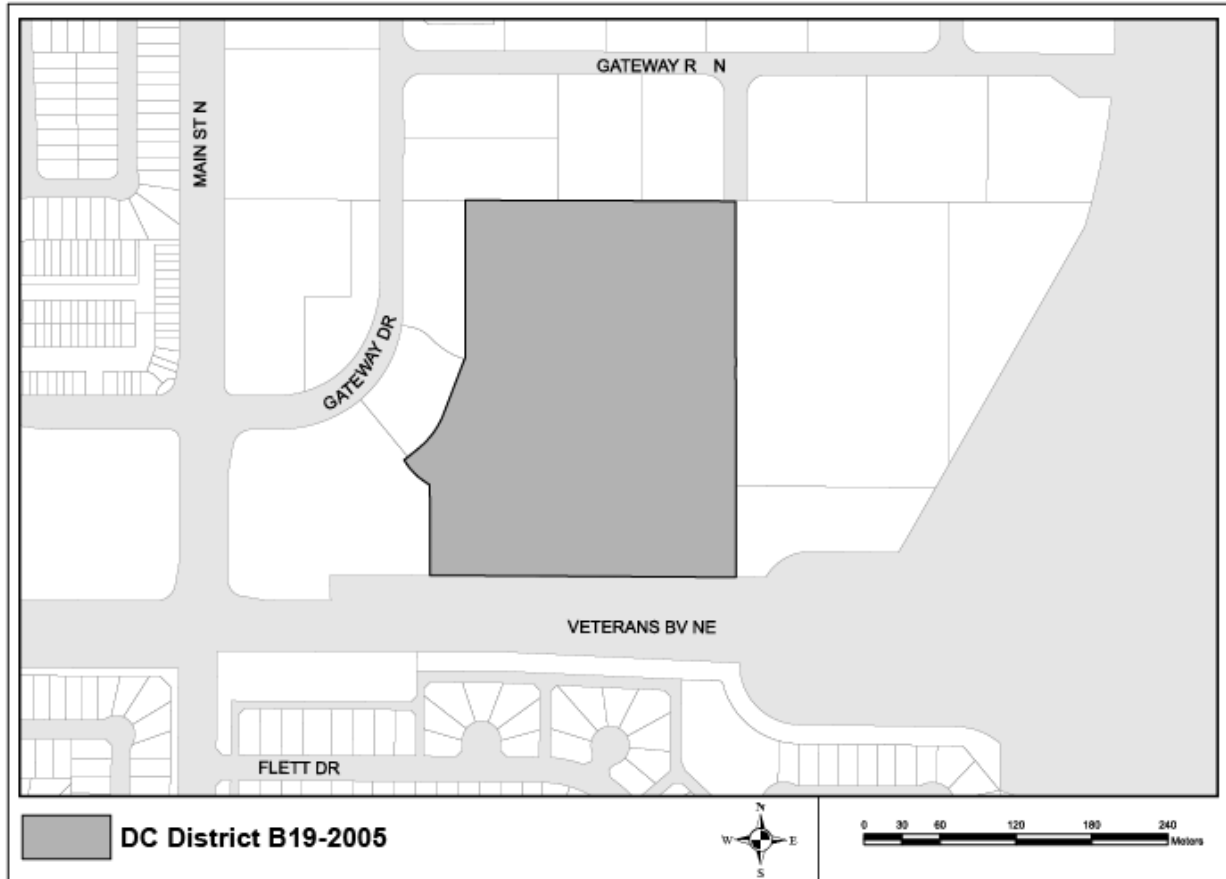
- (3) Prior to any approvals, Development Design Guidelines shall be submitted for review and approval, addressing the following requirements to the satisfaction of the Development Authority:
 - (a) Design Guidelines shall allow for a compatible variety of building massing, colours and styles;
 - (b) Building façades adjacent to public roadways, open spaces and parks shall have equal treatment for the purposes of architectural detailing;
 - (c) Sidewalks shall be located directly adjacent to curbs in all yards abutting public roadways to ensure a substantial and cohesive landscape area except where separated sidewalks are approved along north/south and east/west collector roads by engineering services;
- (4) Prior to the acceptance of any building permit application by the municipality, the building permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (5) The developer shall place a caveat on titles relating to the style of fencing, including materials and finish, where required to enclose rear and side yards which abut public roadways and parks.
- (6) The developer shall place a caveat on titles ensuring that site grading and drainage is maintained in accordance with a lot grading certificate.
- (7) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (8) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.

9.2.17 Direct Control Bylaw 19 (DC-19)

Bylaw No. B19-2005

General/Administrative Regulations

- (1) Affected Lands: A portion of Lot 2, Block 1, Plan 0412940 within SE ¼ 13-27-1-W5M containing 9.476 hectares (23.42 acres) more or less, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for large-scale commercial use buildings along the Highway #2 Corridor that provide goods and services to the entire community and surrounding region. The district accommodates development that cannot feasibly locate in other commercial nodes of the City due to land area and access requirements. Uses in this district incorporate quality signage, landscaping, site design, and building appearance.

List of Permitted Uses	List of Discretionary Uses
Animal Service, Limited Garden Centre Health Care, Limited Indoor Recreation, Limited Retail Store, General Retail Store, Liquor Vehicle Service, Limited	Accessory Building Animal Service, General Commercial School Funeral Service, Limited Government Service Heavy Vehicle Storage and Repair Hotel Industrial Service and Sales Motel Restaurant Vehicle Sales and Leasing Vehicle Service, General Warehouse Sales

Minimum Dimensions	
Site/Use	Area
Restaurants	2023 m ² 0.2 Ha
Service Stations	2023 m ² 0.2 Ha
All Other Uses	16,187m ² 1.61 Ha

Floor Area Ratio	
Minimum, Retail Uses	0.25
Maximum, Restaurant Portion of a Retail Site	0.05
Maximum, All Other Uses	1.00

Minimum Setbacks	
Front Yards	
Front Yard	6 m
Side Yards	1.2 m
Rear Yard	6 m

Massing and Coverage	
Maximum Building Height	
Hotels and Motels	25 m
All Other uses	15 m
Building Area	
Restaurants	232 m ²
Service Stations (Excluding Gas Bars)	
Retail Liquor Sales	
All Other Uses	743 m ²
Other	
Minimum Landscaping	10% of Site Area

Parking

(3) Parking is to be provided at a minimum of 1 parking stall per 23 m² of GFA.

Landscaping Requirements

- (4) Surface parking will be screened through the provision of low, decorative fencing and/or landscaping.
- (5) All parking lots shall be screened from major roads with a minimum 6 meter landscaped area.
- (6) All parking lot islands shall be landscaped in accordance with the relevant sections of the Land Use Bylaw.
- (7) Landscaping shall be of superior design and quality reflecting the high visibility nature of sites along the Highway #2 Corridor, to the satisfaction of the Development Authority.
- (8) Parking lots exceeding 50 parking stalls shall provide parking lot islands, and a parking lot island for every 25 additional stalls, which shall contain a minimum of two (2) trees per island.
- (9) The applicant shall provide an estimate of the cost of landscaping including all site work and irrigation work to the Development Authority as part of any Development Permit Application.
- (10) A Letter of Credit shall be provided for 100% of the established costs of Landscaping, which shall be held by the City of Airdrie until such time as it has been determined that all landscaping, has been provided and has survived at least one season.

Building Design Requirements

- (11) Building façades shall be articulated through use of wall projections and recessions.

- (12) Animating features such as arcades, display windows, entry ways, and awnings shall be included as part of the building façade.
- (13) Building façades shall have architectural features and patterns that are visually interesting, that reduce massive aesthetic affects, and that recognize local character.
- (14) Roof design shall include variations in height and style.
- (15) Roof design shall conceal flat roofs and rooftop equipment.
- (16) Building materials and colours shall be compatible with adjoining neighbourhoods.
- (17) A variety of building materials and colours shall be used.
- (18) Building entryways shall be articulated so that a clear presence to the street is created.
- (19) All lighting shall be designed in accordance with CPTED principles.
- (20) External area lighting shall be designed such that glare over any adjacent residential areas is minimized.
- (21) Buildings shall include design elements providing weather protection to pedestrians including but not limited to awnings, canopies, and screening.
- (22) Internal pedestrian movement and safety shall be enhanced through the provision of crosswalk areas, crosswalk treatments, and external pedestrian linkages.

Other Requirements

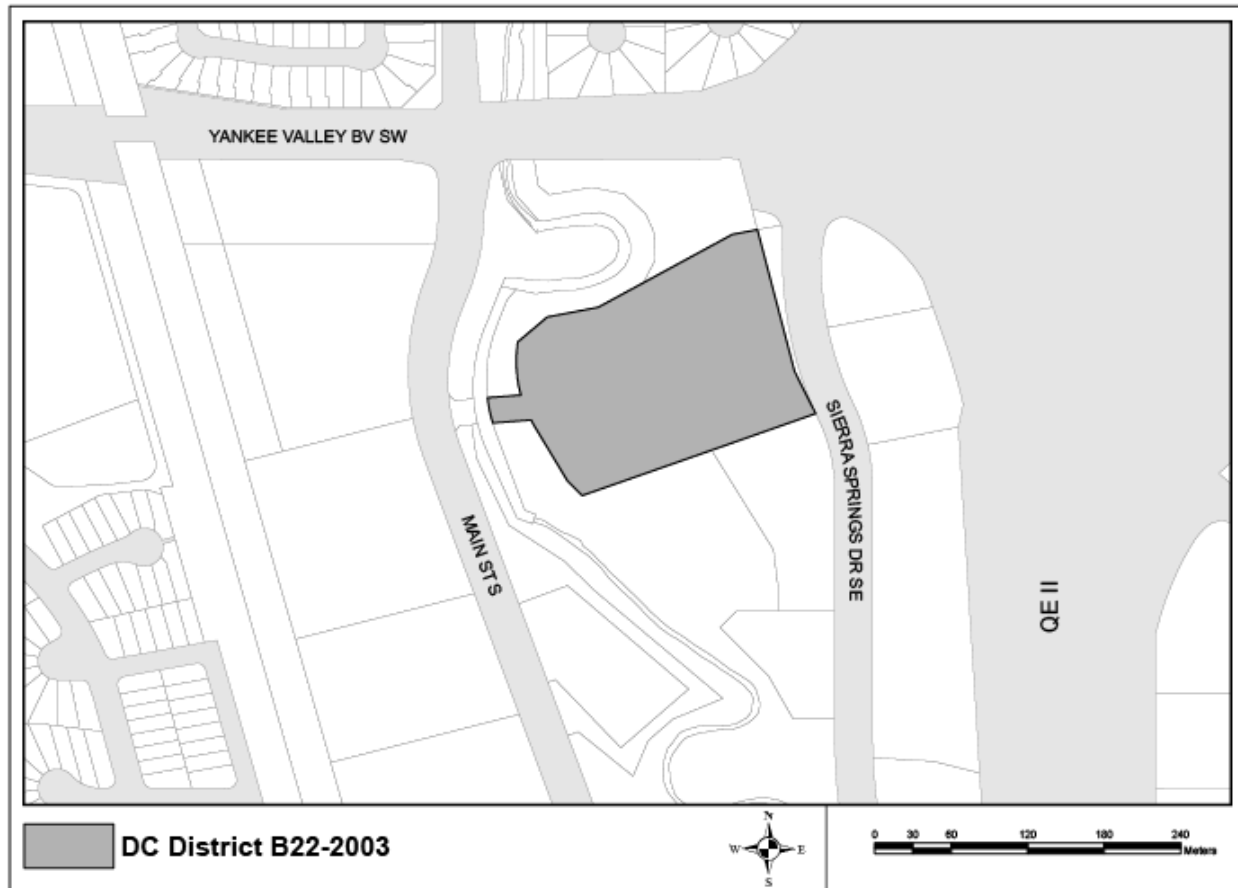
- (23) Signs shall be integrated with the building façade through colour and graphic style.
- (24) All signage shall meet the regulations of the Land Use Bylaw and be of superior design and quality reflecting the high visibility nature of the Highway #2 Corridor.
- (25) No outside storage of materials is allowed in this District, except for seasonal displays and outdoor garden centres.

9.2.18 Direct Control Bylaw 20 (DC-20)

Bylaw No. B22-2003

General/Administrative Regulations

- (1) Affected Lands: Lot 2, Block 2, Plan 0010851, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide sites for the retail sale of convenience goods and services.

List of Discretionary Uses

Accessory Building	Health Care, General
Secondary Suite ²	Health Care, Limited
Animal Service, General	Indoor Recreation, General
Animal Service, Limited	Indoor Recreation, Limited
Business Support Service	Office
Child Care, Commercial	Personal Service
Commercial School	Restaurant
Community Service Facility	Retail Store, General
Entertainment, General	Retail Store, Liquor
Financial Service	Vehicle Service, General ¹
Government Service	Vehicle Service, Limited ¹

- Note 1: Vehicle Service uses may be permitted at the discretion of the Development Authority when ancillary to a primary commercial use, not placed at the street front but placed toward the rear area of the site, and with the size of the use oriented to the convenience needs of residents.
- Note 2: Secondary Suites may be permitted at the discretion of the Development Authority in a mixed use development on the ground floor provided it is behind a commercial store front or on a second storey.

Minimum Dimensions

Site/Use	Area
Site	4050 m ²

Minimum Setbacks

Front Yards	
Front Yard	6 m
Side Yards	6 m
Rear Yard	6 m

Massing and Coverage

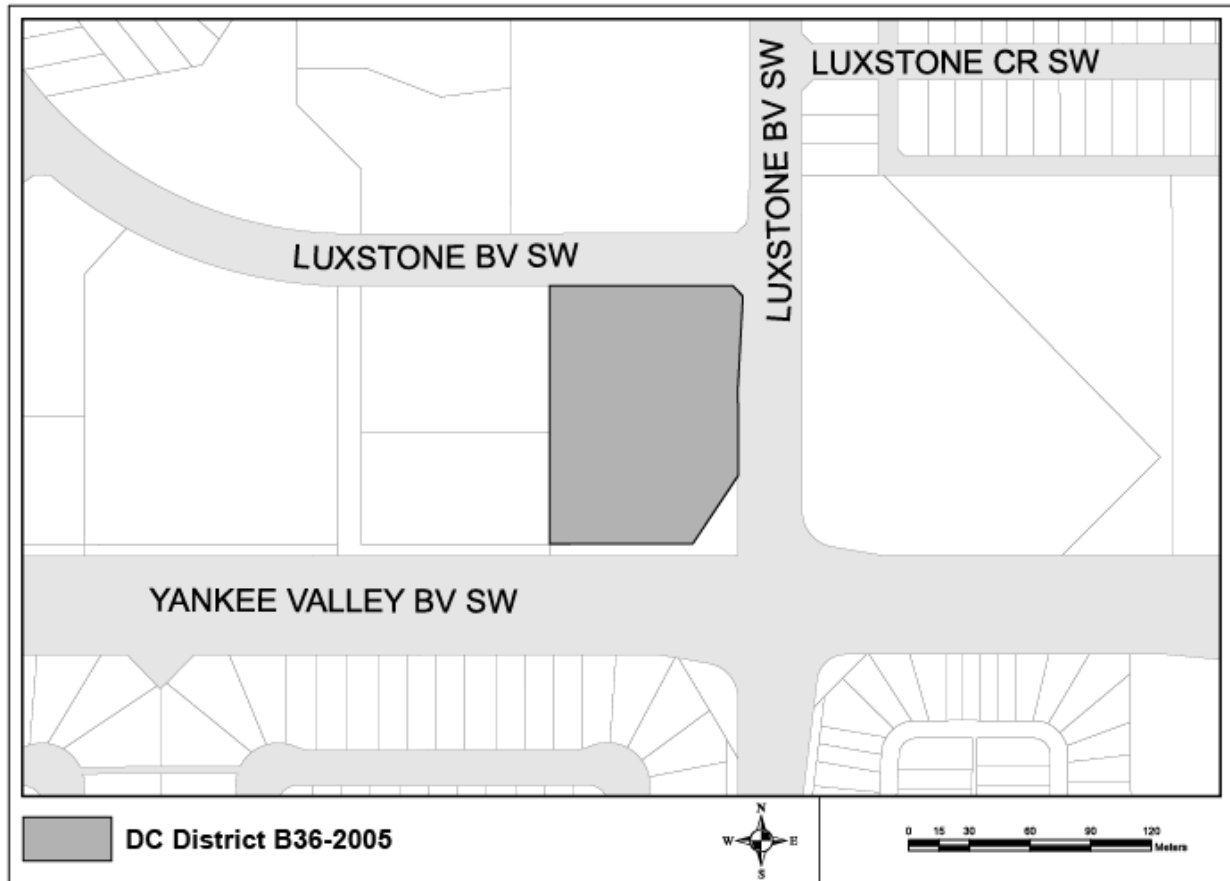
Building Height	
Maximum	10 m
Other	
Minimum Landscaping	10% of Site Area

9.2.19 Direct Control Bylaw 23 (DC-23)

Bylaw No. B36-2005

General/Administrative Regulations

- (1) Affected Lands: Condominium Plan 0510132, within a portion of SW $\frac{1}{4}$ 1-27-1-W5M, containing 0.835 hectares (2.06 acres) more or less, as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide sites for the retail sale of convenience goods and services to the surrounding neighbourhood.

