

IMPORTANT NOTICE

Town of Cochrane
Land Use Bylaw 01/2004
OFFICE CONSOLIDATION

This document is consolidated into a single publication for the convenience of users. The official Bylaw and all amendments thereto are available from the Legislative Services Office and should be consulted in interpreting and applying this Bylaw. In case of any dispute, the original Land Use Bylaw must be consulted. Where spelling, punctuation or type face was corrected, the amendment was not noted in the document.

**Printed by the Manager, Legislative Services,
by the authority of Town Council**

TOWN OF COCHRANE LAND USE BYLAW 01/2004 Office Consolidation

Office Consolidated Version dated July 11, 2017

TOWN OF COCHRANE
LAND USE BYLAW NUMBER 01/2004

TABLE OF CONTENTS

1.0.0	Applicability of Bylaw and Permits	4
2.0.0	Appointed Agencies	11
3.0.0	Duties and Responsibilities of Development Authorities	12
4.0.0	Issuance of Development Permits and Notices	15
5.0.0	Subdivision	20
6.0.0	Development and Subdivision Appeals	21
7.0.0	Enforcement	22
8.0.0	Land Use Bylaw Amendments	23
9.0.0	NRCB, ERCB, AEUB Authorizations	24
10.0.0	Establishment of Districts	25
11.0.0	General Land Use Regulations and Provisions	26
12.0.0	General Requirements for Residential Districts	62
13.0.0	Residential Single Detached Dwelling District (R-1) Land Use Rules	66
14.0.0	Residential Single and Two-Dwelling District (R-2) Land Use Rules	69
15.0.0	Residential Medium Density Multi-Unit Dwellings (R-2X) Land Use Rules	72
16.0.0	Residential Multi-Unit Dwellings District (R-3) Land Use Rules	75
17.0.0	Residential Mid-Rise High Density Multi-Unit Dwellings District (R-4) Land Use Rules.....	78
18.0.0	Residential High Density Multi-Unit Dwellings District (R-M) Land Use Rules	80
19.0.0	General Requirements For Commercial Districts	93
20.0.0	Local Commercial District (C) Land Use Rules	96
21.0.0	Central Business District (CB) Land Use Rules	98
22.0.0	Downtown Heritage District (DH) Land Use Rules.....	101
23.0.0	Shopping Centre District (C-SC) Land Use Rules	106
24.0.0	Highway Commercial District (C-HWY) Land Use Rules	109
25.0.0	Heritage Mixed Use District (C-HMU) Land Use Rules	111
26.0.0	Commercial-Residential Mixed Use District (C-R) Land Use Rules	114
27.0.0	Recreation Commercial District (C-REC) Land Use Rules	117
28.0.0	Service Commercial District (C-S) Land Use Rules	118
29.0.0	General Rules for Industrial Districts	120
30.0.0	Business Park District (M-BP) Land Use Rules	122

31.0.0	General Industrial District (M-1) Land Use Rules	124
32.0.0	Gravel Extraction District (GE) Land Use Rules	126
33.0.0	Urban Reserve District (UR) Land Use Rules	128
34.0.0	Residential-Urban Reserve (UR-R) Land Use Rules	129
35.0.0	Public Service District (PS) Land Use Rules	130
36.0.0	Sign Regulations	133
37.0.0	Definitions.....	156

Tables

11.2.2(b)	Projections into Setbacks	26
11.3.1(d)	Required Parking and Loading Spaces	28
11.3.8(a)	Standard Parking Space Design	33
11.3.8(e)	Compact Parking Space Design	35
11.24.2	Regulations for Home-Based Businesses	49
11.24.3	Regulations for Day Homes	50
11.27.1	Landscaping Requirements	59
36.3.1	Permitted and Discretionary Signs in All Land Use Districts	155

BYLAW NUMBER 01/2004

TOWN OF COCHRANE LAND USE BYLAW

- WHEREAS** Part 17 of the *Municipal Government Act*, RSA 2000, Chapter M-26, provides that every municipality must pass a land use bylaw to prohibit, regulate, or control the use and development of land and buildings in a municipality; and
- WHEREAS** Part 17 of the *Municipal Government Act*, RSA 2000, Chapter M-26, establishes that a land use bylaw provides a detailed framework for future development that reflects the statutory planning policy documents of the municipality;
- NOW THEREFORE** the Council of the Town of Cochrane hereby enacts as follows:

SECTION 1.0.0 APPLICABILITY OF BYLAW AND PERMITS

1.1.0 DEVELOPMENT PERMITS REQUIRED

- 1.1.1 Except as otherwise provided in this Bylaw, no person shall undertake any development, unless:
- a) A development permit has first been issued pursuant to this Bylaw; and
 - b) The development is commenced, carried out, and completed in accordance with the terms and conditions of the development permit issued in respect of the development; and
 - c) A building permit has been obtained when the *Alberta Building Code* so requires.

1.2.0 DEVELOPMENT PERMITS NOT REQUIRED

- 1.2.1 Unless otherwise provided, development permits are not required in respect of the following developments. However, prior to construction or implementation of the development, the owner shall provide the Development Officer with written information detailing the proposed development. As well, 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:
- a) works of maintenance, repair or alteration on a structure either internally or externally if such work does not include structural alterations or facilitate a change in the use or intensity of the use of the structure;
 - aa) a pipeline or installation as defined by the Pipeline Act RSA 2000, Chapter P-15, as may be amended or replaced from time to time, which has been approved under said legislation. **(12/2014)**
 - b) the completion of a building which was lawfully approved or under construction at the date this Bylaw comes into full force and effect, provided that:

- (i) the building is completed in accordance with the terms and conditions of any permit issued by the Municipality; and
 - (ii) the building is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect;
- bb) roof mounted solar systems provided that all supporting studies are prepared by a qualified professional and; **(19/2016)**
 - (i) the system's equipment is certified by the Canadian Standards Association (CSA);
 - (ii) The system meets all electrical and building permit requirements;
 - (iii) The system does not extend by more than two metres above the top of the roof.
- c) the use of any building referred to in Section 1.2.1(b) for the purpose for which it was approved or constructed;
- cc) the addition of a sunroom to a single detached or a semi detached dwelling provided it meets the district requirements for the principal dwelling and all other provisions of this Bylaw **(Bylaw 20/2017)**
- d) the use of a dwelling unit for a home-based business (minor), provided there is no more than one (1) other home-based business (major or minor) currently operating within the dwelling unit. All of the businesses must comply with Section 11.24.0; **(08/2013)**
- e) the erection, construction, or maintenance of gates, fences, walls, or other means of enclosure 2.00 m or less in height in any District provided that the erection of such fence, wall or gate does not contravene any other provision of this Bylaw;
- f) the erection or installation of machinery needed in connection with construction of a building for which a Development Permit has been issued, for the period of the construction;
- g) the construction and maintenance of that part of a utility placed in or upon a street or utility right-of-way;
- h) the erection or construction of a single-detached dwelling or a semi-detached dwelling on a lot, in a District in which such a dwelling is listed as a permitted use, when it complies with all other provisions of this Bylaw, provided the Developer has entered into a subdivision servicing agreement with the Town covering the lot;
- i) the use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum or plebiscite;
- j) the construction, maintenance, and repair of private walkways and driveways in accordance with Section 11.3.8(b); all parking areas that do not lead to a detached or attached garage and driveway extensions require a Development Permit; **(13/2015)**

- k) stripping or stockpiling of soil, installation of utilities, and construction of roads in a subdivision area when a subdivision servicing agreement has been duly executed;
- l) in a residential district, the construction of an accessory building or relocation of a prefabricated accessory building having a total gross floor area of less than 53.50 m² and a maximum building height of 4.60 m. This excludes garden suites as defined in this Bylaw; **(Bylaw 19/2017)**
- m) in a non-residential district, the construction of an accessory building or relocation of a prefabricated accessory building having a total gross floor area of less than 10.00 m² and a maximum height to roof peak of 4.60 m; **(Bylaw 19/2017)**
- n) a change of use of a bay in a building for which a Development Permit had been issued and the parking requirement had been calculated on the basis of a multi-use building;
- o) a change of use of a building for which a Development Permit had been issued and the parking requirement had been calculated on the basis of a multi-use building;
- p) a change of use in a District that is from one permitted use to another permitted use and where the intensity of the use of the structure is not changed and such change of use does not include any structural alteration, notwithstanding the change of use of the commercial or residential spaces of a Live-Work Unit; **(01/2016)**
- q) awnings and canopies which do not project over a street right-of-way or other public property;
- r) the use of a dwelling unit as a show home, in a District in which both the dwelling unit and the show home are listed as permitted uses, provided that a subdivision servicing agreement for the subdivision has been duly executed;
- s) a deck, porch, or balcony structure that conforms to all requirements of this Bylaw;
- t) structures of a recreational or aesthetic nature if less than 10.00 m² in area in any District;
- u) swimming pools and other similar facilities less than 75.00 m² in area in a Residential District;
- v) the construction of retaining walls on a lot, title to which is not encumbered by an overland drainage easement;
- w) signs as listed in Section 34.2.2;
- x) temporary short-term sale centres for philanthropic, non-profit organizations (e.g., Boy Scouts Christmas tree sales);
- y) the installation of a dish antenna structure less than 1m in diameter on the principal or accessory building;
- z) demolition of an existing building or structure, except for those listed in the Heritage Register.

1.3.0

APPLICATION FOR A DEVELOPMENT PERMIT

1.3.1

An application for a development permit shall be made on the prescribed form, signed by the owner or authorized agent, and submitted to the office of the Development Authority. The following information shall accompany the prescribed form:

- a) all plans, professionally produced or comparable to professionally produced at the discretion of the Development Authority, fully dimensioned, accurately drawn, explicit, and complete;
- b) site plans, drawn to scale, that show:
 - (i) legal description of the lot;
 - (ii) dimensions of the lot (metric);
 - (iii) floor plans, elevations, and exterior finishing materials;
 - (iv) preliminary drainage and servicing plan showing existing and proposed deep and shallow utilities, lot drainage, existing and proposed lot grades, grades of the streets servicing the property, elevations of top of curb or sidewalk and lot corners;
 - (v) the heights, dimensions, and relationship to property lines of all existing and proposed buildings and structures including retaining walls, trees, landscaping, curb, gutter, sidewalks, fire hydrants, light standards, and other physical features;
 - (vi) a lot lighting plan, in accordance with Section 11.22.0;
 - (vii) where applicable, the cutting down or removal of trees;
 - (viii) where applicable, the location of existing and proposed wells, septic tanks, disposal fields, culverts, and crossings;
 - (ix) where applicable, copies of applications under the *Environmental Protection and Enhancement Act*;
 - (x) in addition to the information required in Sections 1.3.1(a) and (b)(i) to (ix) inclusive, for multi-unit residential, commercial, industrial, recreational, institutional, and similar uses:
 - A) loading and parking provisions;
 - B) access locations to and from the lot;
 - C) adjacent properties, including land uses and improvements thereon;
 - D) garbage and storage areas and the fencing and screening proposed for same;
 - E) location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, and other amenities;
 - F) information describing any noxious, toxic, radioactive, flammable, or explosive material proposed for use or storage;

- c) a letter of authorization from the registered owner(s), when the applicant is the agent acting on behalf of the registered owner(s);
- d) the estimated commencement and completion dates;
- e) development permit fee as prescribed by Resolution of Council;
- f) studies and reports, as outlined in Sections 11.11.0 to 11.15.0 inclusive as required by the Development Authority;

1.3.2

In addition to the information required in Section 1.3.1, the Development Authority may require the following to make the application complete:

- a) current copy of a certificate of title;
- b) a real property report;
- c) a landscaping plan;
- d) where a proposed development may have a significant impact on the transportation network, a traffic impact assessment/study. A qualified traffic engineer shall prepare this report and shall address at a minimum, the following:
 - (i) the traffic characteristics of the proposed development;
 - (ii) internal circulation and parking plan;
 - (iii) the impact of the development and the access system on traffic operations of abutting streets (background traffic);
- e) noise evaluation and attenuation studies;
- f) photographs or other similar tools;
- g) such additional information deemed necessary for complete circulation.

1.3.3

The Development Officer may require additional copies of the application, plans, and specifications for complete circulation.

1.3.4

In addition to the information required in Sections 1.3.1, 1.3.2, and 1.3.3, all applications for Small Wind Turbine Type A shall submit the following requirements: **(19/2016)**

- a) Include the following information or studies:
 - (i) Environmental review to characterize potential impacts to the natural environment, which includes but is not limited to ecologically significant areas as defined in the Municipal Development Plan including rare flora, wildlife habitat, wildlife corridors, watershed, floodplains, riparian area, wetlands, escarpments, significant landforms, continuous tree cover, and natural hazards;
 - (ii) Noise Impact Assessment to determine: for turbines less than 10 kW, that the turbine meets the Town's noise guidelines as established by the Renewable Energy Framework Policy; for turbines with a rated capacity greater than 10 kW it must meet the requirements of the Alberta Utilities Commission's Rule 012:

- (iii) Shadow/Flicker Assessment to determine that no resident is negatively impacted from a project's shadowing and flickering;
- (iv) Written confirmation that the project will not require approvals from NAV Canada, Transport Canada and other Federal and Provincial agencies. If authorizations are required, these must be submitted prior to an application being made to the Town;
- (v) Engineering study to ensure turbine and associated equipment is structurally sound and does not pose undue risk to the community;
- (vii) All studies and reports shall be prepared by qualified professionals;
- b) Be supported by the following community engagement activities after submission of the above application:
 - (i) The applicant shall notify and provide written project detail information to all landowners within a 550.00m radius;
 - (ii) In addition to 1.3.4.b)(i), the applicant shall advertise and host two (2) open houses to allow opportunity for community education and input. Advertisement shall be for two (2) consecutive weeks in all local newspapers in advance of the meeting times.
 - (iii) Open house report that summarizes the feedback collected and provides solutions to mitigate identified challenges shall be included with the application.

1.3.5

In addition to the information required in Sections 1.3.1, 1.3.2, and 1.3.3. all applications for Small Wind Turbine Type B shall submit the following requirements: **(19/2016)**

- a) Include the following information or studies:
 - (i) Environmental review to characterize potential impacts to the natural environment if the project is within 220.00m of a wetland, water body, environmental reserve, or ecologically significant area as defined in the Municipal Development Plan;
 - (ii) Noise Impact Review to determine that noise guidelines, as established by the Renewable Energy Framework Policy, can be achieved;
 - (iii) Shadow/Flicker Assessment to determine that no resident is negatively impacted from a project's shadowing and flickering;
 - (iv) Engineering study to ensure turbine and associated equipment is structurally sound and does not pose undue risk to the community;
 - (v) All studies must be prepared by a qualified professional.
- b) Be supported by the following community engagement activities after submission of the above application:

- (i) The applicant shall notify and provide written project detailed information to all landowners within a 100.00m radius.
- (ii) In addition to 1.3.5.b)(i), the applicant shall advertise and host a minimum of one (1) open house to allow opportunity for community education and input. Advertisement shall be for two (2) consecutive weeks in all local newspapers in advance of the meeting time(s).
- (iii) Open house report that summarizes the feedback collected and provides solutions to mitigate identified challenges shall be included with the application.

1.4.0

COMPLIANCE WITH OTHER LEGISLATION

1.4.1

Compliance with the requirements of this Bylaw does not afford relief from compliance with Part 17 of the *Municipal Government Act*, as amended, or the regulations made pursuant to that Part, or any other Federal, Provincial or Municipal legislation.

1.5.0

EXPIRY OF PERMIT

1.5.1

If a development authorized by a development permit is not commenced within twelve (12) months from the date of its issue nor completed within twenty-four (24) months of the issue, such permit ceases to be valid, unless the Development Authority grants an extension to either time period.

1.5.2

If a permit holder seeks an extension to a time period as outlined in Section 1.5.1, the permit holder must submit a completed application for time extension to the Development Authority prior to the expiration date. If the permit holder is late in submitting the time extension request, an application for a new development permit must be made.

1.5.3

If a permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.

SECTION 2.0.0 APPOINTED AGENCIES

2.1.0 SUBDIVISION AND DEVELOPMENT AUTHORITIES

(22/2007)

2.1.1 DEVELOPMENT AUTHORITY

Council hereby establishes the Office of Development Officer and will appoint individuals as Development Officers by resolution of Council. Any one of the holders of such office from time to time is authorized to act as the Development Authority on those matters delegated to it by this Bylaw.

2.1.2 COCHRANE PLANNING COMMISSION

Council hereby establishes the Office of the Cochrane Planning Commission, which is authorized by the Town of Cochrane Procedural Bylaw as may be amended from time to time , as adopted by Council, to act as Development Authority in those matters prescribed in this Bylaw. **(17/2013)**

2.1.3 SUBDIVISION AUTHORITY

The Subdivision Authority, as established by Bylaw, as adopted by Council, is authorized to perform such duties as specified in the Subdivision Authority Bylaw and this Bylaw.

2.2.0 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

2.2.1 The Subdivision and Development Appeal Board, as established by Bylaw, as adopted by Council, is authorized to perform such duties as specified in the Subdivision and Development Appeal Board Bylaw.

SECTION 3.0.0

DUTIES AND RESPONSIBILITIES OF DEVELOPMENT AUTHORITIES

3.1.0

DEVELOPMENT OFFICER

3.1.1

The Development Officer shall:

- a) keep and maintain for the inspection of the public during office hours a copy of this Bylaw and all amendments thereto and ensure that copies of same are available to the public at reasonable charge;
- b) keep a register of all applications for developments, including the decisions thereon and the reasons therefore, and all orders for a minimum period of seven (7) years;
- c) receive, consider and decide on applications for development permits for:
 - (i) permitted uses;
 - (ii) uses to occupy a building or bay for which a development permit has been issued for the construction of the building shell;
 - (iii) home-based businesses, major;
 - (iv) signs;
 - (v) gates, fences, walls, or other types of enclosures;
 - (vi) awnings and canopies that protrude over public rights-of-way;
 - (vii) moved buildings;
 - (viii) accessory buildings;
 - (ix) ground and pole mounted solar systems **(19/2016)**
 - (x) small wind turbines type B **(19/2016)**
 - (xi) variances in accordance with Section 3.1.2;
- d) receive and refer with a report to the Cochrane Planning Commission for its consideration and decision:
 - (i) applications for development permits for excavation or stockpiling of soil, except when a development agreement or subdivision servicing agreement has been duly executed;
 - (ii) applications referred to in Section 3.1.1(c) or requests for time extensions referred to in Section 3.1.1(g) that the Development Officer considers may be significantly at variance with the statutory plans, bylaws, or Council policies;
 - (iii) applications for development permits that contain multiple land uses, of which one is a discretionary use, excepting discretionary uses that are types of signs; **(17/2013)**
 - (iv) all other applications and requests;

- e) advise the applicant of an application for a use which is not listed in the District in which the building or land is situated of his option of applying to Council for an amendment to this Bylaw;
- f) sign and issue all development permits, notices, and orders;
- g) receive, consider, and decide on requests for time extensions to development permits;
- h) refer to the Cochrane Planning Commission a summary report on applications for development permits on which the Development Officer made decisions;
- i) issue an order pursuant to the Act.

3.1.2

VARIANCE AUTHORITY

The Development Officer, upon receipt of an application for a development permit for a proposed development, may grant a variance to a maximum of 10% of any Bylaw requirement, notwithstanding that the proposed development does not comply with this Bylaw. In an existing development where the requested variance to the requirements of this Bylaw is greater than 10%, the Development Officer, upon receipt of an application for a development permit, may grant the variance. In both circumstances, the development shall conform to the use prescribed for that land or building and

- a) not unduly interfere with the amenities of the neighbourhood; nor
- b) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties.

3.2.0

COCHRANE PLANNING COMMISSION

3.2.1

The Cochrane Planning Commission shall consider and decide on applications for development permits:

- a) which are listed as discretionary uses by this Bylaw, except such discretionary uses as are assigned to the Development Officer for decision, pursuant to Section 3.1.1(c), or
- b) which the Development Officer has referred to it.
- c) Principal Buildings that are proposed to be greater than five (5) storeys and to a maximum of eight (8) storeys. (Bylaw 22/2016)

3.2.2

The Cochrane Planning Commission shall consider and decide on requests for time extensions on subdivision approvals and development permits, which the Development Officer has referred to it, pursuant to Section 3.1.1(d)(ii).

3.2.3

VARIANCE AUTHORITY

The Cochrane Planning Commission may approve, with or without conditions, an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw, if:

- a) The proposed development would not
 - (i) unduly interfere with the amenities of the neighbourhood; or

- (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties; and
- b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.

3.3.0

DEVELOPMENT AUTHORITY

3.3.1

When sufficient details of the proposed development have not been included with the application for a development permit pursuant to Section 1.3.0, the Development Authority may return the application to the applicant for further details. The application so returned shall be deemed not to have been in its complete and final form.

3.3.2

The Development Authority shall approve an application for a development permit for a permitted use, with or without conditions, upon the application conforming in all respects to the provisions of this Bylaw.

3.3.3

In making a decision on an application for a development permit for a discretionary use, the Development Authority shall:

- a) approve the application; or
- b) approve the application subject to conditions as stated in Section 4.2.0; or
- c) refuse the application.

3.3.4

In the case of an application for a permitted use with a variance request, the Development Authority has the discretion of refusing the variance.

3.3.5

The Development Authority shall not approve an application for a development permit that is not in conformity with the Municipality's statutory plans, when the proposed use is listed as a discretionary use in this Bylaw.

3.4.0

DEVELOPMENT REFERRALS

3.4.1

AAThe Development Authority shall refer applications to the authorities and interested parties as outlined in the Regulation.

3.4.2

The Development Authority shall refer matters to the Municipal District of Rocky View as outlined in relevant statutory plans and intermunicipal agreements.

3.4.3

The Development Authority may refer for comment any matter or any application for a development permit to any authority it deems necessary.

3.4.4

Having received a reply on a matter referenced in Sections 3.4.1 to 3.4.3, the Development Authority shall give consideration to those recommendations.

3.4.5

After thirty (30) days from the date of referral, the Development Authority may deal with the application whether or not comments have been received.

SECTION 4.0.0 ISSUANCE OF DEVELOPMENT PERMITS AND NOTICES

4.1.0 DEVELOPMENT PERMITS

4.1.1 A development permit issued pursuant to this Bylaw is not a building permit, and work or construction of any buildings related to the development shall neither commence nor proceed until a building permit has been issued, pursuant to applicable bylaws and regulations.

4.1.2 Development approved through issuance of a development permit must comply with the Act, any applicable statutory plan, federal and provincial regulations, and this Bylaw.

4.1.3 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 discretionary sign for a temporary period of a maximum of thirty (30) days or a permitted sign 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 4.1.3(a), when an application for a development permit 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 Municipality 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 4.1.3(b)(ii)) conspicuously on the property for which the application has been made, by the time the notice appears in accordance with Section 4.1.3(b)(ii);
 - (iv) send the Notice of Decision for discretionary uses by ordinary mail to the adjacent landowners.

4.1.4 In addition to Section 4.1.3, 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.

4.1.5 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.

4.1.6 For purposes of this Bylaw, Notice of Decision of the Development Authority on an application for a development permit is deemed to have been given and to have been received:

- a) in the case of a decision of refusal or approval pursuant to Section 4.1.3(a), on the date that the Notice of Decision is sent by ordinary mail to the applicant;

- b) in the case of a decision of approval pursuant to Section 4.1.3(b), on the date that the Notice of Decision appears in the newspaper.
- 4.1.7 When notice is required pursuant to Section 4.1.3(b), a development permit shall not be issued until fourteen (14) days after the Notice of Decision has been given pursuant to Section 4.1.6.
- 4.1.8 When an appeal is made pursuant to the Act, a development permit, which has been approved, shall not be issued until the Subdivision and Development Appeal Board has confirmed the approval.
- 4.1.9 Notwithstanding Sections 4.1.7 and 4.1.8, an applicant may be required to complete conditions prior to issuance of an approved development permit.
- 4.1.10 An application for a development permit, at the option of the applicant, is deemed to be refused if the decision of the Development Authority is not made within forty (40) days of the receipt of the application unless the applicant has entered into an agreement with the Development Authority to extend the forty (40) day period.
- 4.1.11 When an application for a development permit has been refused pursuant to this Bylaw or ultimately after appeal pursuant to the Act, the submission of another application for a development permit on the same parcel of land and for a similar use of the land by the same or any other applicant shall not be accepted by the Development Officer for a minimum of ninety (90) days after the date of the refusal.
- 4.1.12 Prior to rendering a decision on a proposed development permit application affecting a building or structure listed in the *Heritage Register*, the Development Authority shall refer the application to Alberta Community Development for its recommendation, pursuant to the *Historical Resources Act*, RSA 2000, Chapter H-9, as amended.
- 4.1.13 The Development Authority may revoke or suspend a development permit if:
- a) the development permit or a condition of approval is not complied with;
 - b) the development permit was issued in error;
 - c) the development permit was issued based upon misrepresented facts, incorrect information, or non-disclosure of information.
- 4.1.14 Where a decision of the Subdivision and Development Appeal Board has been appealed to the Court of Appeal in accordance with the Act, an approved development permit shall not be issued until the Court of Appeal has finally disposed of the appeal.

4.2.0

CONDITIONS OF DEVELOPMENT PERMIT APPROVAL

4.2.1

The Development Authority is hereby authorized to impose conditions of development permit approval in respect of either permitted or discretionary uses as follows:

- a) requiring the applicant to enter into a development agreement in accordance with the Act;
- b) requiring the applicant to comply with Council policies and bylaws that are applicable to the approved development;
- c) ensuring the applicant complies with this Bylaw and relevant statutory plans;
- d) requiring the applicant to submit an irrevocable letter of credit satisfactory to the Town or a cash deposit to the Town in order to ensure compliance with imposed conditions of development permit approval. The amount of securities will be determined on a site-specific case basis and will be to a maximum of 150% of the estimated cost of completing the project.

4.2.2 The Development Authority may require that the applicant pay an off-site levy or redevelopment levy, in accordance with an off-site or redevelopment levy bylaw.

4.2.3 The Development Authority may impose conditions limiting the length of time that a development permit may continue in effect.

4.2.4 In accordance with the Act and Section 4.2.1(a), the Municipality may register a caveat against the parcel that is the subject of the development permit. After completion of the terms of the agreement, the Municipality will discharge the caveat upon request of the landowner.

4.2.5 The Development Authority may require the applicant to repair or reinstate or to pay for the repair or reinstatement to original condition any roads, municipal signage, curbing, sidewalk, boulevard landscaping, and tree planting, which may be damaged, destroyed, or otherwise harmed during construction of a development. The Development Authority may require the applicant to submit an irrevocable letter of credit satisfactory to the Town or a cash deposit to the Town to ensure complete reinstatement of the municipal facilities. The amount of securities will be determined on a site-specific case basis and will be to a maximum of 150% of the estimated cost to completing the work.

4.2.6 The Development Officer shall not issue a permit for a development which is to be serviced by private sewer and water systems until the systems have been approved by the appropriate Municipal and Provincial departments.

4.2.7 In addition to the specific restrictions, limitations, and conditions set out elsewhere in this Bylaw with respect to specific developments or developments in general, the Development Authority may attach all or any of the following conditions to development permits approved in respect of both permitted and discretionary uses:

- a) a condition designed to bring a proposed development into conformity with the Land Use Bylaw;
- b) in respect of intensive agricultural uses, a condition limiting the number of animal units that may be located upon the lands at any one time;

- c) a condition requiring compliance with the terms and conditions of any permit or approval issued by any other governmental authority having jurisdiction over the proposed development;
- d) a condition that the applicant enter into an agreement with the municipality in respect of the crossing of municipal roads by pipelines or other methods of conveying water, utilities or other matter from one side of the road to the other;
- e) a condition requiring that the applicant pay any engineering, legal or other professional costs incurred by the municipality with respect to the development including the cost of preparation of any agreement required to be entered into by the applicant as a condition of approval of the development permit;
- f) a condition requiring that the applicant enter into an agreement with the municipality in respect of payment or provision by the applicant of dust control measures and surfacing on municipal roads used by the applicant for the purpose of obtaining access to or egress from the site of the development; **(17/2013)**
- g) a condition requiring delivery to the Development Officer of copies of any engineering, geological or other scientific reports, plans, designs or test results required to be delivered to any governmental authority having jurisdiction over the development or any aspect of it;
- h) a condition requiring that prior to issuance of the development permit the applicant deliver to the Development Officer engineering, geological or other scientific reports for the purpose of establishing that the proposed development or any aspect of it may be carried on without risk of damage to or contamination of the lands or buildings upon or in which the proposed development is intended to be carried on or to any neighbouring lands, buildings or water sources whether above or below ground;
- i) a condition that the applicant enter into an agreement with the municipality regarding construction of access roads and approaches off municipal roads required in respect of the proposed development;
- j) a condition that water required for use in respect of the proposed development be obtained from a particular source;
- k) a condition limiting the amount and kind of advertising in respect of the proposed development that may be carried out on the site of the development;
- l) a condition regarding the time when the proposed development may be commenced which may be stated by reference to a date or to the occurrence of an event;
- m) a condition related to the handling and removal of garbage or refuse created by the proposed development;

- n) a condition or conditions in respect of the method of handling and disposition of sewage created by the proposed development;
- o) a condition requiring provision of landscaping or provision of landscaping in addition to or in lieu of landscaping proposed to be provided by the applicant;
- p) a condition requiring the giving of security to ensure that the terms and conditions of a development permit are carried out and performed;
- q) a condition requiring that certain specified conditions of approval (which may be designated "pre-release conditions") be performed prior to release of the approved development permit;
- r) a condition limiting the size or capacity of a proposed development or any aspect of it;
- s) conditions limiting the portions of a day, week, month or year during which the development or any aspect of it may be carried on;
- t) a condition requiring the installation of noise suppression barriers or measures in respect of the proposed development.

4.2.8

In addition to the conditions referred to in Section 4.2.7, the Development Officer may attach the following conditions to a development permit issued in respect of a discretionary use:

- a) a condition that notice of approval of a development is circulated more extensively than is required by Section 4.1.0 of this Bylaw;
- b) a condition imposing more restrictive limitations in respect of a development than those set out in the general land use rules established for the various land use districts created by this Bylaw.

4.2.9

The applicant for a development permit and the applicant's personal representative, successors, and assigns shall at all times comply with all conditions attached to the approved development permit. Breach of any condition shall be deemed to be a breach of this Bylaw.

SECTION 5.0.0 APPEALS AND SUBDIVISION (Bylaw 02/2017)

5.1.0 DEVELOPMENT APPEALS

5.3.0

5.1.1 The Act governs the procedures to appeal a decision of the Development Authority on an application for a development permit.

5.2.0 SUBDIVISION

5.2.1 The Act and the Regulation govern subdivision matters and should be consulted.

5.3.0 SUBDIVISION APPEALS

5.3.1 The Act governs the procedures to appeal a decision of the Subdivision Authority on an application for subdivision approval.

SECTION 6.0.0 PLANNING FRAMEWORKS (Bylaw 02/2017)

6.1.0 AREA STRUCTURE PLANS

- 6.1.1 As a Statutory Plan, the Act governs Area Structure Plan content, approval and amendments and should be consulted.

6.2.0 NEIGHBOURHOOD PLANS

- 6.2.1 Prior to giving consideration to the adoption of a Neighbourhood Plan, recognizing that a Neighbourhood Plan is not a Statutory Plan and therefore not subject to the provisions of the Act, Council will hold a Non Statutory Public Hearing, to be conducted in conformance with the Town of Cochrane Procedural Bylaw.

SECTION 7.0.0

ENFORCEMENT

7.1.0

RIGHT OF ENTRY

7.1.1

The procedures for right of entry are governed by the Act, which should be consulted.

7.2.0

CONTRAVENTION

7.2.1

The authority regarding contravention of this Bylaw is governed by the Act, which should be consulted.

7.3.0

ENFORCEMENT OF ORDER

7.3.1

The authority regarding enforcement of an order is governed by the Act, which should be consulted.

7.4.0

OFFENCES AND PENALTIES

7.4.1

Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than Two Thousand Five Hundred Dollars (\$2,500.00) and not less than Two Hundred and Fifty Dollars (\$250.00) and in default of payment is liable to imprisonment for a term not exceeding six (6) months.

7.4.2

The levying and payment of any penalty or the imprisonment for any period as provided for in this Bylaw shall not relieve a person from the necessity of paying any fees, charges or costs for which he is liable under the provisions of this Bylaw or the Act.

7.4.3

Where a Bylaw Enforcement Officer employed by the Town believes that a person has contravened any provision of this Bylaw, he may serve upon such person a Violation Ticket in accordance with Part 2 of the *Provincial Offences Procedure Act*, RSA 2002, Chapter P-34.

7.4.4

Except as provided in Section 7.4.1, the specified penalty payable in respect of any contravention of Section 12.1.1 is Two Hundred and Fifty Dollars (\$250.00).

7.4.5

The enforcement procedures and remedies provided for in the Act shall be available to the Town notwithstanding any enforcement action provided for or taken pursuant to this section.

SECTION 8.0.0 LAND USE BYLAW AMENDMENTS

8.1.0 LAND USE BYLAW AMENDMENT PROCEDURE

8.1.1 The Act governs statutory plan amendments and land use bylaw amendments and should be consulted.

SECTION 9.0.0

NRCB, ERCB, AEUB AUTHORIZATIONS

9.1.0

DECISIONS ON APPLICATIONS

9.1.1

The Act governs applications on statutory plan amendments, land use bylaw amendments, subdivisions, and developments as they pertain to Natural Resources Conservation Board (NRCB), Energy Resources Conservation Board (ERCB), and Alberta Energy and Utilities Board (AEUB) matters and should be consulted.

SECTION 10.0.0 ESTABLISHMENT OF DISTRICTS

10.1.0 LAND USE DISTRICTS

- 10.1.1 For the purposes of this Bylaw, the land within the boundaries of the Municipality shall be divided into one (1) or more of the Districts as established in Section 10.2.0.
- 10.1.2 Throughout this Bylaw and amendments thereto, a District may be referred to either by its full name or its abbreviation as set out in Section 10.1.3.
- 10.1.3 Residential Single-Detached Dwelling District (R-1)
Residential Single and Two-Dwelling District (R-2)
Residential Medium Density Multi-Unit Dwellings District (R-2X)
Residential Multi-Unit Dwellings District (R-3)
Residential Mid-Rise Multi-Unit Dwelling District (R-4)
Residential High Density Multi-Unit Dwelling District (R-M)
Residential Manufactured Housing Community District (MHC) **(05/2007)**
Residential Manufactured Housing District (MHR) **(05/2007)**
Local Commercial District (C)
Central Business District (CB)
Cluster Residential Land Use District (R-CL) **(19/2014)**
Shopping Centre District (C-SC)
Downtown Heritage District (DH) **(18/2015)**
Highway Commercial District (C-HWY)
Recreation Commercial District (C-REC)
Heritage Mixed Use District (C-HMU)
Commercial Residential Mixed Use District (C-R)
Service Commercial District (C-S)
Business Park District (M-BP)
General Industrial District (M-1)
Gravel Extraction District (GE)
Urban Reserve District (UR)
Residential-Urban Reserve District (UR-R)
Public Service District (PS)

10.2.0 LAND USE MAP

- 10.2.1 The Municipality is hereby divided into Districts as provided in Section 10.1.0 and their boundaries are delineated on the Map referenced in Section 10.2.2, which may be known as the Land Use Map.
- 10.2.2 The Land Use Map, as may be amended or replaced by bylaw, is that Map attached to and forming part of this Bylaw and, among other things, bearing the following identification:
- a) Land Use Map;
 - b) Section 10.2.2 of Bylaw Number 01/2004;
 - c) Adopted by Council this ____ day of _____, A.D. 2005;
 - d) Signing authorities of the Municipality.
- 10.2.3 In the event that a dispute should arise over the precise location of a boundary of any District as shown on the Land Use Map, the Council shall decide thereon.

SECTION 11.0.0 GENERAL LAND USE REGULATIONS AND PROVISIONS

11.1.0 LOT DIMENSIONS

- 11.1.1 A proposed development on a lot, may be allowed even though the lot does not meet the minimum lot area or minimum lot width, prescribed for the District in which the parcel is located, provided the proposed development meets all other requirements of this Bylaw.

11.2.0 SPECIAL SETBACK REGULATIONS AND REQUIREMENTS

11.2.1 GENERAL

- a) Notwithstanding any specific provisions, yards in excess of the minimum requirements may be required when deemed necessary by the Development Authority;
- b) In the case of a double fronting lot the Development Authority will determine which of the two yards shall be the front yard.

11.2.2 PROJECTIONS INTO SETBACKS

- a) The setback provisions of this Bylaw do not apply to:
 - (i) private utilities;
 - (ii) surface parking;
 - (iii) fences;
 - (iv) construction wholly beneath the surface of the ground, except on properties adjacent to the Escarpment Zone, as outlined in Section 11.13.0;
 - (v) awnings and canopies.

However, these structures and improvements shall remain wholly within the lot on which they are located;

- b) The following structures may project into the minimum distances required for yards but must remain wholly within the lot on which the structure is located, as noted in the following table:

Structure	Yard in Which Projection is Permitted	Maximum Projection into the Minimum Yard Setback (within the parcel)
Sills, Cornices, Gutters, Chimneys, Pilasters, Canopies, Awnings, Eaves	Any Yard	0.61 m
Steps, Landings, Staircases (attached to principal building and providing direct access to the principal building from the ground)	Front and Rear Yards only	1.50 m
	Side Yards	0.61 m; 1.50 m, when constructed of non-combustible
Window Bays, Cantilevers	Front and Rear Yards only	1.00 m
	Side Yards	0.61 m
Balconies, Decks, Terraces, Porches, Verandas (including steps, landings, eaves, and cornices)	Front Yards	2.00 m
	Rear Yards	3.50 m
	Side Yards	0.61 m

- c) Where more than one (1) projection into a minimum yard setback is proposed, the maximum permitted projection for all combined structures shall be the greatest permitted projection for one (1) of the structures in accordance with Section 11.2.2(b), and the maximum length of the projections shall be 35% of the building wall, excluding an attached garage wall.
- d) Notwithstanding Sections 11.2.2(b) and (c), if the side yard setback is equal to or greater than 1.50 m, the maximum permitted projection is 0.75 m. If the proposed side yard setback is less than 1.50 m, then the maximum permitted projection is 0.61 m.
- e) Where a lot or lots are to be developed for semi-detached dwellings or multi-unit dwelling complexes, the following exceptions apply:
 - (i) where part of a semi-detached dwelling is to be included in a separate title, no side yards shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit;
 - (ii) where dwelling units of a multi-unit dwelling development are to be contained on titles, no yards shall be required on the party walls of dwelling units.

