



Town of Olds

LAND USE BYLAW

01-23

Office Consolidation July 2017

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THIS DOCUMENT REPRESENTS A COMPILATION OF THE TOWN OF OLDS LAND USE BYLAW # 01-23 AND SUCCESSIVE AMENDING BYLAWS UP TO AND INCLUDING JULY 2017.

TO OBTAIN TRUE COPIES OF THE ORIGINAL BYLAW AND/OR ALL SUCCESSIVE AMENDING BYLAWS, PLEASE CONTACT THE TOWN OF OLDS PLANNING DEPARTMENT FOR AVAILABILITY AND UNIT PRICING.

TOWN OF OLDS
LAND USE BYLAW # 01-23

PART ONE: GENERAL	5
1.1 Short Title	5
1.2 Purpose	5
1.3 Definitions	7
1.4 Establishment of Development Officer	25
1.5 Establishment of Forms	25
1.6 Establishment of Supplementary Regulations	25
1.7 Establishment of Land Use District Regulations	25
1.8 Establishment of Districts	25
1.9 Amendment of the Land Use Bylaw	26
1.10 Sections Found Invalid	28
 PART TWO: DEVELOPMENT PERMITS, CONTRAVENTION AND APPEAL	 29
2.1 Purpose of Development Permits	29
2.2 Development Not Requiring a Development Permit	29
2.3 Permission for Development	31
2.4 Development Permits and Notices	37
2.5 Cancellation	38
2.6 Contravention	38
2.7 Appeal Procedure	39
2.8 Offences and Penalties	39
2.9 Occupancy Permits	40
2.10 Compliance with other Legislation	40
2.11 Repeal of Land Use Bylaw	40
 SCHEDULE A: LAND USE DISTRICT MAP	 40
 SCHEDULE B: SUPPLEMENTARY REGULATIONS	 41
1. Buildings	41
1(1) Accessory Buildings	41
1(1.1) Residential Dwellings & all Other Principal Buildings	42
1(2) Building Orientation and Design	42
1(3) Number of Buildings on a Parcel	42
1(4) Relocation of Buildings	43
1(5) Building Demolition	43
 2. Yards	 44
2(1) Projections Over Yards	44
2(2) Objects Prohibited or Restricted in Yards	45
2(3) Satellite Dish Antennae	45
2(4) Zero Side Yard Developments	46
2(5) Laneless Subdivisions	46
2(6) Setbacks on Future Major Roads	47
2(7) Yards Adjoining Railway Property	47
 3. Vehicles	 49
3(1) Parking	49
3(2) Loading Spaces	53
3(2A) Drive Throughs & Stacking Spaces	53
3(3) Vehicle Access to Buildings	54
3(4) Sight Lines at Intersections of Roads	54
3(5) Sight Triangles at Road and Rail Intersections	55

3(6)	Driveways.....	56
3(7)	Car Washes and Truck Washes	57
4.	Non-conforming Buildings and Uses.....	58
5.	Signs - Deleted - See Schedule D [2011-01]	
6.	Miscellaneous.....	59
6(1)	Day Cares.....	59
6(2)	Home Occupations.....	62
6(3)	Swimming Pools and Hot Tubs.....	64
6(4)	Dangerous Goods.....	65
6(5)	Mechanized Excavation, Stripping and Grading of Parcels.....	65
6(5A)	Fences and Screening.....	65
6(6)	Landscaping, Environmental Conservation and Development.....	66
6(6A)	Lighting.....	68
6(7)	Development in Proximity to Oil and Gas Wells.....	69
6(8)	Development Setbacks from Wastewater Treatment Plants.....	69
6(9)	Development Setbacks from Landfills and Waste Sites.....	69
6(10)	Land Use Policies.....	69
6(11)	Decks.....	70
6(12)	Drainage.....	70
6(13)	Secondary Suites.....	71
6(14)	Bed & Breakfast Establishments.....	72
6(15)	Adult Entertainment Establishments.....	72
6(16)	Impact of Incompatible Uses on Residential Districts.....	72
6(17)	Building Identification.....	72
6(18)	Mechanized Excavation, Stripping and Grading.....	73
7.	Guidelines for Other Land Uses.....	73
8.	Fees, Charges, Bonds, and Levies.....	73
9.	Trail Systems.....	73
10.	Municipal Garbage and Recycling pickups.....	73
11.	Greenhouses.....	74

SCHEDULE C: DISTRICT REGULATIONS

LOW DENSITY RESIDENTIAL DISTRICT (R1).....	75
GENERAL RESIDENTIAL DISTRICT (R2).....	77
GENERAL RESIDENTIAL NARROW LOT DISTRICT (R2N).....	79
MEDIUM DENSITY RESIDENTIAL DISTRICT (R3).....	81
MANUFACTURED HOME DISTRICT (R4).....	83
COUNTRY RESIDENTIAL DISTRICT (R5).....	85
COUNTRY RESIDENTIAL DISTRICT A (R5A).....	87
DIRECT CONTROL DISTRICT (DC).....	89
DIRECT CONTROL DISTRICT 1 (DC1).....	90
DIRECT CONTROL DISTRICT 2 (DC2).....	92
DIRECT CONTROL DISTRICT 3 (DC3).....	94
DIRECT CONTROL DISTRICT 4 (DC4).....	96

DIRECT CONTROL DISTRICT 5 (DC5).....	98
DIRECT CONTROL DISTRICT 6 (DC 6).....	100
DIRECT CONTROL DISTRICT 7 (DC7).....	101
DIRECT CONTROL – MIXED USE 1 DISTRICT (DC-MU1).....	102
COLLEGE DISTRICT (COL).....	100
CENTRAL COMMERCIAL DISTRICT (C1).....	117
HIGHWAY COMMERCIAL DISTRICT (CH).....	119
HIGHWAY COMMERCIAL A DISTRICT (CHA).....	121
SHOPPING CENTRE COMMERCIAL DISTRICT (C-SC).....	123
NEIGHBOURHOOD COMMERCIAL DISTRICT (CN).....	126
LIGHT INDUSTRIAL DISTRICT (I1).....	127
HEAVY INDUSTRIAL DISTRICT (I2).....	131
INDUSTRIAL BUSINESS DISTRICT (IB).....	133
RECREATION FACILITY DISTRICT (RF).....	137
ENVIRONMENTAL OPEN SPACE DISTRICT (EOS).....	138
URBAN RESERVE DISTRICT (UR).....	139

SCHEDULE D: SIGN REGULATIONS

1.0	General Purpose.....	141
2.0	Applications.....	141
3.0	Definitions.....	142
4.0	Signs Not Requiring a Development Permit.....	148
5.0	General Provisions.....	149
6.0	Projecting Signs.....	150
7.0	Fascia Signs.....	151
8.0	Freestanding Signs.....	151
9.0	Billboards.....	152
10.0	Portable Signs.....	153
11.0	Awning Signs.....	154
12.0	Canopy Signs.....	154
13.0	Neighbourhood Identification Signs.....	154
14.0	Reader Board Signs.....	155
15.0	Wall Signs.....	155
16.0	A-Board Signs.....	155
17.0	Other Signs.....	156

SCHEDULE E: EAST OLDS ARCHITECTURAL AND DESIGN STANDARDS.....157

1.0	Definitions.....	158
2.0	Overarching Principles	161
3.0	Infill Design Guideline	163
4.0	Neighbourhood Design Criteria	166
5.0	Architectural Design Criteria	170
6.0	Building Components	175

BYLAW # 01-23

BEING A BYLAW TO REGULATE AND CONTROL THE USE AND DEVELOPMENT OF LAND AND BUILDINGS IN THE TOWN OF OLDS

WHEREAS the Municipal Government Act, Chapter M-26.1 of the Revised Statutes of Alberta, 1994, and amendments thereto, authorize the Council of a Municipality to enact a Land Use Bylaw to prohibit or regulate and control the use and development of land and buildings within the Municipality.

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, enacts as follows:

PART ONE: GENERAL

1.1 Short Title

This Bylaw may be cited as "The Town of Olds Land Use Bylaw."