List of Discretionary Uses

Accessory Building	Personal Service
Animal Service, Limited	Restaurant
Child Care, Commercial	Retail Store, General
Commercial School ¹	Retail Store, Convenience
Government Service	Vehicle Service, General
Health Care, Limited	Vehicle Service, Limited

Minimum Setbacks

Front Yard	6 m
Side Yards	6 m
Rear Yard	6 m

Development Requirements

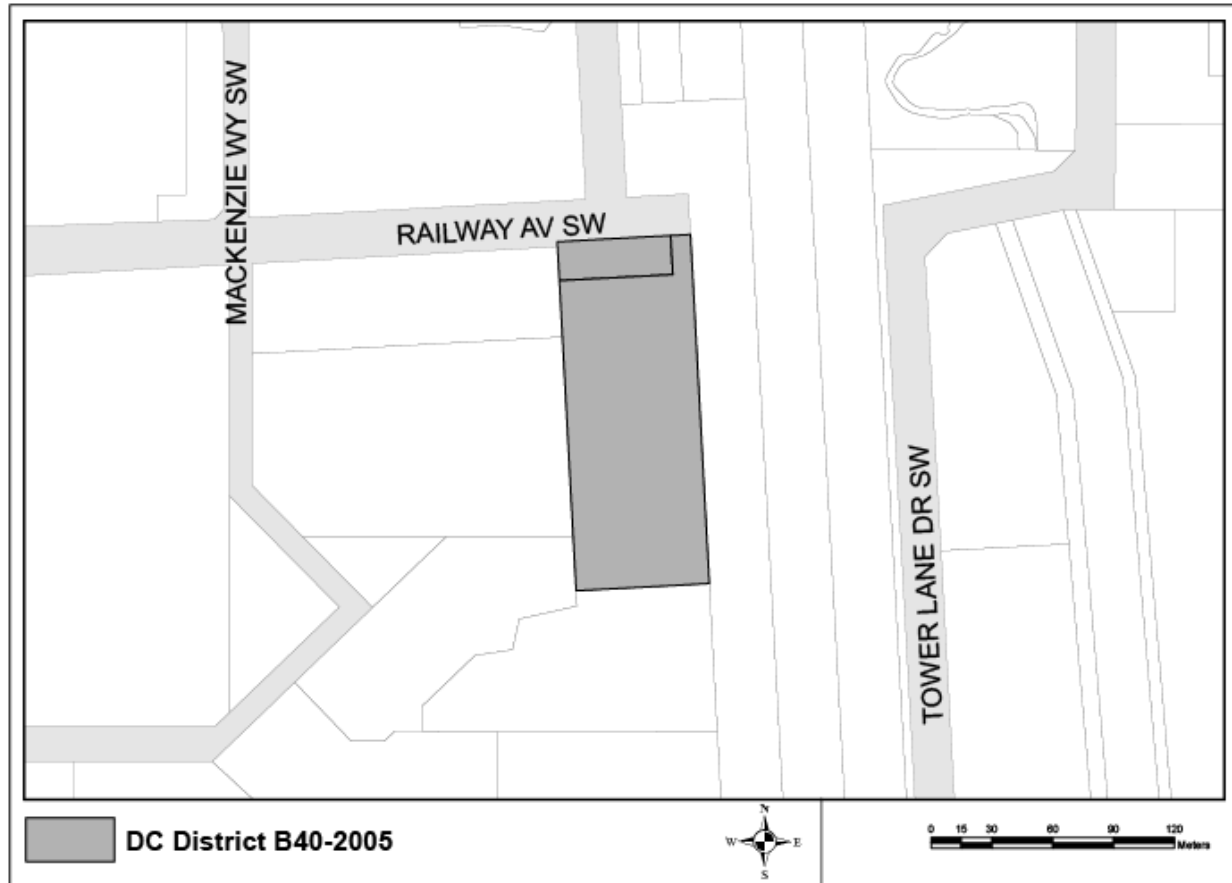
- (3) Notwithstanding the list of Discretionary Uses above, a Commercial School may be permitted at the discretion of the Development Authority under the following conditions:
- (a) Commercial School use is limited to activities that take on office and/or classroom functions and appearances including for purposes on interpretation but not limited to uses such as adult learning schools, dance schools, and martial arts schools and the like.
 - (b) Uses sometimes associated with the general Commercial School use group such as mechanic schools, driving schools, or other schools related to specific trades are not permitted on this site.
 - (c) No outside activities are permitted in association with Commercial School uses.
 - (d) Commercial School uses are limited to the second floor only.

9.2.20 Direct Control Bylaw 24 (DC-24)

Bylaw No. B40-2005

General/Administrative Regulations

- (1) Affected Lands: A portion of Lot A, Plan 051 1583 and Lot 2, Plan 4000R containing ± 1.13 hectares (2.8 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a residential/retail/office mixed use development area in the City's downtown, consisting of a maximum of 80 Residential units in a mixed use development on ground floor provided it is located behind a commercial store front or on a second storey and approximately 10,000 ft² of Retail/Office Mixed Use units. Airdrie's Downtown Area Redevelopment Plan, illustrates and depicts the approximate intended positioning of the Retail, Office and Residential/Mixed Use units.

List of Discretionary Uses

Accessory Building	Government Service
Secondary Suite	Health Care, Limited
Animal Service, Limited	Hotel
Business Support Service ¹	Indoor Recreation, General
Child Care, Commercial	Indoor Recreation, Limited
Child Care, Limited	Microbrewery
Child Care, Residential	Office
Commercial School	Personal Service
Community Service Facility	Restaurant
Entertainment, General	Retail Store, General ¹
Financial Service	Retail Store, Liquor
Funeral Service, Limited	Vehicle Sales and Leasing

- Note 1: This includes uses allowing the Repair, Rental, or Service of any article or commodity of which the sale and location is allowed within this District.

Minimum Dimensions

Site/Use	Area	Width
Site	140 m ²	4.5 m

Massing and Coverage**Building Height**

Maximum	17 m
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Minimum Setbacks**Front Yards**

Front Yard	0 m
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Side Yards

Adjacent to a Residential District	6 m
All Other Side Yards, If Provided	1.2 m

Rear Yards

Rear Yard	0 m
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Development Requirements

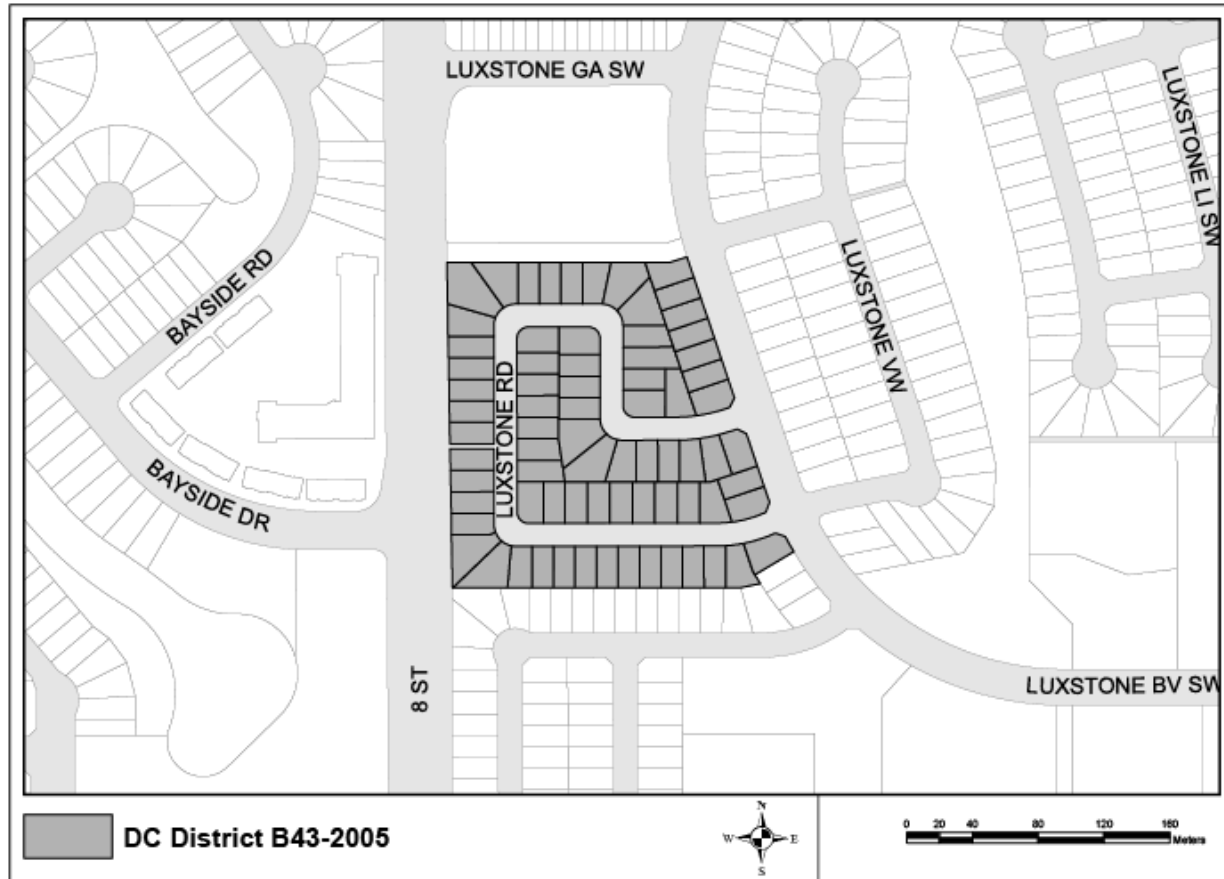
- (3) Surface parking must be screened to the satisfaction of the Development Authority.
- (4) In addition to the general requirements for landscaping contained in the Land Use Bylaw, landscaping in this District must:
 - (a) Enhance store entryways,
 - (b) Ensure adequate screening,
 - (c) Enhance the pedestrian environment, and
 - (d) Provide a tree canopy along streets and parking facilities.

9.2.21 Direct Control Bylaw 25 (DC-25)

Bylaw No. B43-2005

General/Administrative Regulations

- (1) Affected Lands: Part of the SW¼ 1-27-1-W5M, containing ±3.73 hectares (±9.22 acres) as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for residential development in the form of single-detached dwellings.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Supportive Housing, Limited	Bed and Breakfast Home Business, Limited Supportive Housing, General

Minimum Dimensions		
Site/Use	Area	Width
District Standard	331m ²	13.11 m

Massing and Coverage		
Maximum Coverage		
Principal Buildings, No Attached Garage		40%
Principal Buildings, with Attached Garage		45%
Accessory Buildings		15%
Combined Total of Principal and Accessory Buildings		45%

Massing and Coverage		
Building Height		
Maximum		10 m

Minimum Setbacks		
Front Yards		
Front Yard		5.1 m
Side Yards		
Sites with No Provision for a Garage, and without Lane Access		One 3 m; the Other 1.2 m
Street Side of Corner Site		3 m
All Other Side Yards		1.2 m
Rear Yards		
Principal Building		7.75 m
Rear Attached Garage Not Exceeding 1 Storey		1.2 m
Rear Attached Garage Exceeding 1 Storey		7.75 m

Maximum Development Density		
Number of Residential Buildings per Site		1

Development Requirements

- (3) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (4) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (5) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.

9.2.22 Direct Control Bylaw 27 (DC-27)

Bylaw No. B47-2005

General/Administrative Regulations

- (1) Affected Lands: A portion of SE 13-27-1-W5M, as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Intensive soft landscaping shall be provided for all lands adjacent to Main Street North, Veterans Boulevard, and all internal roads in accordance with City of Airdrie standards and to the satisfaction to the Development Authority;
- (4) Access to all sites may be limited by and shall be subject to the approval of the City of Airdrie Engineering Services Department prior to Development Permit issuance;
- (5) The maximum allowable development within the combined Gateway NSP (Stage 1) and Gateway NSP (Stage 2) lands is approximately 250,000 square feet of Commercial development and 1,000,000 square feet of Industrial development. These maximums shall not be exceeded unless supported through appropriate traffic impact analyses;
- (6) A maximum Floor Area Ratio (FAR) of 1.0 FAR is permitted provided the total building square footage for the entire area covered by this Bylaw does not exceed 840,000 square feet.
- (7) Notwithstanding the above, the maximum building area may be adjusted at the discretion of the Development Authority based on the use specific criteria and the demonstrated availability of road volume capacities, to the overall satisfaction of the City of Airdrie

Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a range of industrial and commercial uses that are characterized by exceptional design and site development. Operations shall not create nuisances and shall be compatible with adjacent non-industrial and non-commercial districts. The Development Authority will, at its sole discretion, require each development within this District to meet high standards of landscaping, aesthetics and efficient, comprehensive site design.

List of Discretionary Uses

Accessory Building	Indoor Recreation, General
Animal Service, General	Indoor Recreation, Limited
Animal Service, Limited	Industrial Distribution
Animal Service, Major	Industrial Manufacturing and Operations
Auctioning Service	Industrial Service and Sales
Business Support Service	Motel
Child Care, Commercial	Nightclub
Commercial School	Office
Drive Through	Public Assembly
Entertainment, Gaming	Restaurant
Financial Service	Retail Store, Liquor
Funeral Service, Limited	Storage Facility, Indoor
Garden Centre	Storage Facility, Public
Government Service	Temporary Event
Health Care, Limited	Vehicle Sales and Leasing
Heavy Vehicle Storage and Repair	Vehicle Service, General
Hotel	Vehicle Service, Limited

Minimum Dimensions

Site/Use	Area	Width
Site	4000 m ² 0.4 Ha	30 m

Floor Area Requirements

Minimum Floor Area Ratio	0.20
Maximum Floor Area Ratio	1.00

Massing and Coverage

Maximum Building Height

Hotels and Motels	26 m
All Other Uses	17 m

Minimum Setbacks

Front Yards

Front Yard	6 m
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Side Yards

Street Side of Corner Site	6 m
All Other Side Yards	1.2 m

Rear Yards

Without Lane Access	6 m
Abutting a Residential District	6 m
All Other Rear Yards	1.2 m

Development Requirements

- (8) Outside storage, including the storage of trucks and trailers, shall not be allowed except where:
 - (a) Storage areas do not include any required minimum yards,
 - (b) The storage is visually screened from public thoroughfares, and
 - (c) All storage is related to the business or industry on the site.
- (9) Outside display shall be limited to examples of equipment or items sold by the business or industry on the site and located outside any required minimum yards.
- (10) All display areas shall be shown on the approved Development Permit and shall be paved.
- (11) All roof mechanical equipment shall be screened to the satisfaction of the Development Authority.
- (12) External area lighting shall be designed such that glare over any adjacent residential areas is minimized.
- (13) In addition to the general landscaping requirements in the Land Use Bylaw, landscaping shall be of design and quality reflecting the highly visible nature of sites along the Queen Elizabeth 2 Highway corridor.

Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for light manufacturing, warehousing and service industrial uses that are carried on within the primary building and accessory buildings with limited outside storage. No industrial uses that are likely to become a nuisance by reason of the emission of odour, dust, smoke, gas, fumes, refuse matter, wastes, or water-carried waste; or by reason of vibration; or is likely to create a hazard to persons on the property, are to be carried on in this District.

List of Discretionary Uses

Accessory Building	Industrial Manufacturing and Operations
Animal Service, General	Industrial Service and Sales
Animal Service, Limited	Motel
Animal Service, Major	Office
Auctioning Service	Outdoor Recreation Facility
Business Support Service	Public Assembly
Commercial School	Recycling Depot
Drive Through	Restaurant
Entertainment, Adult	Retail Store, Liquor
Financial Service	RV Sales and Service
Funeral Service, Limited	RV Storage
Garden Centre	Storage Facility, Indoor
Government Service	Storage Facility, Public
Health Care, Limited	Temporary Event
Heavy Vehicle Storage and Repair	Vehicle Sales and Leasing
Hotel	Vehicle Service, General
Indoor Recreation, General	Vehicle Service, Limited
Indoor Recreation, Limited	Vehicle Service, Major
Industrial Distribution	

Minimum Dimensions

Site/Parcel	Area	Width
Hotels and Motels	2230 m ²	30 m
All Other Uses	1860 m ²	

Massing and Coverage

Maximum Building Height

Hotels and Motels	25 m
All Other Uses	14 m

Minimum Setbacks

Front Yards	
Front Yard	6 m
Side Yards	
Street Side of Corner Site	3 m
All Other Side Yards	1.2 m
Rear Yards	
Rear Yards	6 m

Additional Side Yard Requirements:

- (14) When a firewall is provided and the material would normally require a minimum amount of maintenance, no side yard is required.
- (15) On a laneless site, one unobstructed side yard shall be a minimum of 6 metres excluding corner sites with an alternate rear access.

9.2.24 Direct Control Bylaw 29 (DC-29)

Bylaw No. B06-2007

General/Administrative Regulations

- (1) Affected Lands: Lot 13, Block 7, Plan 061 3904 containing approximately ± 1.5 hectares (± 3.7 acres), as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a high density multi-dwelling residential development project.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Multi-Residential Development	N/A

Minimum Dimensions	
Site/Use	Width
Site	15 m

Massing and Coverage	
Building Height	
Maximum	16 m at Eave line
Maximum	6 Storeys

Minimum Setbacks	
Front Yards	
Front Yard	6 m
Side Yards	3 m
Rear Yard	8 m

Development Density	
Density Range	64 to 128 Units/Ha 26 to 52 Units/Acre

Landscaping Requirements

- (3) A minimum of 40% of the area of a site shall be provided for landscaping and recreational purposes. The areas of amenity and recreational facilities within the building (including patios, swimming pools, and communal lounges for the free use of the tenants) may be used in the calculation of total requirements for recreational landscaping.
- (4) The location of recreational and landscaping areas is subject to the approval of the Development Authority.
- (5) Where a landscaped area is required, it shall be provided in accordance with a landscape plan and in conformity with the following requirements and standards:
 - (a) Existing soft landscaping retained on a site may be considered in fulfilment of the total landscaping requirement.
 - (b) Except for municipal boulevards, trees shall be planted in the overall minimum ratio of 1 tree per 35m² of landscaped area and 1 tree per 20m² of required parking area islands.
 - (c) A substitution of the tree requirement with a combination of trees and shrubs to the satisfaction of the Development Authority may be permitted in accordance with the general landscaping requirements of the Land Use Bylaw.

Amenity Requirements

- (6) Each dwelling unit of a multi-dwelling complex shall be provided with a private outdoor amenity space as follows:
 - (a) Patios and Courtyards: A minimum dimension of 2.4 metres and a minimum area of 7.4m² for each dwelling unit located at or below grade.
 - (b) Balconies and Terraces: A minimum dimension of 1.5 metres and a minimum area of 4.5m² for each dwelling unit located not more than 4 storeys above grade, OR a minimum dimension of 1.8 metres and a minimum area of 5.6m² for each dwelling unit located more than 4 storeys above grade.
 - (c) Private outdoor amenity space shall be located immediately adjacent to and be accessible from the dwelling unit.
 - (d) Private outdoor amenity space shall be designed to provide visual privacy.
 - (e) In addition to any required private outdoor amenity space, all developments with less than 20 dwelling units (except where all dwelling units have frontage along public roadways), shall provide a minimum of 2.5m² of amenity area per unit as communal recreation space, which shall be aggregated into a single contiguous and useable area.

Other Requirements

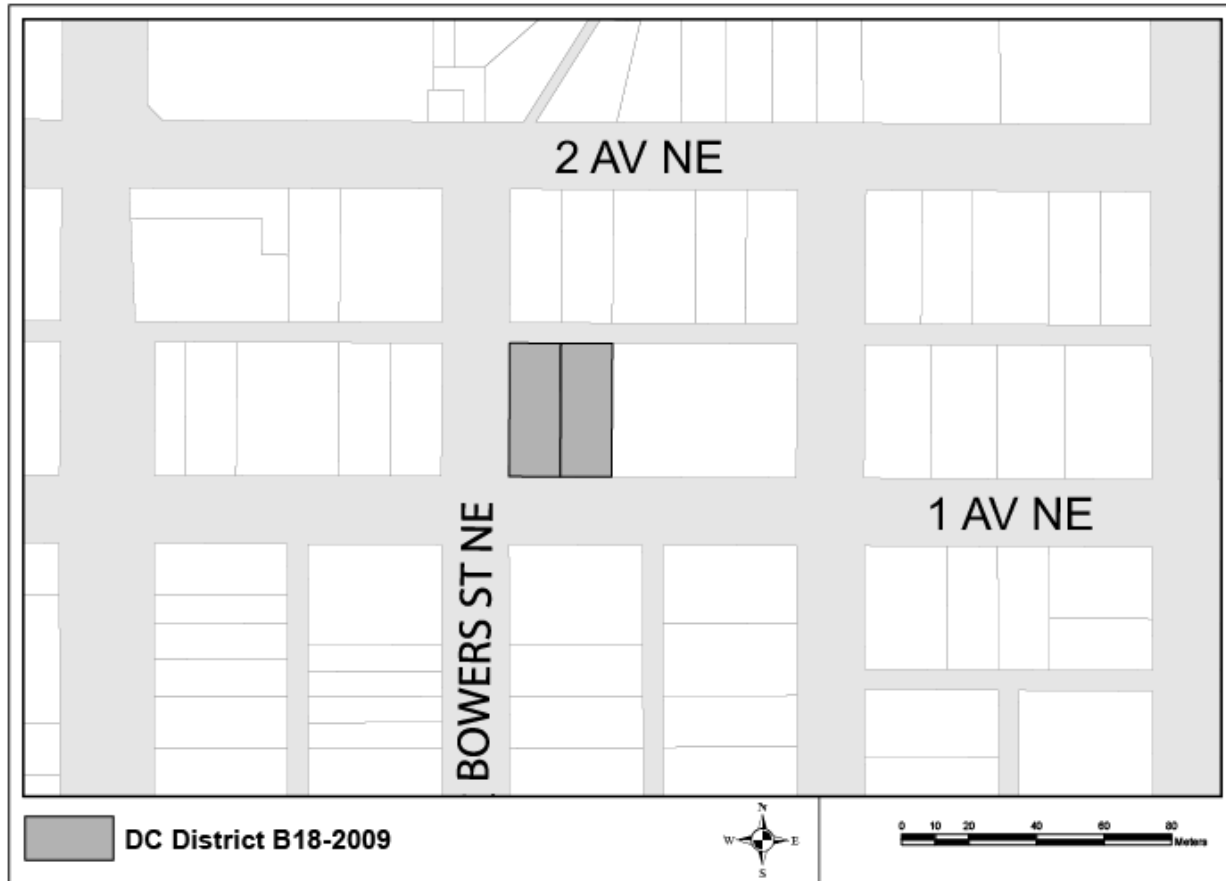
- (7) The design, character and appearance of any development must be acceptable to the Development Authority, having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the district.
- (8) Parking is to be provided in accordance with the general requirements of the Land Use Bylaw, except, in attaining the on-site parking requirements for the additional maximum density proposed by the development project, tandem parking stalls may be considered in the design of the underground parking areas of the development project. The location and design of tandem parking stalls shall be to the satisfaction of the Development Authority.

9.2.25 Direct Control Bylaw 31 (DC-31)

Bylaw No. B18-2009

General/Administrative Regulations

- (1) Affected Lands: Lots 7 and 8, Block 1, Plan 11270 containing 0.120 hectares (0.298 acres) more or less, as generally illustrated on the sketch below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a limited range of commercial uses which do not conflict with existing single-dwelling residential uses, and which make use of existing residential buildings.

List of Discretionary Uses

Accessory Building	Indoor Recreation, Limited
Business Support Service ¹	Multi-Residential Development
Child Care, Commercial	Office
Community Service ¹	Personal Service
Dwelling, Single Detached	Restaurant ¹
Government Service	Retail Store, General ¹
Health Care, Limited	Supportive Housing, Limited

- Note 1: The Development Authority may restrict specific uses within this district which would otherwise meet the Bylaw's requirements for any such use and the Commission shall exercise full discretion to ensure that new uses shall not detrimentally affect existing residential uses.

Minimum Dimensions

Site/Use	Area	Width
Site	650 m ²	15 m

Massing and Coverage**Building Height**

Maximum	9 m
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Minimum Setbacks**Front Yards**

Front Yard	5 m
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Side Yards

Sites with No Provision for a Garage or Car Port, and without Lane Access	3 m
All Other Side Yards	1.2 m

Rear Yards

Rear Yard	8 m
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Development Requirements

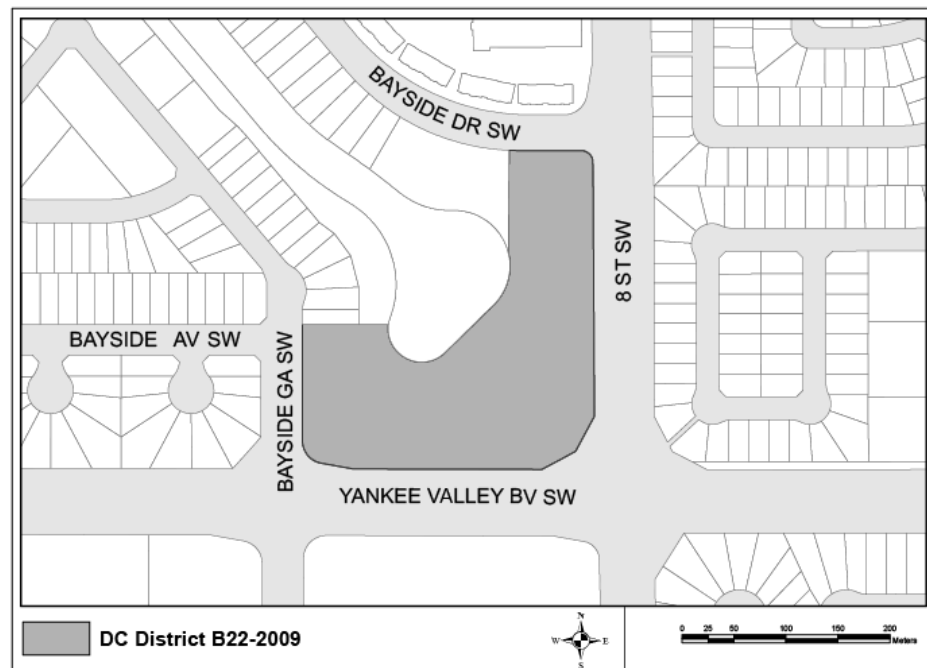
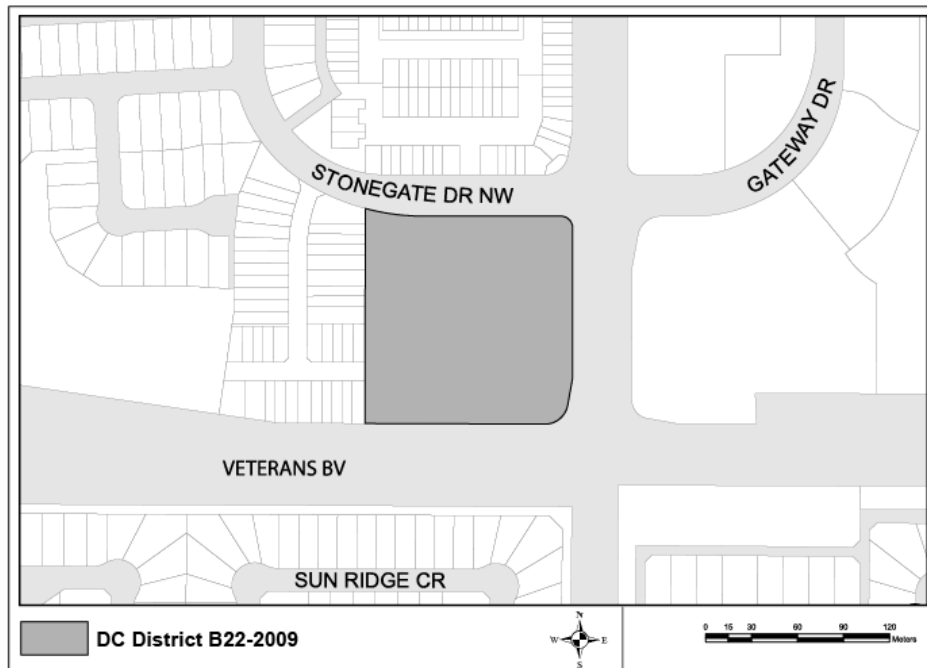
- (3) Outside storage is not permitted in this district.

9.2.26 Direct Control Bylaw 32 (DC-32)

Bylaw No. B22-2009

General/Administrative Regulations

- (1) Affected Lands: Lot 1, Block 2, Plan 981 3379 containing ± 1.83 hectares (± 4.51 acres) and part of the SE $\frac{1}{4}$ 2-27-1-W5M, containing ± 2.32 hectares (± 5.73 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide sites for the retail sale of convenience goods and services to the community at large.

List of Discretionary Uses

Accessory Building	Health Care, General
Secondary Suite	Health Care, Limited
Animal Service, General	Indoor Recreation, Limited
Animal Service, Limited	Personal Service
Business Support Service	Restaurant
Child Care, Commercial	Retail Store, Convenience
Entertainment, General	Retail Store, General
Financial Service	Retail Store, Liquor
Government Service	Vehicle Service, Limited

Site Dimensions

Site/Use	Area
Minimum	8,500 m ²
Maximum	16,187 m ²

Minimum Setbacks

Front Yards	
Front Yard	6 m
Side Yards	6 m
Rear Yard	6 m

Massing and Coverage

Building Height	
Maximum	10 m

Development Requirements

- (3) Building façades shall be articulated through use of wall projections and recessions.
- (4) Animating features such as arcades, display windows, entry ways, and awnings shall be included as part of the building façade.
- (5) Building façades shall have architectural features and patterns that are visually interesting, that reduce massive aesthetic affects, and that recognize local character.
- (6) Roof design shall include variations in height and style.
- (7) Roof design shall conceal flat roofs and rooftop equipment.
- (8) Building materials and colours shall be compatible with adjoining neighbourhoods.
- (9) A variety of building materials and colours shall be used.
- (10) Building entryways shall be articulated so that a clear presence to the street is created.
- (11) All lighting shall be designed in accordance with CPTED principles.
- (12) External area lighting shall be designed such that glare over any adjacent residential areas is minimized.
- (13) Buildings shall include design elements providing weather protection to pedestrians including but not limited to awnings, canopies, and screening.
- (14) Internal pedestrian movement and safety shall be enhanced through the provision of crosswalk areas, crosswalk treatments, and external pedestrian linkages.
- (15) Signs shall be integrated with the building façade through colour and graphic style.
- (16) The Development Authority may allow a variance provided the variance complies with the requirements of the Alberta Building Code, and the variance does not unduly affect the neighbourhood which includes variances for non-conforming buildings.