11.2.3

PIPELINES

- a) Notwithstanding any other setback provisions, all buildings or structures adjacent to pipelines shall be set back a minimum distance from the boundary of the pipeline right-of-way as follows:
 - (i) Principal Buildings: 15.00 m;
 - (ii) Accessory Buildings: 7.00 m;
- b) Notwithstanding Section 1.2.0, multi-unit residential and non-residential developments and uses on lots adjacent to or on the lands containing the pipelines shall require a development permit;
- c) No permanent or temporary building or structure shall be located within the minimum setback to or on the pipeline rights-of-way;
- d) The surface of the pipeline rights-of-way shall be contoured, grassed and landscaped to enhance the visual appearance of the land surface within the pipeline rights-of-way to the satisfaction of the Development Authority.

11.2.4

HIGHWAYS AND RAILWAYS

- a) Notwithstanding any other setback provision in this Bylaw, all buildings or structures adjacent to Highway 1A or 22 shall be located a distance from the highway right-of-way as determined by the Development Authority, and in considering this setback the Development Authority may receive the advice of any Provincial agency or technical advisor, as deemed necessary;

- b) Notwithstanding any other setback provision in this Bylaw and where lots adjacent to Highways 1A and 22 and the Canadian Pacific Rail right-of-way are exposed to traffic noise generated from them, all principal buildings shall be located so as to accommodate noise attenuation devices between the noise source and the noise receiver to reduce noise levels to 55 dB or lower in the yards.

11.3.0

11.3.1

PARKING AND LOADING FACILITIES

REQUIRED PARKING AND LOADING SPACES

Parking and loading spaces shall be provided on-site in accordance with the following table and, unless otherwise stated, shall:

- a) be calculated on the basis of gross floor area to outside wall measurement and where a fractional figure occurs shall be rounded to the next higher figure;
- b) with developments containing outdoor uses, be calculated to include those outdoor uses;
- c) include handicapped parking spaces in accordance with the *Alberta Building Code*. Such handicapped parking spaces shall be considered as part of and not in addition to the total required parking as outlined in the Table in Section 11.3.1(d). Handicapped stalls shall have a minimum width of 4 m, be clearly designated as handicapped stalls, and be located close to building entrances;
- d) **(12/2014)**

USE OF BUILDING OR LOT	MINIMUM NUMBER OF PARKING SPACES	MINIMUM NUMBER OF LOADING SPACES
Autobody Shop, Automotive Parts Sales, Automotive Repair Shops, Automotive Sales or Rental	1/37 m ²	
Bed and Breakfast Accommodations	1/rented room	
Building Supply Centre	1/46m ²	1, or 1/1,858 m ² , whichever is greater
Bulk Fuel and Distribution Centres	3 stack-up/fuel pump	
Campgrounds	1/camping pad plus 10% of total camping pads for visitor parking	
Car Washes	3 stack-up/wash bay plus 1/37 m ² for accessory uses	
Child Care Services (including day care facilities, pre-schools and nursery schools)	5, or 1/6 children calculated on the session with the greatest number of children, whichever is greater, one of which shall be designated as a "drop off and pick up" stall	
Commercial, Multi-Use Developments	4/93 m ²	
Crematorium	At the discretion of the Development Authority	
Drinking Establishment <ol style="list-style-type: none"> a) Beer Parlours b) Cocktail Lounges c) All others 	<ol style="list-style-type: none"> a) 1/3 seats b) 1/3 seats c) At discretion of 	

USE OF BUILDING OR LOT	MINIMUM NUMBER OF PARKING SPACES	MINIMUM NUMBER OF LOADING SPACES
	Development Authority	
Eating Establishments	1.25/4 seats (indoors and outdoors)	
Educational Establishments a) Elementary b) Junior High c) Senior High d) All others	a) 2/classroom b) 2.5/classroom c) 6/classroom d) At discretion of Development Authority	5 for school buses
Emergency and Medical Facilities a) Emergency Services Facilities b) Hospitals	a) 1/employee on maximum work shift b) 2/3 beds plus 1/employee	b) 2
Entertainment Establishments	1/3 seats	
Financial Institutions	1/37 m ²	
Funeral Service Facilities a) with on-site memorial services b) without on-site memorial services (viewing rooms only)	a) 1/4 seats plus 1/funeral service vehicle b) 3/viewing room	1 1
Gas Bars, Service Stations	3/fuel pump plus 1/37 m ² for accessory uses	
Golf Courses	6/hole plus 1/6 seats for dining and beverage areas plus 1/56 m ² for all other uses	
Home-Based Businesses (Major)	1	
Hotels, Motels	1 space/guest unit plus for accessory uses 50% of the required parking calculated on the individual uses listed in Table 11.3.1(d) (e.g., retail stores: 1/74 m ²)	1
Industrial, Multi-Use Developments	2.2/93 m ²	
Live Work Unit (01/2016)	(i) two stalls per dwelling unit, (ii) 0.5 parking spaces to be designated and located as visitor parking for each unit, (iii) notwithstanding clause (ii), a development Officer may vary the parking requirements based upon the provision of adjacent parking on a public roadway or in a common parking area accessible to the public	
Manufacturing Plants	1/56 m ²	1, or 1/1,858 m ² , whichever is greater
Offices	1/37 m ²	
Outdoor Display Areas (accessory to principal use)	1/92 m ²	
Outdoor Storage	5/ha of lot area, plus 1/37m ² of retail area	
Outdoor Storage	1/200 m ²	

USE OF BUILDING OR LOT	MINIMUM NUMBER OF PARKING SPACES	MINIMUM NUMBER OF LOADING SPACES
(accessory to principal use)		
Public and Quasi Public Installations and Facilities a) Post Offices b) All others	a) 1/25 m ² b) At discretion of Development Authority	1
Private Clubs, Lodges, and Fraternal Orders	1/5 seats or 1/15 m ² , whichever is greater	
Recreational Facilities (Indoors) a) Arenas, Assembly Facilities, Gymnasiums b) Curling Rink c) Billiard Hall and Pool Rooms d) Bowling Facility e) All others	a) 1/2 participants or 1/7 seats, whichever is greater b) 6/sheet of ice plus 1/10 seats for accessory uses c) 1/20m ² d) 5/bowling lane plus 1/8 seats for accessory uses e) 1/15 m ²	a) 2
Recreational Facilities (Outdoors) a) Concert Facilities (Outdoors) b) All others	a) 1/2 participants or attendees b) At the discretion of the Development Authority	
Religious Institutions	1/4 person capacity of the all assembly areas, plus 1/10 m ² for accessory uses	
Residential Outside the Special Parking Zone: a) Accessory Suites b) Residential-Non-Residential Mixed Uses c) Extended Care Facilities d) Garden Suites e) Dwellings, Multi-Unit or Dwelling Groups f) Single-, Semi-Detached, and Duplex Dwellings	a) 1/studio or 1-bedroom; 2/2 or more bedrooms b) 1.2/dwelling unit c) 1/2 units plus 1/employee d) 1/studio or 1-bedroom; 2/2 or more bedrooms e) 2/dwelling unit, 10% of which shall be designated as visitor parking f) 2/dwelling unit	
Residential Within the Special Parking Zone: a) Accessory Suites b) Residential-Non-Residential Mixed Uses c) Extended Care Facilities d) Garden Suites e) Dwellings, Multi-Unit or	a) 1/studio or 1-bedroom; 1.75/2 or more bedrooms b) 1/dwelling unit c) 1.25/3 units plus 1/employee d) 1/studio or 1-bedroom; 1.75/2 or more bedrooms e) 1.75/dwelling unit, 10%	

USE OF BUILDING OR LOT	MINIMUM NUMBER OF PARKING SPACES	MINIMUM NUMBER OF LOADING SPACES
Dwelling Groups	of which shall be designated as visitor parking	
f) Single-, Semi-Detached, and Duplex Dwellings	f) 2/dwelling unit	
g) Street Oriented Townhomes	g) 2/dwelling unit	
Retail Stores and Repair and Service Shop	1/37 m ²	
Show Homes, Sales/Lot Information Centres	At the discretion of the Development Authority	
Storage Facility (Mini-Storage)	1/storage unit plus 1/37 m ² of office area	
Warehouses	1/92 m ²	1, or 1/1,858 m ² , whichever is greater
Other Uses	At the discretion of the Development Authority	

11.3.2

CASH-IN-LIEU

Notwithstanding Section 11.3.1, the Development Authority may, at its discretion, accept a cash payment in lieu of the provision of non-handicapped parking spaces required by the table set out in Section 11.3.1(d) to a maximum of 20% of the total parking space requirements of the development. The amount of the cash-in-lieu payment per parking stall shall be set by Resolutions of Council from time to time.

11.3.3

ALTERNATE OFF-STREET PARKING

- a) The Development Authority may permit the developer to provide the required off-street parking on land other than that to be developed, provided that:
 - (i) the alternate parking spaces are within 122.02 m of the proposed development;
 - (ii) the alternate parking spaces are under the absolute control of the developer or his successor to the proposed development for the life of the proposed development and that the said alternate parking spaces shall be maintained and made available at all times in a like manner to an on-site parking space;
 - (iii) should the developer or his successor to the proposed development seek the consent of the Municipality to discontinue the use of approved alternate parking spaces, he shall provide substitute parking spaces that conform to the criteria required for on-site or alternate off-street parking;
 - (iv) when the developer or his successor is authorized by the Development Authority to provide one or more alternate parking spaces, the owner of the lands upon which the alternate parking spaces are located shall enter into an agreement with the Municipality with respect to the provision of the alternate parking

spaces. The agreement shall be in such form as may be registered by caveat against the title or titles to the applicable lands at the Land Titles Office;

- (v) signage at both the development location and the alternate parking location to direct traffic shall be required;

- b) Arrangement for alternate parking spaces in Residential Districts will not be permitted.

11.3.4

LOADING FACILITIES

- a) A loading space shall be a minimum of 28.00 m² in area and 3.50 m in width and have an overhead clearance of a minimum of 3.50 m;
- b) Any loading space or area which has access to a street or lane, shall have a hard surface treatment of asphalt, concrete, interlocking block, or other hard material as approved by the Development Authority.

11.3.5

CHANGE OF USE

- a) When a building is enlarged or altered or a change in the existing use of the building or portion thereof to a more intensive use of that building or portion thereof, the developer shall provide additional parking, calculated on the basis of the enlargement, alteration, or change in the use. Any parking spaces that may have been removed due to the enlargement or alteration shall be replaced;
- b) The Development Authority may vary the amount of required on-site parking in cases where a change in use is proposed and where there is insufficient land area on the lot for any required additional parking.

11.3.6

SHARED PARKING - JOINT USE

Shared use of the same off-street parking spaces to meet the requirements of two (2) or more developments may be permitted at the discretion of the Development Authority, provided:

- a) The normal hours of operation of the developments are such as to assure the feasibility of such joint use of parking;
- b) The total quantity of spaces is at least equal to the required spaces for the development in operation at any given time.

11.3.7

DESIGN STANDARDS

- a) Except as provided elsewhere in this Bylaw, parking spaces shall be located on the same lot as the building or the use for which they are required and shall be designed, located and constructed to the Municipality's standards so that:
 - (i) each is easily accessible to the vehicle intended to be accommodated;
 - (ii) each can be properly maintained;
 - (iii) each is in conformity with the requirements as outlined in Section 11.3.8, and the stall width, angle and depth, along with the aisle width, are indicated on the site plan; and

- (iv) it is satisfactory to the Development Authority in size, shape, location, access, grading, and construction;
- b) Concrete curb or an approved equivalent, as determined by the Development Authority or the Town Engineering staff, shall separate landscaping from driving and parking surfaces. In considering the approved equivalent, the Town Engineering staff shall take safety and durability into consideration;
- c) The on-site parking shall be provided in the manner shown on the approved site plan with the entire area to be graded and surfaced to ensure that drainage will be confined to the lot and disposed of in accordance with the approved lot drainage plan;
- d) A driveway of a minimum length of 6.00 m connecting a parking area to a street or lane shall have a hard surface treatment, including asphalt, concrete, interlocking block, or other hard material as approved by the Development Authority.
- e) Parking areas shall be arranged in clusters of a maximum of forty (40) stalls and these clusters shall be defined by landscaping, in accordance with Table 11.27.1.

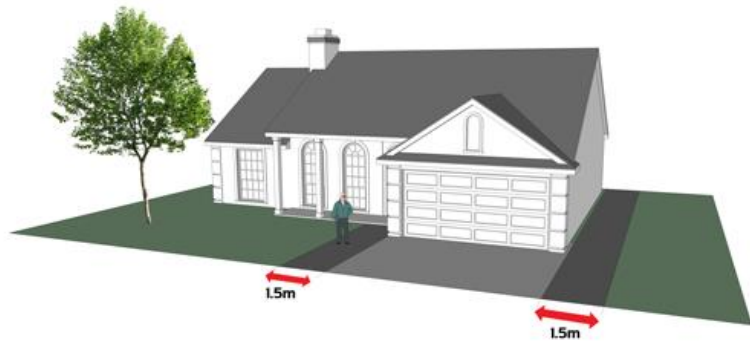
11.3.8

PARKING SPACE DESIGN

- a) Parking spaces shall be designed and provided in accordance with the following diagram **(31/2007)**:

Angle of Parking (degrees)	Width of Stall (m)	Width of Aisle (m)	Depth of Stall Perpendicular to Width of Stall (m)	Depth of Stall Perpendicular to Aisle (m)
30	2.75	3.80	6.00	5.10
45	2.75	4.00	6.00	6.00
60	2.75	5.50	6.00	6.40
90	2.75	7.10	6.00	6.00
parallel	2.90	3.70	7.00	3.70

- b) The Front Yard of any at-grade Dwelling unit in any Residential District, or in the case of a corner site the side/rear yard may include a maximum of one driveway. The area for a driveway shall:
 - (i) be hard-surfaced (refer to 11.3.7(d));
 - (ii) have a minimum width of 3.1 m
 - (iii) only accommodate the number stalls required to access an attached or detached garage and shall lead directly to the garage;
 - (iv) have a maximum width of the attached or detached garage;
 - (v) have a walkway of no more than 1.5 m in width leading to the front door of the dwelling; or leading to the rear yard to access a side or rear door. **(13/2015)**



- c) Vehicles in a residential district shall not be permitted to be parked in the front, rear or side yards unless they are located on a hard-surfaced driveway or on a permitted parking pad. (Hard-surfaced is noted in 11.3.7(d). **(13/2015)**;
- d) Notwithstanding Section 11.3.8(b), on lots where no other parking space is possible, a parking pad may be allowed in the yard of a lot in a residential district at the Development Authority's discretion. The parking pad shall:
 - (i) not be an extension of an existing driveway, or be directly adjacent to an existing driveway;
 - (ii) have a maximum width to be at the discretion of the Development Authority;
 - (iii) have a maximum length to be at the discretion of the Development Authority;
 - (iv) have a minimum width of 2.75m and a length of 6.0 m;
 - (v) comply with the design requirements outlined in Section 11.3.7; and
 - (vi) not have access that requires a boulevard to curb to access the parking pad; **(13/2015)**
- e) Of the total parking spaces required for a development, some may be designed for compact automobiles, provided that:
 - (i) the compact automobile spaces shall account for a maximum of twenty percent (20%) of the total parking required;
 - (ii) the compact automobile spaces shall be designated and signed for compact automobiles only;
 - (iii) the compact automobile spaces shall be dispersed throughout the parking area;
- f) Parking spaces for compact automobiles shall be designed and provided in accordance with the following table:

Angle of Parking (degrees)	Width of Stall (m)	Width of Aisle (m)	Depth of Stall Perpendicular to Width of Stall (m)	Depth of Stall Perpendicular to Aisle (m)
30	2.45	2.80	4.90	4.40
45	2.45	3.10	4.90	5.10
60	2.45	4.50	4.90	5.40
90	2.45	6.80	4.90	4.90
parallel	2.55	3.70	5.60	3.70

11.4.0

ACCESSORY BUILDINGS

11.4.1

When an accessory building 10.00 m² or larger is located or proposed to be located closer than 1.50 m to a principal building, it shall be connected to that principal building by a structural element including for purposes of example but not limited to common foundation, common roof, or common wall.

11.4.2

For the purpose of calculating yard setbacks and lot coverage requirements as provided in this Bylaw, an accessory building, if attached in accordance with Section 11.4.1, shall be deemed to be part of the principal building.

11.4.3

An Accessory Building or Structure shall not be located less than 0.61m from the side lot line, unless the wall is mutually erected on the shared common property line.

- a) a side yard is not required for:
 - (i) a shared common wall that is located on the property line; **(16/2015)**
 - (ii) the structure with a shared common wall provided the building is not located in a utility or overland drainage right of way.

11.4.4

Side and rear yard setbacks are not required for an accessory building less than 10.00 m² in area in any District, provided that the structure:

- a) does not have a permanent foundation;
- b) is not located in a utility or overland drainage right-of-way;
- c) complies with all other provisions of this Bylaw.

11.4.5

Except as provided in Sections 12.2.0 and 12.3.0, an accessory building shall not be used as a dwelling.

11.4.6

When a lot abuts a lane 6.10 m or less in width, the Development Authority may require a rear yard setback for accessory buildings greater than the prescribed minimum.

11.4.7

Maximum Accessory Building Height:

- a) R-1, R-2, R2X, R-3, R-CL, MHC, MHR, UR, and UR-R Districts:
 - (i) 4.60 m and one storey except as provided in Section 12.3.0; and
 - (ii) 4.00 m and one storey where the accessory building has a flat roof.
- b) R-4 and R-M Districts: 5.50 m and one storey except;
 - (i) 4.00 m and one storey where the accessory building has a flat roof.
- c) All Commercial Districts: 5.50 m.

- d) M-BP District, M-1 District, GE District, and PS District: 5.50 m. **(Bylaw 19/2017)**

11.4.8 An accessory building shall not have a balcony or roof top deck, terrace, or other structure used as amenity space or storage. **(Bylaw 19/2017)**

11.5.0 OUTDOOR STORAGE AND DISPLAY & AUTOMOTIVE AND RECREATIONAL VEHICLE STORAGE

11.5.1 Any outdoor storage, outdoor display, automotive storage, or recreational vehicle storage area, which is visible from an adjacent property or a public or private road, shall be screened to the satisfaction of the Development Authority. Solid screened fencing shall be provided to substantially block the view of the goods, equipment, vehicles, or other materials being stored on site from the adjacent properties or roads. **(29/2016)**

11.5.2 No goods, products, materials, or equipment shall be stored in the front yard of a lot in a Non-Residential District.

11.5.3 In a non-residential district, the outdoor display on a lot during business hours of goods, products, materials, or equipment related to the business is permitted, subject to the following requirements:

- a) The display area shall be constructed in a manner consistent with other development in the area;
- b) The display area shall be in addition to any required landscaping and parking spaces; and
- c) Additional access, parking, screening, or lighting for the display area shall be provided to the satisfaction of the Development Authority.

11.5.4 Notwithstanding provisions elsewhere in this Bylaw, the Development Authority may require outdoor storage, outdoor display, automotive storage, or recreational vehicle storage developments, to provide a landscaped buffer area from a Residential District or properties containing a residence.

Where the Development Authority has determined a landscaped buffer is required, the following shall apply:

- a) The extent of the landscaped buffer area will be determined by the Development Authority. When determining the extent of the landscaped buffer area, the Development Authority shall consider the scale of the proposed storage area and anticipated impacts on the adjacent residential properties. Potential impacts may include visual, noise, odour, vibration, dust, glare, or other perceived nuisance.
- b) The landscaped buffer area shall include trees and may include an earthen berm, shrubs, hedge or other vegetation.
- c) Tree plantings within the landscaped buffer area shall:
 - (i) consist of a mixture of deciduous and coniferous trees with a minimum of 75% of the trees being coniferous;
 - (ii) be a minimum of 2.0 metres in height at the time of planting and a minimum of 6.0 metres in height at maturity;

- d) Shrubs, a solid hedge, or similar vegetation may be included in addition to trees in the landscaped buffer area provided it is at least 2.0 metres in height at maturity. **(29/2016)**

11.5.5 Where a vehicle storage development, including recreational vehicle storage, is adjacent to a Residential District, or a property containing a residence, the Development Authority may limit the time of day vehicles may enter or exit the storage area. **(29/2016)**

11.5.6 Where a wastewater dumping station is proposed as part of a recreational vehicle storage development, it shall:

- a) not be located closer than 150 metres to a Residential District or property containing a residence; and
- b) be screened to the satisfaction of the Development Authority. **(29/2016)**

11.6.0 FENCING

11.6.1 Except as provided elsewhere in this Bylaw, a person shall not construct a fence in a Residential District that is higher than:

- a) 1.00 m in the front yard; or
- b) 2.00 m in the side or rear yard;
- c) Notwithstanding Section 11.6.1(b), 2.40 m for Residential Single Detached Dwelling (R-1) and Residential Single and Two-Dwelling (R-2) lots backing onto or abutting non-residential lots or arterial/collector roads.

11.6.2 The Development Authority shall determine the height of a fence in any Non-Residential District.

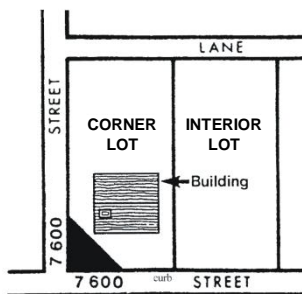
11.6.3 With the exception of an Urban Reserve District, no fence in a District shall contain barbed wire construction on any portion below a height of 2.00 m.

11.6.4 Electric fences are prohibited.

11.7.0 SIGHTLINE CONTROL

11.7.1 On corner lots in all districts, except the Central Business District (CB), every development shall provide a clear line of sight for motorists approaching a street intersection, in accordance with Section 11.7.2.

11.7.2 Within a triangle formed by two (2) production lines intersecting at a point 7.6 m from the property lines of a corner lot, as illustrated below, vegetation or a structure shall have a maximum height of 1 m above street grade.



11.8.0

SCREENING AND GARBAGE STORAGE

11.8.1

Garbage and waste material shall be stored in weatherproof and animal-proof containers, be located either within a building or to the side or rear of the principal building, and be accessible for easy pickup. All outside garbage containers and garbage areas shall be visually screened from adjacent lots and public thoroughfares, using building materials and vegetation to the satisfaction of the Development Authority.

11.9.0

RELOCATION OF BUILDINGS

11.9.1

For the relocation of a building either on the same lot or from one lot to another lot, the applicant shall provide refundable security in an amount to a maximum of 125% of the estimated costs required to complete the project, which includes repairs to and restoration of public property to original condition. The security shall be in the form of an irrevocable letter of credit or cash deposit.

11.9.2

Where a development permit has been granted for the relocation of a building, the applicant shall indemnify the Municipality against any damages that may occur to public or quasi-public installations and facilities as a result of the relocation.

11.9.3

All structural and exterior renovations to a relocated building shall be completed within one (1) year of the issuance of the development permit.

11.10.0

NON-CONFORMING USES AND BUILDINGS

11.10.1

Non-conforming uses and non-conforming buildings are governed by the Act, which should be consulted.

11.11.0

SPECIAL PLANNING STUDY REQUIREMENTS FOR ENVIRONMENTALLY SENSITIVE OR HAZARDOUS LANDS

11.11.1

The Subdivision or Development Authority will require supporting studies, such as Municipal Environmental Impact Statement, Traffic Impact Study, Visual Impact Statement, and Construction Management Plan, in accordance with the *Municipal Development Plan*.

11.11.2

GENERAL REGULATIONS

- a) No grading, placing, or removal of fill of any kind, whether originating on the site or from elsewhere, shall be permitted on riparian lands adjacent to the beds and shores of water bodies, wetlands, natural watercourses, lands subject to flooding, or hazardous lands;
- b) No development, including but not limited to fencing, roads, pathways, other similar structures, or hedging and other similar landscape elements, shall be permitted in the flood risk area;
- c) No development shall be permitted in the flood risk area, if it is determined by hydrogeological engineering study, prepared by a qualified professional, that such development will

adversely affect the hydraulic efficiency or capacity of the floodway or the existing drainage courses in the flood fringe;

- d) Storage of any deleterious substance as defined in the Fisheries Act and the Environmental Protection and Enhancement Act or any substance that may cause pollution on or within 30.00 m of the flood risk area is prohibited;
- e) No outdoor storage is permitted in the flood risk area.

11.12.0

LAND NEAR WATER OR SUBJECT TO FLOODING OR SUBSIDENCE

11.12.1

GENERAL REGULATIONS WITHIN THE FLOOD RISK AREA (FLOODWAY AND FLOOD FRINGE)

- a) No grading, placing or removal of fill of any kind, whether originating on the lot or elsewhere, shall be permitted unless a development permit is approved by the Development Authority based on advice from the provincial authorities;
- b) Fencing, roads, pathways, or other similar structures and hedging and other similar landscape elements shall not be permitted in the floodway unless they are constructed parallel to the water flow, and the Town in consultation with Alberta Environment or other provincial authorities is satisfied that such developments will not adversely affect the hydraulic efficiency or capacity of the floodway, or adversely affect the existing drainage course;
- c) Storage of hazardous materials and outdoor storage is prohibited.

11.12.2

FLOODWAY REGULATIONS

- a) Restrictions on Uses: In an established floodway, only the uses listed below may be allowed:
 - (i) existing uses, buildings, and structures;
 - (ii) existing extensive agriculture;
 - (iii) existing parks;
 - (iv) existing playgrounds;
 - (v) natural areas;
 - (vi) existing parking areas (limited to surface parking associated with recreational facilities, parks, or playgrounds);
 - (vii) existing recreational facilities (outdoor);
 - (viii) public and quasi-public installations and facilities;
 - (ix) roads and pathways;
- b) New Buildings and Alterations:
 - (i) No new buildings or other structures shall be allowed in the established floodway except for replacement of existing buildings and structures in the same locations, provided that the flood hazard can be overcome by mitigative measures acceptable to the Development Authority in consultation with provincial authorities;

- (ii) Structures intended for flood or erosion control may be developed in the floodway at the discretion of the Development Authority in consultation with provincial authorities;

c) Existing Buildings:

No external alterations or additions to existing buildings or structures that might increase the obstruction to flood waters on the lot or have a detrimental effect on the hydrological system or water quality shall be allowed.

11.12.3

FLOOD FRINGE REGULATIONS

a) Restrictions on Use:

- (i) Within the established flood fringe, only the uses listed below may be allowed:

- A) existing uses, buildings, and structures;
- B) existing extensive agriculture;
- C) parks;
- D) playgrounds;
- E) natural areas;
- F) surface parking associated with open spaces and recreational facilities;
- G) recreation facilities (outdoor);
- H) public and quasi-public installations and facilities;
- I) roads and pathways;

- (ii) Notwithstanding Section 11.12.3(a)(i), lands within the established flood fringe that had a land use designation other than Urban Reserve, Public Service, or Gravel Extraction, as of February 22, 1999, may be developed subject to flood proofing requirements as outlined in the *Alberta Building Code*;

b) Access Roads:

On-site access roads and pathways shall be constructed at or above the Design Flood Level. Roads shall not increase the obstruction to flood waters or have a detrimental effect on the hydrologic and hydraulic systems;

c) Flood proofing Flood Fringe Sites:

- (i) All development, including redevelopment, major alterations, and additions, shall be adequately flood proofed to the design flood level, prescribed in the *Alberta Building Code*, plus 1.00 m freeboard;
- (ii) The bottom of the basement floor structure shall be above the design flood level plus 1.00 m freeboard;
- (iii) All development, including redevelopment, major alterations, and additions behind an approved flood proofing dyke system shall be adequately flood proofed

to the design flood level, prescribed in the *Alberta Building Code*, plus 1.00 m freeboard;

- (iv) Basements are discouraged in new buildings, unless they are flood proofed to the satisfaction of the Development Authority.

11.12.4

DEVELOPMENT OF RIPARIAN LANDS

- a) Restrictions on Use: Only the uses listed below may be allowed:
 - (i) existing uses, buildings, and structures;
 - (ii) existing extensive agriculture;
 - (iii) existing parks;
 - (iv) existing playgrounds;
 - (v) natural areas;
 - (vi) existing parking areas (limited to surface parking associated with recreational facilities, parks, or playgrounds);
 - (vii) existing recreational facilities (outdoor);
 - (viii) public and quasi-public installations and facilities;
 - (ix) roads and pathways;
- b) Except for renovations and maintenance to buildings and structures listed in Section 11.12.4(a), no development shall be permitted in riparian lands;
- c) If development occurs in riparian lands in accordance with Section 11.12.4(a), the developer shall construct an equivalent riparian facility to replace the riparian land that was destroyed through development.

11.12.5

DEVELOPMENT OF WETLANDS

- a) Restrictions on Use:

Only the uses listed below may be allowed:

 - (i) existing uses, buildings, and structures;
 - (ii) existing extensive agriculture;
 - (iii) existing parks;
 - (iv) existing playgrounds;
 - (v) natural areas;
 - (vi) existing parking areas (limited to surface parking associated with recreational facilities, parks, or playgrounds);
 - (vii) existing recreational facilities (outdoor);
 - (viii) public and quasi-public installations and facilities;
 - (ix) roads and pathways;
- b) Except for renovations and maintenance to buildings and structures listed in Section 11.12.5(a), no development shall be permitted in wetlands;

- c) If development occurs in wetlands in accordance with Section 11.12.5(a), the developer shall construct an equivalent wetland facility to replace the wetland that was destroyed through development.

11.13.0

DEVELOPMENT ADJACENT TO ESCARPMENTS

11.13.1

Development on unstable or potentially unstable terrain, as determined by the Subdivision Engineer in consultation with a qualified professional, is prohibited.

11.13.2

The applicant shall submit a topographic and feature survey of the lands as part of an application for redesignation, subdivision, or development of lands that contain slopes greater than 15%. The survey shall include:

- a) slope analysis with contour intervals of 1.00 m;
- b) property lines;
- c) easements;
- d) water courses;
- e) ravines;
- f) bedrock outcrops;
- g) wildlife and feature trees and shrubs;
- h) cliffs;
- i) ridgelines.

11.13.3

In areas with slopes over 15%, the Development Authority in consultation with a qualified professional shall establish top of bank and toe of slope. This information shall be included and mapped on the plan of subdivision and development site plans.

11.13.4

The Development Authority in consultation with a qualified professional will establish an escarpment zone, which includes:

- a) an escarpment;
- b) an area between the top of bank and the slope stability line or 15.00 m, whichever is greater;
- c) an area between the toe of slope and the slope stability line or 15.00 m, whichever is greater.

11.13.5

Except as determined by the Development Authority, no development, except for benches, storm drainage facilities, swales, pathways, connective work required for municipal purposes, or remedial or restorative work, shall be permitted within the Escarpment Zone.

11.13.6

This Escarpment Zone identifies an area that will require a geotechnical assessment prior to consideration of redesignation, subdivision, or development applications. A detailed geotechnical assessment prepared by a qualified professional shall be required in order to:

- a) determine slopes in excess of 15% grade. This slope analysis should be in increments of 0–5%, >5–10%, >10–15%, >15–20%, and >20%;
- b) demonstrate slope stability to a factor of safety of 1.50 or greater ($FS \geq 1.50$);

- c) identify the slope stability lines;
- d) identify mitigative measures;
- e) map the top of bank and toe of slope as established by the Development Authority.

11.13.7

TOP OF BANK REQUIREMENTS

- a) The following minimum setbacks shall be established from the top of bank:
 - (i) 30.00 m for developments;
 - (ii) 24.00 m for subdivision property lines;
- b) A geotechnical investigation, acceptable to the Development Authority, is required, if the applicant proposes to vary the established development and property line setbacks, as outlined in Section 11.13.7(a);
- c) Notwithstanding Section 11.13.7(b), subdivision property lines and developments, including swimming pools, shall not be located within 15.00 m of the top of bank;
- d) Notwithstanding Section 11.13.7(a) or (c), projections as outlined in Section 11.2.2 are allowed.

11.13.8

TOE OF SLOPE REQUIREMENTS

- a) The following minimum setbacks shall be established from the toe of slope:
 - (i) 24.00 m for developments;
 - (ii) 15.00 m for subdivision property lines;
- b) A geotechnical investigation, acceptable to the Development Authority, is required, if the applicant proposes to vary the established development and property line setbacks, as outlined in Section 11.13.8(a);
- c) Notwithstanding Section 11.13.8(b), subdivision property lines and developments, including swimming pools, shall not be located within 15.00 m of the toe of slope;
- d) Notwithstanding Section 11.13.8(a) or (c), projections as outlined in Section 11.2.2 are allowed;
- e) Notwithstanding Section 11.13.8(a), in the case of Block I, Plan 9711807, where a stripping and grading permit was issued prior to February 22, 1999, no subdivision or development shall occur within 7.50 m of the toe of the slope.

11.13.9

Where a previous developer has submitted a geotechnical assessment, the Development Authority may require a subsequent developer to submit additional geotechnical assessments based upon technical requirements or on-site conditions.

11.13.10

In identifying areas with slopes over 15%, the Development Authority may take into consideration whether the slope is part of a major escarpment or is a minor undulation, not tied to an environmentally significant or sensitive area. Where the Development Authority deems a slope to be an isolated pocket, it may exempt the slope from the setback provisions and may allow the isolated pocket to be subject to stripping and grading in accordance with an approved stripping and grading plan.

11.14.0

SPECIAL REQUIREMENTS FOR DEVELOPMENT ON CONTAMINATED LANDS

11.14.1

PURPOSE AND INTENT

The purpose and intent of Section 11.14.0 is to ensure that no development permit for development on a lot that contains contaminated soils or a lot adjacent to a lot that contains contaminated soils is issued until the contamination has been remediated to Acceptable Remediation Status as set forth in a remedial action plan or other instrument approved by the appropriate authority or authorities. **(17/2013)**

11.14.2

REMEDICATION CONDITION PRECEDENT TO DEVELOPMENT

- a) All permitted uses are deemed to be discretionary uses, unless and until the Acceptable Remediation Status is met as evidenced by written confirmations issued by the appropriate authority or authorities; **(17/2013)**
- b) No subdivision, use of land, or development may be approved except in conformity with the approved remedial action plan;
- c) Prior to registration of any subdivision, commencement of any use or commencement of construction of any development, the owner shall enter into a development agreement which must, among other provisions, incorporate by reference any agreement that the owner executes with Alberta Environment, that prior to registration of any subdivision, commencement of any land use or commencement of construction of any development the owner must provide, in a manner acceptable to:
 - (i) the Chief Administrative Officer of the Town of Cochrane; and
 - (ii) an agent appointed by the Town of Cochrane;for the purpose of obtaining security sufficient to ensure complete remediation of the phase or phases (as that term is defined in the remedial action plan) for which remediation is commenced and to provide that the profit, if any, arising from the development of such phase or phases must be deposited in trust to secure remediation of the next subsequent phase;
- d) No Subdivision Authority may approve a subdivision of land for any purposes except upon conditions, which include that prior to registration of such subdivision the land meets the Acceptable Remediation Status. Any approval purported to be issued contrary to this provision is null and void;
- e) No Development Authority may approve a development permit for any use of land or development except upon conditions, which include that prior to release of the development permit the land meets the Acceptable Remediation Status. Any approval purported to be issued contrary to this provision is null and void.

11.15.0

DRAINAGE AND STORMWATER MANAGEMENT

11.15.1

A master or lot drainage plan, when the Subdivision or Development Authority requires one, shall be prepared to the satisfaction of the Subdivision or Development Authority.

11.15.2 Areas requiring topographic reconstruction shall be reconstructed in accordance with the approved master or lot drainage plan, and the finished surface contours shall not direct surface drainage onto adjoining lots.

11.15.3 A storm water 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, storm water 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 storm water routing and storm water control.

11.15.4 An erosion and sediment control plan, when required by the Subdivision or Development Authority, shall establish methods of silt and erosion control.

11.16.0 CONTROLLED APPEARANCE

11.16.1 The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in a District must be acceptable to the Development Authority, having due regard to the statutory plans, the amenities and character of existing developments in the District, and the effect on adjacent Districts.

11.17.0 PERFORMANCE STANDARDS

11.17.1 No use or operation of land or building shall be contrary to the requirements of any relevant federal or provincial legislation.

11.18.0 DEMOLITION OF BUILDINGS

11.18.1 When the Development Authority approves a development permit for the demolition of a building, the Development Authority may require the applicant to provide a letter of credit or cash deposit in such amount to cover costs of reclamation and damage to public and quasi-public utilities.

11.18.2 Whenever a demolition permit is issued, the lot shall be properly cleaned with all debris removed and left in a graded safe condition.

11.19.0 SALES/LOT INFORMATION CENTRES

11.19.1 Sales/Lot Information Centres shall be located and developed such that their impacts on local streets and surrounding residential development are minimized. In deciding upon an application, the Development Authority shall take into consideration the scale of the Sales/Lot Information Centre and its proximity to arterial or neighbourhood collector streets and to occupied residential development.

11.19.2 The location and development of Sales/Lot Information Centre buildings shall comply with the regulations of the District applying to the lot, except that:

- a) The Development Authority may require additional setbacks to minimize any adverse impacts on adjacent development;
- b) The height of the building to roof peak shall be a maximum of one (1) storey and 5.00 m;
- c) All curb crossings and access points shall be to the satisfaction of the Development Authority;
- d) The colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising copy, shall be compatible with those commonly found in the District in which the building is proposed.

11.20.0 AWNINGS AND CANOPIES

11.20.1 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 Town against damage; and
- b) The applicant files with the Town, in a form satisfactory to the Town, a public liability and property damage policy issued by an insurance company in an amount to be determined by the Town, which shall:
 - (i) insure in respect of 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 Town or by any person by reason of the erection, installation, suspension, or alteration, and the maintenance and 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) name the Town as co-insured.

11.20.2 Canopies and awnings shall:

- a) not project more than 2.00 m from a building face;

- b) not project more than 1.00 m over public property and closer than 0.60 m to the sidewalk curb;
- c) have a minimum clearance of 2.40 m from grade; and
- d) not have any support from the ground or from the street or sidewalk over which it is hung.

11.20.3

Notwithstanding Sections 11.20.1 and 11.20.2, canopies and awnings in Residential Districts shall be wholly contained within the lot on which they are located.

11.21.0

ANTENNA STRUCTURES

11.21.1

A dish antenna structure less than 1.00 m in diameter may be secured to any wall or roof of a principal or accessory building.

11.21.2

An antenna structure erected on the ground shall be located in a rear yard or a side yard. An antenna structure may be located on the ground in the front yard only when signal reception is not possible in the side or rear yard.

11.21.3

- a) Where any part of a ground antenna structure is more than 3.00 m above grade level, it shall be landscaped to screen the base of the antenna and reduce the visual impact on adjacent properties to the satisfaction of the Development Authority.
- b) Where the ground antenna structure is located in a Commercial or Industrial District, the Development Authority may waive the screening and landscaping requirements.

11.21.4

No advertising shall be allowed on an antenna structure.