1.2 Purpose

The purpose of this Bylaw is to, amongst other things,

- (1) divide the municipality into districts;
- (2) prescribe and regulate the use for each district;
- (3) establish the office of the Development Officer;
- (4) establish a method of making decisions on applications for development permits including the issuing of development permits;
- (5) provide the manner in which notice of the issuance of a development permit is given;
- (6) repeal Land Use Bylaw No. 1340 – 87 and amendments thereto;
- (7) implement the statutory plans of the Town of Olds;
- (8) protect better agricultural land from premature urban development

1.3 Definitions

In this Land Use Bylaw,

"accessory building" means a building separate and subordinate to the main building, the use of which is incidental to that main building and is located on the same parcel of land;

"accessory parking pad" means an area providing for the parking of vehicles and utility trailers but does not include a driveway and is located on the same parcel of land.[2016-12]

"accessory residential building" means an accessory building to a residence, and includes such things as garages, garden sheds and greenhouses;

"accessory retail sales" means the incidental sale of products arising from the main use on a parcel;

"accessory use" means a use customarily incidental and subordinate to the main use and is located on the same parcel of land with such main use;

"accommodation unit" means one or more rooms that provide(s) sleeping accommodation and bathroom facilities for not more than two persons, but is not equipped with self-contained cooking facilities;

"adjacent land" means land that is contiguous to the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river or stream;

"adult entertainment establishment" means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises.

"animal services" means a commercial establishment for the medical examination, treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding kennels, impounding facilities, and animal shelters. [2016-12]

"apartment" means a residential building consisting of at least 3 dwelling units, but shall not include buildings containing units with separate exterior entranceway(s);

"area redevelopment plan" means a plan adopted by the Council as an area redevelopment plan pursuant to the *Municipal Government Act*;

"area structure plan" means a plan adopted by the Council as an area structure plan pursuant to the *Municipal Government Act*;

"asphalt aggregate and concrete plant" means a development where

- (a) rock, gravel, sand and similar materials are sorted and stockpiled;
- (b) where rock may be crushed and asphalt may be produced;
- (c) where part of the processes associated with the development are located outdoors;

- (d) where there may be conveyor belts, cranes, piping, silos or other machinery necessary for the processing of materials associated with the development; and that may accommodate the packing or shipping of the products as part of the development; [2013-06]

“assisted living facility” means a development that

- (a) provides limited health care services to residents from on-site health care providers;
- (b) that contains either dwelling units or individual rooms having a washroom, bedroom and sitting area, or a combination of dwelling units and individual rooms as described;
- (c) that must include at least one communal dining room and an accompanying kitchen to serve the dining room;
- (d) may provide communal, social or recreation activities and limited on-site health care facilities for the exclusive use of the residents; and
- (e) may include a manager’s suite and administrative offices; [2013-12]

"auction mart" means a parcel and/or a building used for the temporary storage of goods, excluding animals, which are to be sold on the premises by public auction from time to time;

"auto wrecking yard" means land and buildings that are used for the storage and dismantling of old or wrecked cars or trucks for the purpose of recycling their components;

“ automotive repair & service” means an establishment used for servicing or repair of motor vehicles. [2014-17]

“balcony” means a horizontal structure adjoining a building above the first storey floor level and intended for use as a private outdoor amenity space; [2009-06]

“banner” means a temporary flat sign that is generally hung from a permanent or temporary structure for the purpose of advertising; [2009-04]

"basement" means the lowest story of a building which is partially or wholly below ground level;

"bed and breakfast establishment" means an owner occupied detached dwelling where temporary accommodation is provided in four or less guest rooms and meals are supplied on a daily basis to registered guests.

"better agricultural land" means land having a Canada Land Inventory Soil Capability for Agriculture rating of Class 1, 2, 3 or 4 or lands having a farmland assessment rating greater than 28 percent, or their equivalent as determined by government agencies or independent consultants, and at the discretion of the development authority may include other cultivated or improved land or potentially irrigable land. Better agricultural land excludes:

- (a) cut-off parcels which are regarded by the local municipality as being of insufficient size to farm, and
- (b) land which the Municipal Planning Commission determines is so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes;

“beverage container drop off depot” means a building where beverage containers are taken for return and reimbursement of the recycling deposit applied to such a container.

[2013-06]

"boarding and rooming house" means a detached dwelling in which a proprietor supplies for a fee sleeping accommodations, with or without meals, for not more than six (6) persons, exclusive of the proprietor's family;

"boulevard" means that part of a highway or road that is not a roadway, but is that portion of the right-of-way of a public highway or road lying between the curb line of the roadway and the adjacent property line, or where there is no curb, that portion of the right-of-way lying between the edge of the roadway ordinarily used by vehicles and the adjacent property line;

[2016-02]

"Brownfield site" means an abandoned or underused industrial or commercial site available for redevelopment.

[2015-02]

"buffer" means trees, shrubs, earth berming, open space, fencing or a combination thereof to provide visual screening, sound attenuation and/or separation between sites and districts;

[2009-06]

"building" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or public road;

"building demolition" means the pulling down, tearing down or razing of a building;

"building supply store" means a development that sells materials required for the construction or assembly of buildings by a specific trade including but not limited to lumber, millwork, plumbing and electrical supplies and that may include the incidental sales and rental of products and equipment related to the materials that are sold.

[2013-06]

"bulk fuel supply" means a development that dispenses fuel with or without an attendant to motor vehicles including the largest motor vehicles allowed on public roadways.

[2013-06]

"bus depot" means a facility providing for the departure and arrival of passengers and freight carried by bus;

"business support services" means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments;

"car wash" means a use where motor vehicles with a maximum length of 6.8 m are washed;

[2013-02]

"cemetery" means a use of land or a building for interment of the deceased;

"College" means Olds College;

"commercial identification sign" means a sign located at the entrance or within a commercial area intended to provide identification and locations for properties within that area;

[2009-04]

"commercial recreation and entertainment facility" means a facility or establishment which provides for recreation or entertainment for a gain or a profit. It does not include adult entertainment facilities or drinking establishments;

"conference center" means a development that provides permanent facilities for meetings, seminars, conventions, weddings or other special events and may include banquet facilities for food preparation; [2013-07]

"convenience food store" means a use where:

- i) fresh and/or packaged food is sold; and
- ii) where daily household necessities may be sold; and
- iii) that is entirely within a building; and
- iv) that may include the preparation of food and non-alcoholic beverages for human consumption; [2014-17]

"Council" means the Council of the Town of Olds;

"crematorium" means an establishment with one or more cremation chambers used only for the reduction of the human body to ashes by heat and where funeral services will not be permitted to be conducted; [2009-06]

"custodial quarters" means

- (a) a Dwelling Unit primarily in an industrial district where the occupant of the Dwelling Unit performs a custodial or security function that is necessary for the operation of the development with which the custodial quarters are combined;
- (b) must not be approved on a site unless another development has been approved for that site; and
- (c) must be located in the same building as the principal use unless otherwise authorized by the Development Authority; [2013-06]

"day home facility - limited" means a facility that provides care for 1 to 6 children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"day care facility – neighbourhood" means a facility that provides care for 7 to 15 children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"day care facility - commercial" means a facility located in a non-residential area that provides care for children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"deck" means an uncovered horizontal structure with a surface height greater than 0.6m (2 ft) above grade at any point, and intended for use as a private outdoor space; [2009-06]

"detached dwelling" means a residential building containing one dwelling unit, which is physically separate from any other residential building, and does not include a manufactured home;

"development" means

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

"development authority" means the person or persons appointed pursuant to Development Authority Bylaw # 1491-95;

"Development Officer" means a person appointed as a Development Officer pursuant to this Land Use Bylaw;

"development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;

"discretionary use" means a use which may be compatible with other uses in the District, for which a development permit may be issued upon an application having been made;

"District" means Land Use District;

"district shopping centre" means a group of commercial establishments planned, owned, developed and managed as a unit with off-street parking established on the same site which serves the needs of the urban centre and surrounding municipalities;

"drinking establishment" means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises. A drinking establishment includes any premises in respect of which a "Class A" liquor license has been issued and where minors are prohibited by the terms of the licence;