9.2.27 Direct Control Bylaw 33 (DC-33)

Bylaw No. B26-2009

General/Administrative Regulations

- (1) Affected Lands: Portions of the NE¼, NW¼ and SW¼ 2-27-1-W5M containing ±60 hectares (±148 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations (Site A)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for residential development in the form of single-detached dwellings with the possibility of studio suites and duplexes on corner lots which meet the criteria contained in this bylaw.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Single Detached Supportive Housing, Limited	Secondary Suite Bed and Breakfast Dwelling, Duplex Home Business, Limited Supportive Housing, General

Minimum Dimensions		
Site/Use	Area	Width
District Standard	361m ²	11 m

Minimum Setbacks		
Front Yards		
Front Yard		5 m
Side Yards		
Sites with No Provision for a Garage, and without Lane Access	One 3 m; the Other	1.2 m
Street Side of Corner Site		3 m
All Other Side Yards		1.2 m
Rear Yards		
Rear Attached Garages Not Exceeding 1 Storey		1.2 m
Rear Attached Garages Exceeding 1 Storey		8 m
All Other Rear Yards		8 m

Massing and Coverage	
Maximum Coverage	
Principal Building, No Attached Garage	40%
Principal Building, with Attached Garage	45%
Accessory Building, when an Above Garage Secondary Suite is Provided	25%
Accessory Building, when an Above Garage Secondary Suite is Not Provided	15%
Total, when a Secondary Suite is Provided	50%
Total, when a Secondary Suite is Not Provided	45%
Floor Area Range	
Detached Secondary Suites (In Addition to a Single Parking Space)	45-80 m ²
Maximum Building Height	
Principal Building	10 m
Detached Secondary Suite	Height of Principal Building

Additional Side Yard Requirements

- Where a corner lot is not served by a lane and access to a detached accessory building is provided from the corner side yard, a zero lot line rear yard may be permitted, at the discretion of the Development Authority.

Development Requirements

- Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.
- The colour, design and finish of a studio suite shall be compatible with the colour and design of the principal building.

Land Use Regulations (Site B)

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for blocks of single-detached dwellings that may be accompanied by studio suites located to the rear of the lots, behind the principal dwelling unit.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Secondary Suite Dwelling, Single Detached Supportive Housing, Limited	Bed and Breakfast Home Business, Limited Supportive Housing, General

Minimum Dimensions		
Site/Use	Area	Width
District Standard	435m ²	12.2 m

Minimum Setbacks	
Front Yards	
Front Yard	5 m
Side Yards	
Detached Accessory Buildings	0 m on One Side
All Other Side Yards	1.2 m
Rear Yards	
Rear Yards	1 m
Secondary Suites	
Minimum Setback from Principal Dwelling Unit	4 m

Maximum Development Density	
Number of Principal Buildings per Site	2
Number of Dwelling Units per Site	2

Massing and Coverage	
Maximum Coverage	
Principal Building, No Attached Garage	40%
Principal Building, with Attached Garage	45%
Accessory Building, when an Above Garage Secondary Suite is Provided	25%
Accessory Building, when an Above Garage Secondary Suite is Not Provided	15%
Total, when a Secondary Suite is Provided	50%
Floor Area Range	
Detached Secondary Suites (In Addition to a Single Parking Space)	45-80 m ²
Maximum Building Height	
Principal Building	10 m
Secondary Suite	Height of Principal Building

Development Requirements

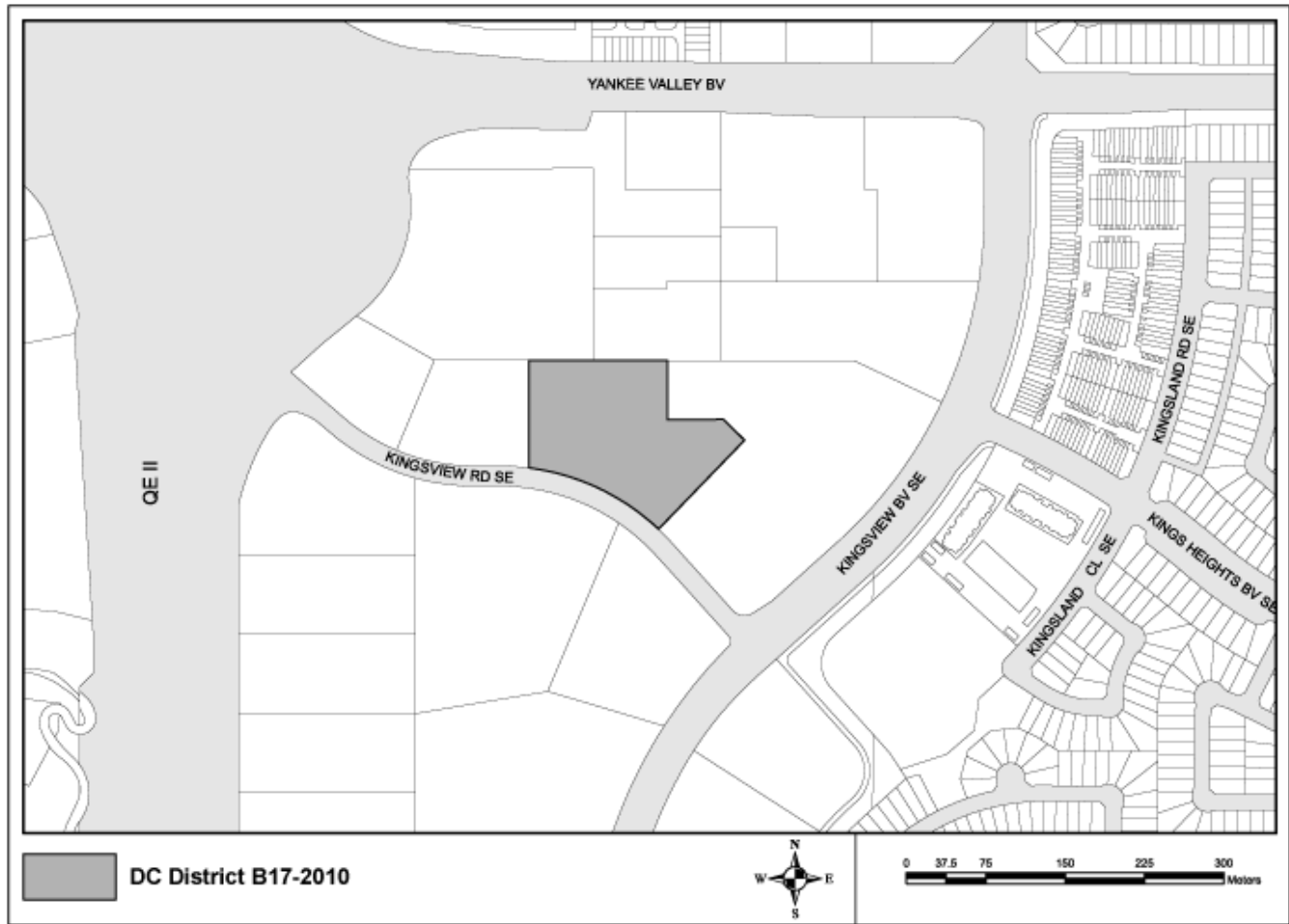
- (8) Notwithstanding the Development Dimensions listed above, no lot shall be created with a Site Frontage less than 6.0m.
- (9) In addition to the general requirements for landscaping contained in the Land Use Bylaw, a minimum of 2 trees shall be planted on each lot unless otherwise noted on an approved landscaping plan.
- (10) The ratio between the front face exposure of the garage and the remainder of the front of the principal building shall not exceed 2:1.
- (11) The colour, design and finish of a studio suite shall be compatible with the colour and design of the principal building.
- (12) All lanes within this District shall be paved.

9.2.28 Direct Control Bylaw 35 (DC-35)

Bylaw No. B17-2010

General/Administrative Regulations

- (1) Affected Lands: A portion of Plan 051 4065, Block 1, Lots 2-6, part of NW ¼ Section 33-26-29-4, containing ±2.16 hectares (±5.34 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) Site and building design shall be in accordance with the Master Site Plan approved by Council on June 7, 2010 and the approved Architectural Design Guidelines, designed by the developer in conjunction with the Development Authority, for Kingsview Market and shall reflect the High Street / Pedestrian Oriented location of the Direct Control (DC) site;
- (4) Access to site shall be subject to the approval of the City of Airdrie Engineering Services Department prior to Development Permit issuance;

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for a range of industrial and commercial uses that are characterized by exceptional design and site development. Operations shall not create nuisances and shall be compatible with adjacent non-industrial and non-commercial districts. The Development Authority will, at its sole discretion, require each development within this District to meet high standards of landscaping, aesthetics and efficient, comprehensive site design.

List of Discretionary Uses

Accessory Building	Indoor Recreation, General
Animal Service, General	Indoor Recreation, Limited
Animal Service, Limited	Industrial Distribution
Animal Service, Major	Industrial Manufacturing and Operations
Auctioning Service	Industrial Service and Sales
Business Support Service	Motel
Child Care, Commercial	Nightclub
Commercial School	Office
Drive Through	Public Assembly
Entertainment, Gaming	Restaurant
Financial Service	Retail Store, Convenience
Funeral Service, Limited	Retail Store, General
Garden Centre	Retail Store, Liquor
Government Service	Storage Facility, Indoor
Health Care, Limited	Storage Facility, Public
Heavy Vehicle Storage and Repair	Temporary Event
Hotel	Vehicle Sales and Leasing
	Vehicle Service, General
	Vehicle Service, Limited

Minimum Dimensions

Site/Use	Area	Width
Site	4000 m ²	30 m

Floor Area Requirements

Minimum Floor Area Ratio	0.20
Maximum Floor Area Ratio	1.00

Massing and Coverage

Maximum Building Height

Hotels and Motels	26 m
All Other Uses	17 m

Minimum Setbacks

Front Yards

Front Yard	6 m
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Side Yards

Street Side of Corner Site	6 m
All Other Side Yards	1.2 m

Rear Yards

Abutting a Residential District	6 m
All Other Rear Yards	1.2 m

Design Standards

- The design and placement of buildings shall be the subject of Architectural Controls, designed by the developer in conjunction with the Development Authority, that include, but are not limited to:
 - Building design;
 - Building interface treatments;
 - Site lighting;
 - Outside storage;
 - Landscaping, and;
 - Pedestrian circulation.

Development Requirements

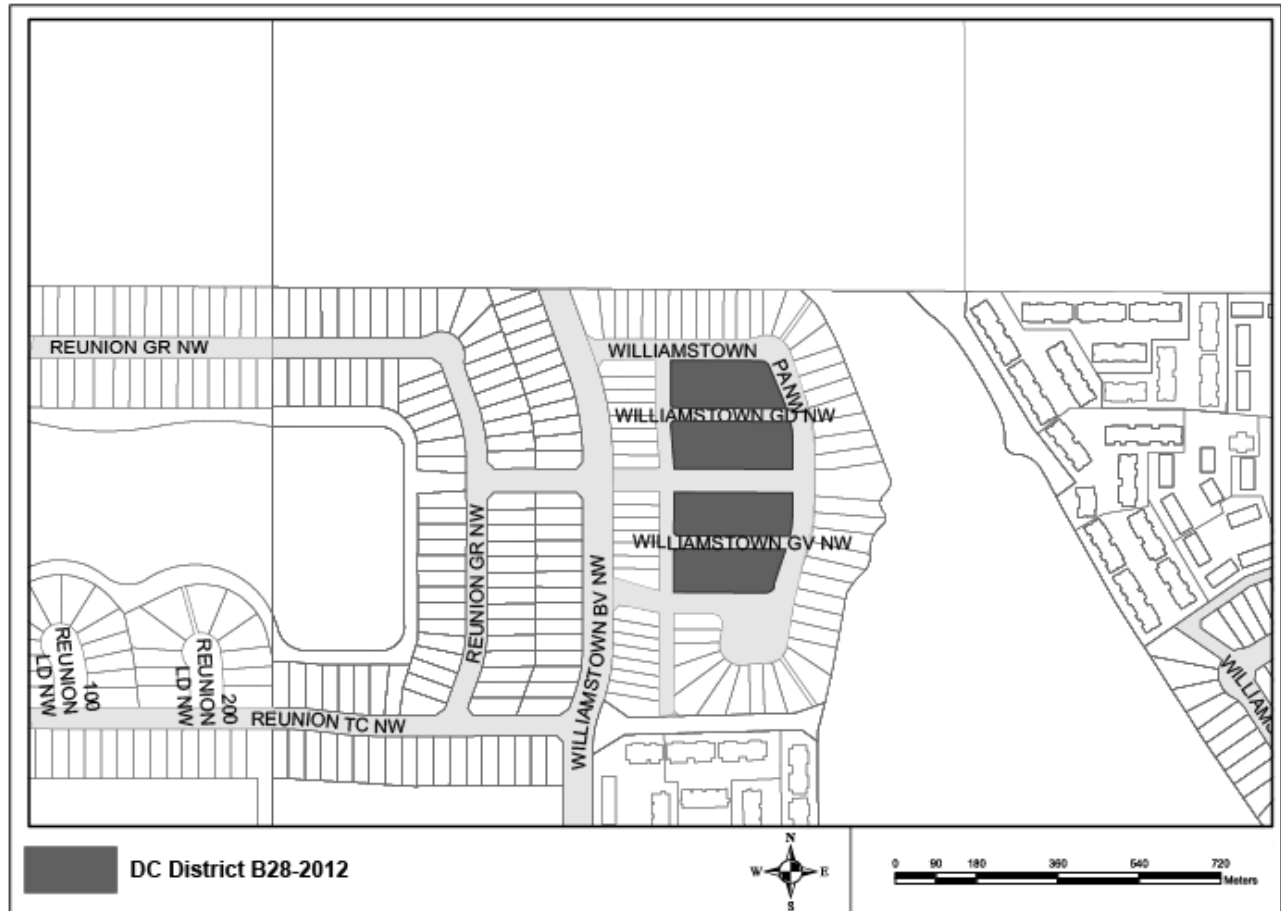
- (6) Outside storage, including the storage of trucks and trailers, shall not be allowed except where:
 - (a) Storage areas do not include any required minimum yards,
 - (b) The storage is visually screened from public thoroughfares, and
 - (c) All storage is related to the business or industry on the site.
- (7) Outside display shall be limited to examples of equipment or items sold by the business or industry on the site and located outside any required minimum yards.
- (8) All display areas shall be shown on the approved Development Permit and shall be paved.
- (9) All roof mechanical equipment shall be screened to the satisfaction of the Development Authority.
- (10) External area lighting shall be designed such that glare over any adjacent residential areas is minimized.
- (11) In addition to the general requirements for landscaping contained in the Land Use Bylaw, landscaping shall be of design and quality reflecting the highly visible nature of sites along the Queen Elizabeth 2 Highway corridor.