11.21.5

Illumination of an antenna structure is prohibited.

11.22.0

OUTDOOR LIGHTING

11.22.1

The intent of Section 11.22.0 is to encourage lighting practices and systems that minimize light pollution, glare and light trespass into neighbouring properties, while maintaining night-time, on-site safety and security and allowing for product display during evening operating hours. The intent is to ensure that all light fixtures are installed to maximize their effectiveness on the targeted property and to minimize their adverse impact beyond the property. It is not the intent of this section to require the complete blocking of indirect light on adjacent properties or to eliminate all light trespass but to minimize light trespass and to avoid direct glare onto surrounding neighbourhoods. **(12/2014)**

11.22.2

The following regulations shall apply to outdoor lighting:

- a) All developments shall use full cut-off (shielded) outdoor light fixtures that direct the light downward;
- b) Direct glare shall not be visible to adjacent buildings or nearby land or be perceptible to persons operating motor vehicles on public roadways;
- c) Except as outlined in Section 11.22.3, outdoor lighting in Districts shall not be mounted higher than 9.00 m. The source of illumination shall be low or high pressure sodium lamps or another light source that the applicant can demonstrate to the satisfaction of the Development Authority is required for the lot;
- d) Illumination levels shall not exceed the levels recommended by the Illuminating Engineers Society of North America (IESNA);
- e) All exterior lighting fixtures, whether attached to the building face or on freestanding light standards, shall be architecturally integrated with the building style, material and colours of the building;
- f) Flickering and flashing lights are prohibited;

- g) Freestanding light standards shall not be located within any portion of a screening or buffering area required between residential and non-residential land uses;
- h) Notwithstanding Section 11.22.2(a), light fixtures may be directed upward to illuminate buildings or landscaping or for decorative purposes, but such lighting shall have at least ninety (90) percent of its total distribution pattern within the profile of the illuminated object.

11.22.3

LIGHTING FOR OUTDOOR RECREATIONAL FACILITIES

Lighting for outdoor recreational facilities is exempt from the height requirement of Section 11.22.2(c). However, this lighting shall be designed, installed and operated to confine a minimum of ninety (90) percent of the illumination to the recreational area. Recreational facility fixtures shall be elevated on poles or structures so that illumination is directed downward. No illumination may extend above a horizontal plane into adjacent properties from the lighting fixture. Illumination from recreational facility fixtures shall be shielded to minimize glare extending toward roadways or other places where impairment of motorist's vision might cause hazard.

11.22.4

LOT LIGHTING PLAN

As a condition of development permit approval, the Development Authority may require a lot lighting plan, prepared by a qualified professional, which will contain one (1) or more of the following:

- a) a description of each proposed light fixture including details regarding lamp type reflectors, optics, angle cut off, lumen outputs, proposed installation height, and shielding accessories;
- b) a plan of the lot and surrounding area, which shows the location of all light fixtures;
- c) a photometric grid showing illumination levels both within the lot and 8.00 m beyond the property lines and the manufacturer's specifications for the light fixtures;
- d) foundation details for light poles;
- e) description of any measures taken to shield direct glare onto adjacent properties; and
- f) appropriate references to IESNA guidelines for lighting levels and a description of how the lot lighting plan is consistent with IESNA recommendations and lighting requirements of this Bylaw.

11.23.0

CHILD CARE SERVICES

11.23.1

The intent of Section 11.23.0 is to outline the regulations for the development of Child Care Service facilities. Child Care Services include, Day Care Facilities, Play Schools, and Pre-Schools. **(Bylaw 27/2016)**

11.23.2

Parking shall be provided in accordance with Section 11.3.0. In addition, a separate drop-off area shall be provided, as follows:

- a) at the rate of one (1) on-site drop-off/pick up space for every ten (10) children per session;

- b) with each space being a minimum of 2.60 m in width and a minimum of 6.00 m in length; and
- c) within 15.00 m from the entrance of the Child Care Service facility.

11.23.3

In Residential Districts, the following conditions shall apply:

- a) in medium and high density Residential Districts, Child Care Service developments shall be developed as a separate facility, either within the principal building or in an accessory building, with a separate access to the ground level either from the exterior or through a common hall of the building;
- b) a Child Care Service facility shall not change the character or exterior appearance of the principal building in which it is located. If a new building is constructed, it must retain the character of the District and comply with the *Western Heritage Design Guidelines*.

11.23.4

Signage shall adhere to the regulations outlined in Section 34.0.0.

11.24.0

HOME-BASED BUSINESSES

11.24.1

GENERAL REGULATIONS FOR HOME-BASED BUSINESSES

- a) An approved development permit will remain in effect, provided the category (minor or major) does not change, and all requirements and conditions of the development permit have been satisfied;
- b) A development permit for a home-based business does not exempt the applicant from complying with any other Federal, Provincial, or Municipal legislation;
- c) If, at any time, the permit holder does not comply with any of the requirements of a development permit or other Federal, Provincial, or Municipal provisions, the Development Authority may suspend or cancel that development permit;
- d) A development permit is based solely on the location of the use. If a permit holder relocates within the Municipality, the permit holder must apply for a development permit to continue the use from the new location.
- e) Every home-based business (major or minor) requires a Town of Cochrane Business License. **(08/2013)**

11.24.2

HOME-BASED BUSINESSES

The following table defines the regulations that apply to major and minor home-based businesses (day homes excluded):

	MINOR	MAJOR
AREA OF RESIDENCE AND ACCESSORY BUILDINGS	All home-based businesses within a residence shall be limited to a maximum of 30% of the gross floor area of the principal residence, which includes the area of one (1) accessory building. All business activities shall be conducted entirely within the confines of these building.	

	MINOR	MAJOR
NUMBER OF HOME-BASED BUSINESSES	<p>a) A resident proposing a home-based business (major) shall apply for a development permit (08/2013)</p> <p>b) A resident with a valid development permit for one (1) home-based business (major) or day home may commence one (1) home-based businesses (minor) without a development permit, provided each home-based business complies with Section 11.24.2. (08/2013)</p> <p>c) Should a resident wish to operate more than two (2) home-based businesses (major or minor), day homes(s) or combination thereof, the resident shall apply for Development Permit for every additional business/day home. All businesses/day homes shall comply with Section 11.24.2. and Section 11.24.3. (08/2013)</p>	
EXTERIOR/INTERIOR ALTERATIONS, ADDITIONS TO THE RESIDENCE/ACCESSORY BUILDING	Exterior alterations, additions, or renovations relating to the home-based business are prohibited. Interior alterations, additions, or renovations relating to the home-based business may be allowed, provided they comply with the Town's Bylaws and the Alberta <i>Safety Codes Act</i> .	
LEVEL OF EXTERIOR IMPACT	No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, or electrical or radio disturbance, detectable beyond the property boundary, shall be produced by a home-based business. The privacy and enjoyment of neighbouring residences shall be preserved, and the amenities of the neighbourhood shall be maintained.	
STORAGE OF GOODS AND MATERIALS	Exterior storage of goods or materials related to the home-based business is prohibited.	
GENERATION OF CLIENT TRAFFIC	Client contact at the residence is prohibited.	The number of clients at the residence is limited to a maximum of six (6) per day, regardless of the number of home-based businesses operating from the residence. Client visits to the residence shall be limited to 7:00 a.m. to 8 p.m.
DELIVERY VEHICLES	Business-related traffic is restricted to a maximum of two (2) delivery trips per day. Delivery vehicles shall not exceed 4,500 kg (G.V.W.)	
OFF-STREET/ON-SITE PARKING	No parking for clients is required, as client contact at the residence is prohibited.	A minimum of one (1) client parking space shall be provided, in addition to the parking requirements for residential use.
ON-SITE EMPLOYEES	Employees working at the home-based business location (on-site) shall be limited to those living in the residence.	
HOME-BASED BUSINESS VEHICLES	An operator is allowed to use one (1) vehicle (maximum weight of 4,500 kg (G.V.W.)) for the home-based business to a maximum of two (2) vehicles for two (2) or more home-based businesses within the residence, and all vehicles shall be parked on the property and off the street.	
SIGNS AND ADVERTISING	<p>Signage or advertising related to the home-based businesses, excluding that found on the business-related vehicle(s), is prohibited on or in proximity to the residential site.</p> <p>Notwithstanding this prohibition, a bed and breakfast accommodation operator may erect one (1) identification sign with a maximum sign area of 1 m².</p>	

11.24.3

DAY HOMES **(06/2007)**

The following table defines the regulations that are applicable to Day Homes, which are considered to be Home-Based Businesses (Major):

DAY HOMES	
AREA OF RESIDENCE	All areas within a principal residence, which includes the area of

DAY HOMES	
AND ACCESSORY BUILDINGS	one (1) accessory building, may be used in a day home operation.
EXTERIOR/INTERIOR ALTERATIONS, ADDITIONS TO THE RESIDENCE/ ACCESSORY BUILDING	Exterior alterations, additions, or renovations relating to the day home business are prohibited. Interior alterations, additions, or renovations relating to the day home business may be allowed, provided they comply with the Town's Bylaws and the Alberta Safety Codes Act.
LEVEL OF EXTERIOR IMPACT	No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, or electrical or radio disturbance, detectable beyond the property boundary, shall be produced by a day home. The privacy and enjoyment of neighbouring residences shall be preserved, and the amenities of the neighbourhood shall be maintained.
STORAGE OF GOODS AND MATERIALS	Exterior storage of goods or materials related to the day home operation is limited to those that are typical in a residential area.
GENERATION OF CLIENT TRAFFIC	The number of clients at the residence is limited to a maximum of six (6) per day, regardless of the number of home-based businesses/day homes operating from the residence. Traffic is limited to visits necessary to meet the care needs of the children.
DELIVERY VEHICLES	Business-related traffic is restricted to a maximum of two (2) delivery trips per day. Delivery vehicles shall not exceed 4,500 kg (G.V.W.)
OFF-STREET/ON-SITE PARKING	The Day Home shall not generate vehicular traffic in excess of that which is characteristic of the district within which it is located. One pick-up/drop-off shall be provided on-site, within 15.00 meters of the entrance to the Day Home facility. (Bylaw 27/2016)
ON-SITE EMPLOYEES	Employees working at the Day Home location (on-site) shall normally be limited to those living in the residence. It may also include other personnel who may visit the home on an occasional, temporary and part-time basis to assist with the care of children.
BUSINESS-RELATED VEHICLES	A maximum of one (1) vehicle (maximum weight of 4,500 kg (G.V.W.)), used in conjunction with the day home business within the residence, shall be parked on-site.
SIGNS AND ADVERTISING	Signage or advertising related to the home-based businesses, excluding that found on the business-related vehicle, is prohibited on or in proximity to the residential site. Permitted signage is limited to identification as a member of a community-based day home association. The sign may not exceed an area of 0.5 m ² .

11.24.4

BED AND BREAKFAST ACCOMMODATIONS

Bed and breakfast accommodation shall not interfere with the quiet enjoyment of a residential neighbourhood. Bed and breakfast accommodation shall be an incidental and subordinate use to the principal use and restricted to the dwelling unit, and:

- a) No form of advertising related to the business, except for one (1) identification sign, shall be discernible from outside of the building;
- b) Alterations to the principal building may be permitted but shall not change the principal character or external appearance of the principal building;
- c) An approved development permit will remain in effect, provided the intensity of use does not increase and all requirements of the development permit have been satisfied;
- d) A development permit does not exempt compliance with health regulations or any other Provincial and Municipal requirements;

- e) Employees working in the business shall be limited to the residents of the dwelling unit;
- f) The accommodation shall be limited to a maximum of two (2) guest rooms and a maximum of four (4) guests in addition to the permanent residents;
- g) A development permit is based solely on the location of the use. If a permit holder relocates within the Municipality, the permit holder must apply for a development permit to continue the use from the new location;
- h) Accommodation for each group of guests shall be for a maximum of fourteen (14) consecutive days;
- i) Meals for guests shall be prepared in the common kitchen of the principal residence.

11.25.0

LIVE WORK Unit (01/2016)

11.25.1

GENERAL REGULATIONS FOR LIVE WORK UNITS:

- a) The dwelling unit associated with a live work unit shall not contain a home-based business, major, a home enterprise, or more than one home-based business, minor.
- b) The business component shall be limited to the ground floor or below;
- c) There shall be internal access between the dwelling unit and the business component of the live work unit;
- d) The dwelling unit and business component shall each have a separate entrance, either from a common indoor landing or from the exterior of the structure;
- e) The dwelling unit shall occupy at least 50% of the gross floor area of the live work unit; No more than two non-resident employees may work within the live work unit at one time;
- f) Parking requirements:
 - (i) two stalls per dwelling unit, and
 - (ii) 0.5 parking spaces to be designated and located as visitor parking for each unit
 - (iii) Notwithstanding clause (ii), a development Officer may vary the parking requirements based upon the provision of adjacent parking on a public roadway or in a common parking area accessible to the public
- g) Business hours of operation shall be limited to 7:00 am to 8:00 pm or at the discretion of the Development Authority; and
- h) No outdoor storage shall be permitted.

11.25.2

GENERAL REGULATIONS FOR OPERATION BASE: (15/2017)

- a) Where listed as a Use, Operation Base may be located in residential or non-residential Districts;
- b) Operation Base located within a residence shall be limited to a maximum of 30% of the gross floor area of the principal residence, which includes the area of one (1) accessory building. All business activities shall be conducted entirely within the confines of these buildings;
- c) Operation Based and Home Based Business (Major) may be placed within the same residence subject to the combined gross

floor area of the two uses and at the discretion and satisfaction of the Development Authority;

- d) Operation Base located within a residence shall have employees limited to the residents of the dwelling unit;
- e) Exterior storage of goods or materials related to the Operation Base is prohibited within all residential districts;
- f) Vehicles related to the Operation Base that are over 4,500 kg are not permitted to be stored or parked in a residential district or the Central Business District between the hours of 8:00pm and 8:00am;
- g) Vehicles related to the Operation Base that are permitted to be stored or parked in residential and non-residential districts shall be screened at the discretion and satisfactory of the Development Authority;
- h) Operation Base located within a residence is prohibited from having customers at the dwelling unit;
- i) All Operation Bases must meet the requirements of a Mobile Food Vendor Permit & Development Permit;
- j) Operation Bases must comply with all Municipal and Provincial regulations.

11.26.0

SWIMMING POOLS

11.26.1

An outdoor swimming pool shall:

- a) be located in a side or rear yard;
- b) have a maximum size of 15% of the lot area;
- c) be set back a minimum of 1.50 m from property lines, except as outlined in Sections 11.13.7 and 11.13.8;
- d) be secured against entry by other than the permanent occupants of the principal building and their guests.

11.27.0

LANDSCAPING

11.27.1

Landscaping shall be provided in accordance with Table 11.27.1.

11.28.0

UTILITIES

11.28.1

All shallow utility services (e.g., electrical, gas, telecommunication, and cable TV) shall be underground.

11.29.0

CONDOMINIUM AND BARE LAND CONDOMINIUM PLANS

11.29.1

In the event of subdivision by condominium or bare land condominium plan, development shall be treated as a multi-unit complex where development setbacks for the front, rear, and side yards shall be the same as specified in the appropriate land use district.

11.29.2

The Town's road and utility servicing standards may be relaxed within the boundaries of a proposed development that will be registered by condo-minimum or bare land condominium plan, provided that:

- a) Adequate fire access, legal road access, and municipal servicing are provided and maintained to the satisfaction of the Development Authority;

- b) The developer and the condominium corporation shall be responsible for the construction, maintenance, repair, and replacement of all such roads and utility services within the condominium plan or bare land condominium plan.

11.30.0

BUILDING HEIGHTS

11.30.1

- a) Principal Buildings: Except as provided elsewhere in this Bylaw, the maximum height allowed is five storeys, with consideration of up to eight (8) storeys, at the sole discretion of the Development Authority, as provided for within Section 3.2.1(c);
(Bylaw 22/2016)

SECTION 11.31.0 RENEWABLE ENERGY SYSTEMS (19/2016)

11.31.1 GENERAL REGULATIONS FOR SOLAR SYSTEMS

- a) All systems shall:
 - (i) Be certified by the Canadian Standards Association (CSA);
 - (ii) Meet all electrical and building permit requirements;
 - (iii) Not exceed the building height on site, or the height regulations of the applicable Land Use District;
 - (iv) Be supported by studies that have been prepared by a qualified professional.

11.31.2 In addition to the information required in Section 11.31.1.a), ground and pole mounted solar systems in Residential Single Detached Dwelling District (R-1), Residential Single and Two Dwelling District (R-2), Residential Medium Density Multi-Unit Dwelling District (R-2X), and Residential Multi-Unit Dwelling District (R-3), shall:

- a) not exceed 3.00 m in height;
- b) have a minimum rear yard setback of 3.00 m;
- c) have a minimum side yard setback of 3.00 m;
- d) not be located in front yards;
- e) be supported by an engineering study that demonstrates the project is structurally sound.

11.31.3 Notwithstanding Sections 11.31.1(a) and 11.31.2, roof mounted solar systems shall meet the following requirements:

- a) all supporting studies are prepared by a qualified professional;
- b) the system is certified by the Canadian Standards Association (CSA);
- c) the system meets all electrical and building permit requirements;
- d) the system does not extend by more than two metres above the top of the roof peak.

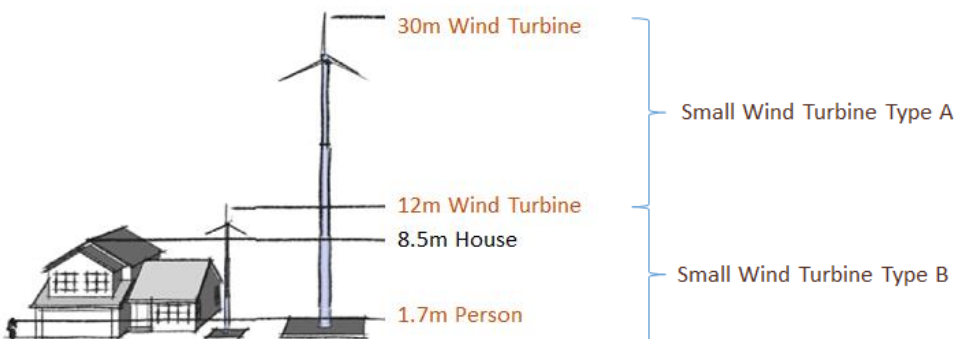
11.31.4 GENERAL REGULATIONS FOR SMALL WIND TURBINE SYSTEMS

- a) Wind turbine projects that are larger than 100 kW, whether a single structure or multiple structures combined energy generation, or exceed a total height greater than 30.00 m are prohibited in the Town of Cochrane.
- b) The provisions for small wind turbine systems are not intended to accommodate utility scale wind projects within Town limits.

11.31.5 SMALL WIND TURBINES TYPE A

- a) All Small Wind Turbines Type A systems shall:
 - (i) Have a turbine height (including the rotor blade) that is greater than 12.00 m and less than 30.00 m;
 - (ii) Be prohibited in all districts where Small Wind Turbine Type A is not listed as a use;
 - (iii) Have a maximum capacity of 100.00 kW;
 - (iv) Have a minimum distance of 150.00 metres to the nearest residential building;
 - (v) Be certified by the Canadian Standards Association (CSA);
 - (vi) Be supported by studies that have been prepared by a qualified professional;
 - (vii) Include provisions to prevent unauthorized climbing of the structure;

- (viii) Meet all other submission requirements specified in Section 1.3.4.
- b) For Small Wind Turbines Type A that have a rated capacity of less than 10 kW, the wind turbine shall not exceed noise greater than 35 dB as measured at the closest residential dwelling or other occupied building at any time, including nighttime, as established by the Renewable Energy Framework Policy;
- c) For Small Wind Turbines Type A that have a rated capacity of 10 or more, the wind turbine shall meet the noise control requirements as outlined in Alberta Utilities Commission's Rule 012.
- d) For Small Wind Turbines Type A, the following shall be at the discretion of the Development Authority:
 - (i) The number of wind turbines erected per legal parcel, provided that the cumulative impact of the wind turbine project(s) does not exceed the regulations contained in Sections 11.31.5 (a), (b), and (c);
 - (ii) The setback of the wind turbine project from a wetland or water body.



11.31.6 SMALL WIND TURBINES TYPE B

- a) All Small Wind Turbines Type B systems shall:
 - (i) Have a turbine height (including the rotor blade) that is less than 12.00 m;
 - (ii) Have a minimum distance of 36.00 m to the nearest property line;
 - (iii) Have a minimum distance of 12.00 m to the nearest play structure;
 - (iv) Not exceed noise greater than 35 dB to the closest residential dwelling at any time, including nighttime, as established by the Renewable Energy Framework Policy.
 - (v) Have a maximum capacity of 100.00 kW;
 - (vi) Be certified by the Canadian Standards Association (CSA);
 - (vii) Be supported by studies that have been prepared by a qualified professional;
 - (viii) Meet all other submission requirements as specified in Section 1.3.5.
- b) For Small Wind Turbines Type B, the following shall be at the discretion of the Development Authority:
 - (i) The number of wind turbines erected per legal parcel, provided that the cumulative impact of the wind turbine project(s) does not exceed the regulations contained in Sections 11.31.6 (a).

Table 11.27.1 -- LANDSCAPING REQUIREMENTS

DISTRICT	LANDSCAPING REQUIRED (*)	AREAS TO BE LANDSCAPED	MINIMUM TREE RATIO (**)
Residential (R-1, R-2) Bylaw 17/2016	n/a	See "All Districts"	One (1) tree planted in the front yard of private individual lots with single-detached dwellings. One (1) tree planted in the front yard of private individual lots with semi-detached dwellings.
Residential (R-2X, R-3, R-4, R-M, R-CL) Bylaw 18/2016	Minimum of 40% of the gross site area. Hardscaping (patios, plaza space, special pavement etc) may make up to a maximum of 50% of the total landscape area required. Bylaw 18/2016	See "All Districts"	One (1) tree per 35 m ² of landscaped area, including Town boulevards. Minimum of three (3) shrubs per 25 m ² of landscaped area. Trees and shrubs shall be planted in the landscaped area within private property. Bylaw 18/2016
Local Commercial (C)	Minimum of 15% of the gross site area.	See "All Districts".	One (1) tree per 35 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be planted in the landscaped area within private property.
Central Business (CB)	Minimum of 10% of the gross site area.	See "All Districts".	One (1) tree per 30 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be planted in the landscaped area within private property.
Shopping Centres (C-SC)	Minimum of 10% of the gross site area.	a) An average width of 3 m adjacent to any collector roadway or non-commercial land use over the full length of the perimeter of the site; b) See "All Districts".	One (1) tree per 30 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be planted in the landscaped area within private property.
Highway Commercial, Recreation Commercial, Heritage Mixed Use, Commercial Residential Mixed, Downtown Heritage District - (C-HWY, C-REC, C-HMU, C-R, DH)	Minimum of 15% of the gross site area.	See "All Districts".	One (1) tree per 30 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be planted in the landscaped area within private property.
Service Commercial, General Industrial (C-S, M-1)	Minimum of 10% of the gross site area.	a) On lots adjacent to River Avenue or Griffin Road, the boulevard and a 5 m strip adjacent to and for the full length of the boulevard; b) On lots adjacent to roads other than River Avenue or Griffin Road, the boulevard and an average of 3 m strip adjacent to and for the full length of the boulevard; c) See "All Districts".	One (1) tree per 35 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be planted in the landscaped area within private property.
Business Park (M-BP)	Minimum of 20% of the gross site area.	a) On lots adjacent to arterial and collector roads, the boulevard and a 5 m strip adjacent to and for the full length of the boulevard;	One (1) tree per 35 m ² of landscaped area, including Town boulevards. However, trees and shrubs shall be

Table 11.27.1 -- LANDSCAPING REQUIREMENTS

DISTRICT	LANDSCAPING REQUIRED (*)	AREAS TO BE LANDSCAPED	MINIMUM TREE RATIO (**)
		b) On lots adjacent to roads other than arterial and collector roads, the boulevard shall be landscaped in accordance with the plan approved by the Development Authority; c) See "All Districts".	planted in the landscaped area within private property.
All Other Districts Urban Reserve, Public Service, Gravel Extraction (UR, UR-R, PS, GE)	a) At the discretion of the Development Authority; b) See "All Districts".		

Table 11.27.1 -- LANDSCAPING REQUIREMENTS

DISTRICT	LANDSCAPING REQUIRED (*)	AREAS TO BE LANDSCAPED	MINIMUM TREE RATIO (**)
All Districts			<ul style="list-style-type: none"> a) All landscaping shall be concentrated at the street-side of the development sites; b) The Development Authority shall have the discretion to waive, vary, or relax the landscaping requirements when circumstances warrant the waiver, variance, or relaxation; c) In the case of non-residential lots adjacent to residential lands, in addition to the street-side landscaping, landscaping to provide a visual buffer between the residential and non-residential uses shall be required; d) All areas of a site not covered by buildings, storage areas, parking areas, and pedestrian and vehicular circulation shall be landscaped; e) All Town boulevards adjoining the site shall be landscaped and maintained by the developer and successors; f) Plants that do not survive through the growing season from time of planting shall be replaced within the year following their planting; g) The quality and extent of the landscaping established on the site shall be the minimum standard to be maintained on the site for the life of the development; h) Minimum topsoil depths for planting areas are as follows: <ul style="list-style-type: none"> i) Trees will be per detail/specifications; ii) 600 mm depth minimum for shrubs; iii) 450 mm depth minimum for perennial and ornamental grasses; iv) 300 mm depth for sod and seed i) All plant material shall be of a species capable of healthy growth in the Town of Cochrane and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock; j) All landscaped areas shall have a xeriscaping component as follows: (18/2016) <ul style="list-style-type: none"> i) 100% on all non-residential developments; ii) 25% on all other residential developments; iii) Multi-unit residential development shall have a sod component of 50% up to 70%, and the balance xeriscaping and/or hardscaping; k) Parking lots shall have no more than twenty (20) contiguous parking spaces without a landscaped island. Landscape islands to be a minimum width of 2 m with a length equal to the depth of the adjacent parking stalls); (18/2016) l) a minimum of two (2) shrubs or bushes shall be planted in clusters for every 25m² of required landscape area; (17/2013) m) Flowering trees and shrubs which are compatible with a pedestrian environment are encouraged to give an element of colour to the landscaped areas; n) Any healthy mature trees that must be removed to allow for development shall be replaced at a ratio of two (2) replacement trees for one (1) mature tree to maintain the visual quality of the streetscape; o) The mix of trees shall be a minimum of one-third (1/3) coniferous to two-third (2/3) deciduous to a maximum of one-half (1/2) mix; p) The minimum tree size as follows: (18/2016) <ul style="list-style-type: none"> i) 50 mm calliper at time of planting for deciduous trees; ii) Minimum of 50% of all deciduous trees must have a minimum calliper of 75 mm at the time of planting; iii) Minimum height of 2 mm for coniferous trees; iv) Minimum of 50% of all coniferous trees must have a minimum height of 3 m at the time of planting; q) Lot coverage shall not be so extensive in any district so as to prohibit the minimum landscaping requirements in Table 11.27.1 from being met in the respective district. (12/2014) r) Planted trees shall have a minimum setback of 2 m from the property line. (18/2016)

SECTION 12.0.0 GENERAL REQUIREMENTS FOR RESIDENTIAL DISTRICTS

12.1.0 OBJECTS PROHIBITED OR RESTRICTED IN A RESIDENTIAL DISTRICT

12.1.1 No person shall be allowed to keep or maintain on a lot:

- a) a commercial vehicle with a gross vehicle weight (GVW) rating in excess of 4,500 kg for longer than is reasonably necessary to load or unload the vehicle;
- b) any recreational unit in the front yard:
 - (i) except from May 1 to October 20 of any given year, when
 - A) such units may be parked or kept on the private front driveway;
 - B) a maximum of two (2) units will be allowed;
 - C) all portions of the unit are set back a minimum of 1 m from the back of the sidewalk or the curb, where there is no sidewalk; and
 - D) the unit(s) shall be parked parallel to the driveway;
- c) an industrial or construction vehicle except when such a vehicle is required pursuant to a development or building permit for that lot;
- d) any object or chattel that is unsightly or tends to affect adversely the amenities of the District. In accordance with the Act, the designated officer may order the owner to remedy unsightly or dangerous structures or property.

12.1.2 In addition to Section 12.1.1(b), a person may keep or park one (1) recreational unit in the rear or side yard of a lot year-round.

12.2.0 GARDEN SUITES

12.2.1 A garden suite is considered incidental and subordinate to the principal residence and shall:

- a) comply with all *Alberta Building Code* and other Provincial and Municipal regulations;
- b) be at-grade and not exceed 40% of the gross floor area of the principal residence to a maximum gross floor area of 80.00 m²;
- c) have a minimum gross floor area of 30.00 m²;
- d) have a maximum lot area coverage of 60%, when combined with all other buildings on the lot, notwithstanding Sections 13.4.2 and 14.4.2;
- e) not exceed one (1) storey in height;
- f) not exceed the maximum density prescribed for the subdivision in which it is located or a maximum of 10% of the number of existing lots in that subdivision, whichever is less;
- g) be placed to the rear of the principal building with a minimum separation distance of 1.83 m from any other accessory building and the principal building;

- h) notwithstanding provisions elsewhere in this Bylaw, have a minimum side yard setback of 1.20 m or, in the case of a corner lot, 3.00 m on the street-side;
- i) notwithstanding provisions elsewhere in this Bylaw, have a minimum rear yard setback of 1.20 m;
- j) comply with applicable architectural guidelines and be compatible with the neighbourhood;
- k) have full utility services through service connections from the principal residence.

12.2.2

The registered owner of the lot shall:

- a) be limited to one (1) garden suite or one (1) accessory suite;
- b) not subdivide title to the garden suite or accessory suite.

12.3.0

ACCESSORY SUITES

12.3.1

The registered owner of a lot shall be limited to one (1) accessory suite or one (1) garden suite, as outlined in Section 12.2.0.

12.3.2

An accessory suite shall:

- a) be accessory to the principal residence;
- b) comply with the *Alberta Building Code* and all Municipal and Provincial regulations;
- c) create minimal structural changes to the front exterior of the principal building, which shall appear as a single dwelling unit;
- d) not exceed 40% of the gross floor area of the principal dwelling;
- e) have a minimum gross floor area of 30.00 m²;
- f) have full utility services through service connections from the principal residence;
- g) not exceed the maximum density prescribed for the neighbourhood in which it is located or a maximum of 10% of the number of existing lots in that neighbourhood, whichever is less.

12.3.3

An accessory suite may be located in an accessory building.

12.3.4

Notwithstanding provisions elsewhere in this Bylaw, in the case of an accessory suite located above the ground floor of an accessory building, the following shall apply:

- a) The maximum height of the accessory building shall be the lesser of 7.00 m or the height of the principal building; **(Bylaw 19/2017)**
- b) The roof pitch of the accessory building shall be a minimum of 4:12, match or complement the roof pitch of the principal residence, or shall be to the satisfaction of the Development Authority;
- c) The accessory suite shall have an entrance separate from the entrance to the accessory building, either from a common indoor landing or from the exterior of the structure;
- d) The accessory building shall have a minimum rear yard setback of 1.20 m and a minimum side yard setback of 1.20 m.

12.4.0

REQUIREMENTS FOR MULTI-UNIT DWELLING DEVELOPMENTS

- 12.4.1 All multi-unit dwelling developments shall provide amenity space for the residents to the satisfaction of the Development Authority. This amenity space may be private, communal, or a combination of both.
- 12.4.2 Where a multi-unit dwelling development is providing private outdoor amenity space for each dwelling unit, the amenity space shall be designed to provide visual privacy and be comprised of one (1) or both of the following:
- a) Patios and Courtyards: A minimum width or length of 2.40 m and a minimum area of 7.40 m² for each dwelling unit located at or below grade;
 - b) Balconies and Porches: A minimum width or length of 1.50 m and a minimum area of 4.50 m² for each dwelling unit.
- 12.4.3 Communal amenity space shall be designed for the recreational use of all residents of the development. The area shall be indoor or outdoor space or a combination thereof, including but not limited to landscaped courtyards, public skating areas, swimming pools, fitness rooms, party rooms, games rooms, and children's play areas complete with equipment.
- 12.4.4 Landscaping of a lot for a proposed development shall be in accordance with Table 11.27.1.
- 12.4.5 The principal entry for every dwelling unit, except apartment units, must be separate and directly accessible to ground level.
- 12.4.6 The arrangement of the buildings in a dwelling group should strive to maximize privacy and is subject to the approval of the Development Authority.

12.5.0

FRONT YARD SETBACKS

- 12.5.1 In a new subdivision, the front yard setbacks of principal buildings shall be varied in order to maximize the visual amenity of the streets and neighbourhood.
- 12.5.2 The driveway accessing an attached or detached garage whose vehicle entry door faces a street shall have a minimum length of 6.00 m, measured from the property line to the closest point of the vehicle entry door.

12.6.0

CONTROLLED APPEARANCE

- 12.6.1 In examining a proposed use, due regard shall be given to the compatibility of the proposed use with existing uses on or adjacent to the site of the proposed use.
- 12.6.2 The façade of buildings shall be maintained to the standard shown on the site plan and elevation drawings approved by the Development Authority.
- 12.6.3 To ensure that manufactured homes in the R-1 and R-2 Districts are consistent with the buildings in the neighbourhood, these buildings shall be finished to the following standards:
- a) the height of the main floor above grade to be consistent with the height of the main floor of buildings in the immediate area;
 - b) a minimum 4:12 roof pitch;

- c) exterior finishing materials used on the roof and exterior walls to be consistent with those used on the buildings in the immediate area;
- d) a minimum 0.40 m roof overhang or eaves;
- e) a maximum 3:1 length-to-width ratio;
- f) a minimum 6.70 m width;
- g) a permanent foundation;
- h) removal of the hitch and running gear.

12.7.0

SHOW HOME PARADES (03/2008)

Where there is a developer sponsored parade of show homes, dwelling units may be temporarily attached for the duration of the show home parade, but must be returned to the use intended by the bylaw prior to occupancy.

SECTION 13.0.0 RESIDENTIAL SINGLE-DETACHED DWELLING DISTRICT (R-1) LAND USE RULES

13.1.0 PURPOSE AND INTENT

13.1.1 The purpose and intent of this District is to provide for single-detached residential development. New neighbourhoods will be designed to provide for integrated and varied lot sizes. A limited number of these lots may also contain accessory suites or garden suites.

13.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

13.2.1 PERMITTED USES

Dwellings, Single-Detached
Home-Based Businesses, Minor
Parks
Playgrounds
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

13.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Suites
Accessory Uses
Antenna Structures
Bed and Breakfast Accommodations
Child Care Services
Garden Suites
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Operation Base **(15/2017)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

13.3.0 MINIMUM REQUIREMENTS

13.3.1 LOT AREA

- a) Dwellings: 300.00 m², provided that the plan of subdivision meets the following requirements:
 - (i) A maximum of one-third (1/3) of all the residential lots within a plan of subdivision are less than 320.00 m² each;
 - (ii) A minimum average lot area of 350.00 m² for all lots within a plan of subdivision is maintained; and
 - (iii) All corner lots shall have a minimum area of 390.00 m²;
- b) All Other Uses: At the discretion of the Development Authority.

13.3.2 LOT WIDTH

- a) Dwellings: 9.00 m;

- b) All Other Uses: At the discretion of the Development Authority.
- 13.3.3 FRONT YARD
- a) On Lots Fronting on Collector and Arterial Streets: 6.00 m;
- b) All Other Lots: 4.00 m.
- 13.3.4 SIDE YARD: LANED LOTS
- a) Principal Buildings:
- (i) Street Side of Corner Lot: 3.00 m;
- (ii) All Other Lots: 1.50 m *. **(Bylaw 26/2016)**
- b) Accessory Buildings:
- (i) Street Side of Corner Lot: 3.00 m;
- (ii) All Other Lots: 0.61 m.
- 13.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings:
- (i) With Attached Garages: 1.50 m *. **(Bylaw 26/2016)**
- (ii) Without Attached Garages: one (1) unobstructed 3.00 m; the other 1.50 m *. **(Bylaw 26/2016)**
- (iii) Street Side of Corner Lot: 3.00 m.
- b) Accessory Buildings:
- (i) Street Side of Corner Lot: 3.00 m;
- (ii) All Other Lots: 0.60 m.
- * The Town will provide an automatic relaxation of up to 1ft on the required 5ft side yard width for any parcel, or lot, that had a Residential Single Detached Dwelling District (R1) Land Use designation and an approved Plan of Subdivision prior to the date of January 1, 2017.
- Any parcel, or lot, that had an R1 Land Use designation and an approved plan of subdivision prior to the date of January 1, 2017, shall be deemed to be conforming with 4ft side yards, provided it meets the provisions of Section 11.0.0, 12.0.0 and all other provisions of the Town of Cochrane's Residential Single Detached Dwelling District (R1) Land Use designation.
- 13.3.6 REAR YARD
- a) Principal Buildings: 7.50 m;
- b) Accessory Buildings: 1.20 m.
- 13.4.0 MAXIMUM LIMITS**
- 13.4.1 BUILDING HEIGHTS
- a) Principal Buildings: 12.00 m;
- 13.4.2 LOT COVERAGE
- a) All Residential Buildings (Principal and Accessory): 55%;
- b) All Residential Accessory Buildings: 20%;

c) All Other Uses: At the discretion of the Development Authority.

13.4.3

NUMBER OF DWELLING UNITS: 1, except as provided in Sections 12.2.0 and 12.3.0.

SECTION 14.0.0 RESIDENTIAL SINGLE AND TWO-DWELLING DISTRICT (R-2) LAND USE RULES (16/2013)

14.1.0 PURPOSE AND INTENT

14.1.1 The purpose and intent of this District is to provide for single-detached, semi-detached, duplex, and street oriented townhome residential development in existing neighbourhoods and new neighbourhoods that are designed to provide for integrated varying lot sizes, and to allow for a blend of different housing forms. These neighbourhoods may contain a limited number of accessory suites or garden suites. (16/2013)

14.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

14.2.1 PERMITTED USES

Dwellings, Single-Detached
Dwellings, Semi-Detached
Duplexes
Home-Based Businesses, Minor
Parks
Playgrounds
Roof Mounted Solar System (19/2016)
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

14.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Suites
Accessory Uses
Antenna Structures
Bed and Breakfast Accommodations
Child Care Services
Garden Suites
Ground Mounted Solar System (19/2016)
Home-Based Businesses, Major
Operation Base (15/2017)
Pole Mounted Solar System (19/2016)
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B (19/2016)
Street Oriented Townhomes (16/2013)

14.3.0 MINIMUM REQUIREMENTS

14.3.1 LOT AREA

- a) Dwellings, Single-Detached: 300.00 m²;
- b) Duplexes: 450.00 m²;
- c) Dwellings, Semi-Detached:
 - (i) Except as in Section 14.3.1(c)(ii), 250.00 m² for each dwelling unit;

- (ii) 300.00 m² for each dwelling unit with a side yard abutting a street;
- d) Street Oriented Townhomes: **(16/2013)**
 - (i) 670.00 m² – condomization
 - (ii) 240.00 m² – outside unit, fee simple
 - (iii) 190.00 m² – inside unit, fee simple
- e) All Other Uses: At the discretion of the Development Authority.