"drive-in business" means an establishment with facilities for on site service to customers who remain in their motor vehicles, but does not include a drive-in theatre;

"drive-in theatre" means a theatre in which customers view motion pictures from their motor vehicles;

"drive through" means a use that provides services to patrons who are inside a motor vehicle and that will always be approved with another use; [2013-02]

"driveway" means a vehicle access route between the carriageway of a road and a use on a parcel;

"duplex" means a separate residential building consisting of two dwelling units only,

"dwelling unit" means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;

"East Olds Area Redevelopment Plan Area" means the land generally delineated by 46 Street (Highway 27) to the north; 58 Street to the south; 49 Avenue to the west; and 46 Avenue (Highway 2A) to the east. [2015-02]

"eaveline" means the horizontal line that marks the intersection of the roof and the wall of a building;

"educational use" means the use of land or buildings for the purpose of instruction and other public services and facilities related to the operation of provincially accredited educational facilities;

"equipment rentals" means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items;

"emergency shelter" means a development that [2013-12]
(a) provides temporary, short term or transitional accommodation for people in need of shelter;
(b) has at least one staff person at the facility at all times;
(c) may include sobering facilities, but does not include treatment for addiction;
(d) may offer health or education programs for residents; and
(e) may provide a kitchen and a dining room for residents, staff and other clients;

"essential public service" means any of the following services provided by or on behalf of the Town: fire department, police service and ambulance or paramedic service including emergency dispatch services; [2013-07]

"existing residence and other related improvements" means a detached dwelling or manufactured home and buildings accessory to the use of the dwelling unit and the parcel upon which it is located, serviced by utilities and with access to the satisfaction of the development authority;

"façade" means the exterior outward face of a building; [2016-12]

"feed mills and grain elevators" means buildings in which animal feeds or grain are stored for shipment to or from farms and in which animal feeds may be prepared;

"financial services" means the provision of services related to financial matters, including the depositing or lending of money, the sale of financial investments or the provision of financial planning services; [2014-17]

"fitness centre" means a use: [2014-17]
a) where a space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities; and
b) that may include the incidental sale of products relating to the service provided.

"fleet service" means a development where motor vehicles used for transporting persons or goods are stored, repaired, cleaned and otherwise maintained for safe operation when not in use and may include the dispatch and administrative functions associated with the development; [2013-06]

"floor area" (for residential buildings) means the total area of all floors in a building measured from the outside of exterior walls, but excluding floor areas of basements, attached garages, sheds, carports, or open porches;

"four-plex" means a residential building, other than row housing, containing four dwelling units. [2016-12]

"freight yard" means a development:

- (a) where goods are transported to a parcel for pick-up or distribution, excluding motor vehicles, equipment or waste;
- (b) where goods are not stored in a permanent building and are stored in a trailer, shipping container, pole barn or other moveable non-permanent building with a roof;
- (c) where the goods may stacked, piled or otherwise stored outdoors;
- (d) where no production or sale of any goods is carried out; and
- (e) that may include a building for administrative purposes;

"frontage" means the minimum straight line distance between the intersection of the side lot lines and the front lot line; [2015-02]

"front parcel boundary" means, in the case of an interior parcel, the boundary which abuts a street and in the case of a corner parcel, means the shorter of the two boundaries which abut a street [see sketch in Schedule B];

"front yard" means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel [see sketch in Schedule B];

"funeral home" means a business establishment where the deceased are prepared for burial or cremation, and where funeral services can be held;

"gaming establishment" means a development that provides patrons the opportunity to engage in games of chance and includes casinos and bingo halls; [2013-07]

"garage" means an accessory building or part of a principal building designed and intended to be used for the storage of motor vehicles; [2009-06]

"garden centre" means a development providing for the retail sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens, but does not include on-site outdoor cultivation or propagation of plants.

"gas bar" means development used for the retail sale of gasoline, other petroleum products and incidental auto accessories. This use class does not include service stations;

"grade" means the average elevation of the finished ground surface at the building edge and corners of the parcel which have either been established in conjunction with a subdivision grade plan prepared by a civil engineer, or in the case of existing developed areas, is deemed to be established by the Town's engineer based on the elevation of the boulevard, sidewalk, pavement or lane adjacent to the parcel; [2016-02]

"greenhouse, commercial" means a building for the growing of flowers, plants, shrubs, trees, and similar vegetation which are sold directly from the parcel at retail or wholesale and may include the accessory sale of related supplies;

“greenhouse, wholesale” means a building for the growing of flowers, plants, shrubs, trees and similar vegetation, except for marijuana grown for medical purposes, which are sold from the parcel at wholesale and does not include the accessory sale of related goods. [2015-21]

“hard landscaping” means the use of non-vegetative material, other than monolithic concrete, asphalt or gravel, as part of a landscaped area;

“hard surfacing” means asphalt, concrete, paving stones, or other similar material satisfactory to the Development Authority that is used in the construction of a driveway or parking area but does not include gravel or granular materials. [2015-21]

“heavy equipment assembly, sales and service” means the assembly, sales, rental and service of any heavy vehicle or equipment used in commercial, industrial or agricultural activities;

“heavy manufacturing” means the manufacture of products, the process of which generates fumes, gases, smokes, vapours, vibrations, noise or glare, or similar nuisance factors which have a high probability of occurring and which may cause adverse effects to the users of adjacent land;

“heritage preservation” means conservation and/or adaptive reuse of the building and sites associated with significant historic events; [2015-02]

“highway” means a primary highway or a secondary road as defined in the *Public Highways Development Act*;

“home occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building;

“hospital” means a development that is subject to the Hospitals Act and provides facilities for the care of diseased, injured, sick or mentally disordered people; [2013-12]

“hotel” means a development where sleeping accommodation is provided to guests for remuneration in a building other than a Dwelling unit and that may be combined with other developments such as a Conference center, Restaurant, or Drinking establishment provided these other developments are allowed in the district in which the hotel is located; [2013-07]

“indoor merchandise sales” means the indoor sale and display of merchandise, including indoor storage of merchandise in quantities limited to the needs of the outlet. This includes but is not limited to grocery stores, retail stores, department stores, furniture stores, home improvement stores and liquor stores;

“industrial-light” means a development where any of the following activities occur:

- (a) assembling, fabricating, manufacturing or processing materials, semi-finished goods, food, beverages, products or equipment;
 - (b) cleaning, repairing, maintenance, servicing or testing of industrial or commercial goods and equipment;
 - (c) the service, refurbishment or repair of appliances, electronic equipment or furniture that are used in the home;
 - (d) the warehousing, shipping or distribution of goods including repacking and wholesaling;
 - (e) the analysis or testing of materials in a laboratory;
 - (f) the creation or improvement of products or services by experimentation or research; and
 - (g) the crushing, dismantling, disassembly, processing or sorting of discarded goods provided these are
 - (i) incidental to other processes as described in (a) to (f) above; or
 - (ii) part of the process in assembling, fabricating or manufacturing goods, food, beverages, products or equipment on the site;
- but excludes any development where live animals are used in any aspect of the operation; [2013-06]

“infill development” means development in a mature or built up area of the city occurring on vacant or underutilized lands, behind or between existing development and which is comparable with the characteristics of surrounding development. [2015-02]

“institutional residence” means

- (a) a building containing 3 or more accommodation units with shared entrance facilities, which are not equipped with self-contained cooking facilities, and
- (b) buildings containing dwelling units where the buildings, vehicle areas, landscaping and all other features have been planned as an integrated development and where the units are rented to people offering or receiving the public use or service for which the parcel has been developed and upon which the residence is located;

“instructional facility” means a development where instruction, training or certification in a specific trade, service or skill are provided in a scheduled program of instruction excluding a School or a facility governed by the Post-Secondary Learning Act; [2013-07]

“intermunicipal development plan” means a plan adopted by the Council and the Council of Mountain View County as an intermunicipal development plan pursuant to the *Municipal Government Act*;

“joint use facility” means a building or grounds developed by and for the use of the College, the municipality and/or other public sector organizations in accordance with a formal agreement between the parties; [2011-13]