9.2.29 Direct Control Bylaw 36 (DC-36)

Bylaw No. B28-2012

General/Administrative Regulations

- (1) Affected Lands: A portion of the SE¼ 14-27-1-W5M and a portion of Lot 3, Block 11, Plan 111 3172, containing ±1.45 hectares (±3.58 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to provide for row house and/or semi-detached type residential developments with densities in the range of 9 to 13 units per net acre, developed on fee simple lots.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Child Care, Limited Dwelling, Townhouse Dwelling, Semi-Detached Home Business, Limited	Child Care, Residential Home Business, General

Minimum Dimensions		
Site/Use	Area	Width
Site	170 m ²	6 m

Massing and Coverage	
Maximum Building Height	
Principal Buildings	10 m at Eave line
Principal Buildings	3 Storeys
Maximum Coverage	
Principal Buildings and Rear Detached Garage	50% of Site Area

Development Density	
Density Range	22 to 32 Units/Ha 9 to 13 Units/Acre

Minimum Setbacks	
Front Yards	
Front Yard	3.5 m
Side Yards	
Dwelling, Street Side of Corner Site	3 m
Dwelling, Lane Side of Corner Site	1.5 m
Dwelling, Attached	0 m
Dwelling, Detached	1.5 m
Garage, Street Side of Corner Site	3 m
Garage, Lane Side of Corner Site	1.5 m
Garage, Attached	0 m
Garage, Detached	1 m
Rear Yards	
Dwellings	8 m
Garages (Range, Minimum to Maximum)	0.6 m to 1.2 m

Development Requirements

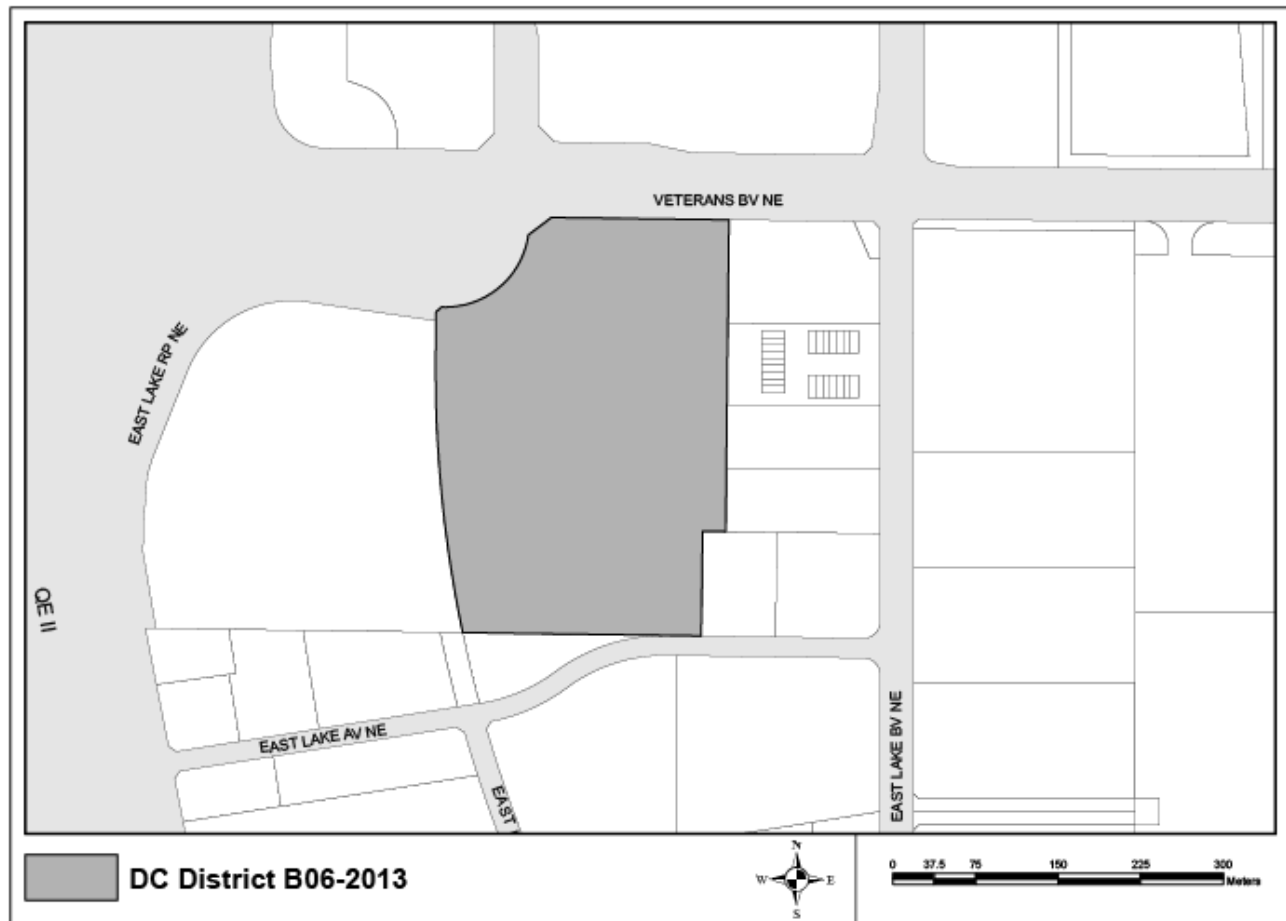
- (3) Two on-site residential parking stalls shall be provided per unit.
- (4) Visitor parking is to be accommodated on the street.
- (5) Residential units in this District shall be accessed by way of public right-of-ways
- (6) Prior to subdivision endorsement, party wall agreements shall be registered for all walls shared by dwellings and garages and such agreements shall set forth the rights, privileges, easements and covenants that exist with respect of such walls.

9.2.30 Direct Control Bylaw 37 (DC-37)

Bylaw No. B06-2013

General/Administrative Regulations

- (1) Affected Lands: All of Lot 1, Block 7, Plan 991 1930 containing 9.00 ha (22.23 ac), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) A Landscaping Plan shall be prepared at the time of submission of a Development Permit to illustrate the type, location and extent of plantings, and shall detail the specific type, height and location for screen fencing to the satisfaction of the Development Authority.
- (4) In addition to the general requirements for landscaping contained in the Land Use Bylaw, additional intensive soft landscaping shall be provided within the northern portion of the site, as illustrated on the plan, forming part of this Bylaw to the satisfaction of the Development Authority.
- (5) The additional “intensive soft landscaping” shall include the use of deciduous and coniferous trees, shrubs and berms for the purpose of visual screening to the satisfaction of the Development Authority.
- (6) Landscaped improvements shall generally be concentrated south of the pipeline right-of-way extending parallel to Veterans Boulevard.
- (7) The outside storage yard area facing Veterans Boulevard shall provide visual screening with a combination of solid fencing and soft landscaping to the satisfaction of the Development Authority.
- (8) All other outside storage areas shall provide visual screening to the satisfaction of the Development Authority.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose of this Direct Control District is to allow for industrial uses including manufacturing, goods processing and goods storage. The District accommodates a range of supportive uses such as office and business support services. This District recognizes the high visibility of the industrial corridor along Veterans Boulevard and incorporates high levels of landscaping along the street edge.

List of Discretionary Uses

Accessory Building	Laboratory
Animal Service, General	Office
Animal Service, Limited	Outdoor Recreation Facility
Animal Service, Major	Recycling Depot
Auctioning Service	Restaurant
Business Support Service	RV Storage
Entertainment, Adult	Storage Facility, Indoor
Funeral Service, General	Storage Facility, Outdoor
Funeral Service, Limited	Storage Facility, Public
Government Service	Temporary Event
Heavy Vehicle Storage and Repair	Vehicle Sales and Leasing
Industrial Distribution	Vehicle Service, General
Industrial Manufacturing and Operations	Vehicle Service, Limited
Industrial Service and Sales	Vehicle Service, Major

Minimum Dimensions

Site/Use	Area	Width
Site	6070 m ²	60 m

Massing and Coverage

Maximum Building Height

Hotels and Motels	25 m
All Other Uses	14 m

Minimum Setbacks

Front Yards

Front Yard	6 m
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Side Yards

Side Yards	1.2 m
Street Side of Corner Site	3 m

Rear Yards

Rear Yard	6 m
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Special Side Yard Requirements:

- (9) When a firewall is provided and the material would normally require a minimum amount of maintenance, no side yard is required.
- (10) On a laneless site, one unobstructed side yard shall be a minimum of 6 metres excluding corner sites with an alternate rear access.

Definitions

- (11) Unless otherwise defined in this Direct Control Bylaw, all words and uses shall be defined as per Part One (Definitions) of the City of Airdrie Land Use Bylaw, as amended.

Laboratory means:

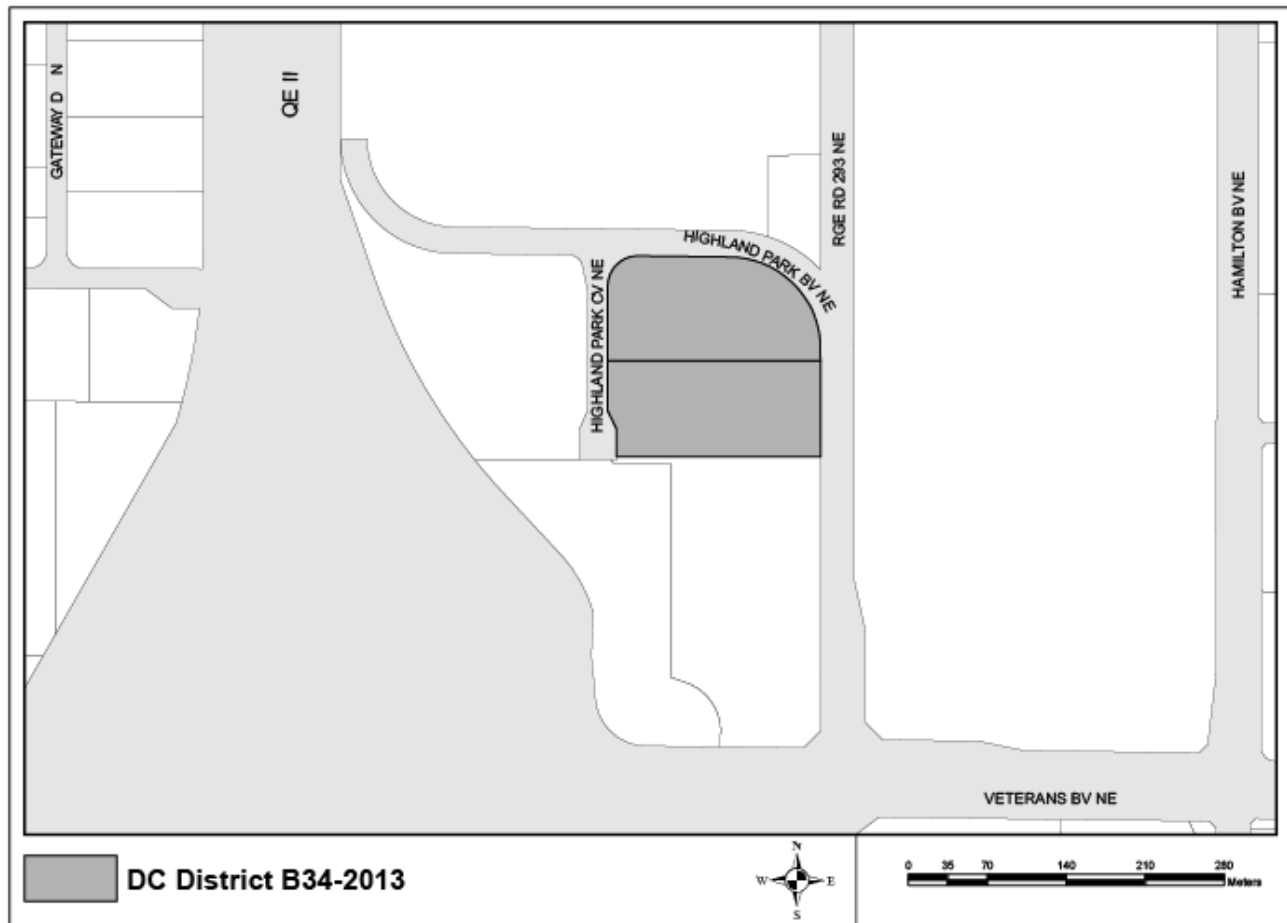
The use of a building, or part of a building for scientific or technical work which may be hazardous, including research, quality control, testing, teaching or analysis; such work may involve the use of chemicals including dangerous goods, pathogens and harmful radiation, or processes including electrical or mechanical work which could be hazardous; the laboratory includes such support areas as instrument and preparation areas, laboratory stores and any offices attached or adjacent to the laboratory; has no clients coming to the facility and does not include **Health Care** as defined in this Bylaw

9.2.31 Direct Control Bylaw 38 (DC-38)

Bylaw No. B34-2013

General/Administrative Regulations

- (1) Affected Lands: All of Lots 4 and 5, Block 3, Plan 111 2528, as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) This District recognizes the high visibility of the industrial corridor along Highway 2 and Veteran's Boulevard as well as being adjacent to an open space and pathway network. Additional site specific regulations shall apply in order to mitigate the following impacts:
- (a) Pedestrian movement and interface sensitivity with the existing open space and pathway network;
 - (b) Visual impact on the surrounding streets and adjacent properties;
 - (c) Visual impact of outside storage on surrounding lands;
 - (d) Aesthetic and architectural control respecting building design.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to accommodate a wider range of uses than Industrial Business Park Districts. Development in this district is intended to integrate industrial and commercial uses and ensure that operations do not create nuisances for surrounding lands. The Development Authority will, at its sole discretion, require development within this District to meet high standards of landscaping, aesthetics and efficient, comprehensive site design.

List of Permitted Uses	List of Discretionary Uses (Continued)
Retail Store, General Vehicle Service, Bulk Fuel Depot Warehouse Sales	Health Care, Limited Heavy Vehicle Storage and Repair Hotel Indoor Recreation, General Indoor Recreation, Limited Industrial Distribution Industrial Manufacturing and Operations Industrial Service and Sales Motel Nightclub Office Public Assembly Restaurant Retail Store, Liquor Storage Facility, Indoor Storage Facility, Public Temporary Event Vehicle Sales and Leasing Vehicle Service, General Vehicle Service, Limited
List of Discretionary Uses	
Accessory Building Animal Service, General Animal Service, Limited Animal Service, Major Auctioning Service Business Support Service Child Care, Commercial Commercial School Drive Through Entertainment, Gaming Financial Service Funeral Service, Limited Garden Centre Government Service	

Minimum Dimensions		
Site/Use	Area	Width
Site	4000 m ²	30 m

Floor Area Requirements	
Minimum Floor Area Ratio	0.20
Maximum Floor Area Ratio	1.00

Massing and Coverage	
Maximum Building Height	
Hotels and Motels	26 m
All Other Uses	17 m

Minimum Setbacks	
Front Yards	
Front Yard	6 m
Side Yards	
Street Side of Corner Site	6 m
All Other Side Yards	1.2 m
Rear Yards	
Sites without Lane Access	6 m
Abutting a Residential District	6 m
All Other Rear Yards	1.2 m

Architectural Control and Building Design

- The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area.
- All exterior finishing materials exposed to public view shall be selected having regard to the objective of ensuring a high standard of appearance appropriate to the location of this site and visual appearance on major public roadways and public open space located to the south of the site.
- The roof-line and building façade shall include design elements and variations that reduce the perceived mass of buildings and add architectural interest.

Landscaping and Screening

- A Landscaping Plan shall be prepared at the time of submission of a Development Permit.
- The submitted Landscaping Plan shall address the interface area between the proposed outside storage area and the Public Utility Lot located adjacent to the subject lands and be sensitive to the pedestrian environment and high visual prominence of the site.

- (9) Landscaping adjacent to exterior walls that are visible from adjacent public lands are to be designed to minimize the perceived mass of the building and to improve the visual appearance of long expanses of blank walls.
- (10) Screening techniques shall be incorporated into the Landscape Plan with respect to outside storage areas located within view of adjacent public roadways and lands.
- (11) In addition to the general requirements for landscaping contained in the Land Use Bylaw, landscaping shall be of design and quality reflecting the highly visible nature of sites along the Queen Elizabeth 2 Highway corridor.

Transportation and Access

- (12) An update to the Transportation Impact Assessment shall be submitted with consideration of the proposed access locations onto Highland Park Boulevard and Highland Park Cove.
- (13) The Transportation Impact Assessment shall consider design of the proposed new access points and their impacts on pedestrian movement in the area associated with the existing regional trail and sidewalk. Recommendations of improved level of service and safety associated with potential pedestrian, vehicle conflicts shall be included.