14.3.2

LOT WIDTH

- a) Dwellings, Single-Detached, and Duplexes: 9.00 m;
- b) Dwellings, Semi-Detached:
 - (i) Except as in Section 14.3.2(b)(ii), 6.00 m for each dwelling unit;
 - (ii) 9.00 m for each unit with a side yard abutting a street;
- c) Street Oriented Townhomes: **(16/2013)**
 - (i) Except as in Section 14.3.2(c)(iii), 7.20 m for each outside unit;
 - (ii) Inside unit: 5.70 m;
 - (iii) 8.70 m for each unit outside unit with a side yard abutting a street;
- d) All Other Uses: At the discretion of the Development Authority.

14.3.3

FRONT YARD

4.00 m **(16/2013)**

14.3.4

SIDE YARDS - LANED LOTS

- a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 1.20 m.
- b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 0.61 m.
- c) Street Oriented Townhomes: **(16/2013)**
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All other lots: 1.50 m;

14.3.5

SIDE YARDS - LANELESS LOTS

- a) Principal Buildings:
 - (i) With Attached Garages: 1.20 m;

- (ii) Without Attached Garages: one (1) unobstructed 3.00 m, the other 1.20 m;
- (iii) Street Side of Corner Lot: 3.00 m;
- (iv) Where a semi-detached building has been subdivided along the party wall, the side yard along the party wall: 0.00 m;
- b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 0.61 m.

14.3.6 REAR YARD

- a) Principal Buildings: 7.50 m;
- b) Accessory Buildings: 1.20 m.

14.3.7 DRIVEWAYS

- a) Driveways must be a minimum 6.00 m in length measured from the front property line. **(16/2013)**

14.4.0 MAXIMUM LIMITS

14.4.1 BUILDING HEIGHTS

- a) Principal buildings: 12.00 m, except as provided in Sections 14.4.1 (b); **(16/2013)**
- b) Street Oriented Townhomes: maximum height is the lesser of: **(16/2013)**
 - (i) 13.00 m
 - (ii) The average building height of the two adjacent properties, plus 1.00 metre. If one of the adjacent properties is vacant, building height for the average calculation is assumed to be 12.00 m.

14.4.2 LOT COVERAGE

- a) Except as provided in Section 14.4.2(b) **(16/2013)**, all Residential Buildings (Principal and Accessory): 55%;
- b) Street Oriented Townhomes: 60% **(16/2013)**
- c) All Residential Accessory Buildings: 20%;
- d) All Other Uses: At the discretion of the Development Authority.

14.4.3 NUMBER OF DWELLING UNITS: 2, except as provided in Sections 12.2.0 and 12.3.0.

SECTION 15.0.0 RESIDENTIAL MEDIUM DENSITY MULTI-UNIT DWELLING DISTRICT (R-2X) LAND USE RULES

15.1.0 PURPOSE AND INTENT

15.1.1 The purpose and intent of this District is to provide for redevelopment in existing neighbourhoods. Redevelopment may occur in a variety of housing forms at medium densities, serving as a transition between lower density single and two-unit residential districts and higher density multi-unit residential districts. The Development Authority, having specific regard for the redevelopment lot, the proposed redevelopment, and adjacent land uses, will determine the actual densities. The dwelling forms shall be of a low profile and will be architecturally controlled.

15.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

15.2.1 PERMITTED USES

Dwelling Group
Dwellings, Multi-Unit
Home-Based Businesses, Minor
Lodge Accommodations
Parks
Playgrounds
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

15.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Suites
Accessory Uses
Antenna Structures
Awnings
Bed and Breakfast Accommodations
Canopies
Child Care Services
Duplexes
Dwellings, Semi-Detached
Dwellings, Single Detached
Garden Suites
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Operation Base **(15/2017)**
Public and Quasi-Public Installations and Facilities
Pole Mounted Solar System **(19/2017)**
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

15.3.0 MINIMUM REQUIREMENTS

15.3.1 LOT AREA

- a) Multi-Unit Dwellings, Dwelling Groups: 930.00 m²;
- b) Dwellings, Semi-Detached:

- (i) Except as in Section 15.3.1(b)(ii), 302.00 m² per dwelling unit;
 - (ii) 348.00 m² per dwelling unit with a side yard abutting a street;
 - c) Duplexes: 557.00 m²;
 - d) Dwellings, Single Detached: 464.00 m²;
 - e) Other uses: At the discretion of the Development Authority.
- 15.3.2 LOT WIDTH
- a) Dwellings, Semi-Detached:
 - (i) Except as in Section 15.3.2(a)(ii), 9.00 m per dwelling unit;
 - (ii) 10.50 m per dwelling unit with a side yard abutting a street;
 - b) Duplexes: 15.00 m;
 - c) Dwellings, Single Detached: 15.00 m;
 - d) All other uses: At the discretion of the Development Authority.
- 15.3.3 FRONT YARD
- a) Lots fronting on collector streets: 6.00 m;
 - b) All other lots: 4.00 m.
- 15.3.4 SIDE YARDS - LANED LOTS
- a) Principal Buildings:
 - (i) Street side of a corner lot: 3.00 m;
 - (ii) All other lots: 1.50 m;
 - (iii) Notwithstanding Section 15.3.4(a)(ii), 1.03 m for the south-east corner of the semi-detached unit located on the south portion of Lot 38, Block 1, Plan 7410434.
 - b) Accessory Buildings:
 - (i) Street side of a corner lot: 3.00 m;
 - (ii) All other lots: .061 mm.
- 15.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings: Except as provided in Section 15.3.5(b):
 - (i) With attached garages: 1.50 m;
 - (ii) Without attached garages: one unobstructed side yard, 3.00 m; the other, 1.50 m;
 - (iii) Street side of corner lot: 3.00 m;
 - b) Notwithstanding Section 15.3.5(a)(ii), 1.50 m, provided that:
 - (i) The owner(s) of the adjoining lot(s) grant(s) an easement of sufficient width to provide for access and service use, which easement shall be in the form of a restrictive covenant agreement registered against the title of the property affected, and the agreement shall include the right to encroach up to a maximum of 0.60

	m into the easement with eaves, footings, and foundations;
	(ii) The separation between principal buildings, excluding eaves, footings, and foundations shall be a minimum of 3.00 m;
	(iii) A site plan showing the location of the principal buildings, provision for access, and easement rights-of-way is submitted to and agreed to by Council and such plan shall form part of a Development Agreement;
	c) Accessory Buildings:
	(i) Street side of a corner lot: 3.00 m;
	(ii) All other lots: 0.61 m;
15.3.6	REAR YARD
	a) Principal Buildings: 7.50 m;
	b) Accessory Buildings: 1.00 m.
15.4.0	MAXIMUM LIMITS
15.4.1.1	BUILDING HEIGHTS
	a) Principal Building: 8.00 m and two (2) storeys with a minimum 4:12 roof pitch;
15.4.2	LOT COVERAGE
	a) Single Detached, Semi-Detached Dwellings, and Duplexes, including Accessory Buildings: 55% of the site;
	b) All Accessory Buildings: 20% of the site;
	c) All Other Uses: At the discretion of the Development Authority.
15.4.3	NUMBER OF DWELLING UNITS: 50.00 per hectare.
15.5.0	SPECIAL REQUIREMENTS
15.5.1	ARCHITECTURAL STANDARDS
	In addition to complying with the <i>Western Heritage Design Guidelines</i> :
	a) Building façades shall incorporate elements such as materials, windows, articulation, canopies, porches/verandas, and roof forms to ensure that each dwelling unit will achieve an individual appearance in conformity with the characteristics of the neighbourhood;
	b) Building façades shall be compatible with adjacent properties;
	c) All exterior walls of a building shall have a finished surface comprised of similar materials;
15.5.2	The front yard setbacks of buildings shall be varied in order to maximize the visual amenity of the streets and neighbourhood.
15.5.3	Parking layout shall be designed to ensure all parking spaces will be functional.

SECTION 16.0.0 RESIDENTIAL MULTI-UNIT DWELLINGS DISTRICT (R-3) LAND USE RULES

16.1.0 PURPOSE AND INTENT

16.1.1 The purpose and intent of this District is to provide for a mix of bachelor, one, two and three bedroom dwelling units in various housing forms to a maximum height of three storeys.

16.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

16.2.1 PERMITTED USES

Dwelling Groups
Dwellings, Multi-Unit
Home-Based Businesses, Minor
Live Work Unit **(01/2016)**
Lodge Accommodations
Parks
Playgrounds
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Semi Detached Dwellings Site Specific for:
 Lots 17-20, Block 18; Plan 921 1504 **(30/2016)**
 Lots 1-16, Block 13, Plan 911 1695
 Lots 1-6, Block 14, Plan 911 1695
 Lots 1-16, Block 18, Plan 921 1504
 Lots 1-10, Block 19, Plan 921 1504 **(11/2017)**
Show Homes
Signs as listed in Table 36.3.1

16.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Suites Site Specific for:
 Lots 1-16, Block 13, Plan 911 1695
 Lots 1-6, Block 14, Plan 911 1695
 Lots 1-20, Block 18, Plan 921 1504
 Lots 1-10, Block 19, Plan 921 1504 **(11/2017)**
Accessory Uses
Antenna Structures
Awnings
Bed and Breakfast Accommodations
Canopies
Child Care Services
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Operation Base **(15/2017)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

16.3.0 MINIMUM REQUIREMENTS

16.3.1 LOT AREA

- a) Multi-Unit Dwellings, Dwelling Groups: 930.00 m².
- b) All other uses: At the discretion of the Development Authority.

16.3.2 LOT WIDTH

- a) All uses: At the discretion of the Development Authority.

- 16.3.3 FRONT YARD
- a) Lots fronting on collector streets: 6.00 m;
 - b) All other lots: 5.00 m.
- 16.3.4 SIDE YARDS - LANED LOTS
- a) Principal Buildings:
 - (i) Street side of a corner lot: 3.00 m;
 - (ii) All other lots: 1.50 m;
 - b) Accessory Buildings:
 - (i) Street side of a corner lot: 3.00 m;
 - (ii) All other lots: 0.61 m.
- 16.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings: Except as provided in Section 16.3.5(b):
 - (i) With attached garages: 1.50 m;
 - (ii) Without attached garages: one unobstructed side yard, 3 m; the other, 1.50 m;
 - (iii) Street side of corner lot: 3.00 m;
 - b) Accessory Buildings:
 - (i) Street side of a corner lot: 3.00 m;
 - (ii) All other lots: 0.61 m.
- 16.3.6 REAR YARD
- a) Principal Buildings: 7.50 m;
 - b) Accessory Buildings: 1.00 m.
- 16.4.0 MAXIMUM LIMITS**
- 16.4.1 BUILDING HEIGHTS
- a) Principal Buildings:
 - (i) 9.00 m to the eaveline of the top storey and 5.00 m to the roof peak from the eaveline;
 - (ii) Notwithstanding provisions elsewhere in this Bylaw, 6.00 m to the floor of the top storey and 5.00 m to the roof peak from this floor, for all lots in the SW¼ 4-26-4-W5M, except for the bare land condominium units legally described as Plan 0112252, Units 41 to 44, 49, and 50 to 56 inclusive;
 - (iii) Notwithstanding provisions elsewhere in this Bylaw, 6.00 m to the floor of the top storey and 6.00 m to the roof peak from this floor, which includes a minimum 4:12 roof pitch, only for the bare land condominium units legally described as Plan 0112252, Units 41 to 44, 49, and 50 to 56 inclusive;
 - (iv) Notwithstanding provisions elsewhere in this Bylaw, 8.00 m and two (2) storeys with a minimum 4:12 roof pitch for all lots within the *Lower East Neighbourhood Plan* area, excepting those lots fronting on Mountain Street west of Ross Avenue and on Centre Avenue;
- 16.4.2 LOT COVERAGE
- a) All Residential Buildings (Principal and Accessory): 60%;

- b) All Accessory Buildings: 20%;
- c) All Other Uses: At the discretion of the Development Authority.

16.4.3

NUMBER OF DWELLING UNITS

- a) 74 per hectare;
- b) Notwithstanding Section 16.4.3(a), 37 per hectare for the lots in the N½ 1-26-4 W5M;

Notwithstanding provisions elsewhere in this Bylaw, 36.1 dwelling units per hectare for the portion of Block A, Plan 9211697, extending 150m west of River Avenue and extending 305m north of Riverview Drive. **(12/2006)**

SECTION 17.0.0 RESIDENTIAL MID-RISE HIGH DENSITY MULTI-UNIT DWELLINGS DISTRICT (R-4) LAND USE RULES (15/2015)

17.1.0 PURPOSE AND INTENT

17.1.1 The purpose and intent of this District is to provide for mid-rise residential development with a mix of dwelling units in various housing forms. New mid-rise development should maintain a good relationship to the street and a pedestrian-friendly character. The dwelling forms shall be compatible in mass and scale with existing development and will be architecturally controlled.

17.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

17.2.1 PERMITTED USES

Dwelling Groups
Dwellings, Multi-Unit
Home-Based Businesses, Minor
Live Work Units (01/2016)
Parks
Playgrounds
Roof Mounted Solar System (19/2016)
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

17.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Uses
Antenna Structures
Child Care Services
Ground Mounted Solar System (19/2016)
Home-Based Businesses, Major
Lodge Accommodations
Operation Base (15/2017)
Pole Mounted Solar System (19/2016)
Public and Quasi-Public Installations and Facilities
Signs as listed in Table 36.3.1
Small Wind Turbine Type B (19/2016)

17.3.0 MINIMUM REQUIREMENTS

17.3.1 LOT AREA

- a) Principal Buildings
 - (i) Multi-Unit Dwellings, Dwelling Groups: 903.00m²;
 - (ii) Notwithstanding Section 17.3.1(a)(i), for comprehensively planned residential developments, minimum lot area shall be at the discretion of the Development Authority;
 - (iii) All Other Uses: At the discretion of the Development Authority.

17.3.2 LOT WIDTH

- a) At the discretion of the Development Authority.

17.3.3 FRONT YARD

- a) Lots Fronting on Collector and Arterial Streets: 6.00m;

- 17.3.4
 - b) All Other Lots: 4.00m.
- SIDE YARDS - LANED LOTS
 - a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3.00m;
 - (ii) All Other Lots: 1.50m;
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00m;
 - (ii) All Other Lots: 0.61m.
- 17.3.5
 - SIDE YARDS - LANELESS LOTS
 - a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3.00m;
 - (ii) All Other Lots: 1.50m;
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00m;
 - (ii) All Other Lots: 0.61m.
- 17.3.6
 - REAR YARD
 - a) Principal Buildings: 7.50m;
 - b) Accessory Buildings: 1.20m.
- 17.4.0**
 - MAXIMUM LIMITS**
- 17.4.1
 - BUILDING HEIGHTS:
 - a) Principal Buildings: 5 storeys and 25.00m to the roof peak
- 17.4.2
 - LOT COVERAGE
 - a) All Residential Buildings (Principal and Accessory): 60%;
 - b) All Residential Accessory Buildings: 20%;
 - c) All Other Uses: At the discretion of the Development Authority.
- 17.4.3
 - NUMBER OF DWELLING UNITS
 - a) 90 per hectare;
- 17.5.0**
 - SPECIAL REQUIREMENTS**
- 17.5.1
 - ARCHITECTURAL STANDARDS
 - In addition to other requirements applicable to residential developments in this Bylaw:
 - a) Building façades shall incorporate elements such as materials, windows, articulation, canopies, and roof forms to ensure that each dwelling unit will achieve an individual appearance in conformity with the characteristics of the neighbourhood where the development is located;
 - b) All exterior walls of a building shall have a finished surface comprised of complementary materials.

SECTION 18.0.0 RESIDENTIAL HIGH DENSITY MULTI-UNIT DWELLINGS DISTRICT (R-M) LAND USE RULES

18.1.0 PURPOSE AND INTENT

17.1.1 The purpose and intent of this District is to provide for comprehensively designed developments with a mix of dwelling units in various housing forms.

18.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

18.2.1 PERMITTED USES

Dwelling Groups
Dwellings, Multi-Unit
Dwellings, Multi-Unit as Seniors Housing (only for the lot legally described as Lot 1, Block 1, Plan 9111200)
Home-Based Businesses, Minor
Live Work Units **(01/2016)**
Lodge Accommodations
Parks
Playgrounds
Roof Mounted Solar System
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

18.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Uses
Antenna Structures
Child Care Services
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Operation Base **(17/2017)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

18.3.0 MINIMUM REQUIREMENTS

18.3.1 LOT AREA

- a) Multi-Unit Dwellings, Dwelling Groups: 930.00 m²;
- b) All Other Uses: At the discretion of the Development Authority.

18.3.2 LOT WIDTH

- a) All Uses: At the discretion of the Development Authority.

18.3.3 FRONT YARD

- a) Lots Fronting on Collector and Arterial Streets: 6.00 m;
- b) All Other Lots: 4.00 m.

18.3.4 SIDE YARDS - LANED LOTS

- a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;

- (ii) All Other Lots: 1.50 m;
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 0.61 m.
- 18.3.5 SIDE YARDS - LANELESS LOTS
- a) Principal Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 1.50 m;
 - b) Accessory Buildings:
 - (i) Street Side of Corner Lot: 3.00 m;
 - (ii) All Other Lots: 0.61 m.
- 18.3.6 REAR YARD
- a) Principal Buildings: 7.50 m;
 - b) Accessory Buildings: 1.20 m.
- 18.4.0 MAXIMUM LIMITS**
- 18.4.1 BUILDING HEIGHTS:
- a) Principal Buildings:
 - (i) Notwithstanding provisions elsewhere in this Bylaw, 11.00 m to the roof peak, for the bare land condominium units legally described as Plan 0112252, commonly known as Crawford Ranch or River's Edge;
 - (ii) Notwithstanding provisions elsewhere in this Bylaw, 8.00 m and two (2) storeys with a minimum 4:12 roof pitch for all lots within the *Lower East Neighbourhood Plan* area, excepting those lots fronting on Mountain Street west of Ross Avenue and on Centre Avenue;
 - (iii) Notwithstanding provisions elsewhere in this Bylaw, 9.00 m to the eave line of the top storey and 5.00 m to the roof peak from the eave line with a maximum overall height of 12.00 m only for the site legally described as Lot 1, Block 1, Plan 9111200;
 - (iv) Notwithstanding provisions elsewhere in this Bylaw, 4 storeys and 18 metres to the roof peak, for the lot legally described as Lot 2, Block 1, Plan 9411880. **(10/2006)**
- 18.4.2 LOT COVERAGE
- a) All Residential Buildings (Principal and Accessory): 60%;
 - b) All Residential Accessory Buildings: 20%;
 - c) All Other Uses: At the discretion of the Development Authority.
- 18.4.3 NUMBER OF DWELLING UNITS
- a) 150 per hectare;
 - b) Notwithstanding Section 17.4.3(a), 81 per hectare for the site legally described as Lot 1, Block 1, Plan 9111200;
 - c) Notwithstanding provisions elsewhere in this Bylaw, 80 dwelling units for the portion of lands north of the escarpment

on the lot legally described as Lot 2, Block 1, Plan 9411880.
(10/2006)

18.5.0

SPECIAL REQUIREMENTS

18.5.1

ARCHITECTURAL STANDARDS

In addition to other requirements applicable to residential developments in this Bylaw:

- a) Building façades shall incorporate elements such as materials, windows, articulation, canopies, and roof forms to ensure that each dwelling unit will achieve an individual appearance in conformity with the characteristics of the neighbourhood where the development is located;
- b) All exterior walls of a building shall have a finished surface comprised of complementary materials.

SECTION 18a.0.0 RESIDENTIAL MANUFACTURED HOUSING COMMUNITY DISTRICT (MHC) LAND USE RULES (05/2007 – SCHEDULE 'A')

18a.1.0 PURPOSE AND INTENT

18a.1.1 The purpose and intent of this District is to provide, in a manufactured housing community, serviced lots for lease or rent for manufactured homes used for non-transient residential purposes.

18a.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

18a.2.1 Permitted Uses:

Home-Based Businesses, Minor
Manufactured Homes (Mobile)
Parks and Playgrounds
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Show Homes
Signs as per Table 36.3.1

18a.2.2 Discretionary Uses:

Accessory Buildings and Uses
Antenna Structures
Awnings
Canopies
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Pole Mounted Solar System **(19/2016)**
Private Recreational Facilities
Public and Quasi-Public Installations and Facilities
Signs as per Table 36.3.1
Small Wind Turbine Type **(19/2016)**

18a.2.3 All manufactured homes shall be located on the plan approved by the Development Authority.

18a.2.4 All manufactured home lots shall meet the minimum requirements as set out in this Bylaw but shall be varied in size to accommodate manufactured homes of varying dimensions.

18a.2.5 Prior to the location of manufactured homes in the community, the manufactured housing community owner shall establish guidelines and standards satisfactory to the Development Authority governing the design and construction materials of carports, patios, porches, storage buildings, skirting (including hitches), fences, fuel storage and supply facilities, and other attached or detached structures.

18a.2.6 The manufactured housing community owner shall inform community residents of their responsibilities with respect to this Bylaw and shall be responsible for developing and operating the manufactured housing community in compliance with this Bylaw.

18a.2.7 The manufactured housing community owner shall ensure that each manufactured home is levelled, blocked and skirted, and the hitch screened or skirted within 30 days of being sited on the lot.

18a.3.0 MINIMUM REQUIREMENTS

- 18a.3.1 **Area of Site:** 1 ha (2.47 acres)
- 18a.3.2 **Area of Pads:**
- a) Single wide manufactured home: 334.00 m² (3595.15 sq.ft.);
 - b) Double wide manufactured home: 372.00 m² (4004.17 sq.ft.).
- 18a.3.3 **Width of Pads:**
- a) Single wide manufactured home: 12.00 m (39.37 ft.);
 - b) Double wide manufactured home: 15.00 m (49.21 ft.).
- 18a.3.4 **Mean Width Calculation:**
- The mean width shall be computed by adding the front and rear pad widths and dividing by two.
- 18a.3.5 **Habitable Ground Floor Area:** 46.00 m² (495.16 sq. ft.).
- 18a.4.0 MAXIMUM LIMITS**
- 18a.4.1 **Height of Buildings:**
- a) Principal Building: 6.00 m (19.69 ft.);
- 18a.4.2 **Coverage of Pad:**
- a) All buildings together, including accessory buildings: 50%;
 - b) All accessory buildings: 15%.
- 18a.4.3 **Number of Dwelling Units:**
- A maximum of one dwelling unit per pad will be allowed.
- 18a.5.0 GENERAL PARK DEVELOPMENT**
- 18a.5.1 **Site Requirements:**
- a) Manufactured housing communities shall be used for residential purposes including those uses and their associated facilities which, in the opinion of the Development Authority, are clearly provided to serve the needs of the park residents;
 - b) A minimum of 10 percent of the total area of a manufactured housing community shall be set aside for recreational purposes of the manufactured housing community occupants in a manner and location satisfactory to the Development Authority;
 - c) In addition to Section 17a.5.1(b), each manufactured housing community shall provide on its perimeter a landscaped buffer of not less than 4.50 m (14.76 ft.) in width;
 - d) The landscaped buffer shall not be included as part of the required amount of recreation or park space;
 - e) The landscaped buffer shall not be used for storage compartments, roadway, manufactured home pads, or community/recreational centres;
 - f) The landscaped buffer may contain any or all of the following materials:
 - trees
 - shrubs
 - plants
 - rocks
 - ground cover;

- g) Notwithstanding Section 17a.5.1(c), the width of the landscaped buffer may be reduced by the use of berms, walls, fences, or dense landscape screening, or a combination thereof. The extent of any reduction will be at the sole discretion of the Development Authority;
- h) All areas of a manufactured housing community not developed or occupied by roads, walkways, driveways, parking aprons, buildings, or other developed facilities including playgrounds shall be landscaped by the developer to the satisfaction of the Development Authority;
- i) Outdoor lighting in the manufactured housing community shall be integrated in design and appearance;
- j) Signs shall be of character suitable to a residential area and satisfactory to the Development Authority.

18a.5.2

Pad Requirements:

- a) Each pad shall be provided with a horizontal, stable parking apron suitable for blocking and levelling, clearly defined on the ground by permanent flush stakes, markers, or other means, and permanently marked with a lot number or other address system;
- b) Manufactured homes shall be sited on parking aprons, and the homes, including attached structures, shall be:
 - (i) Within the boundaries of the lot;
 - (ii) A minimum of 6.00 m (19.69 ft.) from every adjacent manufactured home, carport, porch, and any structure, or permanent community structure, and 3.00 m (9.84 ft.) from any site boundary;
 - (iii) A minimum of 3.50 m (11.48 ft.) from any site street;
 - (iv) A minimum of 15.00 m (49.21 ft.) from any manufactured home, including any attached structure or permanent community structure located directly on the opposite side of a community street;
 - (v) A minimum of 15.00 m (49.21 ft.) from any major thoroughfare;
 - (vi) A minimum of 27.00 m (88.58 ft.) from any highway right-of-way;
 - (vii) Abutting a manufactured housing community street and have an access way with a minimum width of 4.00 m (13.12 ft.).

18a.5.3

Vehicular-Pedestrian Areas:

- a) All manufactured housing community roads shall be constructed and surfaced to the Municipality's specifications. Local streets shall have a minimum carriageway of 7.00 m (22.96 ft.), and collector streets shall have a minimum carriageway of 9.00 m (29.52 ft.);
- b) Two off-street parking spaces shall be provided on or adjacent to each manufactured home pad and shall be:
 - (i) Surfaced to the Municipality's specifications;
 - (ii) A minimum of 28.00 m² (301.39 sq.ft.) in area and a minimum of 2.50 m (8.20 ft.) in width;

- c) Internal pedestrian walkways, where provided, shall have a hard surfaced width of 1.00 m (3.28 ft.) and shall be constructed to the satisfaction of the Municipality.

18a.5.4

Service and Auxiliary Buildings:

- a) The location and design of all service and auxiliary facilities are subject to the approval of the Development Authority;
- b) All service buildings must be accessible to a manufactured housing community street;
- c) A screened storage compound equivalent to one (1) parking stall per every two units shall be provided for the storage of trucks, campers, travel trailers, snowmobiles, boats, etc., at a location and in a manner satisfactory to the Development Authority.

18a.5.5

Utilities:

- a) Each manufactured housing community shall be connected to and be serviced by the Municipality's sanitary and storm sewer, water supply;
- b) A franchised electrical system shall be supplied.

SECTION 18b.0.0 RESIDENTIAL MANUFACTURED HOUSING DISTRICT (MHR) LAND USE RULES (05/2007 – SCHEDULE 'B')

18b.1.0 PURPOSE AND INTENT

18b.1.1 The purpose and intent of this District is to provide for a manufactured home residential neighbourhood in which manufactured homes are accommodated on an individual site basis with permanent foundations and individual service connections in a comprehensively designed subdivision area.

18b.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

18b.2.1 Permitted Uses:

Garages, Private
Greenhouses, Private (accessory to the principal building)
Manufactured Homes (Modular)
Manufactured Homes (Mobile)
Roof Mounted Solar System **(19/2016)**
Home-Based Businesses, Minor
Parks
Playgrounds
Private Swimming Pools and Private Tennis Courts (accessory to the principal building)
Sales/Lot Information Centres
Show Homes
Signs as per Table 36.3.1

18b.2.2 Discretionary Uses:

Accessory Buildings
Antenna Structures
Awnings
Bed and Breakfast Accommodations
Canopies
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Signs as per Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

18b.3.0 MINIMUM REQUIREMENTS

18b.3.1 Area of Site:

- a) Manufactured Homes: 408.00 m² (4391.82 sq. ft.);
- b) All other uses: At the discretion of the Development Authority.

18b.3.2 Width of Site:

- a) Manufactured Homes: 12.00 m (39.37 ft.);
- b) All other uses: At the discretion of the Development Authority.

18b.3.3 Length of Site:

Manufactured Homes: 34.00 m (111.55 ft.).

18b.3.4 Front Yard:

- a) On sites fronting on collector streets: 6.00 m (19.69 ft.);
- b) All other sites: 4.00 m (13.12 ft.)

- 18b.3.5 **Side Yards:**
- a) Principal Building:
 - (i) On the side or end wall of the manufactured home containing the main entrance door or window to a living room, 6m (19.69 ft.), and the other side, 1.50 m (4.92 ft.);
 - (ii) Street side of corner site: 3.00m (9.84 ft.);
 - b) Accessory Building:
 - (i) Street side of corner site: 3.00 m (9.84 ft.);
 - (ii) All other sites: 1.00 m (3.28 ft.).
- 18b.3.6 **Rear Yard:**
- a) Principal Building: 6.00 m (19.69 ft.);
 - b) Accessory Building: 1.00 m (3.28 ft.).
- 18b.3.7 **Habitable Ground Floor Area per Dwelling Unit:**
 Manufactured Homes: 55.00 m² (592.02 sq. ft.).
- 18b.4.0 MAXIMUM LIMITS**
- 18b.4.1 **Height of Buildings:**
- a) Principal Building: 6.00m (19.69 ft.);
- 18b.4.2 **Number of Dwelling Units:**
 A maximum of one dwelling unit per lot will be allowed.
- 18b.5.0 SPECIAL REQUIREMENTS**
- 18b.5.1 Each manufactured home shall be located on a site registered with Alberta Registries, Land Titles.
- 18b.5.2 **Foundation:**
- a) A manufactured home shall be placed upon a foundation in accordance with the Alberta Building Code;
 - b) The base of the manufactured home shall be completely enclosed with fireproof material of similar design to the manufactured home exterior.
- 18b.5.3 All manufactured homes permitted in this District shall comply with the Canadian Standards Association Regulation (C.S.A. z240.7.1-1972, as amended). Any manufactured home constructed prior to 1972 shall be inspected by the Safety Codes Officer before locating on a site in the manufactured home subdivision.
- 18b.5.4 All accessory structures, additions, porches, skirting, and storage facilities shall be of a quality and appearance equivalent to the manufactured home, and shall match and complement the manufactured home.
- 18b.5.5 The trailer hardware (axles, wheels) shall be removed from the manufactured home. Hitches, when not detached, shall be screened to the satisfaction of the Development Authority prior to the installation of the manufactured home on piers or a foundation.

SECTION 18c.0.0 CLUSTER RESIDENTIAL LAND USE DISTRICT (R-CL) LAND USE RULES (19/2014)

18c.1.0 PURPOSE AND INTENT

The purpose of the Cluster Residential Land Use District is to provide for comprehensively planned residential developments that respect, maintain and preserve any significant environmental features, such as wetlands or slopes. As the context provides, development in this district may provide a variety of housing types, and shall transition with adjacent land uses and developments to the satisfaction of the Development Authority. Development in this district shall be designed to meet the aesthetic requirements of the Development Authority.

18c.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

18c.2.1 PERMITTED USES

Dwelling Groups
Dwellings, Multi-Unit
Home-Based Businesses, Minor
Lodge Accommodations
Parks
Playgrounds
Roof Mounted Solar System (19/2016)
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1

18c.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Uses
Accessory Suites
Child Care Services
Dwellings, Single-Detached
Dwellings, Semi-Detached
Duplexes
Garden Suites
Ground Mounted Solar System (19/2016)
Home-Based Businesses, Major
Pole Mounted Solar System (19/2016)
Public and Quasi-Public Installations and Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B (19/2016)

18c.3.0 MINIMUM REQUIREMENTS

18c.3.1 LOT AREA

- a) Dwellings, Single-Detached: 300.00 m²;
- b) Dwellings, Semi-Detached:
 - i. Except as below, 250.00 m² for each dwelling unit;
 - ii. 300.00 m² for each dwelling unit with a side yard abutting a street;
- c) Duplexes: 450.00 m²;

- d) Dwelling Groups, Multi-Unit Dwellings: 930.00 m²;
- e) All other uses: At the discretion of the Development Authority.

18c.3.2

LOT WIDTH

- a) Dwellings, Single-Detached: 9.00 m;
- b) Dwellings, Semi-Detached:
 - i. Except as below, 6.00 m for each dwelling unit;
 - ii. 9.00 m for each dwelling unit with a side yard abutting a street;
- c) All other uses: At the discretion of the Development Authority.

18c.3.3

FRONT YARD

- a) All lots: 5.00 m.

18c.3.4

SIDE YARD – LANED LOTS

- a) Principal Buildings:
 - i. Street Side of Corner Lot: 3.00 m;
 - ii. All other lots: 1.20 m;
- b) Accessory Buildings:
 - i. Street Side of Corner Lot: 3.00 m;
 - ii. All Other Lots: 0.61 m.

18c.3.5

SIDE YARD – LANELESS LOTS

- a) Principal Buildings:
 - i. With Attached Garages: 1.20 m;
 - ii. Without Attached Garages: one (1) unobstructed 3.00 m, the other 1.20 m;
 - iii. Street Side of Corner Lot: 3.00 m;
 - iv. Where a semi-detached building has been subdivided along the party wall, the side yard along the party wall: 0.00 m;
- b) Accessory Buildings:
 - i. Street Side of Corner Lot: 3.00 m;
 - ii. All Other Lots: 0.61 m.

18c.3.6

REAR YARD

- a) Principal Buildings: 7.50 m;
- b) Accessory Buildings: 1.20 m.

18c.3.7

ENVIRONMENTAL RESERVE BOUNDARY

- a) Notwithstanding any other setback requirement, the minimum setback of a principal and accessory building from a boundary with an ER parcel is 5.00 m.

18c.4.0

MAXIMUM LIMITS

18c.4.1

LOT COVERAGE

- a) The maximum site coverage is 60% of the lot area, for principal and accessory buildings;
- b) Accessory buildings not to exceed 20% of the lot area.

18c.4.2

BUILDING HEIGHT

- a) Principal buildings on Lot 5, Plan 751 0193:
 - i. Single Detached Dwellings: 12.00 m, Semi-Detached Dwellings: 12.00 m, Street Oriented Townhomes: 14.00 m;
 - ii. All Other: Site 1: 20.00 metres to the roof peak and four (4) storeys, Site 2: 14 metres to the roof peak and three (3) storeys;
 - iii. Minimum roof pitch of 4:12;

18c.4.3

NUMBER OF DWELLING UNITS

- a) The minimum density is 20 upha;
- b) The maximum density for Lot 5, Plan 751 0193 is:
 - i. Not to exceed 111 upha on Site 1;
 - ii. Not to exceed 74 upha on Site 2;
 - iii. Not to exceed 84.5 upha between both sites.

18c.5.0

BUILDING SEPARATION

- a) The minimum separation distance between all buildings is 3.00 metres;
- b) When a communal amenity space is located outdoors between two buildings, the minimum separation distance between those buildings is 6.00 metres.

18c.6.0

SPECIAL REQUIREMENTS

- a) The site shall include pathway crossings to environmental features at the discretion of the Development Authority;
- b) Notwithstanding Section 11.27.1, all landscaped areas shall have a natural landscaping component of 100%.

18c.6.1

ORIENTATION AND NUMBER OF DWELLINGS

- a) Dwelling Units or Buildings should be oriented to provide front facades toward the central environmental reserve when located adjacent to the environmental reserve, notwithstanding (c) below;
- b) Dwelling Units or Buildings should be oriented towards the public street when located directly adjacent to the public street, notwithstanding (c) below;

- c) When a Dwelling Unit or Building is located directly adjacent to both a public street and the environmental reserve, the building front façade should be oriented towards the public street:
 - i. When orientation towards the street or environmental reserve is not practical, the façade fronting these areas must be architecturally enhanced as to appear as a front façade;
- d) Single Family Dwelling Units must be provided in a cluster format, there must be a minimum of four (4) and a maximum of twelve (12) units within a cluster.

18c.6.2

OUTDOOR PRIVATE AMENITY SPACE

- a) Each Dwelling Unit must have a private amenity space that:
 - i. is provided outdoors;
 - ii. has a minimum area of 12.0 square metres with no dimension less than 1.5 metres;
- b) For Dwelling Units that are located on the main floor closest to grade, a private amenity space must be provided in the form of a patio or deck;
- c) For Dwelling Units that are located on the second floor or higher, a private amenity space may only be provided in the form of a deck or balcony.

18c.6.3

GARBAGE

- a) Garbage and waste material must be stored either inside a building, or in a garbage container enclosure approved by the Development Authority;
- b) A garbage container enclosure may be located in a rear setback area or interior side setback area, provided that:
 - i. the wall of the enclosure is constructed of maintenance free materials;
 - ii. there is no overhang of eaves onto an adjacent parcel or lane;
 - iii. the design of the enclosure meets the aesthetic requirements of the Development Authority.

SECTION 19.0.0 GENERAL REQUIREMENTS FOR COMMERCIAL DISTRICTS

19.1.0 CONTROLLED APPEARANCE

- 19.1.1 The façade of buildings shall be maintained to the standard as shown on the site plan approved by the Development Authority.
- 19.1.2 All developments shall comply with the *Western Heritage Design Guidelines*.
- 19.1.3 Extensions to existing buildings shall be constructed with compatible materials to the existing buildings and be satisfactory to the Development Authority.
- 19.1.4 The design, character and appearance of all buildings shall be appropriate to 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.

19.2.0 ADJACENT USES

- 19.2.1 Due regard shall be paid to the compatibility of the proposed use with existing uses on or adjacent to the lot.

19.3.0 SCREENING AND GARBAGE STORAGE

- 19.3.1 All mechanical equipment on the exterior of the building or lot shall be screened from public view to the satisfaction of the Development Authority.
- 19.3.2 Where a proposed development abuts a residential lot, adequate screening and buffering of the development and parking area shall be provided to the satisfaction of the Development Authority.

19.4.0 HOME ENTERPRISES

- 19.4.1 The non-residential components of home enterprises shall be limited to the permitted and discretionary uses in the District in which the development is located.

19.5.0 SIMILAR USE PROVISION

- 19.5.1 Within a Commercial District the Development Authority may allow uses that are similar to those uses listed as permitted or discretionary, and which comply with the purpose and intent of the Commercial District.

19.6.0 AREA PLANNING

- 19.6.1 Where the proposed development is part of a larger area, the whole of which may eventually be developed, and for which no overall development plan has been prepared, the Development Authority may require the submission of an overall development plan for the whole area before dealing with the application.