“landscaped area” means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls and associated earthworks; however, it shall not include areas occupied by garbage containers, storage, parking lots or driveways;

“landscaping” means the modification and enhancement of a site or development through the use of either hard or soft landscaping techniques; [2016-02]

“landscaping, hard” means the use of non-vegetative material, such as monolithic concrete, paving stone, asphalt or gravel, as part of a landscaped area; [2009-06]

"landscaping plan" means a scaled drawing illustrating a design for a landscaped area which specifies the number, species, height and caliper of trees and shrubs, the size, colour and texture of hard landscaping, areas of grass, edging details, cross sections and details of any construction and details of any other features or horticultural elements;

[2009-06]

"landscaping, soft" means the use of vegetative material as part of a landscaped area;

[2009-06]

"Land Use Bylaw" means Bylaw No. 01-23, and amendments thereto;

"Land Use District" means an area as described in Schedule C and shown in Schedule A of this Land Use Bylaw;

"land use policies" means policies established by the Lieutenant Governor in Council pursuant to the *Municipal Government Act*;

"lane" means a public thoroughfare which provides a secondary means of access to a parcel or parcels and which is registered in a land titles office;

"length of a driveway" shall be measured from the property line to the closest point of the building;

"lighting" means artificial lighting which is provided to illuminate any parcel, building or site;

[2009-06]

"liquor store" means a use where alcoholic beverages are sold, but not for consumption on site, that has been licensed by the Alberta Gaming and Liquor Commission.[2014-17]

"livestock auction market" means a facility where agricultural related items including livestock are bought and sold by public auction;

"m" means metres ("m²" means square metres)

"main building" means a building in which is conducted the main or principal use of the parcel on which it is erected;

"main use" means the principal purpose for which a building or parcel is used;

"manufactured home" means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy designed to be transported to a suitable site.

"market" means a use:

- a. where individual vendors provide goods for sale directly to the public;
- b. where the goods may be sold both inside and outside of a building;
- c. where the vendors may change on a frequent or seasonal basis;
- d. where goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques, or second hand goods;
- e. where the items being sold are not live animals.

[2009-04]

“Medical marijuana” means a substance used for medical purposes authorized by a licence issued under the federal government’s Marijuana for Medical Purposes Regulations or any subsequent legislation which may be enacted in substitution.

[2015-15]

“Medical Marijuana Facility (MMF)” means any building in which an activity authorized by the medical marijuana production regulations (Marijuana for Medical Purposes Regulations SOR/2013-119), or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, processing, labeling and packaging, storing, and transporting of marijuana.”

[2015-15]

"mechanized excavation, stripping and grading" means the use of motorized equipment to remove, relocate or stockpile soil or vegetation in excess of normal landscape maintenance requirements;

"manufactured home park" means a parcel comprehensively designed and developed to provide lots and facilities for sale for the placement and occupancy of manufactured homes;

"manufactured home subdivision" means a parcel comprehensively designed, developed, operated and maintained to provide sites and facilities for the placement and occupancy of manufactured homes on a rental basis;

“mixed use commercial at grade” means a building where the residential and commercial uses are within the same parcel of land. Residential dwellings may be located above commercial properties in a vertical mix land use fashion, but commercial uses cannot be located above residential uses.

[2015-02]

“mixed use development” means a building, or buildings, used for both residential and commercial purposes on the same parcel of land.

[2014-17]

"motel" means a building or group of buildings that provides temporary sleeping accommodation where each room / unit has its own exterior access;

"multiple housing development" means two or more buildings containing dwelling units, located on a parcel of land, where all the buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;

“multi-plex” means a building containing between three (3) and eight (8) dwelling units; each sharing a common or party wall with at least one other unit, and each unit having a separate access to the outside grade;

"municipal planning services provider" means the person or persons appointed pursuant to Subdivision Authority Bylaw #1492-95;

"municipality" means the Town of Olds;

"municipal development plan" means a plan adopted by the Council as a municipal development plan pursuant to the *Municipal Government Act*;

"Municipal Government Act" means the *Municipal Government Act*, S.A. 1994, c. M-26.1, as amended;

"Municipal Planning Commission" means a Municipal Planning Commission established by Council pursuant to Section 28 of the *Municipal Government Act*;

"municipal shop and storage yard" means the facility used by a municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment;

"natural environment preservation area" means an environmentally sensitive or otherwise locally significant area that is to be preserved because of its natural or amenity value to the Town;

"neighbourhood convenience store" means a commercial establishment with off street parking established on the same site which serves the convenience shopping needs of the immediate neighbourhood only;

"non-conforming building" means a building

- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or land on which the building is situated becomes effective, and
- (b) that on the date a land use bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw;

"non-conforming use" means a lawful specific use

- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective, and
- (b) that on the date a land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Land Use Bylaw;

"non-renewable resource extraction" means the mining or removal from the ground of deposits of coal, sand, gravel, clay and other minerals;

"occupancy permit" means a document authorizing the use of a development undertaken in accordance with a development permit issued pursuant to this Land Use Bylaw;

"office" means a facility providing for the administration of business, or government, or the provision of professional services;

"open storage yard" means land that is used for the storage of products, goods or equipment;

"Outdoor Patio" means an outdoor patron area that functions as an outdoor extension of the primary use of food and/or beverage services. [2016-12]

"outdoor storage – recreational vehicle" means an area of land set aside or otherwise defined for the outdoor storage of one or more recreational vehicle(s) on a commercial basis where the owner of the land and the owner of the recreational vehicle(s) may not be the same.

"outdoor storage yard" means a use of land

- (a) where recreational vehicles and other goods, materials or supplies excluding waste material may be stored outdoors;
- (b) where motor vehicles with a gross vehicle weight of more than 4500 kg and equipment used in road or building construction, oilfield development or similar industries are stored when they are not in use and where such vehicles may be cleaned or serviced; and
- (c) that may include a building for the administration of the use of the land;

[2013-06]

“overlay district” means a district superimposed upon another land use district that supersedes, modifies or supplements the underlying land use district regulations.

[2015-02]

“owner” means the person who is registered under the *Land Titles Act* as the owner of the fee simple estate in the land; or in respect of any property other than land, the person in lawful possession of it;”

“parcel” means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

“parcel of land” means

- (a) where there has been a subdivision, any lot or block shown on a plan of subdivision that has been registered in a land titles office;
- (b) where a building affixed to the land that would without special mention be transferred by a transfer of land has been erected on 2 or more lots or blocks shown on a plan of subdivision that has been registered in a land titles office, all those lots or blocks;
- (c) a quarter section of land according to the system of surveys under the Surveys Act or any other area of land described on a certificate of title;

“parcel coverage” means the area covered by buildings, parking facilities, driveways, storage areas and display areas;

“parking facility” means a structure or an area providing for the parking of motor vehicles;

“parks and playgrounds” means areas of public land known for their natural scenery and/or preservation for public recreation either active or passive;

“patio” means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling and intended for use as a private outdoor amenity space; [2009-06]

“Peace Officer” means

- (i) a member of the Royal Canadian Mounted Police,
- (ii) a member of a Municipal Police Service,
- (iii) a Special Constable, or
- (iv) a By-Law Enforcement Officer appointed by the Council of the Town of Olds.

“pedestrian scale” means to design buildings, open spaces and streets that are aimed toward pedestrians using them. [2015-02]

“permanent foundation” means:

- i) A foundation meeting CSA Z240.10.1 standard, or
- ii) An engineer approved wood foundation, or
- iii) A poured concrete basement, or
- iv) A concrete block foundation.