Other Requirements

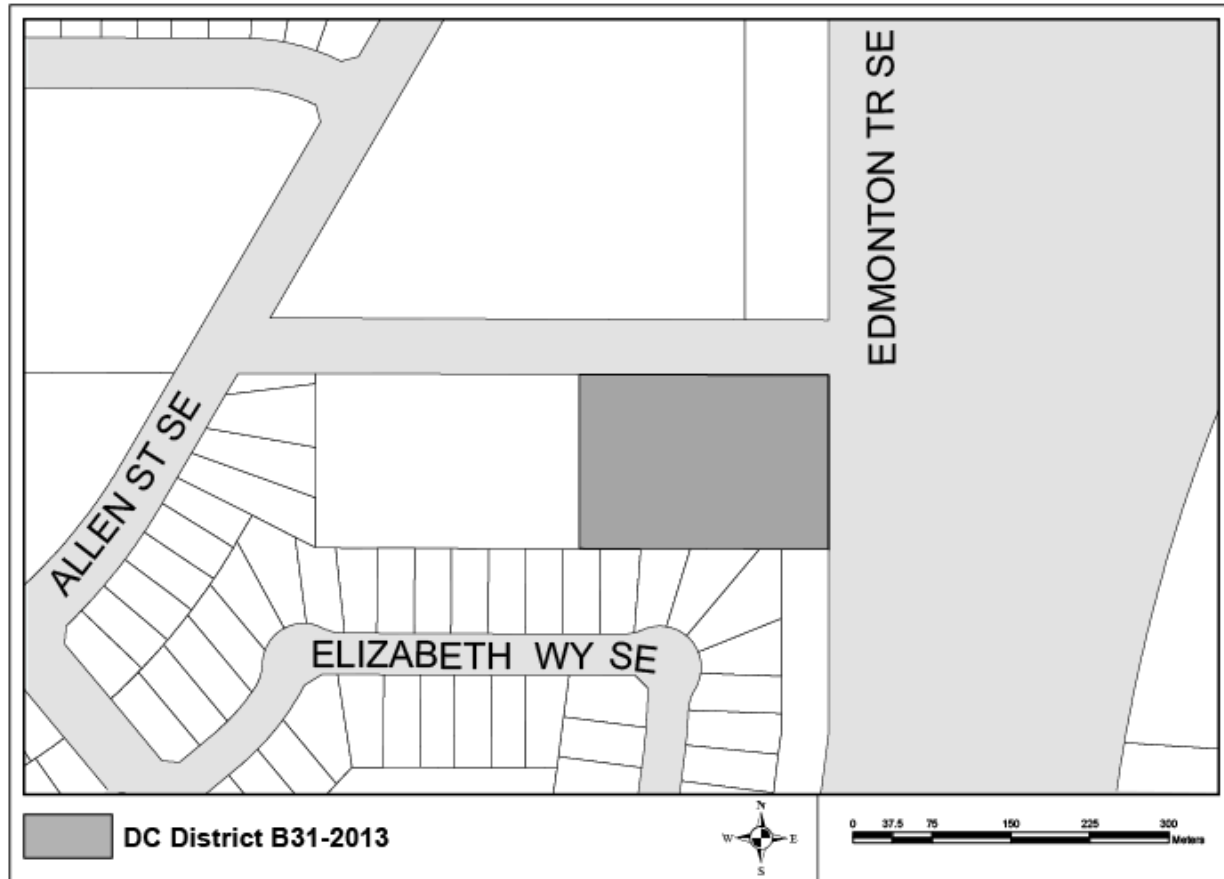
- (14) Outside storage, including the storage of trucks and trailers, shall not be allowed except where:
 - (a) Storage areas do not include any required minimum yards,
 - (b) The storage is visually screened from public thoroughfares, and
 - (c) All storage is related to the business or industry on the site.
- (15) Outside display shall be limited to examples of equipment or items sold by the business or industry on the site and located outside any required minimum yards.
- (16) All display areas shall be shown on the approved Development Permit and shall be paved.
- (17) All roof mechanical equipment shall be screened to the satisfaction of the Development Authority.
- (18) External area lighting shall be designed such that glare over any adjacent residential areas is minimized.

9.2.32 Direct Control Bylaw 39 (DC-39)

Bylaw No. B31-2013

General/Administrative Regulations

- (1) Affected Lands: A portion of the NE¼ 1-27-1-W5M containing ±0.57 hectares (±1.42 acres), as generally illustrated in the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) The uses listed within this Bylaw are considered permitted uses and will require a Development Permit in accordance with the regulations set forth in the City of Airdrie Land Use Bylaw and Direct Control Bylaw.
- (4) Unless, specifically noted within this Bylaw, all regulations, minimum and maximum requirements and site design shall be at the discretion of the Development Authority.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this District is to accommodate a mix of uses, including residential, commercial, office and institutional located within the same building. The site and building design shall be done in a manner which encourages a pedestrian friendly environment and is integrated sensitively with the surrounding community.

List of Permitted Uses

Accessory Building	Indoor Recreation, Limited
Business Support Service	Multi-Residential Development
Child Care, Limited	Office
Child Care, Residential	Personal Service
Commercial School	Restaurant
Community Service Facility	Retail Store, General
Health Care, Limited	

Minimum Dimensions

Site/Use	Area
Site	5755 m ²

Floor Area Requirements

Maximum Commercial Floor Area	2322.5 m ²
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Minimum Setbacks

At the discretion of the Development Authority
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Massing and Coverage

Building Height	
Maximum	3 Storeys

Maximum Development Density

Number of Dwelling Units	21
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Development Requirements

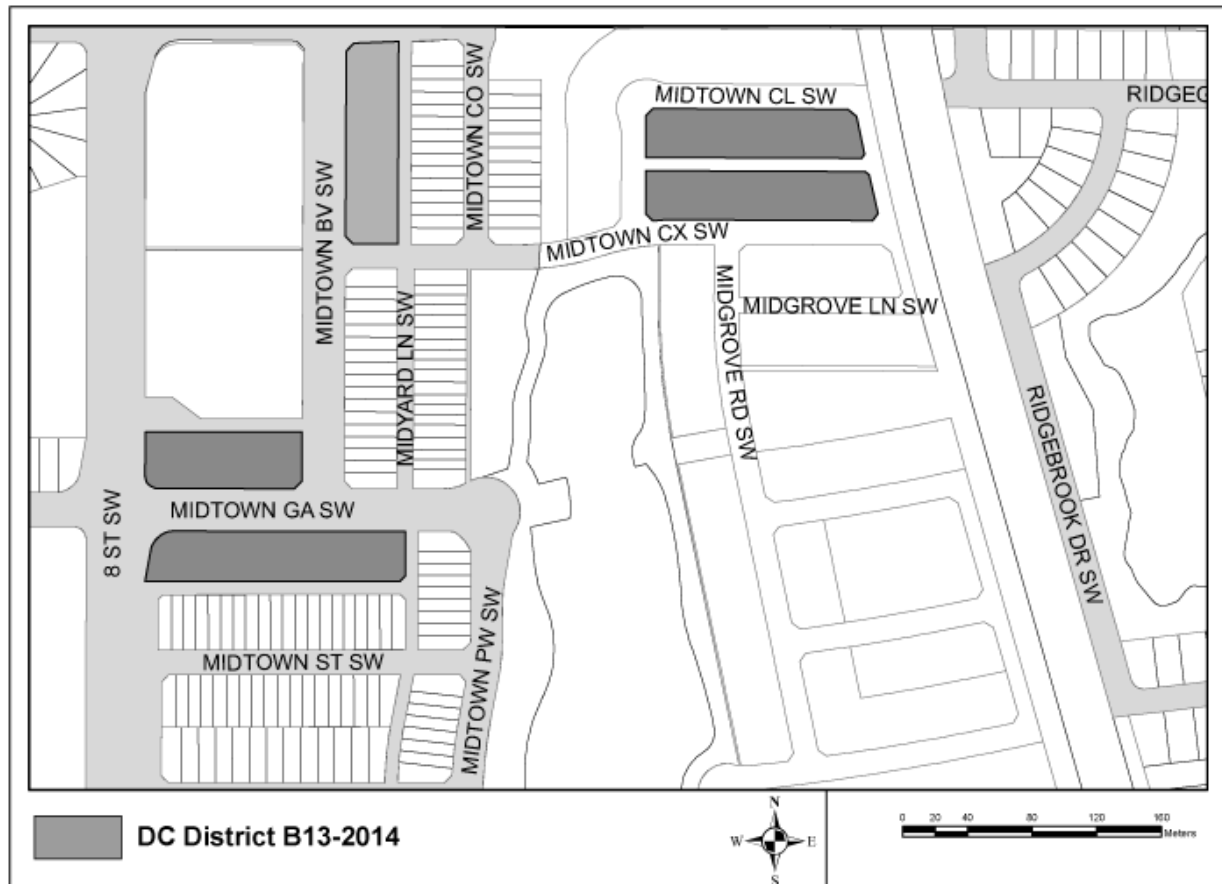
- (5) A Landscaping Plan shall be prepared at the time of submission of a Development Permit.
- (6) Screening techniques shall be incorporated into the Landscaping Plan with respect to the adjacent properties along the western property line.
- (7) A Storm Water Management Plan is to be prepared and integrated with the landscaping and overall design of the site and Low Impact Design solutions should be considered.

9.2.33 Direct Control Bylaw 41 (DC-41)

Bylaw No. B13-2014

General/Administrative Regulations

- (1) Affected Lands: A portion of the NW ¼ Section 1, Township 27, Range 1, W5M containing ±36.20 hectares (±89.45 acres), as generally illustrated on the sketch plan below and identified in the Midtown NSP (Bylaw No. B-26/2013):



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- (3) The purpose of this district is to guide site development so that the residential built forms and streetscapes are consistent with the design and planning objectives of the Midtown Neighbourhood Structure Plan. The predominant housing forms are intended to be street-oriented townhouses and urban brownstones, mixed in with a variety of live-work dwelling units. Housing forms will have rear lane access to parking and contain three or more dwelling units. Each dwelling unit is intended to be two or three storeys above grade. Front yards are intended to incorporate a stoop or porch with stairs leading to the front door of each unit. Special attention should be paid to the interface between streetscape and built form along Midtown Gate as the primary entrance into the community.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Child Care, Limited Dwelling, Townhouse Residential Show Home	Child Care, Residential Dwelling, Live-Work Unit Educational Institution, Private ¹ Health Care, Limited ¹ Home Business, Limited Home Business, General Office ¹ Personal Service ¹

Note 1: A Development Permit application in this district for these listed uses may only be considered as an Accessory Use on a property with an existing residential dwelling.

Development Dimensions

Minimum Dimensions			
Lot/Unit	Width	Area	Depth
Attached Housing			30.0m
- End Unit	6.0m	175m ²	
- Interior Units	5.5m	165m ²	
Live-Work Dwellings	9.0m	240m ²	

Minimum Setbacks	
Front Yard	3.2m
Side Yards	
- End Unit	2.0m
- Interior Unit	N/A
- Corner Unit (Street Side)	3.0m
Rear Yard	
- Principal Building	7.0m
- Garage	1.0m

Massing and Coverage	
Maximum Building Height	13.0m
Maximum Site Coverage	
- Lots less than 31.0m depth	70% of Site Area
- All other Circumstances	65% of Site Area
Maximum Accessory Building Size	45m ² or 10% of the Lot/Unit Area, whichever is greater
Max Continuous Building Frontage	42.0m

Development Standards

- (4) Encroachments or projections are only permitted in one side yard per lot when side yard setbacks are both less than 1.5m

Landscaping Requirements

- (5) A minimum of 25% of the site area must be provided for landscaping. This must include a minimum of 40% of the area provided for the front yard.
- (6) All areas not required for buildings, parking and driveways shall be landscaped.
- (7) A minimum of 28m² private amenity space shall be provided for each lot with a depth less than 31.0m
- (8) A minimum of 30m² private amenity space shall be provided for each lot with a depth equal to or greater than 31.0m

Parking, Access and Connectivity

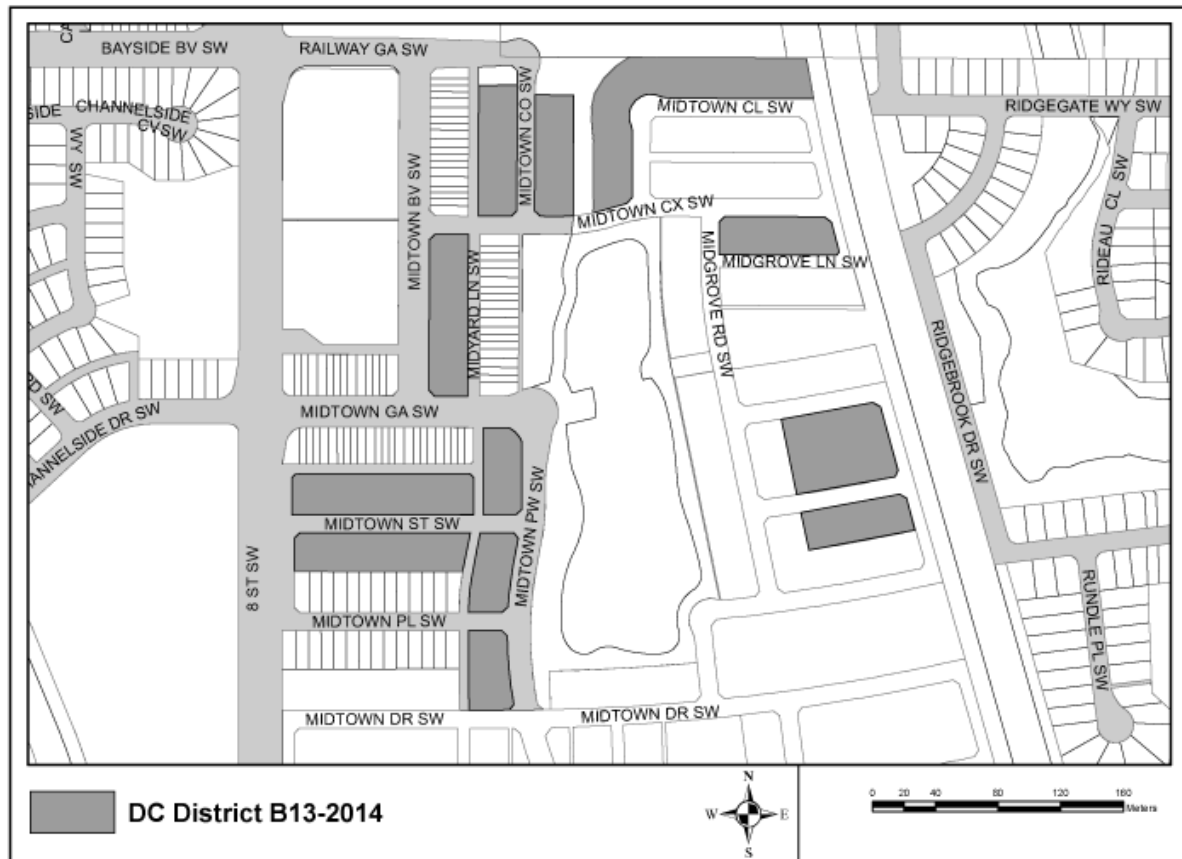
- (9) All units require a minimum of two (2) off-street parking spaces.
- (10) If no garage is provided, a two (2) vehicle concrete parking pad shall be constructed in the back of the lot. The dimensions and setbacks of the concrete parking pad must meet the requirements of a detached garage to allow future construction.
- (11) Any garage with an exterior wall-to-wall width of less than 5.5m shall count as a single parking space.
- (12) Vehicle access shall be from the rear lane only.

9.2.34 Direct Control Bylaw 42 (DC-42)

Bylaw No. B13-2014

General/Administrative Regulations

- (1) Affected Lands: A portion of the NW ¼ Section 1, Township 27, Range 1, W5M containing ±36.20 hectares (±89.45 acres), as generally illustrated on the sketch plan below and identified in the Midtown NSP (Bylaw No. B-26/2013):



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- (3) The purpose of this district is to ensure that development is consistent with the design and planning objectives of the Midtown Neighbourhood Structure Plan. This district is primarily intended to accommodate a variety of semi-detached and duplex dwelling types and a limited range of supportive uses. Depending on if lane access is available, semi-detached housing products will provide for the ability to construct a front-attached, rear-attached, or rear-detached garage.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Child Care, Limited Dwelling, Semi-Detached ¹ Dwelling, Duplex Residential Show Home	Child Care, Residential Dwelling, Single-Detached Dwelling, Secondary Suite Home Business, Limited Home Business, General Supportive Housing, Limited

Note 1: A Semi-Detached Dwelling shall be considered a Permitted Use as long as vehicular access to the lot is provided from a lane at the rear of the property. Where access is provided to a front-drive garage, the Semi-Detached Dwelling shall be considered a Discretionary Use.