19.7.0 RESIDENTIAL-COMMERCIAL MIXED USE PROVISIONS

- 19.7.1 Except as provided in this Bylaw, the dwelling unit shall not be located at street level.
- 19.7.1 Separate entrances shall be provided for the commercial and residential uses. Each entrance shall have direct or indirect (via a common hallway) access to a public street.

19.8.0

LOT ACCESS

19.8.1

The maximum number of access driveways permitted onto the public roadway system shall be, as follows:

- a) one (1) where the total length of all abutting streets is less than 45.00 m;
- b) two (2) where the total length of all abutting streets is greater than 45.00 m and less than 90.00 m;
- c) three (3) where the total length of all abutting streets is greater than 90.00 m and less than 135.00 m;
- d) four (4) where the total length of all abutting streets is greater than 135.00 m;
- e) Access driveways shall be designed and located to meet generally accepted engineering standards and minimize loss of required on-site and off-site landscaped areas.

19.9.0

ACCESSORY BUILDINGS

19.9.1

Accessory buildings shall be set back from the side and rear property lines a minimum of 1.00 m, except on corner lots, where the minimum setback on the street-side shall be 3.00 m.

19.10.0

EXTERIOR DISPLAYS ON ADJACENT MUNICIPAL PROPERTY IN COMMERCIAL DISTRICTS

19.10.1

Exterior displays includes 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;

19.10.2

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.;

19.10.3

All signage shall comply with Section 34.0 Sign Regulations;

19.10.4

Pursuant to Section 18.10.0, the following are prohibited:

19.10.5

Exterior displays by third-parties on municipal property;

19.10.6

Non-profit or philanthropic organizations that are affiliated with a directly abutting private business shall be exempt from 18.10.4(a) (example: Girl Guides of Canada or Alberta Heart and Stroke Foundation);

19.10.7

Installation of fencing, either permanent or temporary, as part of a display;

19.10.8

Mobile vending on municipal property, such as food carts, shall not be considered an exterior display pursuant to Section 18.10.0.

19.10.9

All displays are considered temporary and shall:

19.10.10

Not encroach beyond that portion of sidewalk or boulevard located directly in front of the associated business;

19.10.11

Not encroach into any parking stall;

19.10.12

Be located a minimum of .5 metres from either side of the doorway and provide a clear pathway to the sidewalk;

- 19.10.13 Leave sufficient space between the display and the edge of the sidewalk for two-way, barrier-free movement of pedestrians, wheelchairs, strollers, etc.;
- 19.10.14 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;
- 19.10.15 Displays shall be placed minimum of ten (10.00) metres from a traffic control device, signage, signal or intersection and are pursuant to Section 15.18 of the Cochrane Traffic Bylaw 02/2005, as amended or replaced from time to time;
- 19.10.16 Displays shall not obstruct access to fire hydrants or fire protection appliances;
- 19.10.17 Displays shall be weighted or otherwise secured so as not to pose a potential hazard in the case of extreme or unexpected weather events;
- 19.10.18 Exterior displays on adjacent municipal property are only permitted during the business hours of the abutting business and shall:
- 19.10.19 Be set-up no more than 30 minutes prior to opening and removed within 30 minutes of closing;
- 19.10.20 No displays are permitted on municipal property between the hours of 1:00 am and 7:00 am;
- 19.10.21 Pursuant to this Section, exterior displays shall not be permitted prior to compliance with the following:
- 19.10.22 The business has obtained a valid Town of Cochrane Business License;
- 19.10.23 The business has obtained and keeps in effect a Commercial General Liability insurance policy in the amount of not less than Two (2) Million Dollars inclusive of Bodily Injury and Property Damage covering the proprietor of the business and naming the Town of Cochrane as an additional insured and with a cross liability clause.
- 19.10.24 The business must provide the Town with a copy of insurance policy annually, as stated in 18.10.7(b);
- a) The business must be in full conformity with all other applicable Municipal, Provincial, and Federal regulations, including, but not limited to, the Alberta Food Regulation Act and Alberta Gaming and Liquor Commission;"

SECTION 20.0.0 LOCAL COMMERCIAL DISTRICT (C) LAND USE RULES

20.1.0 PURPOSE AND INTENT

20.1.1 The purpose and intent of this District is to provide for developments offering convenience goods and services to an adjacent residential area.

20.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

20.2.1 PERMITTED USES

Bed and Breakfast Accommodations
Eating Establishments
Financial Institutions
Gas Bars
Home-Based Business, Major
Home-Based Business, Minor
Live Work Unit **(01/2016)**
Medical Clinics **(31/2016)**
Offices
Operation Base **(15/2017)**
Personal Service Shops
Roof Mounted Solar System **(19/2016)**
Rental Stores
Retail Stores
Signs as listed in Table 36.3.1

20.2.2 DISCRETIONARY USES

Accessory Buildings
Accessory Uses
Antenna Structures
Child Care Services
Commercial Schools
Dwelling Units (limited to the second storey and above)
Fitness Studio **(31/2016)**
Ground Mounted Solar System **(19/2016)**
Home Enterprises
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Recreational Facilities
Religious Institutions
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**
Drinking Establishments **(12/2014)**
Veterinary Clinics **(17/2013)**

20.3.0 MINIMUM REQUIREMENTS

20.3.1 LOT AREA: 0.25 ha.

20.3.2 LOT WIDTH: 30.00 m.

20.3.3 FRONT YARD: 6.00 m.

20.3.4 SIDE YARDS: 3.00 m and one (1) unobstructed 6m, where no alternate rear access is provided.

20.3.5 REAR YARD: 6.00 m.

20.4.0

MAXIMUM LIMITS

20.4.1

GROSS FLOOR AREAS: 250.00 m² per commercial establishment.

20.4.2

NUMBER OF DWELLING UNITS: 1 or more per lot at the discretion of the Development Authority.

20.5.0

SPECIAL REQUIREMENTS

20.5.1

CONTROLLED APPEARANCE

The façade of the building shall be compatible with the surrounding residential neighbourhood.

20.5.2

PARKING

On-site parking shall be located a minimum of 1.50 m from the front property line on interior lots and from the front and side property lines on corner lots.

20.5.3

OUTDOOR STORAGE

Outdoor storage is prohibited.

SECTION 21.0.0 CENTRAL BUSINESS DISTRICT (CB) LAND USE RULES

21.0 PURPOSE AND INTENT

21.1.1 The purpose and intent of this District is to provide for pedestrian-oriented commercial developments serving the Town and the surrounding rural areas. The uses will be those that promote the downtown as Cochrane's primary area of community social interaction and a focus of civic and cultural identity.

21.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

21.2.1 PERMITTED USES

Arts and Crafts Studios
Bed and Breakfast Accommodations
Dwelling Units (limited to the second storey and above)
(excluding the lot legally described as Block F, Plan 1325JK)
(25/2006)
Eating Establishments
Educational Establishments
Financial Institutions
Home Based-Businesses, Major
Home Based-Businesses, Minor
Home Enterprises
Hotels
Medical Clinics
Offices
Operation Base **(15/2017)**
Parks
Personal Service Shops
Private Clubs, Lodges, and Fraternal Orders
Religious Institutions
Rental Stores
Retail Stores
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1
Drinking Establishments **(12/2014)**

21.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Billiard Halls and Pool Rooms
Car Washes (for lots legally described as Lots 4-5, Block 11, Plan 2033R)
Child Care Services
Dwellings, Single-detached (for lots legally described as
 Lots 1 and 5 to 13 inclusive, Block 9, Plan 2033R)
Entertainment Establishments
Funeral Service Facilities
Gas Bars
Ground Mounted Solar System **(19/2016)**
Motels
Parking Lots
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Recreational Facilities
Repair and Service Shop **(12/2014)**
Sales/Lot Information Centre
Signs as listed in Table 36.3.1

Small Wind Turbine Type B **(19/2016)**
Veterinary Clinics--Small Animal Only **(27/2007)**

21.3.0

MINIMUM REQUIREMENTS

21.3.1

LOT AREA: 140.00 m².

21.3.2

LOT WIDTH: 4.50 m.

21.3.3

FRONT YARD: 0.00 m.

21.3.4

REAR YARD

- a) Principal Buildings: 5.00 m;
- b) Accessory Buildings: 1.00 m with a minimum separation to the principal buildings of 2.00 m.

21.3.5

SIDE YARDS

- a) Side Adjacent to a Residential District: 3.00 m;
- b) All Other Lots: 0.00 m and one (1) unobstructed 6.00 m, where no alternate rear access is provided.

21.4.0

MAXIMUM LIMITS

21.4.1

NUMBER OF DWELLING UNITS: 1 or more dwelling units per lot at the discretion of the Development Authority.

21.5.0

SPECIAL REQUIREMENTS

21.5.1

PARKING

- a) On-site parking shall be located a minimum of 1.50 m from the front property line on interior lots and from the front and side property lines on corner lots;
- b) Where a proposed development abuts an existing residential lot, adequate screening or buffering of the parking area shall be provided to the satisfaction of the Development Authority;
(17/2013)
- c) Where parking is located in the front yard, landscaped screening of the parking area shall be required to the satisfaction of the Development Authority.

21.5.2

Development Requirements for Block F, Plan 1325JK **(25/2006)**

- a) Remediation Condition Precedent to Development

Remediation must be in accordance with Section 11.4.0 of this Bylaw

- b) Comprehensive Development Plans

Prior to a development permit application or subdivision application for a new building, a concept plan shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Development Authority:

- Landscaping in accordance with crime prevention design
- Shared parking and access between sites
- Visually distinct access points
- Defined pedestrian corridors
- Pedestrian circulation throughout the site and links to other developments
- Architectural Illustrations or photographs to demonstrate the western heritage design theme
- Traffic access and circulation.
- Preliminary building siting and customer access points

- Any other matters considered necessary by the Development Authority.

SECTION 22.0.0 DOWNTOWN HERITAGE DISTRICT (DH) LAND USE RULES

Section 22.1.0 PURPOSE AND INTENT

- 22.1.1 The purpose and intent of this district is to provide compatible land uses for infill development and undeveloped lots within the Downtown as well as to maintain a strong Western Heritage Design standard. This district will provide Architectural Standards to incorporate Western Heritage Design Guidelines.
- 22.2.0 List of Permitted and Discretionary Uses
 - 22.2.1 Permitted Uses
 - Child Care Services
 - Eating Establishment
 - Financial Institution
 - Fitness Studio
 - Market
 - Medical Clinic
 - Office
 - Office Support Services
 - Personal Service Shop
 - Public and Quasi-public Installations and Facilities
 - Research Establishment
 - Retail to a maximum Gross Floor Area of 500m²
 - Roof Mounted Solar System **(19/2016)**
 - 22.2.2 Discretionary Uses
 - Accessory Buildings & Uses
 - Billiard Hall and Pool Room
 - Drinking Establishment
 - Dwelling Units (limited to second story and above)
 - Educational Establishment
 - Entertainment Establishment
 - Ground Mounted Solar System **(19/2016)**
 - Hotel
 - Home Based Business
 - Motel
 - Nightclub
 - Operation Base **(15/2017)**
 - Pole Mounted Solar System **(19/2016)**
 - Rental Store
 - Retail over GFA of 500m²
 - Signs as listed in Table 36.3.1
 - Small Wind Turbine Type B **(19/2016)**

Section 22.3.0 Minimum Requirements

22.3.1 Lot Area: 140.0m²

22.3.2 Lot Width: 4.5m²

22.3.3 Front Yard: At the discretion of the Development Authority;

22.3.4 Side Yard: Side yards that abut a residential area must have a minimum setback of 3.0m, all other side yards at the discretion of the Development Authority;

22.3.5 Main floor height minimum of 4.25m

22.3.6 Height: Maximum 5 storeys

Section 22.4.0 Special Requirements

22.4.1 Building Design Objectives

- a) Enhance and maintain Town of Cochrane's Western Heritage Design.
- b) Display high quality designs that incorporate sustainable technologies.
- c) Minimize building face massing and protect site line impacts of development.
- d) Building facades shall be varied, detailed and articulated to provide visual interest to pedestrians.
- e) Ensure building facades for infill development is of the similar design and materials of adjacent uses and structures.
- f) Encourage value added urban designs that promote connectivity and walkability.
- g) Ensure the Town of Cochrane's unique sense of place is maintained and promoted.

22.4.2 Architectural Standards

- a) Development within this district shall adhere to the Western Heritage Design Guidelines and be sensitive to the character, scale, facade treatments and landscaping of adjacent buildings.
- b) Western Heritage Design must be depicted and should incorporate a full array of elements associated with the Western Heritage Design including the appropriate composition, structure, and materials.
- c) Proposed development shall be located and configured in a visually harmonious manner that compliments surrounding development. Structures shall not impede on the scenic views of the natural environment.
- d) The design and location of individual buildings must address and enhance the overall streetscape. In the case of corner sites all street faces must remain active and be incorporated with the overall streetscape.



Corner site façade treatment.

- e) Developers must demonstrate that the proposed development will have a similar design to and create a link to the Historic Downtown. This may include similar massing, setbacks, roof forms, materials, details, and landscaping



Historic Downtown roof forms.

- f) Building massing shall be minimized by stepping up the floor levels of the second and upper floors, having stepped terraces, and by varying roof lines. A high degree of both vertical and horizontal articulation is required as well as incorporating significant breaks in the structure.
- g) If the roof is pitched the roof forms shall contain a pitch of 5/12 or greater. The roof should incorporate cornice design and detail in high quality materials incorporating the Western Heritage style.



Pitched roof form.



Cornice detail.

- h) Doorways should be a mix of recessed and flush styles. Entrance ways and doorways should be clearly identifiable and contain strong architectural elements as identifiers.
- i) Windows shall reduce the overall massing of the structure and should complement the design and character of the structure. All windows should incorporate a trim detail and reflects the Western Heritage design.



Western Heritage window detail.

- j) The use of stone or brick on the exterior of the structure shall be included in the design however variation in building materials will be supported. The use of vinyl siding is not permitted and finishing shall incorporate wood siding or alternative materials.



Exterior wall façade treatment.

- k) In order to maximize pedestrian interactions with storefront business all residential uses shall be located on the second floor and above.

- l) All business's adjacent to a public street and/or sidewalk shall have a functional entrance that faces that street/sidewalk. Where businesses have multiple street frontages they may be required to provide store entrances on each street at the discretion of the Development Authority.
- m) A pedestrian orientated streetscape shall be maintained including separation of pedestrian use areas from vehicle use areas, outdoor furniture, patios, pedestrian scale lighting and façade treatments that are sensitive to sidewalk locations.



Pedestrian orientated streetscaping.

- n) To achieve a pedestrian friendly site there will be limited surface parking and limited parking that is viewed from the sidewalk. To achieve this the site may include underground parking, shared parking and intensive landscaping at the discretion of the Development Authority. Landscaping must meet the requirements set out in table 11.27.1.
- o) A minimum of 1000 m² and a maximum of 2000 m² of public open space is required as part of any development in this zone. This may be varied by the Development Authority based on site constraints.
- p) Development proposals must consider Crime Prevention through Environmental Design characteristics and undertake a study investigating these design factors at the discretion of the Development Officer.

SECTION 23.0.0 SHOPPING CENTRE DISTRICT (C-SC) LAND USE RULES

23.1.0 PURPOSE AND INTENT

23.1.1 The purpose and intent of this District is to provide for a range of commercial, entertainment and professional office development in a comprehensively planned shopping centre environment.

23.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

23.2.1 PERMITTED USES

Arts and Crafts Studios
Bed and Breakfast Accommodations
Dwelling Units (limited to second storey and above)
(excluding the lot legally described as Block F, Plan 1325JK
excepting Plan 1312507, Block 1, Lot 7 and Plan 1612047, Block 1,
Lots 14, 15 & 16) **(01/2017)**
Eating Establishments
Educational Establishments
Entertainment Establishments
Financial Institutions
Gas Bars
Home-Based Businesses, Major
Home-Based Businesses, Minor
Home Enterprises
Hotels
Live Work Unit **(01/2016)**
Medical Clinics
Motels
Offices
Operation Base **(15/2017)**
Parking Lots
Parks
Personal Service Shops
Private Clubs, Lodges and Fraternal Orders
Recreational Facilities
Religious Institutions
Rental Shops
Rental Stores
Retail Stores
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1
Drinking Establishments **(12/2014)**

23.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Auction Establishments
Automotive Parts Sales
Automotive Repair Shops
Automotive Sales or Rental (excluding the lot legally described as
Block B, Plan 7015JK)
Car Washes (only for the lot legally described as
Block F, Plan 1325JK) **(25/2006)**
Crematory **(12/2014)**
Child Care Services
Dwelling Units (ground floor)

(excluding the lot legally described as Block F, Plan 1325JK)
(25/2006)
Funeral Service Facilities
Garden Supply Centres
Ground Mounted Solar System **(19/2016)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Repair and Service Shop **(12/2014)**
Sales/Lot Information Centre
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**
Veterinary Clinics **(17/2013)**

23.3.0

MINIMUM REQUIREMENTS

23.3.1

LOT AREA: 0.4 ha.

23.3.2

FRONT YARD: 3.00 m.

23.3.3

SIDE YARDS

- a) Adjacent to Residential Areas: 6.00 m;
- b) All Other Lots: 3.00 m and one (1) unobstructed 6.00 m, where no alternate rear access is provided.

23.3.4

REAR YARD

- a) Adjacent to Residential Areas: 6.00 m;
- b) All Other Lots: At the discretion of the Development Authority.

23.4.0

MAXIMUM LIMITS

23.4.1

GROSS FLOOR AREA:

- a) 4,645.00 m² per business establishment.
- b) 18500 m² per establishment only for the lot legally described as Block F, Plan 1325JK

23.4.2

DWELLING UNITS: 1 or more at the discretion of the Development Authority.

23.5.0

SPECIAL REQUIREMENTS

23.5.1

BUILDING DESIGN AND ARCHITECTURAL TREATMENT

- a) Exposed side and rear elevations should be of identical materials as the front façade or of a colour or material analogous to the front façade. Any street courtyard or mall facade is considered a front façade;
- b) Columns or pilasters should be used to minimize the horizontal mass of a structure and be of a complementary material to the building;
- c) Functional elements, such as mechanical equipment and roof penetrations shall be screened or integrated with the roof form in a manner consistent with the overall architecture of the building;
- d) Building mass and scale should be considered when reviewing developments adjacent to residential areas.

23.5.2

PARKING

- a) All parking stalls shall be provided on-site. No cash-in-lieu payments for parking spaces shall be accepted within this District;

- b) Where a proposed development abuts a residential lot, adequate screening and buffering of the parking areas shall be provided to the satisfaction of the Development Authority;
- c) Landscaped nodes shall be provided within the parking area, as outlined in Section 11.3.7(e) and Table 11.27.1.

23.5.3

Development Requirements for Block F, Plan 1325JK **(25/2006)**

a) Remediation Condition Precedent to Development

Remediation must be in accordance with Section 11.4.0 of this Bylaw

b) Comprehensive Development Plans

Prior to a development permit application or subdivision application for a new building, a concept plan shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Development Authority:

- Landscaping in accordance with crime prevention design
- Shared parking and access between sites
- Visually distinct access points
- Defined pedestrian corridors
- Pedestrian circulation throughout the site and links to other developments
- Architectural Illustrations or photographs to demonstrate the western heritage design theme
- Traffic access and circulation.
- Preliminary building siting and customer access points
- Any other matters considered necessary by the Development Authority.

SECTION 24.0.0 HIGHWAY COMMERCIAL DISTRICT (C-HWY) LAND USE RULES

24.1.0 PURPOSE AND INTENT

24.1.1 The purpose and intent of this District is to provide for a range of commercial uses that primarily serve the travelling public.

24.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

24.2.1 PERMITTED USES

Automotive Repair Shop **(10/2017)**
Automotive Sales or Rentals
Car Washes
Convenience Stores
Eating Establishments
Gas Bars
Hotels
Sales/Lot Information Centres **(12/2014)**
Motels
Operation Base **(15/2017)**
Parks
Playgrounds
Roof Mounted Solar System **(19/2016)**
Service Stations
Signs as listed in Table 36.3.1

24.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Child Care Services **(21/2015)**
Ground Mounted Solar System **(19/2016)**
Manager's Suite (Accessory to Hotel or Motel Use)
Parking Lots
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Religious Institutions (Lot 3, Block 14, Plan 111 2813) **(18/2013)**
Recreational Vehicle Service Centres
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**
Personal Service Shops (Lot 5, Block 14, Plan 131 3455) **(21/2014)**

24.3.0 MINIMUM REQUIREMENTS

24.3.1 LOT AREA: 900.00 m²

24.3.2 LOT WIDTH: 30.00 m.

24.3.3 FRONT YARD: 4.00 m.

24.3.4 SIDE YARDS

- a) Principal Buildings:
 - (i) Except as hereinafter provided, 0.00 m;
 - (ii) Adjacent to Residential District: 6.00 m;
 - (iii) For a laneless interior lot, one unobstructed side yard of 6.00 m. This setback does not apply to an accessory building when the accessory building is separated from

the principal building by an unobstructed distance of 6.00 m.

b) Accessory Buildings:

(i) For interior lots: 1.00 m;

(ii) For corner lots: 3.00 m on the street-side.

24.3.5

REAR YARD: 6.00 m.

24.4.0

MAXIMUM LIMITS

23.4.1

NUMBER OF DWELLING UNITS

a) 0;

b) Notwithstanding Section 22.4.1(a), 1, where it is used as a manager's suite in a hotel or motel.

24.5.0

SPECIAL REQUIREMENTS

24.5.1

SETBACKS

Adjacent to a highway, buildings shall be set back a minimum of 9.00 m from the highway right-of-way or such greater distance to the satisfaction of the Development Authority.

SECTION 25.0.0 HERITAGE MIXED USE DISTRICT (C-HMU) LAND USE RULES

25.1.0 PURPOSE AND INTENT

25.1.1 The purpose and intent of this District is to provide for the continuation of residential development and allow for the gradual transition to small-scale specialized commercial uses in the form of unique shops, boutiques, home enterprises, professional offices, and tourist attractions. The preservation of existing older buildings will be encouraged. Both the physical form and aesthetic nature of all developments will reflect a continuation of the historical and unique character of the Downtown.

25.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

25.2.1 PERMITTED USES

Parks
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1

25.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Arts and Crafts Studios
Bed and Breakfast Accommodations
Dwelling Units
Dwellings, Single-Detached (for lots legally described as Lots 1, 2, 4, 6, 7, and 11 to 13 inclusive, all in Block 8, Plan 2033R only)
Eating Establishments
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Home-Based Businesses, Minor
Home Enterprises
Live Work Unit **(01/2016)**
Offices
Operation Base **(15/2017)**
Personal Service Shops
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Religious Institutions
Rental Stores
Repair and Service Shop **(12/2014)**
Retail Stores
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

25.3.0 MINIMUM REQUIREMENTS

25.3.1 LOT AREA: 464.00 m².

25.3.2 LOT WIDTH: 15.00 m.

25.3.3 FRONT YARD: 4.00 m.

25.3.4 SIDE YARDS FOR RESIDENTIAL USES – LANED LOTS

- a) Principal Buildings:
 - (i) Street Side of Corner Lots: 3.00 m;
 - (ii) All Other Lots: 1.50 m;

- b) Accessory Buildings:
 - (i) Street Side of Corner Lots: 3.00 m;
 - (ii) All Other Lots: 1.50 m.

25.3.5

SIDE YARDS FOR NON-RESIDENTIAL USES AND LANELESS LOTS

- a) Principal Buildings, except as provided in Section 23.3.5(b):
 - (i) Street Side of Corner Lots: 3.00 m;
 - (ii) 1.50 m and one (1) unobstructed 3.00 m;
- b) Principal Buildings: 1.50 m, provided that:
 - (i) The owner of the adjoining lot grants an easement of sufficient width to provide for access and service use, with covenant agreement registered against the titles of the properties affected; and
 - (ii) The separation between principal buildings, excluding eaves, footings and foundations shall be a minimum of 3.00 m; or
 - (iii) An alternative access to the rear with a separation distance between buildings satisfactory to the Development Authority is available;
- c) Accessory Buildings:
 - (i) Street Side of Corner Lots: 3.00 m;
 - (ii) All Other Lots: 1.50 m.

25.3.6

REAR YARD

- a) Principal Buildings: 7.50 m;
- b) Accessory Buildings: 1.00 m.

25.4.0

MAXIMUM LIMITS

25.4.1

LOT COVERAGE

- a) All Buildings (Principal and Accessory): 55% of the lot;
- b) Accessory Buildings: 20% of the lot.

25.4.2

LOT WIDTH: 23.00 m.

25.4.3

GROSS FLOOR AREA: 185.00 m² per commercial establishment.

25.4.4

DWELLING UNITS: 1 or more at the discretion of the Development Authority.

25.5.0

SPECIAL REQUIREMENTS

25.5.1

Parking shall not be permitted in the front yard of a non-residential use, unless no alternative access to the side or rear yard is available.

25.5.2

Where a proposed development abuts an existing residential lot, adequate screening and buffering of the parking areas shall be provided to the satisfaction of the Development Authority.

25.5.3

Outdoor storage of materials and equipment associated with a non-residential use is prohibited.

ARCHITECTURAL DESIGN GUIDELINES

The following apply to non-residential developments:

- a) Entrances:

Principal entry should be at-grade and visible from the street to provide a clear sense of entry;
- b) Architectural Detailing:

Exposed side and rear elevations should be of identical materials as the front façades or of a colour or material analogous to the front façade;
- c) Existing Historical Buildings:
 - (i) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, colour, texture, and other visual qualities;
 - (ii) Contemporary design for alterations and additions to existing properties are encouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, colour, material, and character of the property, neighbourhood or environment;
 - (iii) Caution should be taken when making new additions and alterations to historical structures to ensure that future removal of these additions and alterations do not impair the essential form and integrity of the original structure;
 - (iv) Development and demolition permits will not be approved for lots containing buildings listed in the *Cochrane Heritage Register* until consultation with Alberta Community Development has been completed and approval of the demolition has been granted.

SECTION 26.0.0 COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT (C-R) LAND USE RULES

26.1.0 PURPOSE AND INTENT

26.1.1 The purpose and intent of this District is to facilitate development of the land for mixed commercial-residential purposes.

26.2.0 LIST OF PERMITTED AND DISCRETIONARY USES (10/2007)

26.2.1 PERMITTED USES

Arts and Crafts Studios
Bed and Breakfast Accommodations
Dwelling Units (limited to second storey and above)
Eating Establishments
Entertainment Establishments
Financial Institutions
Home-Based Businesses, Major
Home-Based Businesses, Minor
Home Enterprises
Hotels
Live Work Unit **(01/2016)**
Lodge Accommodations
Medical Clinics
Motels
Offices
Operation Base **(15/2017)**
Parking Lots
Parks
Personal Service Shops
Playgrounds
Rental Stores
Retail Stores (less than a gross floor area of 250 m²)
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Show Homes
Signs as listed in Table 36.3.1
Drinking Establishments **(12/2014)**

26.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Child Care Services **(21/2015)**
Crematory **(12/2014)**
Dwelling Units (limited to the ground floor)
Funeral Service Facilities
Ground Mounted Solar System **(19/2016)**
Pole Mounted Solar System **(19/2016)**
Private Clubs, Lodges and Fraternal Orders
Public and Quasi-Public Installations and Facilities
Recreational Facilities
Religious Institutions
Retail Stores (to a maximum gross floor area of 4500 m²)
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**
Veterinary Clinics **(17/2013)**
Gas Bar **(11/2012)**

26.3.0**MINIMUM REQUIREMENTS**

26.3.1

LOT AREA: 0.4 ha.

26.3.2

LOT WIDTH: 50.00 m.

26.3.3

FRONT YARD: 0.00 m.

26.3.4

SIDE YARDS

- a) Adjacent to Residential Areas: 6.00 m;
- b) All Other Lots: 0.00 m with a firewall and one (1) unobstructed 6.00 m, where no alternate rear access is provided.

26.3.5

REAR YARD

- a) Adjacent to Residential Areas: 6.00 m;
- b) All Other Lots: at the discretion of the Development Authority.

26.4.0**MAXIMUM LIMITS**

26.4.1

DWELLING UNITS: 1 or more at the discretion of the Development Authority.

26.5.0**SPECIAL REQUIREMENTS**

26.5.1

LOCATION

- a) All buildings facing Grande Boulevard shall have commercial uses at street level and a minimum of one (1) floor of residential uses;
- b) Communal entrances to residential dwelling units shall be at street level and separate from the entrance to commercial uses.

26.5.2

BUILDING DESIGN AND ARCHITECTURAL TREATMENT

- a) Exposed side and rear elevations should be of identical materials as the front façades or of a colour or material analogous to the front façade. Any street courtyard or mall facade is considered a front facade;
- b) Columns or pilasters should be used to minimize the horizontal mass of a structure and be of a complementary material to the building;
- c) Roof forms should incorporate elements that create visual interest that include, but not necessarily limited to:
 - (i) an articulated "false front";
 - (ii) three dimensional cornice treatments;
 - (iii) sloping roof with an overhang visually supported by brackets;
- d) Building mass and scale should be considered when reviewing development adjacent to residential areas.

26.5.3

PARKING

- a) All parking stalls required pursuant to Section 11.3.0 shall be provided on-site. No cash-in-lieu payments for parking stalls shall be accepted within this District;

- b) Where a proposed development abuts a residential lot, adequate screening and buffering shall be provided to the satisfaction of the Development Authority;
- c) Landscaped nodes shall be provided within the parking area, as outlined in Section 11.3.7(e) and Table 11.27.1.

26.5.4

OUTDOOR STORAGE: Outdoor storage is prohibited.

SECTION 27.0.0 RECREATION COMMERCIAL DISTRICT (C-REC) LAND USE RULES

27.1.0 PURPOSE AND INTENT

27.1.1 The purpose and intent of this District is to provide for a range of uses oriented to tourists and recreational users.

27.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

27.2.1 PERMITTED USES

Golf Courses
Parking Lots
Parks
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1

27.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Campgrounds
Ground Mounted Solar System **(19/2016)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Recreational Facilities (excluding Golf Courses)
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

27.3.0 MINIMUM REQUIREMENTS

27.3.1 LOT AREA: 0.5 ha.

27.3.2 LOT WIDTH: 100.00 m.

27.3.3 FRONT YARD: 7.50 m.

27.3.4 REAR YARD

- a) Principal Buildings: 7.50 m;
- b) Accessory Buildings: 3.00 m.

27.3.5 SIDE YARDS

- a) Principal Buildings: 6.00 m;
- b) Accessory Buildings: 1.00 m.

27.4.0 MAXIMUM LIMITS

27.4.1 BUILDING HEIGHT: 12.00 m.

27.4.2 NUMBER OF DWELLING UNITS

- a) 0;
- b) Notwithstanding Section 25.4.2(a), 1, where it is used as a manager's suite in a campground.

SECTION 28.0.0 SERVICE COMMERCIAL DISTRICT (C-S) LAND USE RULES

28.1.0 PURPOSE AND INTENT

28.1.1 The purpose and intent of this District is to provide for comprehensively designed service commercial development comprised of uses, which are compatible with adjacent non-industrial districts. This District would normally apply to lands abutting arterial streets and non-industrial development to provide a buffer between non-industrial uses and other industrial districts.

28.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

28.2.1 PERMITTED USES

Antenna Structures
Auction Establishments
Automotive Parts Sales
Automotive Repair Shops
Automotive Sales or Rental
Automotive Storage
Building Supply Centres
Car Washes
Eating Establishments
Educational Establishments
Financial Institutions
Funeral Services Facilities
Food Caterers
Garden Supply Centres
Gas Bars
Home-Based Businesses, Major
Home-Based Businesses, Minor
Hotels
Motels
Offices
Operation Base **(15/2017)**
Parks
Personal Service Shops
Playgrounds
Recreational Facilities
Religious Institutions
Rental Shops
Rental Stores
Repair and Service Shops
Retail Stores (maximum gross floor area of 1400m²)
Roof Mounted Solar System **(19/2016)**
Service Stations
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

28.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Arts and Crafts Studios
Awnings
Canopies
Child Care Services
Crematory **(12/2014)**
Dwelling Units (limited to the second storey and above)
Ground Mounted Solar System **(19/2016)**

Home Enterprises
Industrial Service Shops
Parking Lots
Pole Mounted Solar System **(19/2016)**
Private Clubs, Lodges and Fraternal Orders
Public and Quasi-Public Installations and Facilities
Signs as listed in Table 36.3.1
Veterinary Clinics **(17/2013)**

28.3.0

MINIMUM REQUIREMENTS

28.3.1 LOT AREA: 600.00 m².

28.3.2 LOT WIDTH: 15.00 m.

28.3.3 FRONT YARD: 4.00 m.

28.3.4 SIDE YARDS

- a) Except as hereinafter provided, 1.50 m;
- b) Where a fire resistant wall is provided, 0.00 m;
- c) For a laneless interior lot, one (1) unobstructed side yard of 6.00 m. This setback does not apply to an accessory building when the accessory building is separated from the principal building by an unobstructed distance of 6.00 m.

28.3.5 REAR YARD: 6.00 m.

28.4.0

SPECIAL REQUIREMENTS

28.4.1 BUILDING DESIGN

- a) The design, character and appearance of all buildings shall be appropriate to 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;
- b) Extensions to existing buildings shall be constructed with compatible materials to the existing buildings and be satisfactory to the Development Authority.

28.4.2 PERFORMANCE STANDARDS

No use or operation shall cause or create any conditions, which may be objectionable or dangerous beyond the building that contains it, such as the following:

- a) Noise;
- b) Odour;
- c) Earthborne vibrations;
- d) Heat; or
- e) High brightness light sources.

28.4.3 OUTDOOR STORAGE

Outdoor storage must be screened from adjacent development to the satisfaction of the Development Authority.

28.4.4 DWELLING UNITS: 1 or more at the discretion of the Development Authority.

SECTION 29.0.0 GENERAL RULES FOR INDUSTRIAL DISTRICTS

29.1.0 SCREENING

29.1.1 All mechanical equipment on the exterior of a building or lot shall be screened from public view to the satisfaction of the Development Authority.

29.1.2 Where a proposed development abuts a residential lot, adequate screening and buffering of the development and any related parking area shall be provided to the satisfaction of the Development Authority.

29.1.3 The maximum height of goods, materials or supplies stored outside of a building shall be determined by the Development Authority with a setback from all property lines at the discretion of the Development Authority. **(17/2013)**

29.2.0 SPECIAL SETBACK REQUIREMENTS

29.2.1 To ensure sufficient road width for future road widening or for buffering purposes, each development adjacent to Griffin Road or River Avenue south of Griffin Road shall be set back 5.00 m or a greater distance to be determined by the Development Authority, in addition to the applicable front, side or rear yard setback provisions of the relevant Land Use District.

29.2.2 Where the necessary road widening has been provided so that adequate rights-of-way as required in any adopted Transportation Study are ensured, then the additional setback required in Section 27.2.1 does not apply.

29.3.0 USE RESTRICTIONS

29.3.1 Uses that cause or may cause contamination, damage or disturbance are restricted in accordance with the provisions of the *Environmental Protection and Enhancement Act*, S.A. 1992, Ch. E-13.3, as amended.

29.3.2 Home Enterprises

The non-residential components of home enterprises shall be limited to the permitted and discretionary uses listed in the District in which the development is located.

29.4.0 LOT ACCESS

29.4.1 The maximum number of access driveways permitted onto the public roadway system shall be, as follows:

- a) one (1) where the total length of all abutting streets is less than 45.00 m;
- b) two (2) where the total length of all abutting streets is greater than 45.00 m and less than 90.00 m;
- c) three (3) where the total length of all abutting streets is greater than 90.00 m and less than 135.00 m;
- d) four (4) where the total length of all abutting streets is greater than 135 m;
- e) Access driveways shall be designed and located to meet generally accepted engineering standards and minimize loss of required on-site and off-site landscaped areas.

29.5.0

SIMILAR USE PROVISION

29.5.1

The Development Authority may allow uses that are similar to those uses listed as permitted or discretionary, and which comply with the purpose and intent of the relevant industrial district.

29.6.0

GENERAL REQUIREMENTS

29.6.1

CONTROLLED APPEARANCE

- a) The design, character and appearance of all buildings shall be appropriate to 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;
- b) Extensions to existing buildings shall be constructed with compatible materials to the existing buildings and be satisfactory to the Development Authority.

29.7.0

RESIDENTIAL-INDUSTRIAL MIXED USE PROVISIONS

29.7.1

Except as provided in this Bylaw, the dwelling unit shall not be located at street level.

29.7.2

Separate entrances shall be provided for the industrial and residential uses. Each entrance shall have direct or indirect (via a common hallway) access to a public street.

29.7.3

Except as provided in this Bylaw, the dwelling unit shall not be located on the same floor as a non-residential use.

29.8.0

Horticultural Use, Medical Cannabis provisions (23/2015)

29.8.1

Horticultural Use, Medical Cannabis shall meet the minimum separation distance of 150m from a residential parcel or school site.

- i) The minimum separation distance shall be established by measuring the shortest distance between the property lines of a residential parcel and Horticulture Use, Medical Cannabis.

29.8.2

All processes are fully enclosed within a stand-alone building.

29.8.3

Horticultural Use, Medical Cannabis shall be the only use permitted on a parcel with allowance for an accessory structure on the parcel.

29.8.4

PERFORMANCE STANDARDS

No use or operation shall cause or create conditions that may be objectionable or dangerous beyond the building that contains it, such as the following:

- a) Noise;
- b) Odour;
- c) Environmental impacts on Bow River;
- d) Earth borne vibrations;
- e) Heat; or
- f) High brightness light sources.

SECTION 30.0.0 BUSINESS PARK DISTRICT (M-BP) LAND USE RULES

30.1.0 PURPOSE AND INTENT

30.1.1 The purpose and intent of this District is to provide for comprehensively designed business parks comprised of intensive uses that are conducted entirely within buildings and are compatible with adjacent non-industrial districts. This District is to provide opportunities for development of tourism and recreational businesses and industries related to research, high technologies, incubator businesses, and other industries that do not emit airborne, surface or groundwater pollutants, or noxious odours.

30.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

30.2.1 PERMITTED USES

Antenna Structures
Communication Industries
Eating Establishments
Educational Establishments
Financial Institutions
Light Manufacturing
Motion Picture/Audio Visual Production Services
Offices
Office Support Services
Operation Base **(15/2017)**
Parks
Recreational Facilities
Research Establishments
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1

30.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Child Care Services
Food Caterers
Ground Mounted Solar System **(19/2016)**
Horticultural Use, Medical Cannabis **(23/2015)**
Hotels
Lodges
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Private Clubs, Lodges and Fraternal Orders
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**

30.3.0 MINIMUM REQUIREMENTS

30.3.1 LOT AREA: 5000.00 m².

30.3.2 LOT WIDTH: 30.00 m.

30.3.3 FRONT YARD: 3.00 m.

30.3.4 SIDE YARDS

a) Except as hereinafter provided, 1.50 m;

- b) Adjacent to a residential district, at the discretion of the Development Authority and based upon the results of a buffering study;
- c) Except where adjacent to a residential district and a fire resistant wall is provided, 0.00 m;
- d) For a laneless interior lot, one (1) unobstructed side yard of 6.00 m. This setback does not apply to an accessory building when the accessory building is separated from the principal building by an unobstructed distance of 6.00 m.