[2014-17]

“permitted use” means a use which is compatible with other uses in the District and for which a development permit shall be issued provided it otherwise conforms with this Land Use Bylaw;

"personal service" means the provision of a service to individuals on a commercial basis, and includes, but is not limited to, such services as photographers, travel agencies, beauty salons and dry cleaners. It does not include drinking establishments;

"porch" means a structure abutting a dwelling having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof except for removable screens and storm sashes or awnings, used as a private outdoor amenity space; [2015-02]

"principal building" means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used. [2009-06]

"private outdoor amenity space" means an amenity space provided for the use of the occupants of only one dwelling unit; [2015-02]

"public and quasi-public use" means a use of land or a building for purposes of public administration and service and shall also include a building for the purpose of assembly, instruction, culture, recreation or other community activity;

"public realm" means any publicly owned streets, pathways, sidewalks, parks, publicly accessible open spaces and any public and civic building and facilities where the public has access. [2015-02]

"public utility" means a public utility as defined in Part 17 of the *Municipal Government Act*;

"public utility building" means a building containing a Public utility that is partially or wholly above grade that employees attend on a regular or intermittent basis to perform functions associated with that utility; [2013-07]

"railway uses" means a use of land or a building directly related to the building or operation of a railroad system;

"rear yard" means a yard extending across the full width of a parcel measured perpendicularly from the rear wall(s) of the main building situated on the parcel to the rear property boundary of the parcel [see sketch in Schedule B];

"recreation facilities" means buildings or grounds for community entertainment, relaxation, social activity and other leisure needs and does not include "joint use facilities";

"recreational vehicle" means:

- (a) a duly licensed portable vehicle or trailer (a "Recreational Dwelling Vehicle") that is designed, built, and equipped, either temporarily or permanently to:
 - (i) provide temporary living accommodation for travel, vacation or recreational use, and
 - (ii) to be transported on its own wheels or carried by a licensed vehicle, but does not include a manufactured home;
- (b) a vehicle designed and intended to be used for recreational purposes (a "Recreational Sport Vehicle") such as an all terrain vehicle, a golf cart capable of carrying people, a snowmobile, a jet ski, a boat in excess of 3.7 m. (12 ft. in length whether motorized or not), or any vehicle determined by the development authority to be of a similar type; [2011-13]

“recycling drop off” means a development operated by or on behalf of the Town where the materials identified below are deposited by the public into a container that is labeled for the purpose of recycling materials and where no attendants are located on the site except when the recycling containers are being serviced. The materials include newsprint, cardboard or other paper products, household plastics including containers, metal cans and glass containers; [2013-07]

"repair services" means the restoration and maintenance of objects, which is compatible with other uses in the District;

“residential care” means a development where physical, social or mental care is provided to 4 or more persons who live full-time in the facility for periods exceeding 6 months and where at least one staff person is at the facility at all times when there is at least one resident within the facility; [2013-12]

"restaurant" means an establishment for the preparation or sale of food for consumption on the premises and may include takeout food service and entertainment, excluding adult entertainment, as accessory uses. A restaurant does not include a drinking establishment but may include premises for which a “Class A” liquor license has been issued and minors are not prohibited by terms of the license;

“road” means land:

- (a) shown as a road on a plan of survey that has been filed or registered in a Land Titles Office, or
- (b) used as a public road;

and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a highway;

"row housing" means a building containing a group of three or more dwelling units, each unit separated by a common or party wall and having a separate front and rear access to the outside grade;

"Safety Codes Officer" means an individual designated as a safety codes officer under section 27 of the Safety Codes Act;

"sales and service outlet for automobiles, trucks, recreation vehicles or manufactured homes" means a facility providing for the sale, rental, service and repair of automobiles, trucks, recreation vehicles or manufactured homes;

"sales and service outlet for farm equipment" means a facility providing for the sale, rental, service or repair of farm equipment;

“salvage yard” means a development

- (a) where damaged, discarded, inoperable or obsolete metal objects, equipment, vehicles or other goods including plastics, vinyl or rubber are stored, dismantled, crushed, shredded or otherwise processed for recycling;
- (b) where part or all the activities pertaining to the development occur outdoors; and
- (c) that may include the incidental sale of parts that are recovered from vehicles, equipment, machinery or goods as well as space for the administration of the development; [2013-06]

“school” means facility where the curriculum from kindergarten to grade 12 is taught pursuant to the School Act and that may provide other educational programs pursuant to the School Act; [2013-07]

"screen" means a fence, berm, hedge, wall or building used to separate areas or functions which detract from the appearance of the street scene and the view from the surrounding areas;

"screening" means the total or partial concealment of a building, structure or activity by a fence, wall, berm or soft landscaping; [2016-02]

"sea can" means a shipping or cargo container used in intermodal (sea, rail, truck) freight transportation or storage. [2014-17]

"secondary suite" means an additional dwelling unit, subordinate to the principal dwelling unit, on a parcel designated for a single-detached dwelling; [2009-06]

"seed cleaning plant" means a building for the storage and preparation of seed used in agriculture;

"self storage facility" means one or more buildings where
(a) each building contains separate compartments and each compartment has separate access; and
(b) the compartments may be made available to the general public for the storage of personal items; [2013-06]

"set back" means a distance additional to minimum yard requirements which may be required on parcels adjacent to the public roads;

"side yard" means a yard extending from the front yard to the rear yard between the side boundary of the parcel and the wall of main building thereon [see sketch in Schedule B];

"sight triangle" means an area at the intersection of roads or roads and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than 0.5 m (1.64 ft.) in height above the average elevation of the carriageways/rails, in order that vehicle operators may see approaching vehicles in time to avoid collision;

"soft landscaping" means the use of vegetative material as part of a landscaped area;

"solid waste transfer station" means a facility for the collection and temporary holding of solid waste in a storage container;

"stacked rowhouse" means a residential building containing three (3) or more dwelling units, each unit separated by a common or party wall and having either a separate front or rear access to the outside grade. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units;

"staff residence" means a dwelling unit for the occupancy of the owner, operator, caretaker or other essential administrative and operational personnel and which is accessory to other development on the parcel;

"statutory plan" means a Municipal Development Plan, Intermunicipal Development Plan, an area structure plan or an area redevelopment plan adopted by a bylaw of the municipality, or any one or more of them;

"street" means any category of road except a lane;

“streetscape” means the visual elements of a street and its buildings, including the road, sidewalk, street furniture, trees and open spaces that combine to form the street’s character. [2015-02]

“structural alteration” means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the useable floor area of a structure or reduces existing setback distances. For the purpose of this Bylaw, this definition is used in determining whether changes to buildings require a development permit. [2014-17]

"Subdivision and Development Appeal Board" means the board established pursuant to the *Municipal Government Act*;

"Subdivision and Development Regulation" means the Subdivision and Development Regulation (AR 212/95), as amended;

"Summons" means a violation ticket as defined in the Provincial Offences Procedures Act Chapter P-21.5 with amendments;

“swimming pools and hot tubs, private” means any privately owned pool or hot tub constructed or prefabricated primarily for swimming or bathing and is more than 0.6 metres (2 ft.) in depth; [2009-06]

“taxi service” means the offering of transportation with a motor vehicle of a least one (1) passenger, and their baggage, in return for a fee from any place within the Town of Olds to a destination either within or outside the Town of Olds. [2015-21]

"temporary building" means a building constructed without any foundation, and the use or placement of which is intended to be for periods of time that are less than six months;

“temporary shelter” means a development that
(a) uses an existing building to provide temporary and short term accommodation for people in need of shelter;
(b) has at least one staff person at the facility at all times the facility is in operation;
(c) may provide limited services such as shower or laundry facilities; and
(d) limits the provision of meals to persons staying at the facility; [2013-12]

“traffic calming measure” means physical devices, techniques or treatments for reducing vehicle speeds such as raised crossings, speed humps and chicanes; [2015-02]

"trail system" means a hard surfaced recreational pathway system being part of the trail system master plan as approved by Council;

“transportation service” means a service using vehicles to transport people, currency, documents and packages. This term refers to uses such as bus lines, transit services, limousine services and courier services, but does not include taxi service. [2015-21]

“truck wash” means a use where motor vehicles with a length of more than 6.8 m can be washed; [2013-02]

“Uptowne core” means Uptowne Olds is a defined area composed of 49, 50, and 51 Avenues between Highway 27/46 Street and 54 Street; [2015-02]

“Uptowne Olds Area Redevelopment Plan Area” means the land generally delineated by north of 46 Street (Highway 27) and south to 54 Street, extending west along 52 Avenue including the Olds Regional Exhibition lands and east along 49 Avenue. [2015-02]

"use" means a permitted use or a discretionary use; [2013-02]

"veranda" means a porch along the outside of a building which is sometimes partly enclosed; [2009-06]

"Veterinary Clinic" means a facility for the medical care and treatment of animals, and includes provision for the keeping of animals overnight but does not include outdoor pens, runs and enclosures.