Development Dimensions

Minimum Dimensions			
Lot/Unit	Width	Area	Depth
Duplex	9.8m	313m ²	32.0m
Semi-Detached	6.0m per unit	192m ² per unit	
Single-Detached			
- With Secondary Suite	9.8m	313m ²	
- Corner Lot	9.5m	304m ²	
- All Others	9.0m	288m ²	

Minimum Setbacks	
Front Yard	
- Rear Lane Access	3.5m
- Front Access	5.0m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	
- Principal Building	7.0m
- Garage	1.0m

Massing and Coverage	
Maximum Building Height	12.0m
Maximum Site Coverage	60% of Site Area
Maximum Accessory Building Size	45m ² or 10% of the Lot/Unit Area, whichever is greater

Development Standards

- (4) The Development Authority shall only approve the development of a Single-Detached Dwelling if the lot cannot meet the minimum dimensional requirements, as stated in this DC, for a semidetached or duplex dwelling.
- (5) Only one (1) Single-Detached Dwelling per block will be permitted
- (6) Encroachments or projections are only permitted in one side yard per lot when side yard setbacks are both less than 1.5m

Landscaping Requirements

- (7) A minimum of 30% of the site area must be provided for landscaping.
- (8) All areas not required for buildings, parking and driveways shall be landscaped.
- (9) A minimum of 30m² private amenity space shall be provided for each residential dwelling unit.

Parking, Access and Connectivity

- (10) All units require a minimum of two (2) off-street parking spaces.
- (11) If no garage is provided, a two (2) vehicle concrete parking pad shall be constructed in the back of the lot. The dimensions and setbacks of the concrete parking pad must meet the requirements of a detached garage to allow future construction.
- (12) Any garage with an exterior wall-to-wall width of less than 5.5m shall count as a single parking space.

Design Requirements

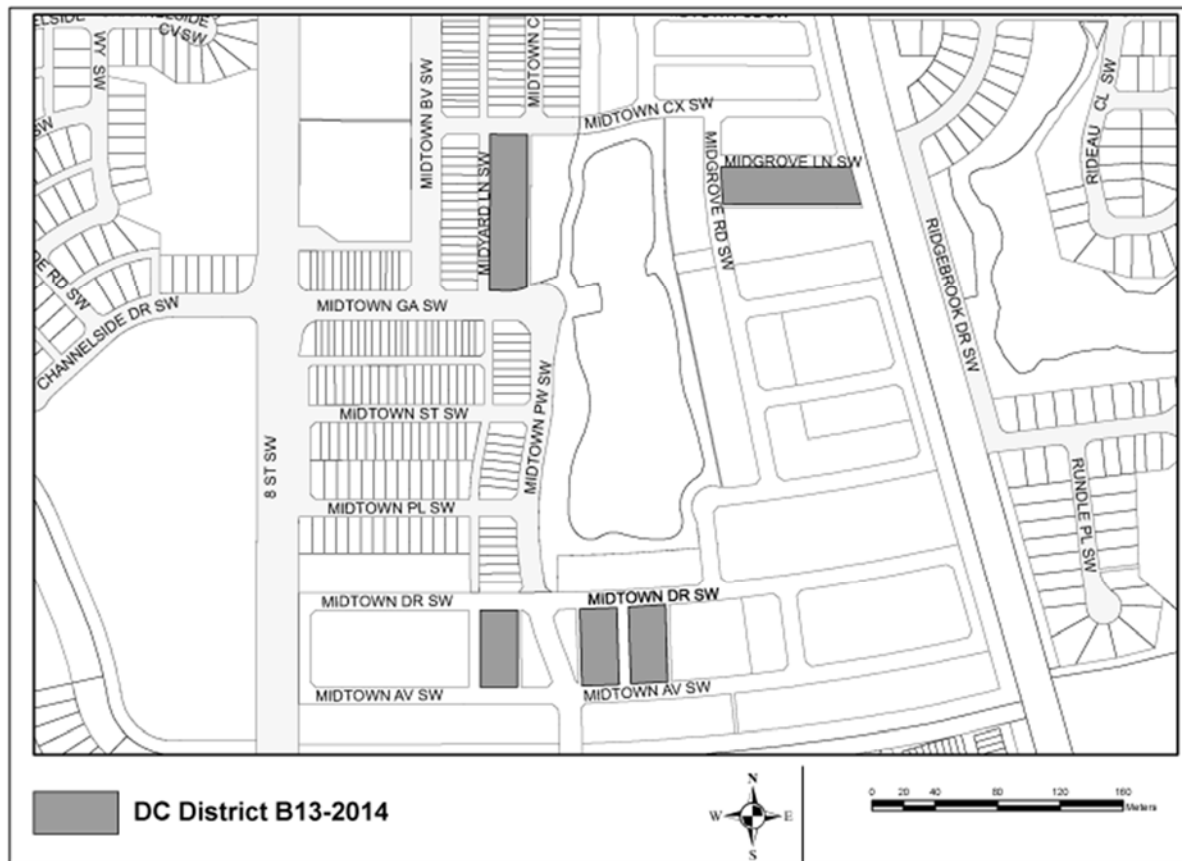
- (13) For all dwelling types in this district, at least 2.4 meters of building frontage shall be provided facing the street that is not occupied by the face of a garage.
- (14) Street-fronting garage doors are to be designed to the satisfaction of the Development Authority in a manner such that a decorative architectural component that is in keeping with the character of the community is incorporated.

9.2.35 Direct Control Bylaw 43 (DC-43)

Bylaw No. B13-2014

General/Administrative Regulations

- (1) Affected Lands: A portion of the NW ¼ Section 1, Township 27, Range 1, W5M containing ±36.20 hectares (±89.45 acres), as generally illustrated on the sketch plan below and identified in the Midtown NSP (Bylaw No. B-26/2013):



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- (3) The purpose of this district is to provide for residential development consistent with the design and planning objectives of the Midtown Neighbourhood Structure Plan. The primary intent is to accommodate ground-oriented, townhomes that will front onto park space. Each building is intended to provide entry to the rear yard lane and to the front yard park space. Units are foreseen as two or three levels above grade. Vehicle access will be from rear lanes to enhance unobstructed pedestrian access to the park space and to provide a complimentary interface to the open space network.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Child Care, Limited Dwelling, Townhouse Residential Show Home	Child Care, Residential Home Business, Limited Home Business, General

Development Dimensions

Minimum Dimensions			
Lot/Unit	Width	Area	Depth
Attached Housing			
- End Unit	6.0m	175m ²	32.0m
- Interior Units	5.5m	165m ²	

Minimum Setbacks	
Front Yard	3.2m
Side Yards	
- End Unit	2.0m
- Interior Unit	N/A
- Corner Unit (Street Side)	3.0m
Rear Yard	
- Principal Building	7.0m
- Garage	1.0m

Massing and Coverage	
Maximum Building Height	13.0m
Maximum Site Coverage	65% of Site Area
Maximum Accessory Building Size	45m ² or 10% of the Lot/Unit Area, whichever is greater
Max Continuous Building Frontage	42.0m

Development Standards

- (4) Encroachments or projections are only permitted in one side yard per lot when side yard setbacks are both less than 1.5m

Landscaping Requirements

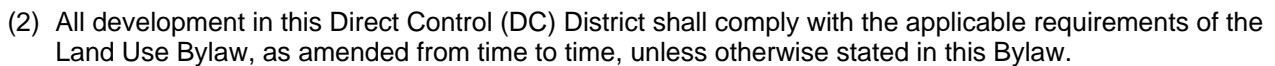
- (5) A minimum of 25% of the site area must be provided for landscaping. This must include a minimum of 40% of the area provided for the front yard.
- (6) All areas not required for buildings, parking and driveways shall be landscaped.
- (7) A minimum of 30m² private amenity space shall be provided for each residential dwelling unit.

Parking, Access and Connectivity

- (8) If no garage is provided, a two (2) vehicle concrete parking pad shall be constructed in the back of the lot. The dimensions and setbacks of the concrete parking pad must meet the requirements of a detached garage to allow future construction.
- (9) Any garage with an exterior wall-to-wall width of less than 5.5m shall count as a single parking space.
- (10) Vehicle access shall be from the rear lane only.
- (11) A minimum 9 m-wide lane must be provided to all park-fronting dwellings.

Bylaw No. B26-2015

(1) Affected Lands: A portion of the SW ¼ Section 34, Township 26, Range 29, W4M containing ±3.86 hectares (±9.54 acres), as generally illustrated on the sketch plan below and identified in the Lanark Stage 1 Neighbourhood Structure Plan (Bylaw No. B-25/2015):



Special requirements for the uses and regulations of this District are as follows:

(3) The purpose of this district is to provide for residential development allowing up to two dwelling units per building, primarily accommodating Semi-Detached and Duplex Dwellings. This district also contemplates a mix of other low-density housing forms intended to have a prominent relationship with the adjacent public streets and designed to be consistent with the surrounding neighbourhood.

List of Permitted Uses	List of Discretionary Uses
Accessory Building	Garage Suite
Child Care, Limited	Home Business, General
Dwelling, Duplex	Secondary Suite
Dwelling, Semi-Detached	Supportive Housing, Limited
Dwelling, Single Detached	
Home Business, Limited	

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
Single Detached, with Lane Access	280m ²	9.1m
Single Detached	300m ²	9.7m
Duplex, Lane Access	320m ²	10.4m
Duplex, Front Access	400m ²	13.0m
Semi-Detached	210m ²	6.7m
	Per Unit	Per Unit

Minimum Required Setbacks	
Front Yard	5.0m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m
Rear Yard for Garage	1.0m

Massing and Coverage	
Maximum Building Height	11.0m
Maximum Site Coverage	60% of Site Area
Minimum Landscaping	25% of Site Area
Minimum Amenity Area	40m ² per Unit

Development Standards

- (4) Notwithstanding the list of Permitted and Discretionary uses above, a maximum of 50% of the lots contained within a subdivision phase are permitted to be designed to accommodate Single Detached Dwellings. For any subdivision of less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (5) Up to 50% of the lots designed for Semi-Detached Dwellings in this district within a Neighbourhood Structure Plan may be permitted to have one side of the adjoining units contain a garage capable of accommodating two side-byside parking stalls. For any subdivision of less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.
- (6) Overall, no more than 50% of the lots within a Plan of Subdivision in this district shall be permitted to meet all of the following criteria:
 - (d) The lot contains a garage capable of accommodating two side-by-side parking stalls;
 - (e) Access to the garage is not provided by a lane, and;
 - (f) The lot is less than 11.0 m wide

Parking, Access and Connectivity

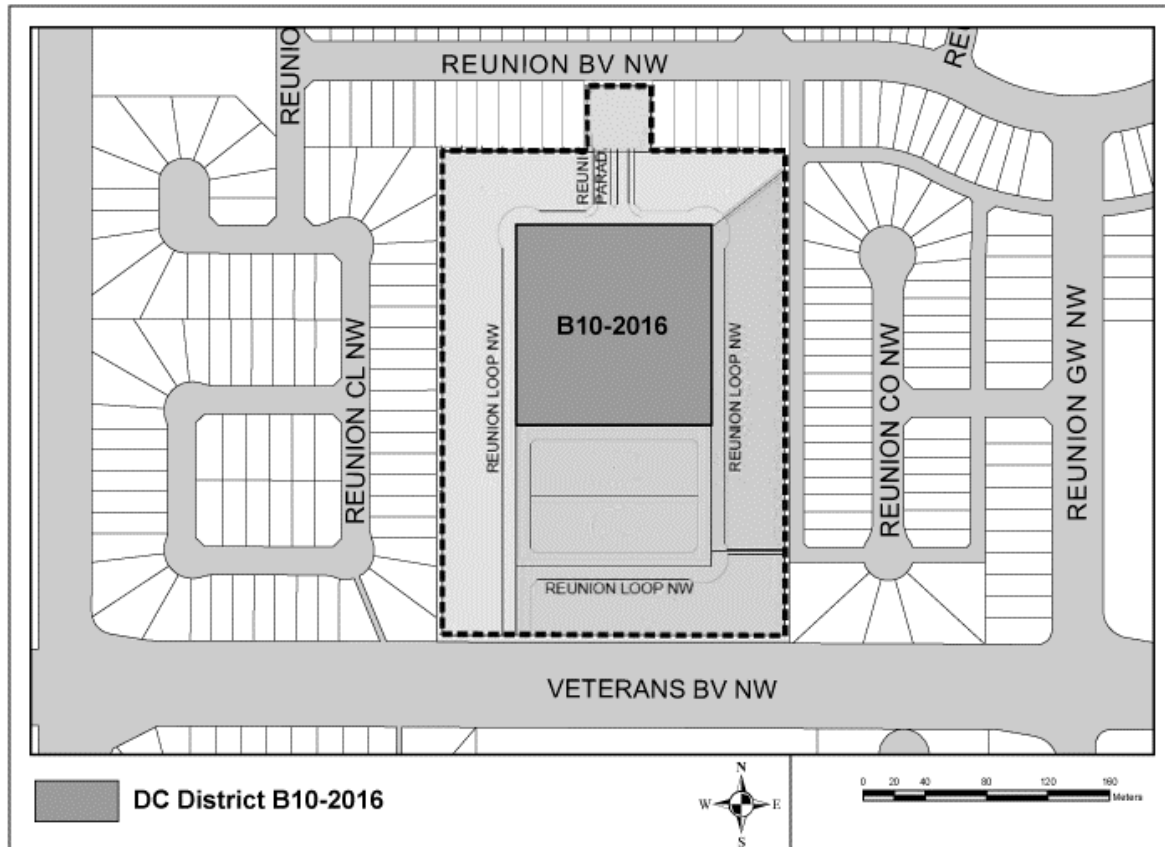
- (7) A dwelling unit within this Direct Control District may provide a maximum of one Tandem Parking Space, at the discretion of the Development Authority.
- (8) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.

9.2.37 Direct Control Bylaw 46 (DC-46)

Bylaw No. B10-2016

General/Administrative Regulations

- (1) Affected Lands: A portion of Lot 20, Block 1, Plan 0714778, located within the neighbourhood of Reunion, containing ± 0.85 hectares (± 2.1 acres), as generally illustrated on the sketch plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- (3) The purpose of this district is to allow for a housing development of street-oriented homes surrounding a private common space area. The housing typology will be reasonably compatible with housing in the surrounding neighbourhood, having low to medium density.

List of Permitted Uses	List of Discretionary Uses
Accessory Building Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Single Detached	Dwelling, Townhouse ¹ Home Business, Limited

A Dwelling, Townhouse in this district shall be limited to a maximum of three (3) contiguous units.

Development Dimensions

Minimum Setbacks	
Building setback facing any street	5.0m
Building separation	2.5m

Massing and Coverage	
Maximum Building Height	10.0m 2 Storeys
Maximum Site Coverage	40% of Site Area
Maximum number of Housing Units	30
Minimum Landscaped Area	40% of Site Area
Minimum Area provided for Common Amenity/Recreation	1,500m ²

Site Design Requirements

- (4) The common amenity/recreation area required by this District may include ancillary structures, such as a club house for meetings and social functions, as well as outdoor recreational functions, including (but not limited to) a swimming pool, tennis courts, gardens, and picnic facilities, at the discretion of the Approving Authority.
- (5) Residences within this District may have private backyard space that is separate from the common area. Yards may be demarcated with a fence that does not exceed 1.8 metres in height, or by use of other landscaping treatments to the satisfaction of the Development Authority.
- (6) Garage treatments shall be provided in accordance with **Section 7.12** (Garage and Carport Requirements).