30.3.5

REAR YARD: 5.00 m.

30.4.0

MAXIMUM LIMITS

30.4.1

DWELLING UNITS: 0.

30.5.0

SPECIAL REQUIREMENTS

30.5.1

PERFORMANCE STANDARDS

No use or operation shall cause or create conditions that may be objectionable or dangerous beyond the building that contains it, such as the following:

- a) Noise;
- b) Odour;
- c) Environmental impacts on Bow River;
- d) Earthborne vibrations;
- e) Heat; or
- f) High brightness light sources.

30.5.2

OUTDOOR STORAGE

Outdoor storage is prohibited.

30.5.3

PARKING

- a) On-site parking shall be located at least 1.5 m from the front property line on interior lots and from the front and street-side property lines on corner lots;
- b) Where a proposed development is adjacent to an existing residential lot, adequate screening and buffering of the parking area shall be provided to the satisfaction of the Development Authority;
- c) Where parking is located in the front yard, landscaped screening of the parking area shall be required to the satisfaction of the Development Authority.

30.6.0

OTHER REQUIREMENTS

30.6.1

The Development Authority may allow a retail or wholesale component directly related to the principal business park use of the lot, where the retail or wholesale use shall be ancillary to the principal use.

SECTION 31.0.0 GENERAL INDUSTRIAL DISTRICT (M-1) LAND USE RULES

31.1.0 PURPOSE AND INTENT

31.1.1 The purpose and intent of this District is to provide for a range of industrial uses engaged in manufacturing, assembling, and service activities, which may require an outdoor storage component necessary to the operation of the business. Additional uses that provide support to the industrial uses may be appropriate.

31.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

31.2.1 PERMITTED USES

Antenna Structures
Arts and Crafts Studios
Auction Establishments
Auto Body and Paint Shops
Automotive Parts Sales
Automotive Repair Shops
Automotive Sales or Rental
Automotive Storage
Building Supply Centres
Car Washes
Dry Cleaning Plants
Eating Establishments
Entertainment Establishments
Financial Institutions
Food Caterers
Garden Supply Centres
Gas Bars
Operation Base **(15/2017)**
Industrial Service Shops
Manufacturing Plants **(12/2014)**
Office Support Services
Offices
Outdoor Storage **(17/2013)**
Parking Lots
Parks
Private Clubs, Lodges and Fraternal Orders
Recreational Facilities
Recycling Depots
Rental Shops
Rental Stores
Repair Shops
Research Establishments
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Service Stations
Signs as listed in Table 36.3.1
Small Wind Turbine Type B **(19/2016)**
Storage Facility **(17/2013)**
Trucking Establishments
Veterinary Clinics **(17/2013)**
Warehouses

31.2.2

DISCRETIONARY USES

Accessory Buildings and Uses **(17/2013)**
Bulk Fuel and Distribution Centres
Child Care Services
Dwelling Units (second storey and above)
Fleet Service **(17/2013)**
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Home-Based Businesses, Minor
Home Enterprises
Horticultural Use, Medical Cannabis **(23/2015)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Signs as listed in Table 36.3.1

31.3.0

MINIMUM REQUIREMENTS

31.3.1

LOT AREA

- a) 695.00 m²;
- b) Notwithstanding Section 29.3.1(a), 638.00 m² only for Lots 13 and 15, Block 23, Plan 3761X.

31.3.2

LOT WIDTH: 15.00 m.

31.3.3

FRONT YARD: 4.00 m.

31.3.4

SIDE YARDS

- a) Except as hereinafter provided, 1.50 m;
- b) Where a fire resistant wall is provided, 0.00 m;
- c) For a laneless interior lot, one (1) unobstructed side yard of 6.00 m. This setback does not apply to an accessory building when the accessory building is separated from the principal building by an unobstructed distance of 6.00 m.

31.3.5

REAR YARD: 6.00 m.

31.4.0

MAXIMUM LIMITS

31.4.1

DWELLING UNITS: 1 or more at the discretion of the Development Authority.

31.5.0

SPECIAL REQUIREMENTS

31.5.1

SCREENING

The materials and style of screening and fencing shall be at the discretion of the Development Authority. Screening and fencing adjacent to roads shall be erected directly behind the landscaped area.

31.5.2

VEHICLE STORAGE

Wrecked or damaged vehicles, which may be stored on a lot, shall be contained in an enclosure satisfactory to the Development Authority.

31.6.0

OTHER REQUIREMENTS

31.6.1

The Development Authority may allow a retail component directly related to the principal industrial use of the lot, where the retail use shall be ancillary to the principal use.

SECTION 32.0.0 GRAVEL EXTRACTION DISTRICT (GE) LAND USE RULES

32.1.0 PURPOSE AND INTENT

32.1.1 The purpose and intent of this District is to provide for the removal of sand and gravel from these lands and for reclamation of such lands for future urban uses.

32.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

32.2.1 PERMITTED USES

Parks
Roof Mounted Solar System **(19/2016)**
Sand and Gravel Extraction
Signs as listed in Table 36.3.1

32.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Concrete Block Plants
Extensive Agricultural Pursuits
Gravel Crushers
Ground Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Signs as listed in Table 36.3.1
Small Wind Turbine Type A **(19/2016)**
Small Wind Turbine Type B **(19/2016)**
Outdoor Storage (only for the lot legally described as Parcel 1, Plan 7191JK) **(17/2013)**

32.3.0 GENERAL REQUIREMENTS

32.3.1 At the discretion of the Development Authority, a buffering strategy to the Development Authority's satisfaction shall be required where gravel extraction activities are adjacent to all other uses.

32.3.2 In addition to the requirements or limitations that may be made as a condition of issuing a permit pursuant to this District's Land Use Rules, the Development Authority may recommend that the owner or operator enter into an agreement with and provide such securities satisfactory to the Municipality with respect to the observance of these conditions and that such agreement shall be deemed to be a caveat running with the land and at its discretion the Municipality may enter into an agreement accordingly.

32.4.0 TERMS OF OPERATION

32.4.1 Notwithstanding anything contained in any permit, the operator of a pit and any person employed by or acting as agent for the operator:

- a) Shall provide that four to one (4:1) slopes or such slopes as required by Alberta Environment be maintained at all times from adjacent lands and roads or proposed roads;
- b) Shall surround a pit or other excavation with a fence of sufficient height and strength to protect adequately all persons who may come within the vicinity of the pit from any danger caused by the existence of the pit and shall maintain the fence in a satisfactory and workmanlike condition at all times, at the discretion of the Development Authority;

- c) When upon removal of sand or gravel the operator of a pit encounters the water table at a level other than as set out in the application for a permit or which was not disclosed in the application, the operator shall advise the Development Authority of the location and level at which the water table is encountered;
- d) The hours of operation shall be within the timeframe, as established in the Town of Cochrane Noise Bylaw.

32.4.2 An operator of a pit shall fill or restore the excavation to a level and development standards as required by the Town and Alberta Environment.

32.4.3 The applicant shall be responsible to maintain to municipal standards any municipal roads used as access to or egress from the pit operations.

32.4.4 The applicant is responsible for controlling or avoiding any nuisance arising from noise, dust or drainage, from or into the pit, access roads and municipal roads. Such methods shall be to the satisfaction of the Development Authority.

32.5.0 MINIMUM REQUIREMENTS

32.5.1 ALL YARDS: 10.00 m.

32.6.0 MAXIMUM LIMITS

32.6.1 DWELLING UNITS: 0.

SECTION 33.0.0 URBAN RESERVE DISTRICT (UR) LAND USE RULES

33.1.0 PURPOSE AND INTENT

33.1.1 The purpose and intent of this District is to provide for the continuation of existing pursuits until urbanization of the lands occurs. The proposed urban development will be supported by 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.

33.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

33.2.1 PERMITTED USES

Parks
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1

33.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Dwellings, Single Detached (Existing)
Extensive Agricultural Pursuits
Ground Mounted Solar System **(19/2016)**
Outdoor Storage **(17/2013)**
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Sales/Lot Information Centres
Signs as listed in Table 36.3.1
Small Wind Turbine Type A **(19/2016)**
Small Wind Turbine Type B **(19/2016)**

33.3.0 MINIMUM REQUIREMENTS

33.3.1 AREA OF LOT:

- a) Except as provided in Section 31.3.1(b): 64.70 ha;
- b) Parcel sizes in accordance with Certificates of Title as they exist at the time of adoption of this Bylaw;
- c) The minimum area requirements shall not apply to municipal, school, and environmental reserve parcels and public utility lots.

33.3.1 FRONT YARD: 30.00 m.

33.3.2 SIDE YARDS: 30.00 m.

33.3.3 REAR YARD: 30.00 m.

33.4.0 MAXIMUM LIMITS

33.4.1 DWELLING UNITS: 0, excepting those legally existing on the date of adoption of this Bylaw.

SECTION 34.0.0 RESIDENTIAL-URBAN RESERVE DISTRICT (UR-R) LAND USE RULES

34.1.0 PURPOSE AND INTENT

34.1.1 The purpose and intent of this District is to provide for the continuation of existing uses and to accommodate single-detached dwellings and limited-term minor agricultural pursuits, until urbanization of the lands occurs. Urban development will proceed only after the approving authorities have adopted appropriate planning documents in accordance with the Act.

34.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

34.2.1 PERMITTED USES

Dwellings, Single Detached
Home-Based Businesses, Minor
Parks
Roof Mounted Solar System **(19/2016)**
Signs as listed in Table 36.3.1

34.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Agricultural Pursuits, Minor
Antenna Structures
Bed and Breakfast Accommodations
Ground Mounted Solar System **(19/2016)**
Home-Based Businesses, Major
Pole Mounted Solar System **(19/2016)**
Public and Quasi-Public Installations and Facilities
Signs as listed in Table 36.3.1
Small Wind Turbine Type A **(19/2016)**
Small Wind Turbine Type B **(19/2016)**

34.3.0 MINIMUM REQUIREMENTS

34.3.1 AREA OF LOT

- a) Lot sizes in accordance with Certificates of Title as they exist at the time of adoption of this Bylaw;
- b) The minimum lot area requirements shall not apply to municipal, school, municipal-school, and environmental reserves and public utility lots.

34.3.2 FRONT YARD: 30.00 m.

34.3.3 SIDE YARDS: 30.00 m.

34.3.4 REAR YARD: 30.00 m.

34.4.0 MAXIMUM LIMITS

34.4.1 BUILDING HEIGHTS

- a) Dwellings, Single-Detached: 10.00 m;
- b) Agricultural Buildings: 12.00 m;

34.4.2 NUMBER OF LIVESTOCK ANIMAL UNITS **(17/2013)**

- a) on lots containing 1.62 ha to less than 8.10 ha, 2 per 1.62 ha;
- b) on lots containing less than 1.62 ha, 0.

34.4.3 DWELLING UNITS: 1.

SECTION 35.0.0 PUBLIC SERVICE DISTRICT (PS) LAND USE RULES

35.1.0 PURPOSE AND INTENT

35.1.1 The purpose and intent of this District is to provide for predominantly publicly owned cultural, educational, institutional, and recreational uses being operated by or on behalf of Federal, Provincial, or Municipal government.

35.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

35.2.1 PERMITTED USES

Cemeteries
Educational Establishments
Exhibition Grounds
Extended Care Facilities
Lodge Accommodation
Medical Clinics
Parks
Playgrounds
Public and Quasi-Public Installations and Facilities
Recreational Facilities
Religious Institution (only for Lot 2, Plan 861 0385 and Lot 11, Block 1, Plan 961 1679) **(17/2014)**
Recreational Vehicle Storage (only on the lot legally described as Plan 731674, Block OT) **(29/2016)**
Roof Mounted Solar System **(19/2016)**
Sales/Lot Information Centres
Service Clubs (only for the lot Block R8, Plan 761 0439) **(13/2010)**
Signs as listed in Table 36.3.1

35.2.2 DISCRETIONARY USES

Accessory Buildings and Uses
Antenna Structures
Child Care Services
Eating Establishments (only for the lot legally described as Block C, Plan 9410419)
Ground Mounted Solar System **(19/2016)**
Markets **(17/2013)**
Oil and Gas Pipelines and Installations
Parking Lots
Pole Mounted Solar System **(19/2016)**
Recycling Depots
Signs as listed in Table 36.3.1
Small Wind Turbine Type A **(19/2016)**
Small Wind Turbine Type B **(19/2016)**

35.3.0 MINIMUM REQUIREMENTS

36.3.1 ALL YARDS: At the discretion of the Development Authority.

35.4.0 MAXIMUM LIMITS

35.4.1 DWELLING UNITS: 1 or more at the discretion of the Development Authority.

35.4.2 The maximum number of recreational vehicle storage stalls on the lot legally described as Plan 731674, Block OT, shall be 400. **(29/2016)**

35.5.0

35.5.1

SPECIAL PROVISIONS

Recreational Vehicle Storage

a) Screening

In addition to the screening provisions provided in Section 11.5.0, the following will apply to the lot legally described as Plan 731674, Block OT.

The recreational vehicle storage facility shall be screened year round from adjacent properties and roads through solid screened fencing, or landscaped buffer areas, or a combination of both to the satisfaction of the Development Authority.

When determining the extend of screening required, the Development Authority shall consider the sight lines and views from adjacent properties and roads throughout the year relative to the height, size and location of the stored recreational vehicles and the site conditions; including existing buildings and structures, vegetation and topography.

Fencing

- (i) Where the Development Authority has determined solid screened fencing is required, the minimum fence height shall be 3.05 metres (10ft).
- (ii) Notwithstanding Section 35.5.1 a) (i), at the discretion of the Development Authority, the fence height may be reduced where a year-round landscaped buffer area has been provided that adequately screens the vehicles in the recreational vehicle storage facility from view. The fence height shall not be lower than 1.83 metres (6 ft.).

Landscape Buffer Areas

- (iii) Landscaped buffer areas shall be provided between the recreational vehicle storage facility and the north, west and east property boundaries as outlined below and to the satisfaction of the Development Authority.

Earthen Berms

An earthen berm shall be provided within the north and east landscaped buffer area to the satisfaction of the Development Authority. The minimum height of the earthen berm shall be 4.6 metres (15ft) measured from the adjacent leveled finished grade of the recreation vehicle storage area to the top of the earthen berm.

The height of the earthen berm may be reduced provided a solid screened fence or vegetation is provided on top of the berm at a height and density that ensures the minimum 4.6 metres (15ft) screening height is achieved.

(iv) Trees and Other Screen Vegetation

Trees and other screen vegetation shall be provided within the west, north and east landscaped buffer areas at a location and density to the satisfaction of the Development Authority.

All landscaping used for screening purposes shall be in place and maintained while the recreational vehicle storage area use remains in effect.

b) Outdoor Lighting

- (i) Lighting shall adhere to the outdoor lighting provision outlined in Section 11.22 and integrate Dark Sky Lighting best practices to the satisfaction of the Development Authority.
- (ii) Lighting fixtures within the recreational vehicle storage facility shall be located to the satisfaction of the Development Authority.
- (iii) Notwithstanding Section 11.22.2 c), the maximum height of outdoor lighting for the recreational vehicle storage facility shall be at the discretion of the Development Authority.
- (iv) Lighting of the recreational vehicle storage facility shall only occur while it is in use by a person on site. Motion sensor and timer lighting features will be encouraged.
- (v) Notwithstanding Section 35.5.1 b) (iv), interior perimeter lighting may remain on provided it adheres to the Dark Sky Lighting best practice to the Satisfaction of the Development Authority.

c) Site Surfacing

Notwithstanding other provisions in this bylaw, the recreational vehicle storage facility shall be surfaced to the satisfaction of the Development Authority and may include gravel, washed rock or similar material. **(29/2016)**

SECTION 36.0.0 SIGN REGULATIONS (14/2015)

36.1.0 PURPOSE AND INTENT

36.1.1 To achieve consistency with the policy of directing the architectural design, character, and appearance of buildings and structures in the Town, this Section, in concert with architectural statements found elsewhere in this Bylaw, the Western Heritage Design Guidelines and will establish standards for signs that will control:

- a) The size and location for each sign type;
- b) The number of signs allowed on each lot;
- c) The architectural design, character and appearance of signs.

36.2.0 PROCEDURES REGULATING SIGNS

36.2.1 DEVELOPMENT PERMITS REQUIRED

- a) Except as otherwise provided in this Bylaw, the enlargement, relocation, erection, construction, or alteration of a sign requires a development permit;
- b) Where a development permit for a sign is required, the Development Authority shall consider and process it in accordance with the requirements of this Bylaw.

36.2.2 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- a) Unless otherwise provided, development permits are not required in respect of the following signs. However, prior to installation of the signs, the owner shall provide the Development Officer with written information detailing the signs (dimensions, colours, location). As well, 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:
 - (i) Pennants, strings of pennants, streamers;
 - (ii) Election candidate signs displayed by or on behalf of a candidate participating in any federal, provincial or municipal election;
 - (iii) Signs, notices, placards, flags, banners, or bulletins displayed:
 - a) Pursuant to the provisions of federal, provincial or municipal legislation;
 - b) By or on behalf of the Federal, Provincial or Municipal government;
 - c) On behalf of a department, a commission, a board, a committee, or an official of the Federal, Provincial or Municipal government;
 - d) On behalf of a non-profit or philanthropic organization or group, such as the Girl Guides of Canada or Alberta Heart and Stroke Foundation;
 - (iv) Signs located inside a building and not intended to be viewed from outside;

- (v) Identification signs displaying the name or address of a building when it is sculptured or formed out of or in the fabric of the building face and is not illuminated;
 - (vi) Freestanding or fascia signs not exceeding 0.10 m² in area, measured to the outside edges of the copy area, for the guidance, warning or restraint of persons;
 - (vii) Signs, which are placed on private property for a maximum of seven (7) days, for the purpose of advertising a business that is performing work on-site;
- b) The following identification signs do not require a development permit but shall comply with this Bylaw:
- (i) A non-illuminated fascia sign attached to a residential dwelling unit or accessory buildings 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 0.40 m²;
 - (ii) A non-illuminated fascia sign, which is attached to a non-residential building, does not exceed 0.85 m² and states no more than the following:
 - a) The name or address of the building;
 - b) The name of the person, institution or business occupying the building;
 - c) The type of business carried on in the building;
 - (iii) A combination of numbers and letters for the purpose of street addressing where together the total sign area is less than 1.00 m²;
 - (iv) Signs located within a window, intended to be viewed from outside;
 - (v) A non-illuminated under-canopy sign, provided that:
 - a) The total sign area per side does not exceed 0.40 m²;
 - b) The minimum clearance, measured from the ground to the bottom edge of the sign, shall be 2.44 m;
 - (vi) A non-illuminated awning or canopy sign, provided that the total sign area does not exceed 0.75 m²;



(Non-Illuminated Canopy Sign <0.75m²)

- (vii) The incorporation of an additional panel or panels on a freestanding identification sign which conforms to this Bylaw provided:

- a) The additional panel or panels are the same length as existing panels and are located within the limits of the existing sign structure;
 - b) The total sign area and height of the sign does not exceed the maximum set out in this Bylaw;
 - c) The height of the sign does not exceed the height of the original sign; and
 - d) The addition of a sign panel does not conflict with any of the conditions of the existing development permit for the sign other than a condition that the sign comply with the approved drawings;
- (viii) Replacement of an existing canopy identification sign by another canopy identification sign at the same location provided:
- a) Both sign and structure conform with this Bylaw;
 - b) The new sign is installed within six (6) months of the removal of the existing sign;
 - c) The new sign area is either equal to or less than the existing sign area; and
 - d) The maximum projection of a new framework shall not exceed that of the existing canopy framework;
- (ix) Temporary real estate signs, provided:
- a) The sign conforms with this Bylaw;
 - b) The maximum number of signs is two (2), comprised of a freestanding, a fence, or a fascia sign, or a combination of them, each of which shall not exceed 6.00 m² in area and 3.0 m in height and is intended for:
 - i) Advertising the sale or lease of a non-residential or multi-unit residential building or property; or
 - ii) Identifying a construction or demolition project for which a development permit has been issued for such a project; or
 - iii) Advertising the sale of lots in a subdivision containing 2 ha or more;
 - c) The maximum number of signs is two (2), comprised of a freestanding, an A-frame, or a fence sign, or a combination of them, each of which shall not exceed 0.40 m² in area and 1m in height and is intended for:
 - i) Advertising the sale or lease of a building or property; or
 - ii) Identifying a construction or demolition project for which a development permit has been issued for such a project;
 - d) One (1) fascia, freestanding, or A-frame sign is intended for advertising an open house with such sign being placed on location for a maximum period of forty-eight (48) hours.

- x) Replacement of an existing freestanding sign by another freestanding sign on the same base, provided
 - a) Both signs conform with this Bylaw;
 - b) The new sign is installed within six (6) months of the removal of the existing sign;
 - c) The new sign area is either equal to or less than the existing sign area; and
 - d) The existing sign support or a similar replacement is used, and the new sign is mounted at a height equal to or lower than the existing sign height;
- (xi) Temporary signs placed on private property for a maximum period of four (4) days, as follows:
 - a) One (1) freestanding sign, one (1) fence sign, one (1) portable (limited term) sign, or one (1) fascia sign that does not exceed 6.00 m² in area or 3.00 m in height and is intended for advertising events occurring on that property; or
 - b) One (1) A-frame sign that does not exceed 0.40 m² in area per side and is intended for advertising events occurring on that property.

36.2.3

DEVELOPMENT PERMIT REQUIREMENTS

- a) An application for a development permit for a sign shall be made to the Development Authority by the lawful owner of the sign or its authorized agent on the appropriate form supplied by the Town;
- b) Notwithstanding Sections 1.3.1 and 1.3.2, an application for a development permit for signs shall be accompanied by the following:
 - (i) A completed development permit application form;
 - (ii) Application fee as prescribed by Resolution of Council;
 - (iii) A letter of authorization from the owner of the property or the owner's authorized agent;
 - (iv) A replica of the proposed sign, drawn to scale showing:
 - a) All dimensions of the sign structure, including the height and projection of the signs attached to buildings;
 - b) The area of the sign and the copy face(s);
 - c) The colour(s) and type(s) of materials used on the sign structure and copy face(s);
 - d) The design of the copy face;
 - e) The manner of all sign illumination;
 - f) The type of construction and finish to be utilized;
 - g) The method of supporting or attaching the sign and;
 - h) In the case of a freestanding sign, a site plan showing the sign location in relationship to property lines and utility and overland drainage rights-of-way, parking and buildings and an elevation plan showing the height

of the sign in relationship to the height of the principal building;

- (v) Such additional information as the Development Authority deems necessary including, but not necessarily limited to the following:
 - a) A copy of a current certificate of title for the land upon which the sign is to be located,
 - b) A minimum of two photographs taken from different angles that adequately show:
 - i) The proposed location of the sign;
 - ii) Adjoining properties;
 - iii) All signs, including but not limited to signs on any building, within 30.00 m of the proposed sign;
 - c) A Real Property Report to verify the location of an existing building and improvements on the property.
 - (vi) The Development Authority may require extra copies of the sign replica or other supporting information;
 - (vii) In the case of a digital sign, a report detailing the performance of the sign, photometric output and direction of light, length of display, screening, and other items at the discretion of the Development Authority.
- c) An application for a development permit for signs shall not be considered complete and final and received for processing by the Town until the Development Authority determines that all the requirements of Section 32.2.3 have been satisfied.

36.3.0

GENERAL RULES FOR SIGNS

- 36.3.1 Signs will be allowed in the various Land Use Districts in accordance with Table 36.3.1, this Bylaw, and the Lists of Permitted and Discretionary Uses in each Land Use District.
- 36.3.2 The maximum number of temporary and permanent signs, excluding signs listed in Sections 36.2.2(a) and (b), fascia and directional signs and A-frame signs, shall be as follows:
- a) For multi-unit residential developments, 3;
 - b) For multi-tenant non-residential developments, containing:
 - (i) two (2) to five (5) tenants, 3;
 - (ii) six (6) to ten (10) tenants, 5;
 - (iii) eleven (11) to fifteen (15) tenants, 8;
 - (iv) more than fifteen (15) tenants, 10.
- The Development Authority will determine the maximum number of fascia and directional signs and A-frame signs that will be allowed for each development.
- 36.3.3 Signage shall be integrated as part of the building design, site, and land use district, and be complementary to the exterior finishes.
- 36.3.4 Signs shall incorporate Western Heritage design elements outlined in the Town's Western Heritage Design Guidelines, as amended from time to time.

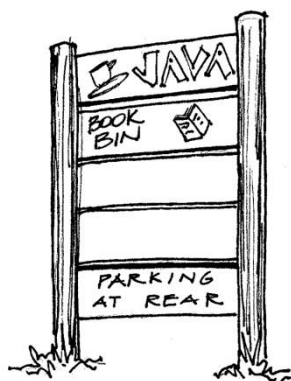
36.3.5 Signage shall be manufactured to the standards followed by a professional sign painter, have a painted finish, be neat and clean, and be maintained as such.

36.3.6 A sign shall not be erected, operated, used, or maintained if:

- a) its position, shape, colour, format, or illumination may be confused with an official traffic sign, signal or device or other official sign; or
- b) it displays lights, which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, ambulance, or other emergency vehicles.

36.3.7 Signs shall not be placed so as to reduce the number of parking stalls or loading spaces or to obstruct the use of the parking or loading areas, required pursuant to an approved development permit.

36.3.8 Whenever a panel on a multi-tenant sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant requires it.



(Multi-Tenant Sign)

36.3.9 A person shall not:

- a) attach or hang an auxiliary sign or other material to, on, above, or below a sign unless otherwise provided for;
- b) attach to any sign an extension or portable device other than sign hangers shown on the plans accompanying the development permit;
- c) make alterations to any sign in any way, unless otherwise provided for in this Bylaw without first obtaining the required Town permits.

36.3.10 The sign background shall not be fluorescent, day glow, luminous, or reflective.

36.4.0 ENFORCEMENT OF SIGNS REGULATIONS

36.4.1 When a sign no longer fulfils its function under the terms of the development permit, the Development Authority shall notify the landowner and may order the removal of the sign, and the owner of the sign shall:

- a) remove the sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Development Authority within a specified period of time from receipt of such a removal notice;

- b) restore the immediate area around the sign, to the satisfaction of the Development Authority, including the ground or any building to which the sign was attached, as close as possible to its original form prior to the installation of the sign;
- c) bear all costs related to such removal or restoration.

36.4.2

When a sign is placed on a lot without an approved development permit, the Development Authority shall notify the owner and require a development permit be sought. Should the owner not comply within the time specified, the Development Authority shall order the removal of such a sign, and the owner of the sign shall:

- a) remove the sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Development Authority within a specified period of time from receipt of such a removal notice;
- b) restore the immediate area around the sign, to the satisfaction of the Development Authority, including the ground or any building to which the sign was attached, as close as possible to its original form prior to the installation of the sign;
- c) bear all costs related to such removal or restoration.

36.4.3

No one shall erect or permit to be erected or remain on Town property, any temporary sign other than in accordance with this Bylaw

36.4.4

Any sign which obstructs the view of any portion of a traffic control device or traffic control signal, which resembles an official traffic control device, or which poses a potential hazard to traffic may be removed and disposed of by the Development Authority or an Enforcement Officer acting at the direction of the Development Authority following notice to the owner of the sign.

36.4.5

Any sign located on Town property without Town approval will be removed and disposed of as per the regulations in the Municipal Government Act Section 610 by the Development Authority or an Enforcement Officer at the direction of the Development Authority following notice to the owner of the sign

36.4.6

If a Development Authority considers a sign to have become unsightly or to have caused any safety hazard on Town property, or to be in contravention of this bylaw, the Development Authority or an Enforcement Officer may remove the sign following notice to the owner of the sign. Further, the Town may assess a fee for the removal and/or storage of any sign and the clean-up of any affected municipal property. These fees shall be collected from the landowner. Any such sign not recovered within thirty (30) days of its removal may be disposed of or become property of the Town at the discretion of the Enforcement Officer.

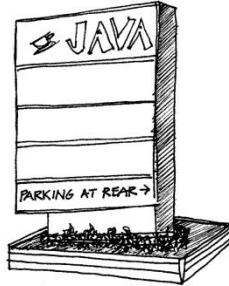
36.5.0

PERMANENT SIGNS

36.5.1

CHANGEABLE MESSAGE SIGNS

- a) may be allowed on the following types of signs: A-frame signs, freestanding signs, fascia signs, portable (limited term) signs, and projecting signs.



(Changeable Message Sign)

- b) are subject to the regulations of each specific sign type

36.5.2

COMMUNITY IDENTIFICATION SIGNS (05/2016)



(Community Identification Sign)

- a) Shall have a maximum sign area of 9.30 m²;
- b) Shall have a maximum height of 3.0 m;
- c) Shall be located on arterial road rights of way at the discretion of the Town of Cochrane, and;
 - (i) a maximum of one (1) Community Identification Sign per arterial street entrance into a community;
- d) Shall not interfere with sightlines in accordance with Section 11.7.2;
- e) Shall not interfere with public or private utilities, or snow storage;
- f) The final location of all proposed Community Identification Signs shall be determined by the Town of Cochrane and established at the development of the Neighbourhood Plan
- g) Shall be in proportion to the scale of the surrounding landscape and adjacent buildings;
- h) The design, character and appearance of all Community Identification Signs shall:
 - (i) adhere to the Western Heritage Guidelines;
 - (ii) be interesting, unique and attractive and shall be constructed of durable materials that enhance the surrounding landscape;

- i) The following materials and design characteristics shall be permitted in the design of any Community Identification Sign:
 - (i) natural stone (must be a dense stone that does not spall, chip or shatter easily);
 - (ii) engineered stone;
 - (iii) all stone products (natural or engineered) must be properly installed and "capped" to reduce deterioration due to water infiltration into the mortar or behind the stones. One method of performing this would be to apply copper sheathing over the wall prior to installing the coping or pillar cap;
 - (iv) natural vegetative materials (native species, trees, shrubs that do not require annual maintenance;
 - (v) plant material must be installed to the sides and rear of gateway features to avoid obscuring the feature over time;
 - (vi) distinctive landform and berming;
 - (vii) galvanized metal elements that have been proven to resist deterioration;
 - (viii) non-painted steel (that will naturally oxidize) is an option but must be approved by the Development Authority and must be installed away from salt spray;
 - (ix) block style fonts or variations;
- j) The following materials and design characteristics shall not be permitted in the design of any Community Identification Sign:
 - (i) materials or parts that require re-application or annual maintenance;
 - (ii) mechanical, moving, electrical, illuminated, or water components;
 - (iii) wood;
 - (iv) painted metal fencing;
 - (v) painted metal fencing;
 - (vi) painted signage;
 - (vii) clay bricks;
 - (viii) use of brush or script fonts;
- k) Community Identification Signage design shall also consider:
 - (i) the principles of Crime Prevention Through Environmental Design;
 - (ii) an emphasis on natural materials;
 - (iii) vandal resistant design and materials;
 - (iv) legible font design;
 - (v) lettering should be wide enough to be seen in contrast with the background material;
 - (vi) avoiding use of shadow lines that may detract from the primary text;
 - (vii) ensure the material that the text / logo is made out of is not highly reflective;
 - (viii) ensure high contrast between the text / logo and background material is achieved;
 - (ix) corporate or marketing text / logos are not permitted;
 - (x) natural features shall not obscure a majority of the façade of adjacent buildings when they are at mature height / width;
- l) Applications shall be required to submit cost estimates for construction and maintenance at the time of development

application. This will be considered when determining appropriate securities.

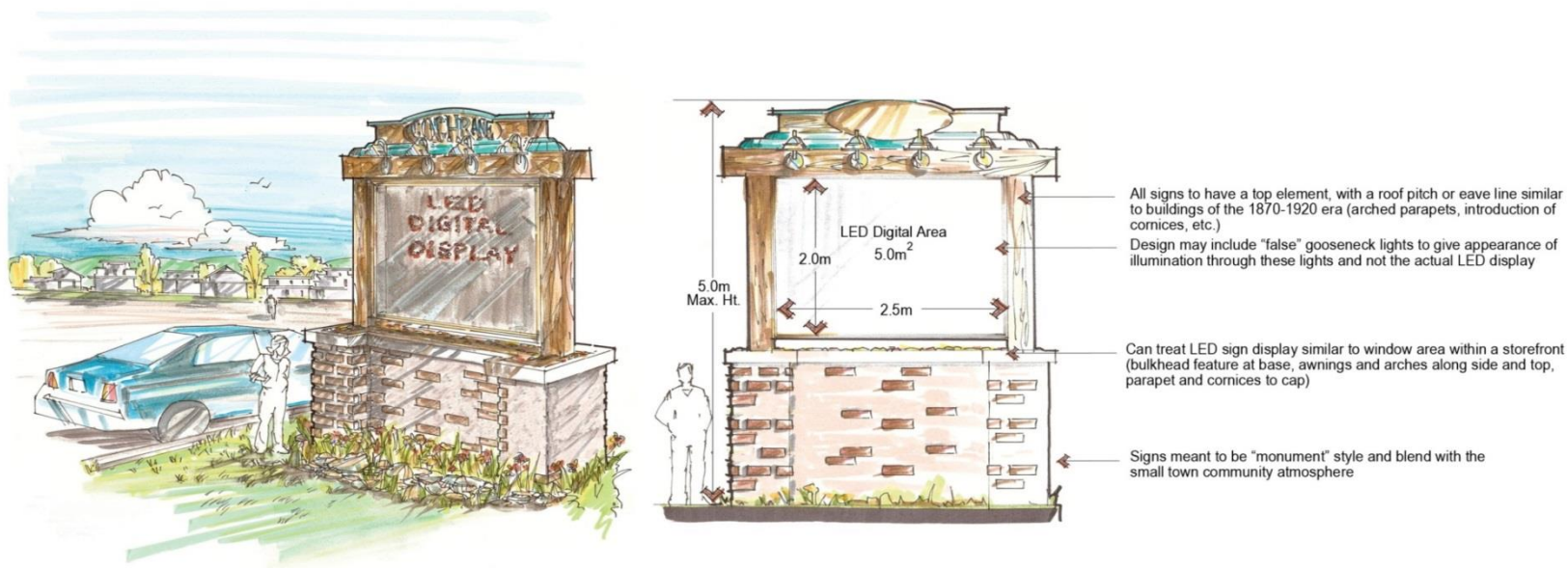
- m) The features shall be warranted for 5 years following build out of the development.
- n) Community Identification Sign features must be aesthetically designed by a design professional, certified by the Alberta Association of Landscape Architects (AALA). Design plans must be certified at the design, installation and end of warranty stages. Construction techniques and design plans must be certified by a professional engineer at the design, installation and end of warranty stages.

36.5.3

DIGITAL SIGNS

- a) Digital signs shall be allowed as freestanding signs only. Both sets of rules shall apply, except in cases of conflict, where those listed in Section 36.4.6 shall take precedence;
- b) Generally when not specified, digital signs must comply with setback, size and height regulations as stipulated for the freestanding signs, except in cases of conflict between rules, where those listed in Section 36.4.6 shall take precedence;
- c) The allowable sign area shall be between 4.00m² and 5.50m²;
- d) The maximum height of the sign structure shall be 5.00m;
- e) Digital signs shall be either single or double sided;
- f) Digital signs shall be considered a Discretionary Use within the overlay zones shown on Map 12 only and shall be prohibited outside of these zones;
- g) The minimum separation distance shall be at the discretion of the Development Authority, and shall not be less than 75.00m between two digital signs;
- h) Digital signs shall not interfere with intersection sight lines or traffic safety;
- i) Digital signs shall only be permitted on new sign structures; retrofitting of existing signs shall not be permitted unless all regulations, including the design guidelines can be achieved;
- j) Addition of a digital sign cannot exceed the number of freestanding signs allowed for the lot or complex, to the satisfaction of the Development Authority;
- k) No portable digital signs shall be permitted; digital signs shall be fixed and permanently wired to the satisfaction of the Development Authority;
- l) Digital signs shall be full colour, not monotone;
- m) Scrolling, flashing, animation, animated graphics, video and sound shall not be permitted. Animated transitions such as fading or appearing between screens shall not be permitted;
- n) Digital messages shall be permitted to change at a minimum interval of three (3) seconds;
- o) Digital signs shall have automated dimming capability for both during the day and night;
- p) Privately owned signs shall only have content related to the businesses within their specific digital overlay zone, as shown in Map 12, except as follows:
 - i. Privately owned signs are encouraged to provide digital third party content to support registered non-profit organizations or community groups;

- q) The Town of Cochrane shall be permitted to place digital signs in locations at their discretion, whether within a digital overlay zone or not. The ability of the Town of Cochrane to place a digital sign shall not be limited by the presence of a digital sign in a digital overlay zone, as shown in Map 12.
- r) Digital sign casing and structures shall be constructed with natural materials, including wood, stone or metal and shall adhere to the Western Heritage Design Guidelines;
- s) Digital signs shall be turned off between the hours of 10pm and 7am;
- t) No digital sign shall in any way imitate a traffic light or other traffic controlled device.



Example of expected appropriate digital sign design, materials, and colouring

36.5.4

FASCIA SIGNS

- a) The maximum area of sign coverage is twenty percent (20%) of the building face;

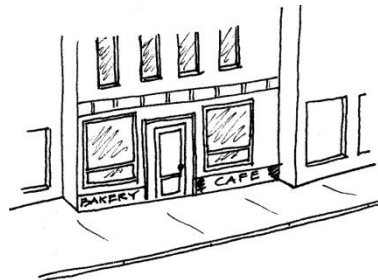


(Fascia Sign)

- b) The building face is defined by the lower and upper limits of the building wall;
- c) A fascia sign shall not extend above the eave line of any building elevation;
- d) Window signage shall be treated as fascia signs and incorporated into the maximum area of sign coverage.

36.5.5

FASCIA SIGNS BELOW THE FRONT WINDOWS of bays may be allowed in Commercial and Industrial Districts. The width of the sign shall not exceed the width of the window of the bay.