"Veterinary Hospital" means a facility for the medical care and treatment of animals, and includes provision for the keeping of animals and confinement in outdoor pens, runs and enclosures.

"Violation Tag" means a violation ticket as defined in the Provincial Offences Procedures Act Chapter P-21.5 with amendments;

"warehousing" means a facility for the indoor storage of goods and merchandise;

"yard" means an open space on the same site as a building and which is unoccupied and unobstructed from the ground upward except as otherwise provided herein.

"xeriscaping" means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals; [2009-06]

All other words and expressions have the meaning respectively assigned to them in Part 17 of the *Municipal Government Act* and the Subdivision and Development Regulation.

1.4 Establishment of Development Officer

- (1) The office of the Development Officer is hereby established and a person or persons to be appointed by resolution of Council shall fill such office.
- (2) The Development Officer shall perform such duties that are specified in this Land Use Bylaw, including among other things
 - (a) keeping and maintaining for the inspection of the public during all reasonable hours, a copy of this Land Use Bylaw and all amendments thereto, and
 - (b) keeping a register of all applications for development, including the decisions thereon and the reasons therefore.

1.5 Establishment of Forms

For the purpose of administering this Land Use Bylaw, the development authority shall prepare such forms and notices as he or she may deem necessary.

1.6 Establishment of Supplementary Regulations

Supplementary Regulations as set forth in Schedule "B" and Schedule "D" hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw. [2011-01]

1.7 Establishment of Land Use District Regulations

Land Use District Regulations as set forth in Schedule "C" a hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw.

1.8 Establishment of Districts

- (1) For the purpose of this Land Use Bylaw, the Town of Olds is divided into the following Districts:

Low Density Residential R1	College COL
General Residential R2	Central Commercial C1
General Residential Narrow Lot R2N	Highway Commercial CH
Medium Density Residential R3	Highway Commercial A CHA
Manufactured Home R4	Shopping Centre Commercial C-SC
Country Residential R5	Neighbourhood Commercial CN
Country Residential A R5A	Light Industrial I1
Direct Control DC	Heavy Industrial I2
Direct Control 1 DC1	Industrial Business IB
Direct Control 2 DC2	Recreation Facility RF
Direct Control 3 DC3	Environmental Open Space EOS
Direct Control 4 DC 4	Urban Reserve UR
Direct Control 5 DC5	
Direct Control 6 DC6	
Direct Control 7 DC7	
Direct Control -Mixed Use 1 -DCMU1	

- (2) The boundaries of the Districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto. All public roads, watercourses and lakes are excluded from the Land Use Districts.
- (3) Where the location of District boundaries on the Land Use District Map is not clearly understood, the following rules shall apply:
 - (a) a boundary shown as approximately following a parcel boundary shall be deemed to follow the parcel boundary;
 - (b) a boundary which does not follow a parcel boundary shall be located by measurement of the Land Use District Map; and
 - (c) a boundary location which cannot be satisfactorily resolved, shall be referred to Council for an official interpretation.

1.9 Amendment of the Land Use Bylaw

- (1) The Council on its own initiative may give first reading to a bylaw to amend this Land Use Bylaw.
- (2) A person may make application to the development authority for amendment to this Land Use Bylaw. The application shall include:
 - (a) a statement of the specific amendment requested;
 - (b) the purpose and reasons for the application;
 - (c) if the application is for a change of District, the legal description of the lands, or a plan showing the location and dimensions of the lands;
 - (d) the applicant's interest in the lands; and
 - (e) an application fee of \$240.00 of which \$100.00 will be refunded if the proposed amendment is not given first reading and advertised.
- (2.1) If the amendment is for a redesignation of land, the development authority may require:
 - (a) an outline plan for the area to be redesignated to the level of detail specified by the development authority; and
 - (b) payment of a fee to the Town equal to the costs incurred by an authorised municipal planning services provider to review the proposed redesignation and related outline plan, or if necessary to prepare an outline plan.
- (3)
 - (a) Upon receipt of an application for amendment to this Land Use Bylaw, the development authority, if he/she considers the application to be minor in nature, may refer it to an authorised municipal planning services provider for comment. If the development authority considers the application to be major in nature, he/she shall refer the applicant to an authorised municipal planning services provider for discussion and comment.
 - (b) upon receipt of an application for amendment to this Land Use Bylaw, the development authority shall determine when the application will be placed before Council and shall issue not less than five (5) days notice to the applicant advising that he/she may appear before Council at that time and speak to the application. An application for amendment shall be placed before Council within (60) sixty days of its receipt by the development authority.
- (4) The Council, in considering an application for an amendment to this Land Use Bylaw, may at its sole discretion:
 - (a) refuse the application; or
 - (b) refer the application for further information; or

- (c) pass first reading to a bylaw to amend this Land Use Bylaw, with or without conditions or amendments; or
 - (d) defeat first reading of a bylaw to amend this Land Use Bylaw; or
 - (e) pass first reading of an alternative amendment to this Land Use Bylaw, with or without conditions.
- (5) Following first reading to an amending bylaw, the Council shall:
 - (a) establish the date, time and place for a public hearing on the proposed bylaw;
 - (b) if a bylaw to establish procedures for public hearings has not been passed;
 - (i) outline the procedures to be followed by any person, group of persons or person representing them who wish to be heard at the public hearing, and
 - (ii) outline the procedure by which the public hearing will be conducted.
- (6) Following first reading of an amendment bylaw, the development authority must give notice of the public hearing by:
 - (a) publishing notice at least once a week for (2) two consecutive weeks in at least one newspaper or other publication, and /or
 - (b) mailing or delivering notice to every residence in the area to which the proposed bylaw relates.
- (7) A notice of a public hearing must be advertised at least (5) five days before the public hearing occurs.
- (8) A notice must contain:
 - (a) a statement of the general purpose of the proposed bylaw and public hearing,
 - (b) the address where a copy of the proposed bylaw and any document relating to it or the public hearing may be inspected,
 - (c) the date, place and time where the public hearing will be held.
- (9) In the case of an amendment to change the district designation of a parcel of land, the development authority must, in addition to the requirements of subsection (6),
 - (a) include in the notice:
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land.
 - (b) give written notice containing the information described in clause (a) and subsection (6) to the assessed owner of that parcel of land at the name and address shown in the assessment roll of the municipality, and
 - (c) give written notice containing the information described in clause (a) and subsection (6) to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.
- (10) If the land referred to in subsection (9)(c) is in Mountain View County, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of Mountain View County.
- (11) Notwithstanding subsection (5), the Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.

- (12) In the public hearing, the Council:
 - (a) must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw and who has complied with the procedures outlined by the Council, and
 - (b) may hear any other person who wishes to make representations and whom the Council agrees to hear.
- (13) After considering the representations made to it about the proposed bylaw at the public hearing and after considering any other matter it considers appropriate, the Council may:
 - (a) pass the Bylaw;
 - (b) refer it for further information or comment;
 - (c) make any amendment to the Bylaw it considers necessary and proceed to pass it without further advertisement or hearing, or
 - (d) defeat the Bylaw.
- (14) In this section:
 - (a) “adjacent land” means land that is contiguous to the parcel of land that is being redesignated and includes:
 - (i) land that would be contiguous if not for a highway, road, river or stream, and
 - (ii) any additional land identified by the development authority.
 - (b) “owner” means the person shown as the owner of land on the assessment roll prepared pursuant to *the Municipal Government Act*.
- (15) Prior to third reading of the proposed bylaw, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- (16) After third reading of the proposed bylaw, the development authority shall send a copy of it to
 - (a) the applicant;
 - (b) the registered owner of the land if not the applicant;
 - (c) an approved municipal planning services provider;
 - (d) Mountain View County, if it received a copy of the proposed bylaw pursuant to subsection (10).
- (17) The development authority shall not accept an application for an amendment which is identical or similar to an application which was refused by the Council, for a period of (6) six months after the date of the refusal unless, in the opinion of the development authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

1.10 Sections Found Invalid

If one or more provisions of this Land Use Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

PART TWO: DEVELOPMENT PERMITS, CONTRAVENTION AND APPEAL

2.1 Purpose of Development Permits

Development permits are required to ensure that all development is achieved in an orderly manner.