Other Requirements

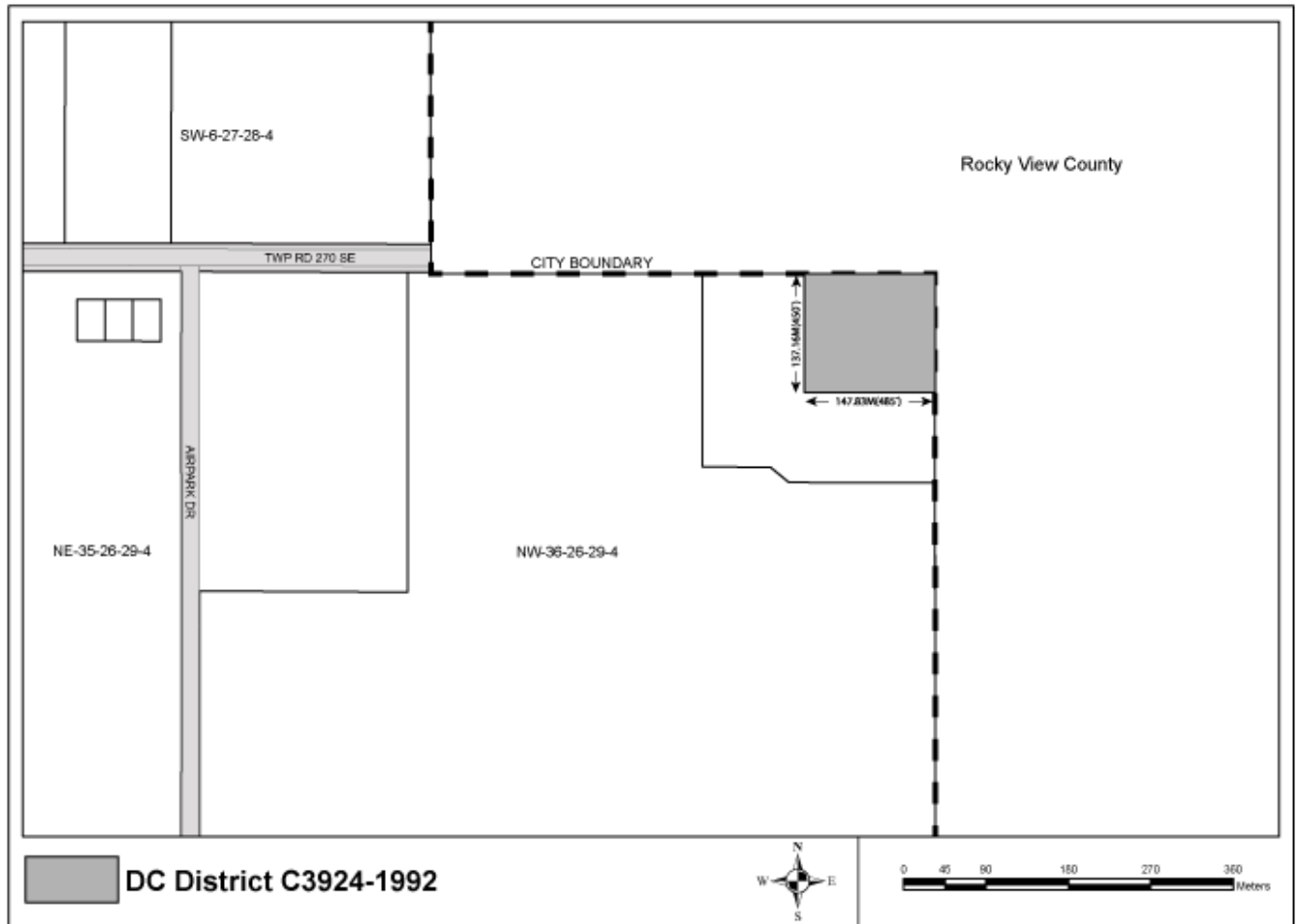
- (7) Outside storage of materials is prohibited in this district.
- (8) Notwithstanding the requirements outlined in **Section 7.19** (Objects Prohibited in Yards), no person shall be permitted to store or park a Recreational Vehicle on a lot in this district for longer than 72 hours to provide for loading or unloading the vehicle.

9.2.38 Direct Control Bylaw A32 (DC-A32)

Bylaw No. C3924-1992

General/Administrative Regulations

- (1) Affected Lands: A portion of the NW ¼ 36-26-29-W4M, as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Direct Control Regulations

- (3) A Development Permit is required for all uses.
- (4) The Municipal Planning Commission shall consider and decide on applications for Development Permits for those uses listed in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to allow for the primary use of a Helicopter Repair and Maintenance Facility and a secondary and ancillary use of a Dwelling, Single Detached.

List of Permitted Uses	List of Discretionary Uses
N/A	Accessory Buildings Dwelling, Single Detached ¹ Helicopter Repair and Maintenance Facility

Note 1: A Single Detached Dwelling must be secondary and ancillary to the use of Helicopter Repair and Maintenance Facility.

Maximum Dimensions	
Site/Use	Area
Site	20,200 m ² 2.02 Ha

Minimum Setbacks	
Front Yard (Measured from most northerly property line)	60 m
Side Yards (Measured from most easterly/westerly property line)	15 m
Rear Yard (Measured from most southerly property line)	15 m

Minimum Floor Area (Excluding Basement)	
Single Storey Dwelling, Includes Bungalow and Bi-Level	92 m ²
Combined Area of Any Two Levels in a Split-Level Unit	92 m ²
Main Floor of a Split Entry or Bi-Level	74 m ²
Second Floor of a Split Entry or Bi-Level	18 m ²
Main Floor of a Two-Storey Dwelling	74 m ²
Second Floor of a Two-Storey Dwelling	18 m ²
Main Floor of a Dwelling, Moved-In	92 m ²

Massing and Coverage	
Maximum Coverage	
Buildings Related to Helicopter Repair and Maintenance Facility	10% of Site Area

Development Requirements

- (5) Landscaping, fencing, berming and visual screening shall be compatible with adjacent land uses and shall be as required by the Municipal Planning Commission through the consideration of a Development Permit for any development on the site.
- (6) All applications for Development Permits in Noise Exposure Forecast (NEF) areas over 25 shall be referred to the Regional Office of the Ministry of Transport, Edmonton, and comments shall be received prior to a decision being made.
- (7) Construction of buildings at a location where the NEF is 25 or greater shall be in accordance with Part 11 of the Alberta Building Code.
- (8) Should the Helicopter Repair and Maintenance Facility cease to operate the residential use of the land shall also cease within three (3) months thereof.
- (9) That the occupants of the residence shall be involved in the operation of the Helicopter Repair and Maintenance Facility.
- (10) The location and appearance of buildings and structures shall be to the satisfaction of the Municipal Planning Commission as a consideration of any Development Permit issued for the site.

Definitions

- (11) Unless otherwise defined in this Direct Control Bylaw, all words and uses shall be defined as per Part One (Definitions) of the City of Airdrie Land Use Bylaw, as amended.

Helicopter Repair and Maintenance Facility means:

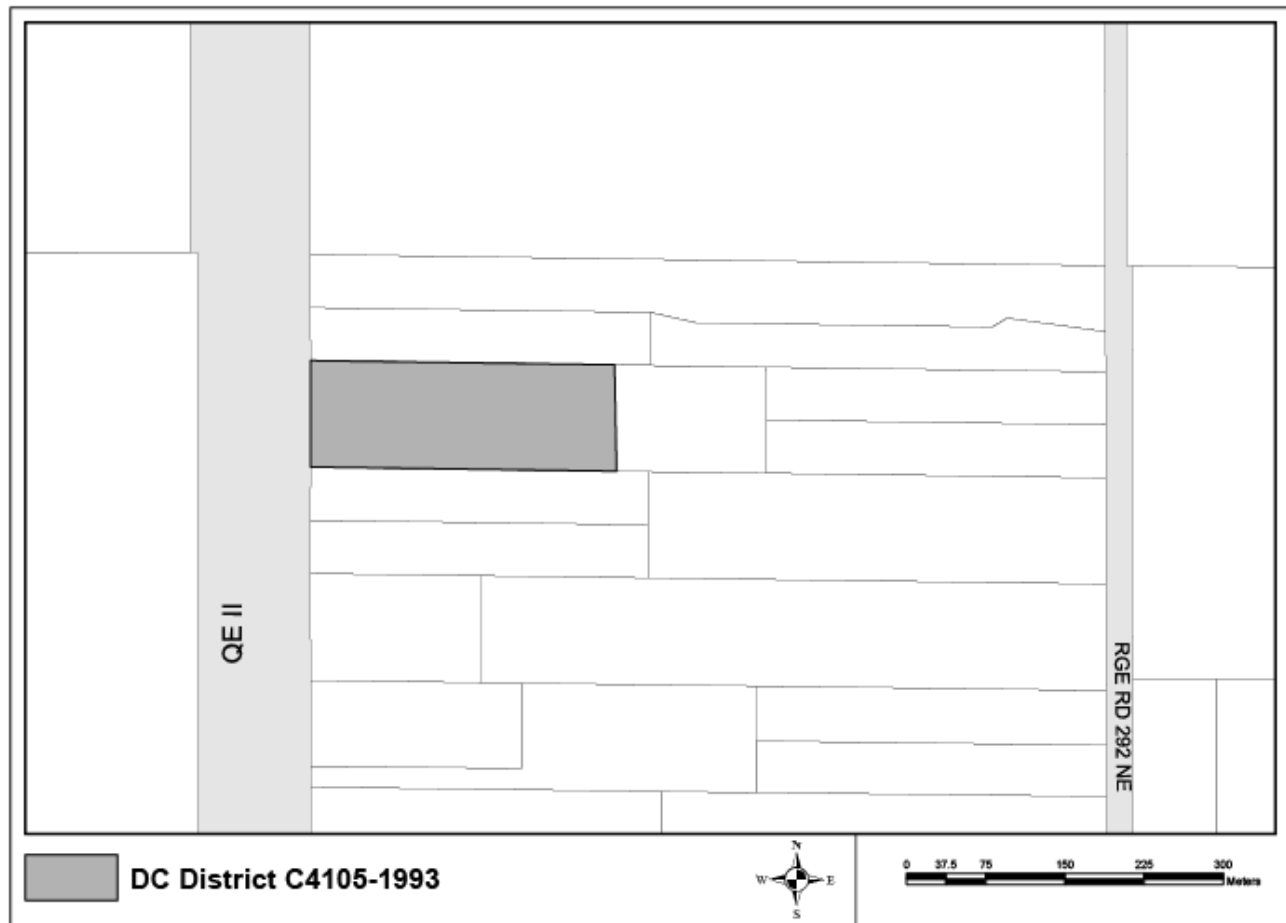
A development used for the servicing, washing and repairing of helicopters and other incidental related operations and supporting uses. This does not include other large-scale operations that would be permitted under the general "Airport Operations" land use.

9.2.39 Direct Control Bylaw A39 (DC-A39)

Bylaw No. C4105-1993

General/Administrative Regulations

- (1) Affected Lands: A portion of the NE ¼ 15-27-29-W4M, as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a home enterprise to allow for residential and commercial land uses.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Agricultural Operation, Limited Dwelling, Single Detached	Agricultural Operation, General Industrial Service and Sales

Minimum Dimensions	
Site/Use	Area
Residential Development	1.62 Ha 4 Acres

Minimum Floor Area Requirements	
Residential Development (Excluding Basement Floor Area)	
Single Storey Dwelling, Includes Bungalow and Bi-Level	112 m ²
Combined Area of Any Two Levels in a Split-Level Unit	112 m ²
Main Floor of a Split-Entry or Bi-Level	92 m ²
Finished Lower Level of a Split-Entry or Bi-Level	18 m ²
Combined Area of Any Two Levels in a Two-Storey	112 m ²

Building Height	
Residential Development	
Maximum, Principal Buildings	10 m
Maximum, Accessory Buildings	5.5 m

Minimum Parking	
Commercial Development	
Number of Surface and Marked Customer Parking Stalls	10
Number of Surface and Marked Employee Parking Stalls	7

Minimum Setbacks	
Residential Development	
Front Yard, from Internal Subdivision Road or Service Road	15 m
Front Yard, from Municipal Road	60 m
Front Yard, from Primary or Secondary Highway	71 m
Rear Yard	15 m
Commercial Development	
Front Yard, from North Property Line	53 m
Front Yard, from South Property Line	12.19 m
Front Yard, from East Property Line	53 m
Front Yard, from West Property Line	53 m

Maximum Development Density	
Residential Development	
Number of Dwellings	1
Number of Accessory Buildings	2
Total Building Area for all Accessory Buildings	636.4m ²
Commercial Development	
Number of Principal Buildings	2
Number of Employees	10
Total Area for All Commercial Buildings	510.9 m ²

Development Requirements

- (3) Landscaping, visual appearance, berming and screening shall be to the satisfaction of the Development Authority and as determined through a Development Permit.
- (4) Fire protection measures are to be provided to the satisfaction of the Fire Chief and included in a Development Permit where deemed necessary by the Development Authority.
- (5) The design, character and appearance of any buildings, or series of buildings, structures or signs proposed to be erected or located on lands that have an existing country residential subdivision or development must be acceptable to the Development Authority, having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the district.

9.2.40 Direct Control Bylaw A40 (DC-A40)

Bylaw No. C4122-1993

General/Administrative Regulations

- (1) Affected Lands: A portion of the NE ¼ 15-27-29-W4M, as generally illustrated on the plan below:



- (2) All development in this Direct Control (DC) District shall comply with the applicable requirements of the Land Use Bylaw, as amended from time to time, unless otherwise stated in this Bylaw.

Land Use Regulations

Special requirements for the uses and regulations of this District are as follows:

Purpose and Intent

- The purpose and intent of this district is to provide for a home enterprise to allow for residential and commercial land uses.

List of Permitted Uses	List of Discretionary Uses
Accessory Buildings Agricultural Operation, Limited Dwelling, Single Detached	RV Sales and Service

Minimum Dimensions	
Site/Use	Area
Residential Development	1.62 Ha 4 Acres

Minimum Setbacks	
Residential Development	
Front Yard, from Internal Subdivision Road or Service Road	15 m

Minimum Floor Area Requirements	
Residential Development (Excluding Basement Floor Area)	
Single Storey Dwelling, Includes Bungalow and Bi-Level	112 m ²
Combined Area of Any Two Levels in a Split-Level Unit	112 m ²
Main Floor of a Split-Entry or Bi-Level	92 m ²
Finished Lower Level of a Split-Entry or Bi-Level	18 m ²
Combined Area of Levels in a Two-Storey	130 m ²
Main Floor of a Moved-In Dwelling	112 m ²

Maximum Development Density	
Residential Development	
Number of Dwellings	1
Number of Accessory Buildings	1
Total Building Area for all Accessory Buildings	427.3 m ²
Commercial Development	
Number of Principal Buildings	2
Total Building Area for all Commercial Buildings	1486.4 m ²
Total Outside Storage Area for Recreational Vehicles	2000 m ²

Front Yard, from Municipal Road	60 m
Front Yard, from Primary or Secondary Highway	71 m
Side Yard, from Municipal Road	60 m
All Other Side Yards	10% of the mean width of the parcel or 6 m, whichever is greater
Rear Yard	15 m
Commercial Development	
Front Yard, from North Property Line	20 m
Front Yard, from South Property Line	30.48 m
Front Yard, from East Property Line	60.97 m
Front Yard, from West Property Line	121.95 m

Maximum Building Height	
Residential Development	
Principal Buildings	10 m
Accessory Buildings	5.5 m

Minimum Parking	
Commercial Development	
Number of Surface and Marked Customer Parking Stalls	8
Number of Surface and Marked Employee Parking Stalls	4

Development Requirements

- (3) Landscaping, visual appearance, berming and screening shall be to the satisfaction of the Development Authority and as determined through a Development Permit.
- (4) Fire protection measures are to be provided to the satisfaction of the Fire Chief and included in a Development Permit where deemed necessary by the Development Authority.
- (5) The design, character and appearance of any buildings, or series of buildings, structures or signs proposed to be erected or located on lands that have an existing country residential subdivision or development must be acceptable to the Development Authority, having due regard to its effect on neighbouring development and general amenities of the District, and any statutory plan affecting the district.