(Fascia Sign Below Front Window)

36.5.6

FENCE SIGNS



(Fence Sign)

- a) Each sign is securely attached to the fence;
- b) The maximum sign area shall be 1.11 m²;
- c) Where the sign is attached to the body of the fence, the top edge of the sign shall coincide with or be below the top edge of the fence;
- d) Where the sign is attached to an entry feature of the fence, such as an archway:

- (i) The top edge of the sign shall coincide with or be below the top edge of the entry feature; and
- (ii) The sign shall have a minimum clearance of 2.44 m, measured from the ground to the bottom edge of the sign

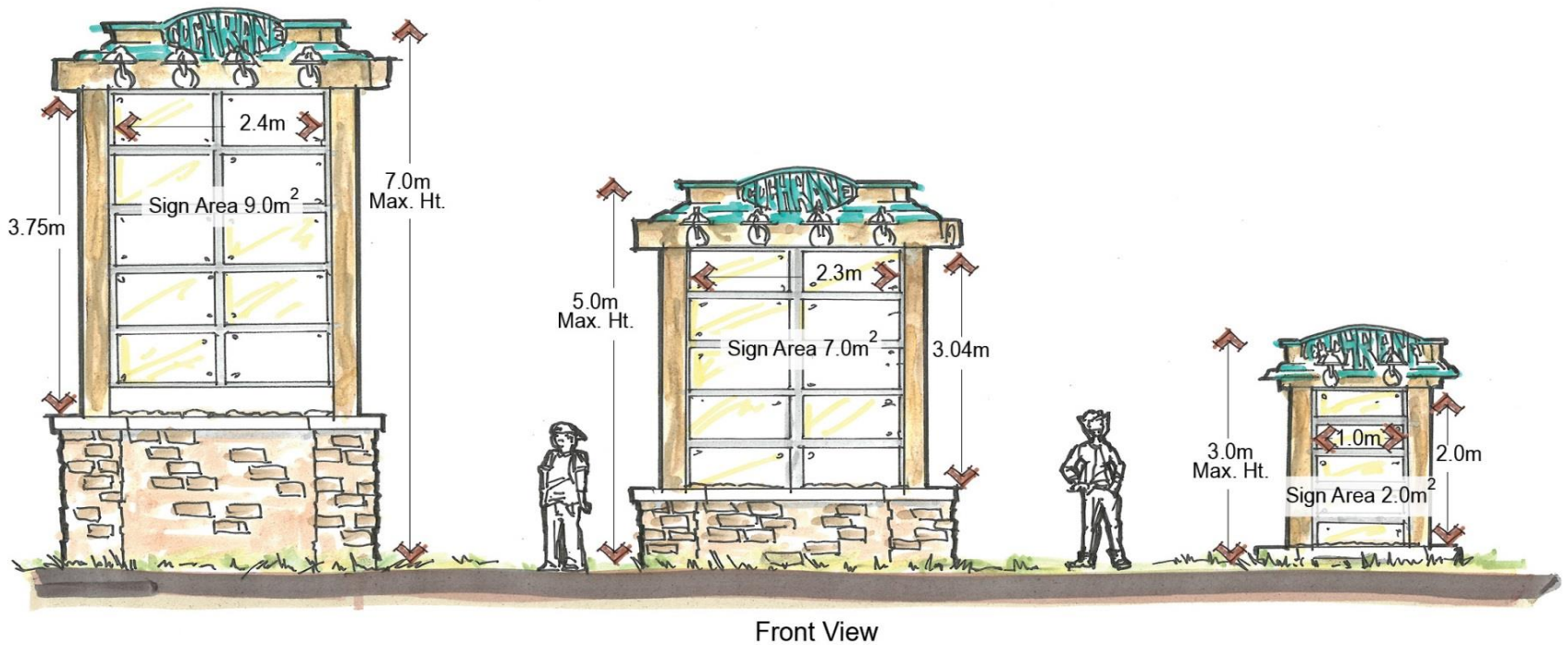
36.5.7

FREESTANDING SIGNS

- a) The maximum sign height and area shall be determined based on the Land Use District according to the table below. If the Land Use District is not listed under on the table it is not a permitted or discretionary use in the District

Land Use District	Permitted/Discretionary	Maximum Sign Height	Maximum Sign Area
R-4	D	3.00 m	2.00 m ²
R-M	D	3.00 m	2.00 m ²
C	P	5.00 m	7.00 m ²
CB	P	5.00 m	7.00 m ²
C-SC	P	7.00 m	9.00 m ²
C-HWY	P	7.00 m	9.00 m ²
C-REC	P	5.00 m	7.00 m ²
C-HMU	P	5.00 m	7.00 m ²
C-R	P	5.00 m	7.00 m ²
C-S	P	5.00 m	7.00 m ²
M-BP	D	5.00 m	7.00 m ²
M-1	P	5.00 m	7.00 m ²
GE	P	5.00 m	7.00 m ²
PS	D	3.00 m	2.00 m ²
R-CL	D	3.00 m	2.00 m ²

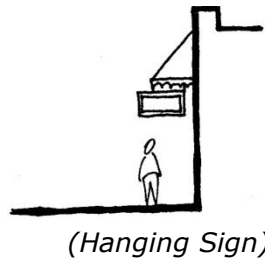
- b) All freestanding signs shall be at road or sidewalk grade;
- c) Notwithstanding Sections 36.2.2, and 36.3.2, one (1) freestanding sign structure per lot may be allowed.
- d) In the case of freestanding signs located in multi-tenant developments,
 - i) a maximum of total of two (2) freestanding signs per lot. One (1) freestanding sign per street frontage may be allowed.
 - ii) two (2) freestanding signs per street frontage may be where the street frontage is greater than 100.00 m.
- e) the minimum separation distance between signs on the same lot shall be 15.00 m; The minimum setback to any portion of the sign shall be 0.75 m from a property line



Example of expected and appropriate freestanding sign design, materials, and colouring

36.5.8

HANGING SIGNS



- a) Each sign shall be spaced a minimum of 2.00 m from each other;
- b) The minimum clearance, measured from the ground to the bottom edge of the sign, shall be 2.44 m;
- c) The maximum vertical distance of the sign shall be 0.30 m;
- d) The maximum sign area per side shall be 1.50 m².

36.5.9

PROJECTING SIGNS

- a) The maximum sign area per side shall be 2.23 m²;
- b) The top of the sign shall not project above the eave line or the roofline, the top of the second storey window head, or 6.00 m above grade, whichever is the least;
- c) The edge of the sign nearest the building shall not be located more than 0.30 m from the building face;
- d) Visible means of support for projecting signs shall be architecturally integrated with the building upon which they are located to the satisfaction of the Development Authority;
- e) The sign shall not project more than 2.00 m from the building face;



(Projecting Sign)

- f) The sign may not project over public lands unless the Development Authority grants permission to the owner to do so, in which event:
 - (i) The owner shall enter into a Licence of Occupation with the Town, in accordance with its Encroachment Policy; and

- (ii) File with the Town, in a form satisfactory to the Town's Solicitors, a public liability and property damage policy issued by an insurance company in favour of the Town in an amount to be determined by the Town which shall:
 - a) Insure in respect of loss or damage to property or personal injury or death sustained by one or more persons;
 - b) Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses which may accrue or be suffered by the Town or by any person by reason of the erection, installation, suspension, or alteration, and the maintenance and use of the sign;
 - c) Be maintained in force by the owner of the sign until the sign has been taken down and removed; and
 - d) Name the Town as co-insured

36.5.10

ROOF SIGNS

- a) The Maximum sign area shall be 7.50 m²;
- b) The maximum height shall be 1.00 m;
- c) No portions of the sign shall extend beyond the roof edges.

36.6.0

TEMPORARY SIGNS

36.6.1

A-FRAME SIGNS (EXCLUDING REAL ESTATE SIGNS)



(A-Frame Sign)

- a) may be allowed in all Commercial, Industrial, and Public Service Districts;
- b) may remain on the property for the duration of the business;
- c) shall not exceed a dimension of 1.00 m² per side;
- d) shall be located wholly within private property and not on Town lands;
- e) shall be the following maximum number of A-Frame signs for each establishment containing a gross floor area of:
 - (i) less than 1000.00 m², 1;
 - (ii) 1000.00 m² to less than 2000.00 m², 2;
 - (iii) 2000.00 m² or greater, 3;
- f) shall remain on the property only during the operating hours of the business.

36.6.2

BANNERS AND NON-GOVERNMENT-ISSUED FLAGS

- a) are temporary signs and shall comply with the provisions of this Bylaw related to temporary signs;
- b) where a banner is used for identification purposes, it may be displayed for a maximum term of one (1) year (renewable);

- c) where a banner advertises a specific event, it shall be allowed to be displayed for a period not exceeding thirty (30) days and, upon expiry, shall be removed.

36.6.3

INFLATABLE BALLOON SIGNS

- a) are considered temporary signs;
- b) are allowed, with Development Authority approval, for a maximum of seven (7) days within a six-month period or fourteen (14) days within a twelve-month period in the Commercial and Industrial Districts;
- c) The method of securing the balloon is by a series of tethers anchored or affixed to the ground or roof of building.

36.6.4

LAND USE CLASSIFICATION SIGNS

- a) A maximum sign area of 7.00 m²;
- b) A maximum height of 5.00 m;

36.5.5

PORTABLE (LIMITED TERM) SIGNS

- a) Except as provided in Section 36.5.3(b), Portable (Limited Term) Signs may be allowed in all Industrial, Public Service, and Commercial Districts;
- b) Portable (Limited Term) Signs are prohibited within the Central Business District;
- c) The Development Authority may approve a development permit for a Portable (Limited Term) Sign for one (1) or more periods, of which the combined periods do not exceed thirty (30) days. The Development Authority will not approve any subsequent development permit for the same use for a minimum period of thirty (30) consecutive days;
- d) Notwithstanding Section 36.3.2, on lots containing more than five (5) establishments the maximum number of portable (limited term) signs shall be two (2);
- e) The maximum sign area on one (1) side for this type of sign shall be 4.46 m².



(Portable Sign)

36.7.0

SIGNS PROHIBITED

36.7.1

For the purposes of this Bylaw, the following sign types are prohibited within the Town:

- a) Signs that interfere with traffic lines-of-sight;
- b) Continuous Sign Band signs;

- c) Animated signs, except as outlined in Section 36.4.6;
- d) Flashing signs, except as outlined in Section 36.4.6;
- e) Rotating signs;
- f) Home-Based Business signs in Residential Districts;
- g) Child Care Services signs in Residential Districts;
- h) Third Party Advertising signs, except as outlined in Section 36.4.6;
- i) Back-lit signs;
- j) Canopy signs in Residential Districts

36.8.0

SIGN REGULATION DEFINITIONS

For convenience, the following definitions that relate to signs are included in this section. Please refer to Section 36.0.0 for all other definitions.

- a) **"A-Frame sign"** (sandwich board) means an A-shaped sign which is set upon the ground and has no external supporting structure;
- b) **"Advertising sign"** means a sign which refers to the goods or services produced, offered for sale, or obtainable at the premises on which the sign is displayed;
- c) **"Animated sign"** means a sign that uses movement or change of lighting to depict action or create special effects or a pictorial scene but does not include a clock;
- d) **"Auxiliary sign"** means a sign of any type which is attached to the face, copy, backing, lighting, or supporting structure of any sign;
- e) **"Awning or Canopy sign"** means a sign attached to or constructed in or on the face of an awning or canopy but does not include an under-canopy sign;
- f) **"Back-lit sign"** means any sign type that is illuminated from the rear of the sign face;
- g) **"Balloon sign"** means an inflated, three dimensional device that is affixed or anchored to the ground or a structure;
- h) **"Banner"** means a sign of lightweight, flexible fabric or material mounted to a pole, structure or building and does not include national, provincial or municipal flags;
- i) **"Changeable Message sign"** means any sign type that has a changeable message whether the message is changed by electronic or other means;
- j) **"Community Identification sign"** means a sign which states the name of a community area and may contain a logo or symbol which is related to the community name;
- k) **"Construction Site sign"** means a temporary sign erected by an individual or a firm on the premises undergoing construction, for which the sign user is advertising or furnishing such items as labour, service, materials, or financing;

- l) **"Continuous Sign Band sign"** means a fascia sign containing copy for two or more tenants or occupants, and all the sign panels appear to be continuous and not physically separate from each other;
- m) **"digital overlay zone"** means a zone defined in Map 12;
- n) **"digital sign"** means a sign where the message or display can be altered remotely by electrical or electronic means, and which includes technology that allows the image on the sign face to change, such as LED lights manipulated through digital input. A digital sign can mean a component of a sign or the entire sign;
- o) **"digital third party"** means a digital sign that is utilized for the purposes of advertising non-profit or community group events;
- p) **"Directional sign"** means
 - (i) a sign which directs the public to or denotes the name of any thoroughfare, route, educational institution, public building, or historical site;
 - (ii) a sign which directs and regulates traffic;
 - (iii) a sign which denotes any public or transportation facility;
 - (iv) a sign located on the lot which gives direction to a private premises or its vehicular use area;
- n) **"Electric sign"** means a sign which utilizes an electrical source;
- o) **"Enforcement Officer"** means any person designated by Council or the Chief Administrative Officer to enforce the Sign Regulations;
- p) **"Fascia sign"** means a sign attached flush to, or marked, painted or inscribed on a vertical surface of a building, but does not include a billboard or a mural;
- q) **"Fence sign"** means a temporary or permanent sign attached to a fence;
- r) **"Flashing sign"** means a sign which contains an intermittent or flashing light source but does not include an automatic changeable copy sign;
- s) **"Freestanding sign"** means a sign that is supported independently of a building wall or structure but does not include a temporary sign;
- t) **"Freestanding Flush sign"** means a sign which is structurally freestanding and parallel to and flush with a wall;
- u) **"Hanging sign"** means a sign suspended from a structure which may include a canopy and an arch;
- v) **"Identification sign"** means a sign which identifies by name or symbol the occupant, the business, or the site on which the sign is placed;
- w) **"Illumination"** means the lighting of any sign by artificial means;

- x) **"Individual Letter sign"** means a sign that is made up of individual letters that are affixed to a surface which functions as the sign board;
- y) **"Inflatable sign"** means an inflated three-dimensional device which incorporates a sign and is anchored or affixed to a building or lot;
- z) **"Land Use Classification sign"** means a freestanding sign that shows the land uses, roads, parks, and other amenities in a new subdivision area;
- aa) **"Mural"** means a sign that is painted or sculpted onto a building wall and is considered artistic rather than advertising and does not contain any product advertising;
- bb) **"Multi-Tenant sign"** means a sign containing copy for two or more tenants or occupants located on the same lot or in the same building;
- cc) **"Owner"** means one or more of the following: the owner of the sign and any person who is described on the sign, whose name, address or telephone number appears on the sign, who created the sign, who installed the sign, who is in lawful control of a sign, or who is the subject of or otherwise benefits from the message of a sign; and for the purposes of this Bylaw there may be more than one owner of a sign;
- dd) **"Painted Wall sign"** means a sign which is painted directly upon any outside surface of a building or other integral part of a building and may contain product advertising;
- ee) **"Portable (Limited Term) sign"** means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to signs designed to be moved on wheels, balloons, inflatable devices used as signs, and signs attached to or painted on vehicles parked and visible from a public right-of-way unless said vehicles are used in the normal day-to-day operation of a business;
- ff) **"Product Advertising"** means a logo, symbol, message, or a product facsimile placed upon any external sign, as defined in this Policy, where a specific product is advertised for sale;
- gg) **"Projecting sign"** means a sign which projects from a structure or a building face but does not include a canopy sign or an awning sign;
- hh) **"Reado-Graph sign"** means a sign on which the copy can be changed manually through the use of attachable letters, numerals, or pictorial panels;
- ii) **"Real Estate sign"** means a temporary sign advertising real estate that is for sale, lease, or rent;
- jj) **"Roof sign"** means a sign which projects above the top eaves or is erected upon or above a roof of a building to which the sign is attached;

- kk) "**Rotating sign**" means a sign or portion of a sign which moves in a revolving manner but does not include a clock;
- ll) "**Sign**" means a device, structure, or fixture intended for advertising or calling attention to any person, matter, object, or event;
- mm) "**Sign Area**" means the entire area of a sign, measured to the outer perimeter of the sign, but does not include the supports, where applicable;
- nn) "**Skid sign**" means a temporary sign constructed usually of wood of differing dimensions with two vertical and two horizontal supports set upon the ground with no external supporting structure displaying a commercial message for location or products for sale;
- oo) "**Street Frontage**" means the portion(s) of a lot that abuts a street or streets;
- pp) "**Structure**" means any building, platform, shed, trailer, shelter, wall, fence, sound attenuation wall, bridge, pedestrian overpass, tree, traffic control device, fire hydrant, utility pole, or light standard;
- qq) "**Temporary sign**" means a sign which is not in a permanently installed or affixed position, advertising a location, product, event, or activity on a limited time basis;
- rr) "**Third Party Advertising sign**" means a sign to which advertising copy is pasted, glued, painted or otherwise fastened for its periodic replacement, if desired, and includes poster panels and painted bulletins. Such advertising does not apply to the premises or any use where the sign is displayed or posted;
- ss) "**Under-Canopy sign**" means a sign which is suspended beneath a canopy;
- tt) "**Unsightly sign**" means any permanent or temporary sign or part thereof or its location, which is characterized by visual evidence of the sign having been defaced in any manner, or of a lack of maintenance and upkeep, or by the accumulation of any rubbish, refuse, scraps of paper, garbage or any other type of waste material;
- uu) "**Window sign**" means a sign that is painted on, attached to, or installed inside a window for the purpose of being viewed from outside the premises.

Table 36.3.1 – PERMITTED AND DISCRETIONARY SIGNS IN ALL LAND USE DISTRICTS

Zone	A-Frame	Changeable Message	Community Identification	Facia	Fence	Free Standing	Hanging	Land Use Classification	Mural	Projecting	Roof	Identification	Banner Flags	Inflatable Balloon	Portable (Limited Term)	Real Estate	Backlit	Third Pary Advertising
R-1	N	N	D	D	D	N	D	P	N	N	N	P	N	N	N	P	N	N
R-2	N	N	D	D	D	N	D	P	N	N	N	P	N	N	N	P	N	N
R-2X	N	N	D	D	D	N	D	P	D	N	D	P	N	N	N	P	N	N
R-3	N	N	D	D	D	N	D	P	D	N	D	P	N	N	N	P	N	N
R-M	N	N	D	D	D	D	D	P	D	N	D	P	N	N	N	P	N	N
C	P	P	D	P	D	P	P	P	D	P	D	P	DT	DT	DT	P	N	N
CB	P	P	D	P	D	P	P	P	D	P	P	P	DT	DT	N	P	N	N
C-SC	P	P	D	P	D	P	P	P	D	P	P	P	DT	DT	DT	P	N	N
C-HWY	P	P	D	P	D	P	P	P	D	P	P	P	DT	DT	DT	P	N	N
C-REC	P	P	D	P	D	P	P	p	D	P	P	P	DT	DT	DT	P	N	N
C-HMU	P	P	D	P	D	P	P	p	D	P	D	P	DT	DT	DT	P	N	N
C-R	P	P	D	P	D	P	P	p	D	P	D	P	DT	DT	DT	P	N	N
C-S	P	P	D	P	D	P	P	p	D	P	P	P	DT	DT	DT	P	N	N
M-BP	N	N	D	D	D	d	D	p	D	D	P	P	N	N	N	P	N	N
M-1	P	P	D	P	D	P	P	P	D	P	P	P	DT	DT	DT	P	N	N
GE	N	P	D	P	D	p	P	P	D	N	N	P	N	N	DT	P	N	N
UR	N	N	D	D	D	N	N	N	N	N	N	D	N	N	N	P	N	N
UR-R	N	N	D	D	D	N	N	N	N	N	N	D	N	N	N	P	N	N
PS	D	D	D	D	D	D	P	N	D	P	D	P	DT	N	DT	P	N	N
R-CL	N	N	D	D	D	D	D	P	D	N	D	P	N	N	N	P	N	N

SECTION 37.0.0 DEFINITIONS

In this Bylaw, the interpretation set out in the following subsections shall be used. For definitions of words used in this Bylaw that are not included in this section, reference should be made to the Act, other provincial legislation, the *Oxford Dictionary*, or *The Zoning Dictionary* (published by Lehman & Associates).

Where a use falls under more than one possible definition, the definition that best describes the use as determined by the Development Authority shall apply. **(12/2014)**

"Acceptable Remediation Status" means remediation criteria for uses of land and developments, which are acceptable to appropriate authority or authorities as set forth in a remedial action plan (RAP); **(17/2013)**

"accessory building" means a building naturally or normally incidental, subordinate and exclusively devoted to the Principal building on the lot, and located on the same lot as the principal building;

"accessory suite" means a self-contained dwelling unit located within a building on a residential lot;

"accessory use" means a use that is naturally or normally incidental, subordinate and exclusively devoted to the principal use of a lot, and located on the same lot as the principal use;

"Act" means the *Municipal Government Act*, being Chapter M-26, of the Revised Statutes of Alberta, 2000, and amendments thereto;

"enclosed" means an area or structure surrounded by two or more walls and partially or completely covered by a roof or other form of covering. **(Bylaw 20/2017)**

"agricultural pursuits, minor" means the raising of crops or the rearing of livestock, either separately or in conjunction with one another, and includes the buildings and other structures incidental to the operation, and is intended for hobby or recreational purposes and is not intended to contain livestock in concentrated numbers, with retail sales of produce or product raised on site as an ancillary use to the principal use at the discretion of the Development Authority. Agricultural Pursuits, Minor does not include Horticultural Use, Medical Cannabis; **(23/2015)**

"adjacent land" means land or a portion of land that is contiguous to the parcel that is the subject of an application, and includes:

- a) land that would be contiguous if not for a highway, road, river or stream, and
- b) any other lands that the development authority considers to be affected by the application;

"Alberta Environment" means the department or division of government, or any successor division or department, which is vested with the responsibility of the administration and enforcement of the *Environmental Protection and Enhancement Act* or any successor or parallel legislation;

- "amenity space"** means an area comprised of on-site, communal or private, indoor or outdoor space, designated for active or passive recreational use by the residents of the lot;
- "antenna structure"** means any structure which serves to receive or transmit communication signals from the air;
- "apartment building"** means a building containing three or more dwelling units with shared outside entrances;
- "arts and crafts studios"** means development used for the purpose of small scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, jewelry and toy manufacturing, and artist studios and may include retail sales ancillary to the principal use at the discretion of the Development Authority **(12/2014)**
- "auction establishments"** means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment;
- "autobody shop"** means a facility for the repair or painting of motor vehicle bodies but does not include facilities for the sale of gas or lubricating oil, or for the repair or maintenance of mechanical or electrical parts of motor vehicles;
- "automotive parts sales"** means development used for the purpose of selling automotive parts and accessories;
- "automotive repair shops"** means development used for the servicing and mechanical repair of motorized vehicles or the sale, installation or servicing of related accessories and parts. This does not include auto body repair and paint shops and car washes;
- "automotive sales or rental"** means development used for the sale or rental of motorized automotive vehicles, together with incidental maintenance services and sale of parts;
- "automotive storage"** means a use where motorized vehicles are stored when they are not in use and does not accommodate the storage of any dilapidated vehicles; **(17/2013)**
- "bare land condominium plan"** means land that is comprised of bare land units in a condominium plan; **(12/2014)**
- "bare land unit"** means a bare land unit as defined in the *Condominium Property Act* RSA 2000, Chapter C-22, as amended or replaced from time to time; **(12/2014)**
- "bed and breakfast accommodation"** means an accessory use within a dwelling unit where residents provide temporary accommodation for registered guests for remuneration;
- "billiard hall and pool room"** means an establishment where the primary purpose is for billiard or pool playing with ancillary drinking and eating establishment uses; **(12/2014)**
- "buffer"** means a visual screening or physical separation between lots and districts;
- "building area"** means the greatest horizontal area of a building above grade measured to the outside surface of exterior walls;

"building height" means the vertical distance between the highest point of a building and the average finished grade at the boundary of the lot on which the building is located, excluding ancillary structures such as: mechanical housing, chimneys, solar collectors, screening of mechanical equipment and architectural features not structurally essential to the building;
(17/2013)

"building supply centre" means a development where building construction and trade-related materials, supplies, tools and equipment are sold or rented and may include outdoor storage of these goods; (12/2014)

"bulk fuel and distribution centre" means a development where fuel oil is stored on-site for the purpose of distribution to off-site customers and includes bulk fuel sales; (12/2014)

"bus depots" means development for the temporary parking of buses and the loading and unloading of passengers and accessory uses;

"Calgary Health Region" or **"CHR"** means the regional health authority or any successor authority, established pursuant to the *Public Health Act* or any successor or parallel legislation, which is responsible for administration and enforcement of the *Public Health Act* within the Town of Cochrane;

"campground" means a development planned for the seasonal use of tents and recreational vehicles such as motorhomes, campers and trailers and allows for the accommodation of full-time, on-site management staff. It is not intended for use as year round storage or accommodation for residential use;
(12/2014)

"car wash" means a development for the operation of washing one or more motor vehicles; (12/2014)

"cemetery" means a cemetery as defined in the *Cemeteries Act*, RSA 2000, Chapter C-3, as amended or replaced from time to time; (12/2014)

"child care services": means development used to provide temporary care and supervision to seven or more children under the age of 14 for periods of less than 24 hours in accordance with the *Child Care Licensing Act*, SA 2007, and may include, day care facilities, play schools, and pre-schools, but does not include a home based business, major for a day home; (17/2013)

"commercial floor area" means the gross floor area defined by the outside dimensions of the building for each floor;

"commercial printing and processing" means a development that provides duplicating services using photocopy, blueprint, and offset printing equipment including binding of booklets and reports;

"communication industry" means a development for use in the business of transmitting information en masse over significant distances for the purpose of communication and the facilities used for the transmission of the information. These facilities include the buildings that house the supporting equipment and antennas that are used to transmit radio-frequency signal, microwave signals or other communications energy, such as radio or TV stations or unmanned communication hubs/server or similar, but do not include telecommunications towers; **(12/2014)**

"Condominium Plan" means a condominium plan as defined in the *Condominium Property Act*, RSA 2000, Chapter C-22, as amended or replaced from time to time; **(12/2014)**

"connective work" means any municipal or utility system such as roads, pathways, and deep and shallow utilities;

"convenience store" means a retail store in which articles for sale comprise a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and meat. To complement such items, articles for sale may include the limited sale of magazines, books and records, housewares, toiletries, stationery, and tobacco products; **(12/2014)**

"cooking facilities" means one or more appliances placed in a dwelling unit for the occupants to use to cook meals;

"corner visibility triangle" means a triangular area formed on a corner lot by the two street property lines and a straight line which intersects them 7.5m from the corner where the property lines meet;

"Council" means the Council of the Town of Cochrane;

"crematory" means a crematory as defined in the *Cemeteries Act*, RSA 2000, Chapter C-3, as amended or replaced from time to time; **(12/2014)**

"deck" means an uncovered, unenclosed horizontal structure with a surface height, equal to, or greater than 0.61m above grade at any point and is intended for use as a private outdoor amenity space; **(12/2014)**

"density" means the maximum allowable number of dwelling units based on lot area;

"Development Agreement" means a written agreement between a municipality and an applicant which may require the applicant of a development permit or subdivision application to construct or pay for improvements that benefit their development, or oversizing, in accordance with the terms of Sections 650, 651 and 655 of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended or replaced from time to time; **(12/2014)**

"development area" means the area to be occupied by a building plus the reasonable area required for excavation and construction;

"Development Authority" means the Development Officer or the Cochrane Planning Commission, as the context may require;
(22/2007)

"Development Officer" means a person appointed by council with the responsibility of receiving, processing, deciding upon and issuing development permits, and enforcing the provisions of this Bylaw;

"development permit" means a document issued under this Bylaw which authorizes a development;

"discretionary use" means a use of land or of a building which is listed in the columns captioned "Discretionary Uses" in the lists of Permitted and Discretionary Uses appearing in this Bylaw, and for which, subject to the provisions of this Bylaw a development permit may be issued, at the discretion of the Development Authority, with or without conditions;

"district" means an area of land designated on the Land Use Map for which a specific set of land uses and rules have been set forth in this Bylaw;

"drinking establishment" means a development where the primary purpose is for the sale and consumption of liquor on the premises; where a license for the sale of liquor, which may prohibit minors on the premises at certain times, is issued by the Alberta Gaming and Liquor Commission; and which may include the preparation and sale of food for consumption on the premises. Facilities may include bars, taverns, pubs, saloons, beer parlours, wine bars, and cocktail lounges or similar, but not nightclubs; (12/2014)

"dry cleaning plants" means an industrial facility used for the purpose of dry cleaning, dry dyeing, cleaning and stain removal of articles of clothing or fabric and for pressing such articles;

"duplex" means a building designed and built to contain two dwelling units, one above the other, each having a separate entrance and not attached to any other residential building;

"dwelling group" means two or more buildings, each containing one or more dwelling units, located on a lot where all buildings, recreation areas, vehicular areas, landscaping, and all other features have been planned as an integrated development;

"dwellings, multi-unit" means a building designed and built to contain three or more dwelling units separated from each other by firewalls;

"dwelling, semi-detached" means a building designed to contain two side by side dwelling units separated by a fire rated wall;

"dwelling, single detached" means a building which contains only one dwelling unit, and except as otherwise allowed in this Bylaw, is used for no other purpose and excludes mobile homes;

"dwelling unit" means a development designed to be used as a self-contained residence by one or more persons and contains cooking, living, sleeping, and sanitary facilities;

"eating establishment" means a development where the primary purpose is for the preparation and sale of food and beverages and may include a license issued by the Alberta Gaming and Liquor Commission for the sale and consumption of liquor, that allows minors on the premises at any time. Facilities may include restaurants, dining lounges, food kiosks, coffee shops, snack bars and take-out food service. A drive through service, where present, is an accessory use to the principal use;
(12/2014)

"eave line" means the line formed by the intersection of the wall and roof of a building;

"educational establishment" means a development, publicly or privately supported, used for education and includes its administrative offices; **(12/2014)**

"entertainment establishment" means a development where indoor entertainment is provided to the public, either exclusively or in combination with other activities, and may include live, dinner, or movie theatres, but not amusement arcades or bingo or casino facilities; **(12/2014)**

"environmentally sensitive lands" means lands within the Town that are:

- a) a swamp;
- b) a gully, ravine, or coulee;
- c) an escarpment;
- d) a natural drainage course;
- e) riparian lands adjacent to the beds and shores of rivers, streams, creeks, water bodies, or natural drainage courses;
- f) wetlands;
- g) lands subject to flooding, including flood risk areas, floodways, and flood fringe;
- h) unstable; or
- i) contaminated;

"escarpment" means a steeply sloping area associated with a slope of 15% or greater that is separating two comparatively level or more gently sloping areas and may contain isolated pockets of lesser sloped terrain and includes ravines, gullies, coulees, side draws, and other similar features;

"escarpment setback" means a line established by the Development Authority based on a geotechnical assessment defining the closest point to the escarpment top of bank or toe of slope where subdivision or development may occur;

"escarpment zone" means a geographic area that includes an escarpment and areas parallel to the escarpment top of bank and toe of slope. An escarpment zone identifies an area which will require a geotechnical assessment prior to consideration of subdivision and development applications;

"excavation" means the digging or removal of soil or other materials and resulting the hole or change in grade;
(12/2014)

"exhibition grounds" means a development where entirely or primarily outdoor entertainment is provided to the public, and may include vendors of food, beverage and commodities, amusement rides, agricultural fairs, and outdoor rodeos, **(12/2014)**

"existing" means existing as of the date of adoption of this Bylaw and any amendments thereto, as the context may require;

"extensive agricultural" means the raising of crops or the rearing of livestock either separately or together and includes buildings and other structures incidental to the operation, but does not include confined feeding operations;

"exterior displays" means the use of municipal property in commercial districts, usually on directly adjacent public sidewalk or grassed boulevard space, by a directly abutting private business for free-standing displays of advertising and information or of goods offered for sale by the abutting business;"

"financial institution" means a development where financial consulting, management, and administrative services are provided and may include banks, credit unions, loan offices, insurance firms and other similar financial uses, but does not include pawn shops or other business that offer financing for their products; **(12/2014)**

"fitness studio" means a development where space, equipment or instruction is provided for activities related to physical well-being such as dance, martial arts, yoga, and other forms of physical exercise and does not include a recreational facility; **(12/2014)**

"flat roof" means a roof with a pitch less than or equal to 10.0 degrees. **(Bylaw 19/2017)**

"fleet service" means a use where vehicles that provide transportation services for persons or goods are stored, repaired and cleaned and may include dispatch and administrative operations. This may include ambulances, taxis, buses, or courier services, and excludes the production, display, sale or rental of vehicles; **(17/2013)**

"flood fringe area" means one (1) of the two (2) zones in the flood risk area where lands could be inundated by a 1 in 100 year flood event and where flood waters are shallower (less than 1m deep) with lower velocities (typically less than 1m/s) than the floodway area, causing less significant damage to human life or property;

"flood risk area" means lands that may be inundated by a 1 in 100 year flood event, as identified through the Canada-Alberta Flood Reduction Program or a hydrological evaluation undertaken by a qualified professional. The flood risk area may include an ice hazard zone, which identifies those areas subject to damage from ice movement;

"floodway" means one (1) of the two (2) zones in the flood risk area where there is the greatest risk of personal injury or damage to property. Flood waters in this area are deep, move with great velocity, and cause significant damage to life or property;

"food caterers" means an establishment in which food and beverages are prepared for consumption off the premises, and are not served to customers on the premises;

"front property line" means

- a) the shortest property line providing vehicular access to the parcel from an adjacent street; or
- b) the property line to which the building is architecturally oriented, or;
- c) the property line determined by the Development Authority in the case of an irregularly shaped parcel with more than one street frontage, and;
- d) a straight line between the two end points of a property line that is curved **(17/2013)**
- e) **"funeral service facility"** means a development where funeral services are provided and may include facilities for the preparation of the deceased for burial or cremation, but does not include a crematory; **(12/2014)**

"garden suite" means a self-contained detached dwelling unit located in the rear yard of a residential lot upon which an existing dwelling unit is located; **(12/2014)**

"garage, private" means an accessory building to a residential use which accommodates the storage of non-commercial vehicles and may be attached to or detached from the principal residential building and includes a carport;

"garden supply centres" means a development for the purpose of selling vegetation, shrubbery, outdoor or gardening furnishings, garden supplies or similar products at the discretion of the Development Authority. Such a development may also sell, rent, lease or service lawn and garden equipment as an ancillary use to the principal use. **(12/2014)**

"gas bar" means a development primarily used for the sale of gasoline, lubricating oils and associated automotive fluids, and minor repairs. Related ancillary sales and services may be permitted; **(12/2014)**

"golf course" means an area of land designed, developed and landscaped for the recreational game of golf and may also include driving ranges, putting greens and miniature golf facilities;

- “grade”** (for determining the height of buildings) means the average level of finished ground between the front and rear grade as outlined on an approved building grade slip. For lots without an approved building grade slip, grade means the average level of finished ground at the boundary of the lot;
- “gradient”** means the relationship of the vertical distance of a slope to its horizontal distance;
- “gravel crusher”** means a building, machine, or both, used to reduce the size of rock or stone for the purpose of creating gravel by applying force; **(12/2014)**
- “gross floor area”** means the total floor area of each floor of a building measured to the outside surface of the exterior walls or, where buildings are separated by fire walls, to the centre line of the common fire wall;
- “Ground Mounted Solar System”** means thermal or photovoltaic solar panels and associated structures that are mounted on, or attached directly to the ground surface. **(19/2016)**
- “hazardous lands”** means lands which are, or may be, inappropriate for urban development by reason of having inherent or natural environmental hazards such as susceptibility to flooding, erosion, poor drainage, organic soils, steep slopes, or any physical condition or limitation and which, if developed, may lead to the deterioration or degradation of the environment, cause property damage, personal injury, or loss of life;
- “Heritage Register”** means the Town of Cochrane *Heritage Register*, being Bylaw 09/02, adopted by Council on May 13, 2002, which added Appendix I to the *Municipal Development Plan*, and amendments thereto;
- “high pressure sodium lamps”** means a light source that is mainly used for outdoor lighting applications, is energy efficient, and has an ornate-gold colour output. Radiation from this lamp is produced from sodium vapour at relatively high partial pressures and is essentially a “point source”;
- “home-based business”** means a secondary use of a dwelling unit and its accessory buildings by at least one of the permanent residents of such dwelling to conduct a gainful occupation or business activity;
- “home enterprises”** means the use of a building or unit within a building for both a non-residential use and a primary residence. The non-residential uses are limited to those uses listed within the district. Residential and non-residential activity may occupy the same floor in this use category;
- “horticultural use, medical cannabis”** means the cultivation, processing, testing, packing, storage, and shipping of cannabis for medicinal use.