- (1) No development other than that designated in Section 2.2 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- (2) The following development undertaken within the municipality shall be constructed or developed by a qualified trades person, as determined by the Safety Codes Officer.
- (3) Development sites must be kept tidy and clear from all debris and garbage.
- (4) Development sites must not be used as storage areas for vehicles or other materials not related to construction.

2.2 Development Not Requiring a Development Permit

All development undertaken in the municipality requires an approved development permit prior to commencement, except:

- (1) the carrying out of works of improvement, maintenance or renovation to any building provided that such works do not include structural alterations or additions;
- (2) the completion of any development which has lawfully commenced before the passage of this Land Use Bylaw or any amendment thereof, provided that the development is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement;
- (3) the use of any such development as is referred to in subsection (2) for the purpose for which development was commenced;
- (4) the erection or construction of gates, fences, walls or other means of enclosure less than 1 m (3.3 ft.) in height in front yards and less than 2 m (6.56 ft.) in other yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure provided that such development complies with all applicable provisions of Schedule B;
- (5) a temporary building, the sole purpose of which is incidental to the carrying out of a development for which a permit has been issued under this Land Use Bylaw;
- (6) a temporary use of a parcel not exceeding 6 months for the sole purpose of mobile commercial sales (e.g. fish trucks, fruit trucks, etc.), providing a business license is obtained from the municipality and the location of the business is to the satisfaction of the development authority;

- (7) the installation, maintenance and repair of a Public utility if it is installed, maintained and repaired in accordance with the Town's requirements and authorizations; [2013-07]
- (9) any development carried out by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- (10) any development carried out by or on behalf of the municipality provided that such development complies with all applicable provisions of this Land Use Bylaw;
- (10) Mechanized excavation, stripping and grading provided this is carried out pursuant to a service agreement required as a condition of subdivision approval as described in Section 655 of the *Municipal Government Act*; [2013-07]
- (11) development specified in Section 618 of the *Municipal Government Act*, which includes:
 - (a) a highway or public road,
 - (b) a well or battery within the meaning of the *Oil and Gas Conservation Act*,
 - (c) a pipeline or an installation or structure incidental to the operation of a pipeline, or
 - (d) any other action, person, or thing specified by the Lieutenant Governor in Council by regulation,
- (12) (a) signs meeting the requirements of Section 4.0, Schedule D,
- (b) a flag attached to a single upright flagpole. [2011-01]
- (13) one satellite dish antenna, less than 1 m (3 ft.) in diameter, per parcel. [2009-06]
- (14) demolition/removal of a building having a floor area of less than 13.4m² (144 sq ft). [2009-06]
- (15) construction or placement of an accessory building with a floor area of less than 10 m² (108 ft²) not exceeding 4.5 m (14.76 ft) in height, meeting all requirements of accessory buildings in the Land Use Bylaw. [2014-17]

2.2.1 Permitted Uses in All Districts

- (1) The following are Permitted Uses in all districts:
 - (a) Building demolition unless the building is
 - (i) a designated Municipal, Provincial or Federal Historic Resource;
 - (ii) a building identified in the Town's Heritage Inventory; or
 - (iii) any other building under review as a designated historic resource in which case the Building demolition is a discretionary use; and
 - (b) Public utilities [2013-07]

2.3 Permission for Development

- (1) (a) An application for a development permit shall be made to the Development Officer in writing on the form prescribed by the development authority and shall be accompanied by:
 - (i) a scaled site plan showing the treatment of landscaped areas if required, the legal description, the front, rear, and side yards, if any: any provision for off-street loading and vehicle parking and access and egress points to the parcel;
 - (ii) scaled floor plans, elevations and sections;
 - (iii) a statement of existing and proposed uses;
 - (iv) if the applicant is not the owner, a statement of the applicant's interest in the land together with the written consent of the owner to the application;
 - (v) the estimated commencement and completion dates;
 - (vi) the estimated cost of the project or contract price; and
 - (vii) such other plans and information as the development authority may consider necessary to properly evaluate the proposed development.
 - (viii) when an application to develop a Neighbourhood Identification Sign is received, a notice shall be prepared and mailed out by the Town of Olds to all landowners within 100 m (328 ft.) of the proposed location of the sign, advising of intention to develop a Neighbourhood Identification Sign. Comments received shall be considered at the time this application is reviewed by the Municipal Planning Commission.
- (b) The Development Officer may refuse to accept an application for a development permit where the information required by subsection 2.3(1)(a) has not been supplied or where, in the opinion of the development authority, the quality of the material supplied is inadequate to properly evaluate the application.
- (c) The development authority may deal with an application and make a decision without all of the information required by subsection 2.3(1)(a), if it is the opinion of the development authority that a decision on the application can be properly made without such information.
- (d) An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of the development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40 day period.

- (2) (a) Each application for a development permit shall be accompanied by a non-refundable processing fee.
- (b) Development that has commenced prior to obtaining development approval by the Development Authority shall be, to the sole discretion of the Development Authority, subjected to triple the current non-refundable processing fee rates.
- (3) The Development Officer shall:
 - (a) receive all applications for a development permit; and
 refer all applications for development which would result in permanent overnight accommodation, including dwellings, or public facilities to the Alberta Energy and Utilities Board, if any of the land which is the subject of the application is within 1.5 km (0.93 miles) of a sour gas facility and the proposed development is not, in the opinion of the development authority, an infill development, and
 - (b) consider and decide on applications for a development permit which meet the standards of this Land Use Bylaw for permitted uses.
 consider and decide upon applications for a development permit for all forms of signs where the proposed sign meets all standards of the Land Use Bylaw; and [2011-01]
 - (c) refer with his/her recommendations, to the Municipal Planning Commission for its consideration and decision all other applications for a development permit; and
 - (d) at his/her discretion refer to the Municipal Planning Commission any application which in his/her opinion should be decided by the Municipal Planning Commission; and
 - (e) refer any application to Mountain View County or any other agency or person which in his opinion may provide relevant comments or advice respecting the application.
- (4) The Municipal Planning Commission may grant a variance to reduce the requirements of any use of the Land Use Bylaw and that use will be deemed to comply with this bylaw.
- (5) The Development Officer may grant a variance to reduce the requirements of the Land Use Bylaw for a permitted use and the permitted use will be deemed to comply with this bylaw. Variances may be granted for:
 - a) areas which may be developed for accessory buildings - up to 15 % of the maximum allowable size.
 - b) building height - up to 15 % of the maximum allowable height.
 - c) front yard - up to 15 % of the minimum requirement.
 - d) rear yard - up to 15 % of the minimum requirement.
 - e) side yard – up to 15 % of the minimum requirement.
 - f) driveway width – up to 15% of the maximum requirement. [2014-17]

- (6) For a Permitted Use in any District,
- (a) the development authority shall approve an application for a development permit for a permitted use if the application conforms to the requirements of the Land Use Bylaw, the Act and Regulation and statutory plans, and the development authority may attach conditions to the permit necessary to ensure any of the following:
- (i) Arrangements satisfactory to the development authority for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (ii) Arrangements satisfactory to the development authority for vehicular and pedestrian access from public roads and trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant
 - (iii) That the developer enters into a development agreement or an interim agreement, which shall form part of such development permit and may be required to be registered by caveat against title to the site at the Land Titles Office, to do any or all of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct, or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways or trail systems to connect the pedestrian walkway or trail system serving the development with a pedestrian walkway or trail system that serves or is proposed to serve an adjacent development, or both;
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
 - (iv) That the developer pays an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the Municipal Government Act, 1994;