“hotel” means development used for the provision of rooms or suites for temporary accommodation for the travelling public where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. A hotel shall have an on-site check-in facility and may include accessory eating and drinking establishments, meeting rooms, personal service shops and retail shops at the discretion of the Development Authority; **(12/2014)**

“industrial service shop” means an industrial or commercial development offering service to industries through assembly, fabricating or repair of goods or products, either on or off-site. Typical uses include trades work such as electrical, plumbing, heating, welding, woodworking, metal work, painting, maintenance and cleaning services and similar uses; **(12/2014)**

“intensive agricultural pursuit” means any concentrated method used to raise crops including such operations as; greenhouses, tree farms, sod farms, nurseries, and similar specialty uses conducted as the principal use of a building or lot, Intensive Agricultural Pursuit does not include Horticultural Use, Medical Cannabis; **(23/2015)**

“issue” means the date a development permit or an order is dated and signed by the Development Officer;

“lamp efficiency” means the measurement of lumens per watt. The lamp that gives the most lumens per watt is the most efficient lamp;

“lane” means a public road right of way that provides rear access to buildings and parcels; **(17/2013)**

“landscaping” means the modification and enhancement of a lot or development through the use of the following elements:

- a) **“natural landscaping”** consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover, or
- b) **“hard landscaping”** consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt;

“light manufacturing” means the use of land or buildings for the purpose of secondary processing, assembly, and packaging where no excessive atmospheric emissions, vibrations, and noise are produced. Light Manufacturing does not include Horticultural Use, Medical Cannabis; **(23/2015)**

“light trespass” the shining of light beyond the boundaries of the property on which it is located;

“Live Work Unit” means a development containing, in separate areas of the building, one dwelling unit and one of the following uses:

- (i) Arts and Crafts Studios;
- (ii) Medical Clinics;
- (iii) Office Support Services;
- (iv) Offices; and
- (v) Personal Service Shops

which may contain ancillary retail provided any products sold are also made on the premise or directly related to the service provided. The ancillary retail floor space shall be limited in size at the discretion of the Development Authority;
The Live Work Unit shall be operated by a permanent resident of the dwelling unit, and is not a home-based business or a home enterprise. **(01-2016)**

“livestock” means poultry, horses, cattle, sheep, swine, goats, bison, fur-bearing animals raised in captivity and domestic cervids within the meaning of the *Livestock Industry Diversification Act*, and are measured according to livestock animal units. **(17/2013)**

“livestock animal unit” is the number of animals permitted on parcels derived from the amount of manure produced, and is expressed in the following table of equivalent animal units per type of animal. **(17/2013)**

Animal Type	Animals that equal one Animal Unit
Alpaca	6
Calves	3
Cattle, swine, horses, elk and bison	1
Emu	4 adults or 40 birds
Llama	4
Ostrich	2 adults or 20 birds
Poultry, pheasant, pigeons, rabbits	20
Sheep, goats, deer	5

“lodge accommodation” means a residential structure or structures, including services that may be provided to the occupants because of their circumstances, for the use of persons who are not capable of maintaining or do not desire to maintain their own residences;

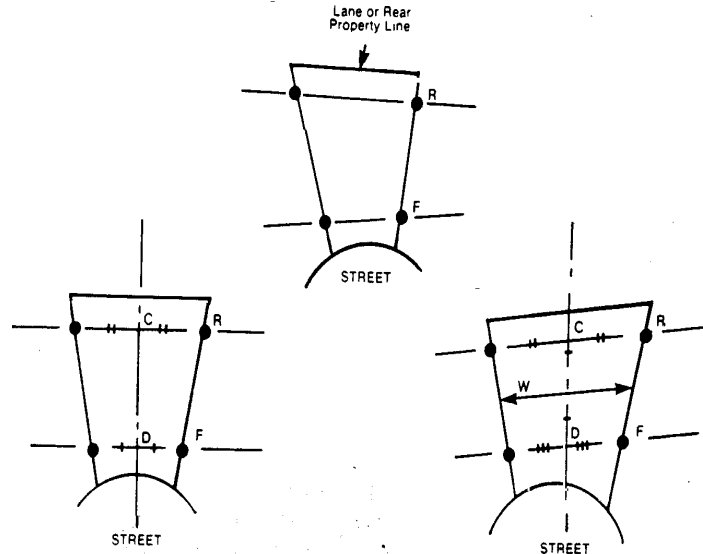
“lot” has the meaning given to it by the Act and, for purposes of this Bylaw, includes the aggregate of the one or more lots described in a title by reference to a plan registered in the Land Titles Office;

“lot coverage” means the percentage of a parcel of land which is covered by buildings, accessory buildings and other structures, but does not include the percentage of a parcel of land which is covered by hard landscaping, decks, exterior storage and swimming pools; **(12/2014)**

“lot, double fronting” means a lot which has more than one property line adjacent to a private or public street, but not a lane; **(12/2014)**

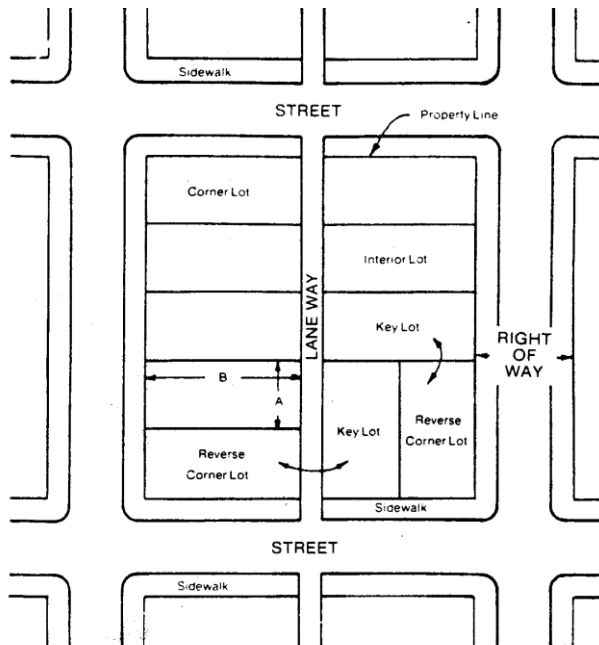
"lot width" means the horizontal distance between the side property boundaries determined by:

- producing a straight line through the front and rear setback points on the side property lines;
- producing a line (CD) through the midpoints of the lines established in Section 35.0.0(72)(a);
- measuring the distance between the side property boundaries on a straight line through the midpoint of a line (CD) and parallel to the front setback line established in Section 35.0.0(72)(a);



F – Front Yard Setback
R – Rear Yard Setback
W – Lot Width

"lots, illustrated":



A—Lot Width

B—Length of Lot

“low pressure sodium lamps” means a light source that is energy efficient and is excellent for outdoor lighting applications. Radiation from this lamp is produced from sodium vapour at relatively low partial pressures and is a “tub source”;

“lumen” means a unit for measuring the amount of light;

“manager’s suite” means a separate suite within a hotel, motel or campground development intended as a dwelling unit for the accommodation of an on-site manager of operations;
(12/2014)

“manufactured home” means a residential building containing one (1) dwelling unit built in a factory and designed to be transported in one (1) or more sections to a lot but does not meet the requirements of a single-detached dwelling in an R-1 or R-2 District;

“manufacturing plants” means the use of land or buildings for the purposes of manufacturing, processing, assembly and packaging for sale of any goods, substances or articles. Manufacturing plants does not include Horticultural Use, Medical Cannabis; **(23/2015)**

“market” means a use where a collection of individual vendors provide finished goods, food products, handcrafted articles, or second hand goods for sale directly to the public and which may include a limited seating area. **(17/2013)**

“medical clinic” means a development where human health services are provided that are preventative, diagnostic, therapeutic or rehabilitative without overnight accommodation for patients and may include services provided by professional practicing physicians, physiotherapists, dentists or other qualified health care providers, including the provision of emergency services; **(12/2014)**

“mobile home” means a factory-constructed detached dwelling unit in single or double sections, designed to be readily relocatable;

“modular home” means a residential building of one (1) or more sections constructed within a factory and transported to a lot to be permanently installed on a foundation. A modular home shall be considered a single-detached dwelling providing it meets all of the architectural and provincial construction requirements of a single-detached dwelling in an R-1 or R-2 District, but does not include a manufactured home or mobile home;

“motel” means a development used for the provision of rooms or suites for temporary accommodation for the travelling public where the rooms each have direct access to the exterior of the building and may be equipped with individual kitchen facilities. A motel shall have an on-site check-in facility and may include accessory eating and drinking establishments, meeting rooms, personal service shops and retail shops at the discretion of the Development Authority; **(12/2014)**

"motion picture/audio visual production service" means a use, located either within a building or outdoors or both, for the purpose of filming and producing motion picture films and includes associated administrative functions; **(12/2014)**

"Municipal Development Plan" means the Town of Cochrane *Municipal Development Plan*, being Bylaw 17/98, adopted by Council, and amendments thereto;

"Municipality" means:

- a) the Municipal corporation of the Town of Cochrane, and
- b) where the context requires, means the area of land contained within the boundaries of the municipality's corporate limits, that may vary from time to time;

"naturescaping" means the modification and enhancement of a lot or development area through the use of natural indigenous vegetation, such as trees, shrubs, hedges, grasses, and other ground cover, in conjunction with permeable or pervious surfacing material, such as brick, stones, wood, and similar indigenous landscaping materials;

"natural area" means a use of land, either naturally occurring or previously disturbed, that is left undeveloped to maintain or reintroduce the native plant or animal species to that area; **(12/2014)**

"nightclub" means the use of a building that may include an outdoor space where liquor is sold and consumed on the premises and a license for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission and where entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in a Public Area, and where food may be prepared and sold for consumption on the premises; **(12/2014)**

"noise attenuation device" means any berm, fence, hedge, or other similar feature which deflects or reduces sound;

"office" means a development that provides professional, management, administrative, consulting, financial or similar business-support services to a select clientele and may include a reception area, meeting rooms and work spaces within; **(12/2014)**

"office support services" means services provided to businesses such as clerical, secretarial, employment, telephone answering, photocopying, printing, reproduction processes, and similar uses;

"operation base" means the primary location of a Mobile Food Vendor business. It includes the location for office space, vehicle storage, product storage, food preparation space etc. The Operation Base is defined as an area within the municipal boundaries of the Town; **(15/2017)**

"outdoor display area" means the display of goods, products, materials or equipment on a lot that are displayed for the primary purpose of the retail and commercial sales associated with the primary use of the parcel; **(12/2014)**

- "outdoor storage"** means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements. This includes log and lumber storage and excludes vehicles, waste materials, debris or garbage. **(17/2013)**
- "pad"** means an area in a manufactured housing community for lease, rent, or purchase for the purpose of installing a mobile home;
- "park"** means a use where open space is set aside for recreational, educational, cultural, or aesthetic purposes, and may include such things as children's play structures, community gardens, public art, public washrooms, and other items as deemed appropriate by the Development Authority. **(17/2013)**
- "parking lot"** means the development of a parcel or portion thereof for the specific provision of short-term parking spaces for motor vehicles at, above or below grade, and which are developed independently from any other use on that parcel; **(12/2014)**
- "party wall"** means a party wall as defined in the *Alberta Building Code (2006)*, as amended or replaced from time to time; **(12/2014)**
- "patio"** means an uncovered outdoor amenity space, usually provided for residential or commercial uses and are elevated at or slightly above grade but less than 0.61m high and not a deck; **(12/2014)**
- "permitted use"** means the use of land or of a building which is listed in the column captioned, "Permitted Uses" in the lists of Permitted and Discretionary Uses appearing in this Bylaw, and for which, when it meets the applicable provisions of this Bylaw, a Development Permit shall be issued, with or without conditions;
- "personal service shops"** means development used for the provision of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects;
- "pipeline"** means a pipeline, as defined in the *Pipeline Act*, being RSA 2000, c. P-9, and amendments thereto;
- "playground"** means an outdoor area set aside for recreation containing equipment for children's play; **(12/2014)**
- "Pole Mounted Solar System"** means thermal or photovoltaic solar panels and associated structures that are attached to a pole. **(19/2016)**
- "pollution"** means non-point source impacts on the environment from substances, such as sediments, nutrients, pesticides, and toxic chemicals that typically reach a water body by surface or subsurface flows through adjacent lands;
- "private swimming pool"** means a large structure that is filled with water and that is used for swimming, and which is for private, non-commercial use only; **(12/2014)**

"principal building" means a building, which is the chief or the main one among the buildings on the lot;

"principal use" means the use of a lot or of a building which constitutes the primary purpose for which the lot or building is used;

"private clubs, lodges and fraternal orders" means development used for the meeting, social or recreational activities of members of a non-profit, philanthropic, social service, athletic, business or fraternal organization, without on-site residences;

"property line" means the legal boundary of a parcel; **(17/2013)**

"public or quasi-public installations and facilities" means any utility, building, works, installations, or facilities owned or operated by or for the Municipality, the Provincial Government, the Federal Government, or a Crown corporation for the purpose of furnishing services or commodities to or for the use of the inhabitants of the Municipality;

"rear property line" means:

- a) The property line opposite to and farthest from the front property line; or
- b) In the case of an irregular parcel, the rear property line shall be determined by the Development Authority;
(17/2013)

"recreational unit" means any vehicle, conveyance, or other type of unit or trailer, whether motorized, towed, self-propelled, or otherwise transportable and used for recreational, utility, or similar purposes, and includes, but is not limited to, motor homes (Class A, B, or C), travel trailers, fifth-wheel trailers, tent trailers, livestock/horse trailers, utility trailers, truck campers, off-highway vehicles, boats and other watercraft, and all trailers used to carry or transport any such item;

"recreational vehicle storage" means an outdoor storage facility used for the temporary storage of recreation units and non-commercial passenger vehicles when they are not in use. Recreational vehicle storage does not include camping or a campground and does not include any accommodation, temporary or otherwise. **(29/2016)**

"recreational facilities" means a development that accommodates indoor or outdoor sports, athletic, recreational, or leisure activities, and may include buildings associated with administrative maintenance, and ancillary uses; **(17/2013)**

"recreational vehicle service centres" means a facility or part of a facility intended to be used for the selling, servicing, and repairing of recreational vehicles and may include parts and accessory sales;

"recycling depots" means a development, excluding scrap yards, used for the temporary storage of bottles, cans, newspapers, paper products, cardboard, plastics, and similar items;

"regional shopping centre" means a shopping centre that provides a wide variety of goods and services on a town and regional scale and may include retail, entertainment, office, professional, and other service-oriented uses; **(17/2013)**

"Regulation" means the *Subdivision and Development Regulation*, being Alberta Regulation 43/2002, and amendments thereto;

"religious institution" means a development where people assemble to worship for spiritual purposes, philanthropic or social activities, and may include ancillary uses such as food preparation, administration offices and classrooms;" **(17/2013)**

a) **"Remedial Action Plan"** or **"RAP"** means a remedial action plan for lands, which is or may be approved from time to time or at any time by both:

b) Alberta Environment pursuant to the *Environmental Protection and Enhancement Act* or any successor or parallel legislation; and

c) Calgary Health Region, pursuant to the Public Health Act or any successor or parallel legislation;

"rental shop" means development used for the sale or rental of tools, appliances, recreational craft, furniture, sports equipment, office equipment, light construction vehicles, or similar items;

"rental store" means development wholly contained within a building used for the rental of appliances, tools, recreational craft, sports equipment, office equipment, furniture, or similar items;

"repair and service shop" means a development offering repair and service work for products, furniture, appliances or similar items normally used within the home, excluding automobile repair, and may allow for the ancillary sale of repaired products, furniture or appliances and/or related products or parts; **(12/2014)**

"research establishment" means a development for the purpose of scientific or technical research, testing, investigation or experimentation for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturing. Research establishment does not include Horticultural Use; **(23/2015)**

"retail store" means the use of a building or portion thereof for the sale and/or display of merchandise to the public and may include the ancillary storage of such merchandise; **(12/2014)**

"retaining wall" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials; **(12/2014)**

"riparian lands" 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;

"Roof Mounted Solar System" means thermal or photovoltaic solar panels and associated structures that are attached to the roof of a building. **(19/2016)**

"sales/lot information centre" means a temporary building or structure used for a limited period of time for the purpose of marketing land or buildings;

"sand and gravel extraction" means industries engaged in the extraction of sand and gravel, which may include processing or washing of these materials into a marketable form; **(17/2013) (12/2014)**

"screening" means the total or partial concealment of a building, equipment, structure, or activity by a berm, fence, vegetation, wall or other means deemed appropriate by the Development Authority; **(12/2014)**

"service station" means a facility for the service and repair of motor vehicles and for the sale of gasoline or other energy sources, lubricating oils and accessories for motor vehicles and which may provide towing service; **(12/2014)**

"shielded light fixture" means a light fixture with cut-off optics that allows no direct light emissions above a vertical cut-off angle of 85 degrees above nadir, through the light fixture's lowest light emitting part. Any structural part of the light fixture that enables the cut-off angle must be permanently affixed;

"show homes" means the use of a dwelling unit for purposes of display and sale of same or similar dwelling units;

"side property line" means a property line other than the front and rear property lines; **(17/2013)**

"sky glow" means the brightening of the night sky due to artificial lighting;

"Small Wind Turbine Type A" means a structure(s) that incorporates rotor blades attached to an engine that produces electricity that has a height greater than 12.00 m and less than 30.00 m (including rotor blades), and does not exceed a rated capacity of 100 kW. **(19/2016)**

"Small Wind Turbine Type B" means a structure(s) that incorporates rotor blades attached to an engine that produces electricity that has a height less than 12.00 metres and does not exceed a rated capacity of 100 kW. **(19/2016)**

"special parking zone" means the area defined in Map 4 and Map 5 of this Land Use Bylaw; **(12/2014)**

- "stockpiling"** means storing a reserve supply of a material, including soils or other materials from an excavation; **(12/2014)**
- "storage facility"** means a use where goods are stored in a building comprised of separate storage compartments that may be available to the general public for the storage of personal items, and includes administrative functions; **(17/2013)**
- "storey"** means the space located above grade that is between the top of any floor and the top of the next floor above it, or if there is no floor above, the portion between the top of the floor and the ceiling above it; **(17/2013)**
- "street, arterial"** means a public thoroughfare designed to serve as a major traffic route that moves large volumes of vehicles to connect with major highways and community land use districts;
- "street, collector"** means a public thoroughfare designed to conduct traffic from local streets to arterial streets. Controlled access to adjacent properties may be allowed on collectors;
- "street, lane"** means a public thoroughfare primarily designed to serve as access to the rear of a property or building and is not intended to carry through traffic; **(12/2014)**
- "street, local"** means a public thoroughfare designed to serve as access and for service to abutting property. It moves traffic to and from buildings and properties units to other streets and is not intended to carry through traffic;
- "street-oriented townhome"** means a building comprising three or more dwelling units, up to a maximum of six dwelling units. Each dwelling unit has a separate direct entry from grade, and no dwelling unit is located wholly or partially above another dwelling unit. Townhomes should be designed to contribute to a well-articulated and interesting streetscape. **(16/2013)**
- "Subdivision Authority"** means the authority appointed by Council to handle subdivision matters;
- "sunroom"** means an enclosed deck or patio that is attached to the principal building. A sunroom is considered to be part of the principal building. **(Bylaw 20/2017)**
- "swale"** means a low lying or depressed, and often wet, stretch of land; **(12/2014)**
- "temporary"** means a period of time to a maximum of one (1) year;
- "temporary building"** means a building, other than a mobile home, constructed without any foundation below grade or any other building determined by the Development Authority to be temporary as a condition to the issuance of the development permit;
- "toe of slope"** means the transition line where the lower portion of the escarpment land changes to less than 15% slope;
- "top of bank"** means the transition line where the upper portion of the escarpment land changes to less than 15% slope;

"town" or **"Town"** means the Town of Cochrane, a municipal corporation in the Province of Alberta, and, where the content so requires, the area contained within the corporate boundaries of the said municipality;

"trucking establishment" means a facility for the purpose of storing and dispatching trucks and tractor trailers for transporting goods; **(12/2014)**

"utility scale wind project" means a wind turbine project larger than 100 kW. **(19/2016)**

"utilities, deep" means utilities that are subject to frost conditions;

"utilities, shallow" means utilities that are not deep utilities nor subject to frost conditions;

"warehouse" means the use of a building or portion thereof for the storage and distribution of materials, goods or products; **(12/2014)**

"veterinary clinic" means a use where animals receive medical treatment and temporary, overnight accommodation, excluding livestock; **(17/2013)**

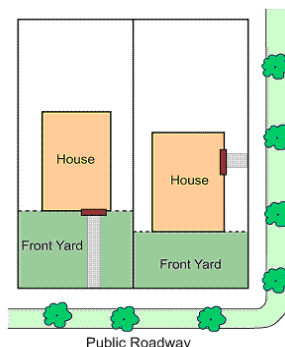
"watershed" means a drainage basin, a catchment area, or the surface area which drains to a lake or contributes to the flow at a particular point in a stream or river;

"wetlands" means all lands that are wet, low-lying areas that collect enough water to support water-loving plants;

"wind turbine project" means one or more structures that incorporate rotor blades attached to an engine that produces electricity. **(19/2016)**

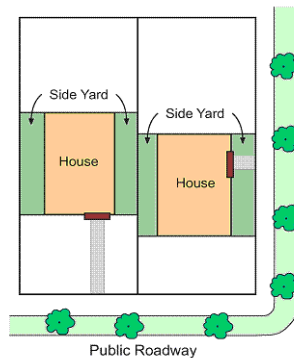
"xeriscaping" means landscape design that seeks to reduce or eliminate the requirement for supplemental water. This can be accomplished through various means including the use of native or drought-tolerant plants, the structure of the sub-soil, proper use of mulch, and the potential integration of inorganic material in the landscape. Please refer to the Town's Xeriscaping Standards/Specifications; **(18/2016)**

"front yard" means the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot line and the nearest wall of the principal building, not including projections;



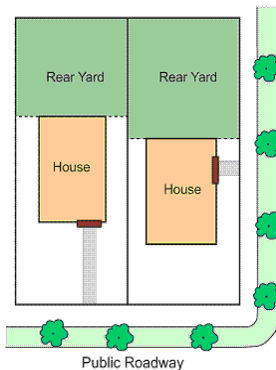
(13/2015)

“side yard” means the portion of a Site abutting the Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot line and the nearest wall of the principal building, not including projections;



(13/2015)

“rear yard” means the portion of a Site abutting the Rear Lot Line extending across the full width of the Site, situated between the Rear Lot Line and the nearest wall of the principal building, not including projections.



(13/2015)

“zero lot line” means a building that contains one or more walls built to property line(s), where no eaves or projections overhang the property line(s);

“parking pad” means an area that has one or more spaces used for parking vehicles, but does not include a driveway; **(13/2015)**

“driveway” means an area that accommodates vehicular access from a private or public roadway to a garage or parking area; **(13/2015)**

“shared common wall” means a wall built on the property line of an adjoining structure and shared by both properties. **(16/2015)**

**SECTION 36.0.0 EXISTING CONTROLS AND DATE
OF COMMENCEMENT**

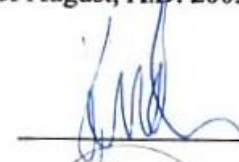
16.4.4 Land Use Bylaw Number 1/99 and all amendments thereto are hereby repealed.

16.4.5 This Bylaw comes into full force and effect upon the date of its third and final reading.


READ A FIRST TIME this 14th day of March, A.D. 2005.

READ A SECOND TIME this 11th day of July, A.D. 2005.

READ A THIRD TIME and finally passed this 8th day of August, A.D. 2005.



Mayor



Municipal Clerk

Map 1

ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone

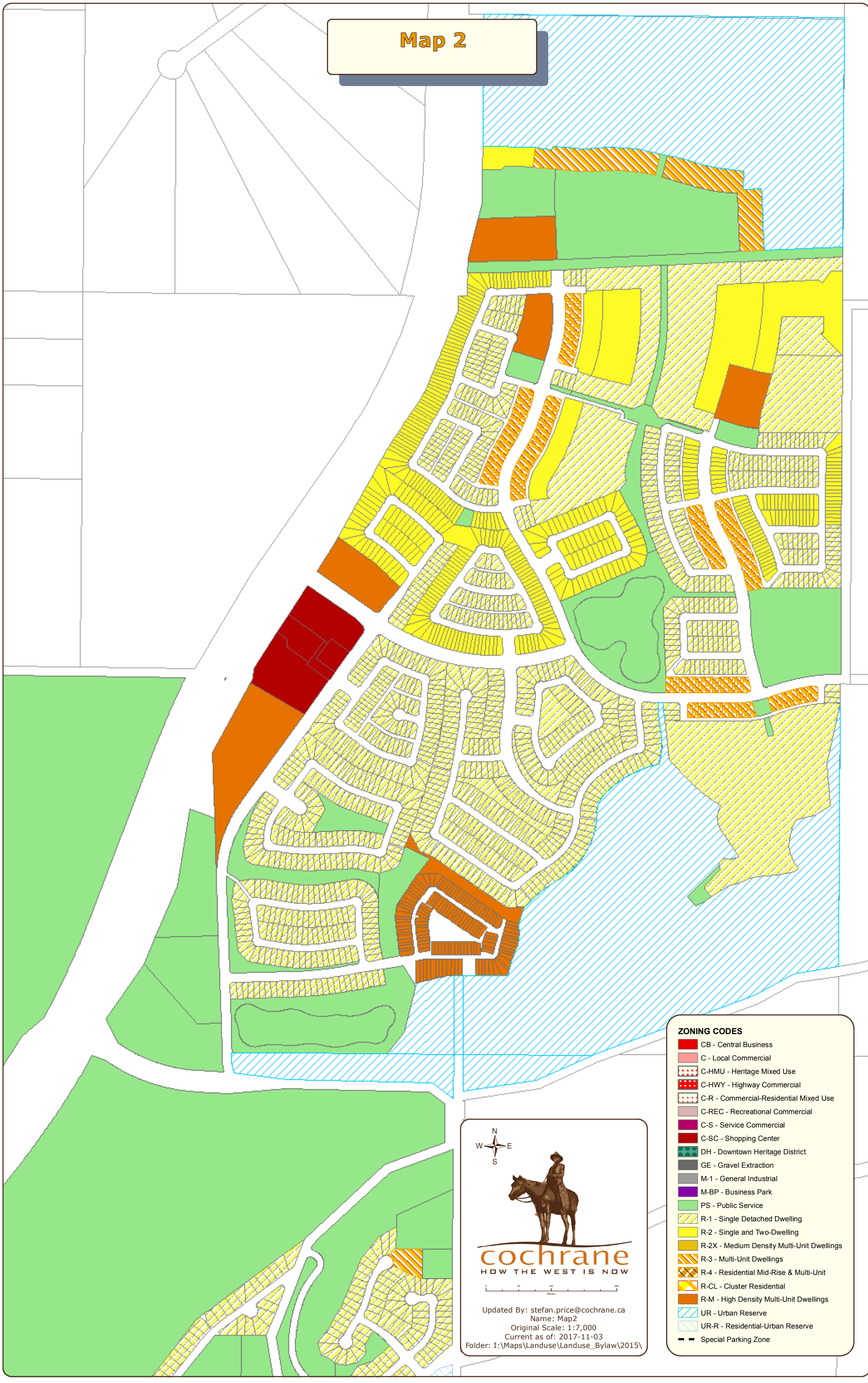


cochrane
HOW THE WEST IS NOW



Updated By: stefan.price@cochrane.ca
Name: Map1
Original Scale: 1:6,500
Current as of: 2017-11-03
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 2



ZONING CODES	
	CB - Central Business
	C - Local Commercial
	C-HMU - Heritage Mixed Use
	C-HWY - Highway Commercial
	C-R - Commercial-Residential Mixed Use
	C-REC - Recreational Commercial
	C-S - Service Commercial
	C-SC - Shopping Center
	DH - Downtown Heritage District
	GE - Gravel Extraction
	M-1 - General Industrial
	M-BP - Business Park
	PS - Public Service
	R-1 - Single Detached Dwelling
	R-2 - Single and Two-Dwelling
	R-2X - Medium Density Multi-Unit Dwellings
	R-3 - Multi-Unit Dwellings
	R-4 - Residential Mid-Rise & Multi-Unit
	R-CL - Cluster Residential
	R-M - High Density Multi-Unit Dwellings
	UR - Urban Reserve
	UR-R - Residential-Urban Reserve
	Special Parking Zone

N

W

E

S

cochrane

HOW THE WEST IS NOW

0

70

140

280

Meters

Updated By: stefan.price@cochrane.ca

Name: Map2

Original Scale: 1:7,000

Current as of: 2017-11-03

Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

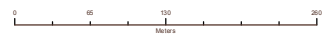
Map 3

ZONING CODES

- C - Local Commercial
- CB - Central Business
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone



cochrane
HOW THE WEST IS NOW



Updated By: stefan.price@cochrane.ca
Name: Map3
Original Scale: 1:6,500
Current as of: 2017-11-03
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 4

ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone

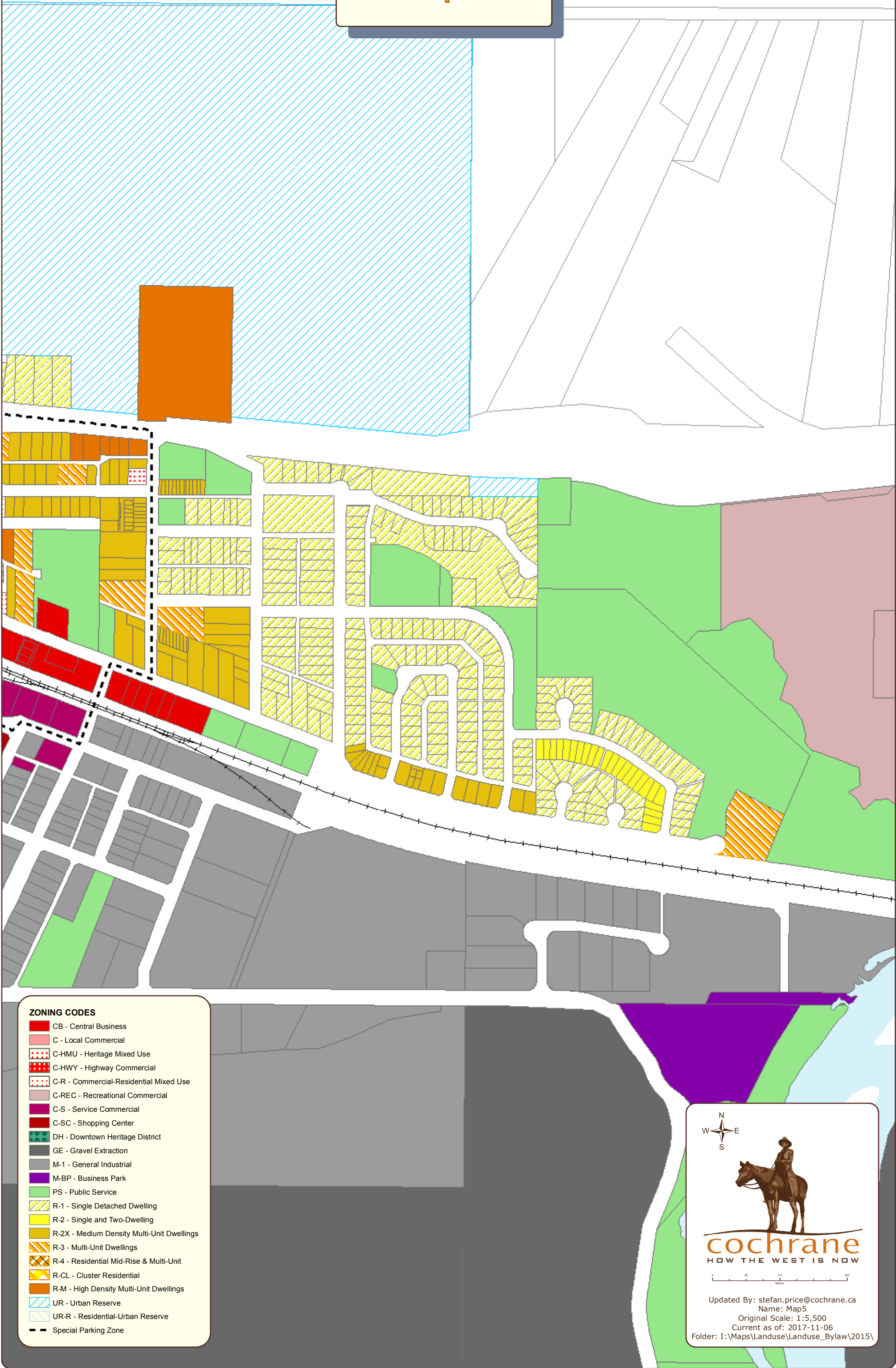


cochrane
HOW THE WEST IS NOW

0 65 130 260
Meters

Updated By: stefan.price@cochrane.ca
Name: Map4
Original Scale: 1:6,500
Current as of: 2017-11-03
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 5



ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone

N

E

S

W



cochrane
HOW THE WEST IS NOW

0

50

100

200

Meters

Updated By: stefan.price@cochrane.ca

Name: Map5

Original Scale: 1:5,500

Current as of: 2017-11-06

Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 6

ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone



cochrane
HOW THE WEST IS NOW

0 50 100 200
Meters

Updated By: stefan.price@cochrane.ca

Name: Map6

Original Scale: 1:6,000

Current as of: 2017-11-06

Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 7

ZONING CODES

- C - Local Commercial
- CB - Central Business
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone



cochrane
HOW THE WEST IS NOW

0 65 130 260
Meters

Updated By: stefan.price@cochrane.ca

Name: Map7

Original Scale: 1:6,500

Current as of: 2017-11-06

Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 8

ZONING CODES

- C - Local Commercial
- CB - Central Business
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone



cochrane
HOW THE WEST IS NOW

0 75 150 300
Meters

Updated By: stefan.price@cochrane.ca
Name: Map8
Original Scale: 1:7,000
Current as of: 2017-11-06
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 9

ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone


























cochrane
HOW THE WEST IS NOW

0 70 140 280
Meters

Updated By: stefan.price@cochrane.ca
Name: Map9
Original Scale: 1:7,000
Current as of: 2017-11-06
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 10

ZONING CODES	
	CB - Central Business
	C - Local Commercial
	C-HMU - Heritage Mixed Use
	C-HWY - Highway Commercial
	C-R - Commercial-Residential Mixed Use
	C-REC - Recreational Commercial
	C-S - Service Commercial
	C-SC - Shopping Center
	DH - Downtown Heritage District
	GE - Gravel Extraction
	M-1 - General Industrial
	M-BP - Business Park
	PS - Public Service
	R-1 - Single Detached Dwelling
	R-2 - Single and Two-Dwelling
	R-2X - Medium Density Multi-Unit Dwellings
	R-3 - Multi-Unit Dwellings
	R-4 - Residential Mid-Rise & Multi-Unit
	R-CL - Cluster Residential
	R-M - High Density Multi-Unit Dwellings
	UR - Urban Reserve
	UR-R - Residential-Urban Reserve
	Special Parking Zone



cochrane
HOW THE WEST IS NOW

0 65 130 260
Meters

Updated By: stefan.price@cochrane.ca
Name: Map10
Original Scale: 1:6,500
Current as of: 2017-11-06
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Map 11

ZONING CODES

- CB - Central Business
- C - Local Commercial
- C-HMU - Heritage Mixed Use
- C-HWY - Highway Commercial
- C-R - Commercial-Residential Mixed Use
- C-REC - Recreational Commercial
- C-S - Service Commercial
- C-SC - Shopping Center
- DH - Downtown Heritage District
- GE - Gravel Extraction
- M-1 - General Industrial
- M-BP - Business Park
- PS - Public Service
- R-1 - Single Detached Dwelling
- R-2 - Single and Two-Dwelling
- R-2X - Medium Density Multi-Unit Dwellings
- R-3 - Multi-Unit Dwellings
- R-4 - Residential Mid-Rise & Multi-Unit
- R-CL - Cluster Residential
- R-M - High Density Multi-Unit Dwellings
- UR - Urban Reserve
- UR-R - Residential-Urban Reserve
- Special Parking Zone

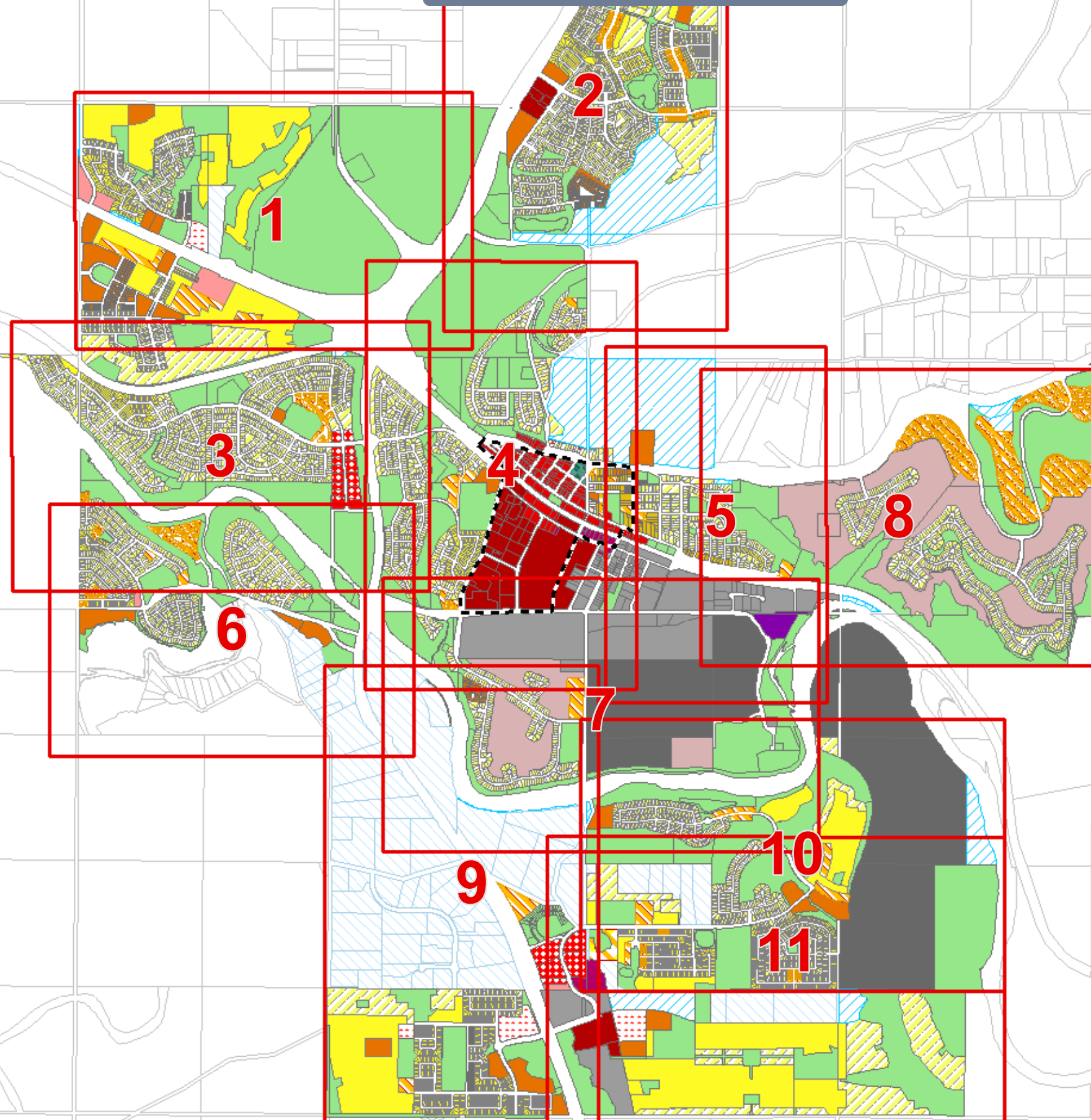


cochrane
HOW THE WEST IS NOW

0 75 150 225
Meters

Updated By: stefan.price@cochrane.ca
Name: Map11
Original Scale: 1:7,000
Current as of: 2017-11-06
Folder: I:\Maps\Landuse\Landuse_Bylaw\2015\

Land Use Bylaw Key Map



ZONING CODES

	CB - Central Business
	C - Local Commercial
	C-HMU - Heritage Mixed Use
	C-HWY - Highway Commercial
	C-R - Commercial-Residential Mixed Use
	C-REC - Recreational Commercial
	C-S - Service Commercial
	C-SC - Shopping Center
	DH - Downtown Heritage District
	GE - Gravel Extraction
	M-1 - General Industrial
	M-BP - Business Park
	PS - Public Service
	R-1 - Single Detached Dwelling
	R-2 - Single and Two-Dwelling
	R-2X - Medium Density Multi-Unit Dwellings
	R-3 - Multi-Unit Dwellings
	R-4 - Residential Mid-Rise & Multi-Unit
	R-CL - Cluster Residential
	R-M - High Density Multi-Unit Dwellings
	UR - Urban Reserve
	UR-R - Residential-Urban Reserve
	Special Parking Zone