- (v) That the developer provides security to ensure compliance with this Bylaw, a development permit, an agreement under this clause and/or a statutory plan, which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the site.
 - (b) If an application for a development permit for a permitted use does not conform to the requirements of the Land Use Bylaw, the Municipal Government Act and the Subdivision and Development Regulation and statutory plans, the development authority:
 - (i) may refuse the application giving reasons for the refusal; or
 - (ii) may approve the application subject to conditions to ensure that the application conforms to the requirements of the Land Use Bylaw, the Municipal Government Act and the Subdivision and Development Regulation and statutory plans; or
 - (iii) may approve the application pursuant to section 640(6) of the Municipal Government Act, and such a development application shall be deemed to be subject to those regulations of this Bylaw that pertain to an application for a discretionary use permit, excepting Section 2.3(6)(a)(vi) below.
- (7) For a Discretionary Use in any District,
- (a) The development authority, in its discretion, may approve the application subject to the following conditions:
 - (i) Arrangements satisfactory to the development authority for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (ii) Arrangements satisfactory to the development authority for vehicular and pedestrian access from public roads and trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant;
 - (iii) A development agreement or an interim agreement, which shall form part of such development permit and may be required to be registered by caveat against title to the site at the Land Titles Office, to do any or all of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct, or pay for the construction of:

- (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways or trail systems to connect the pedestrian walkway or trail system serving the development with a pedestrian walkway or trail system that serves or is proposed to serve an adjacent development, or both;
- (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
- (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
- (iv) Payment of an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the Municipal Government Act, 1994;
- (v) Provisions of security to ensure compliance with this Bylaw, a development permit, an agreement under this clause, or a statutory plan which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the site.
- (vi) Any conditions that the development authority may deem appropriate to ensure compatibility with the amenities of the neighborhood and the use, enjoyment and value of neighboring parcels of land, including, but not limited to, the following:
 - (a) Limiting the time of operation including hours of the day, days of the week, and parts of the year;
 - (b) Limiting the number of patrons;
 - (c) Requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed development;
 - (d) Regarding the location, character and appearance of buildings;
 - (e) Regarding the grading of the site or such other matters as are necessary to protect the site from other developments or to protect other developments from the site;
 - (f) Establishing the period of time during which a development may continue.

or,

- (b) The development authority, in its discretion, may refuse an application for a discretionary use permit giving reasons for its refusal.

- (8) The development authority may:
- (a) approve, with or without conditions, an application for a development permit, or
 - (b) advise that a real property report appears to conform with the Land Use Bylaw, or
 - (c) recommend approval of an application for subdivision approval.
- notwithstanding that the proposed development or subdivision does not comply with the Bylaw or is a non-conforming building, if in the opinion of the development authority the proposed development or subdivision or non-conforming building:
- (i) would not
 - (a) unduly interfere with the amenities of the neighbourhood, or
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (ii) conforms with the use prescribed for that land or building in this Land Use Bylaw.
- (9) The development authority may require with respect to a development that, as a condition of issuing a development permit, the applicant enter into an agreement with the municipality to do all or any of the following:
- (a) to construct or pay for the construction of a road required to give access to the development, or
 - (b) to construct or pay for the construction of pedestrian walkway systems, or
 - (c) to install or pay for the installation of utilities, other than telecommunications systems or works, that are necessary to serve the development, or
 - (d) to construct or pay for the construction of
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities, or
 - (e) to pay an off-site levy or redevelopment levy imposed by bylaw.
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
 - (g) to pay to the Town the costs paid by the Town to its Engineers, Planners, or any other person for the preparation or review of site development plans, review of construction drawings, materials testing, inspections, monitoring of construction, and any other engineering, planning and legal costs and expenses to which the municipality is put in connection with the preparation, administration and enforcement of the Development Agreement.
- (10) Prior to imposing any condition upon the issue of a development permit pursuant to subsection (7), the development authority shall consult with the Council as

may be required in the circumstances and shall specify the terms and content of the agreement in the condition in the development permit.

- (11) The municipality may register a caveat pursuant to the provisions of the *Land Titles Act* and the *Municipal Government Act* in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the development, which said caveat shall be discharged when the agreement has been complied with.
- (12) In the case where an application for a development permit has been refused pursuant to this Part or ultimately after appeal to the Subdivision and Development Appeal Board, the submission of another application for a permit on the same parcel and for the same or similar use of land by the same or any other applicant may not be accepted by the development authority for at least 6 months after the date of the final decision unless in the opinion of the development authority the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.
- (13) Upon receipt of an application for a development permit in a Direct Control District, the Development Authority shall review the application and forward its comments and recommendations thereon to Council.
- (14) Council may notify the public of the development permit application and may establish means whereby the public may provide input on the application.

2.4 Development Permits and Notices

- (1)
 - (a) a development permit for all discretionary use or any permitted use for which a variance or relaxation was granted, issued pursuant to this Part, does not come into effect until 14 days after the date on which the notice of issuance of the permit is given under subsection (3). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
 - (b) the date of issue of a permit for all discretionary uses or any permitted use for which a variance or relaxation was granted, shall be the date of notification pursuant to subsection (3).
 - (c) the date of issue of a permit for any permitted use that conforms in all respects to the requirements of this Land Use Bylaw and was approved with or without conditions pursuant to this Part comes into effect immediately upon approval by the development authority.
- (2) Where an appeal is made to the Subdivision and Development Appeal Board, a development permit that has been issued shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.
- (3) Notice shall be given of all development permits that have been issued in any or all of the following forms:
 - (a) publish in a newspaper circulating in the municipality a notice of the decision and/or
 - (b) mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the opinion of the development authority, be affected; and/or

- (c) post a notice of the decision conspicuously on the property for which the application has been made.

A development permit for a discretionary use or any permitted use for which a variance or relaxation was granted is deemed to be issued on that date that the development authority publicizes a notice of the issuance of the permit in any or all of the forms described above.

- (4) If the development authorized by a permit is not commenced within 12 months from the date of its issue, or the date of decision of the Subdivision and Development Appeal Board upon appeal, nor carried out with reasonable diligence as determined by the development authority, the permit ceases to be effective, unless an extension of this period, being no longer than an additional 12 months, has previously been granted by the development authority.
- (5) A decision of the development authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (6) When the development authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

2.5 Cancellation

The development authority may cancel a development permit if

- (a) the permit was issued in error, or
- (b) the permit was issued on the basis of incorrect information.

2.6 Contravention

- (1) If the Development Authority finds that a development, land use or use of a building is not in conformity with

- (a) the Land Use Bylaw, Part 17 of the Municipal Government Act or Subdivision and Development Regulation, or
- (b) a development permit or subdivision approval,

the Development Authority may, by written notice, order the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, to

- (c) stop the development or use of the land or building in whole or in part as directed by the notice,
- (d) demolish, remove or replace the development, or
- (e) carry out other actions required by the notice so that the development or use of the land or building complies with the Land Use Bylaw, Part 17 of the Municipal Government Act or Subdivision and Development Regulation, a development permit or subdivision approval,

and in such order establish a time for reasonable compliance with such order.

- (2) If a person fails or refuses to comply with an order under subsection (1) or an order of the Subdivision and Development Appeal Board made pursuant to Part 17 of the Municipal Government Act, the municipality may enter on the land or building and take any action necessary to carry out the order.
- (3) The municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order, but if it does so the municipality must discharge the caveat when the order has been complied with.

2.7 Appeal Procedure

An appeal of an order, a decision or a failure to make a decision of the development authority may be made in writing to the Subdivision and Development Appeal Board in accordance with the provisions set forth in the Subdivision and Development Appeal Board Bylaw.

2.8 Offences and Penalties

- (1) A person who contravenes or does not comply with
 - (a) the Land Use Bylaw,
 - (b) Part 17 of the Municipal Government Act,
 - (c) the Subdivision and Development Regulation,
 - (d) an order under Section 2.6(1) of this Bylaw,
 - (e) a development permit or subdivision approval, or a condition therein,
 - (f) a decision of the Subdivision and Development Appeal Board, or
 - (g) a person who obstructs or hinders any person in the exercise or performance of his powers or duties under this Land Use Bylaw,
 is guilty of an offence.
- (2) A person shall be considered to be guilty of an additional offence if the offence referred to in Section 2.8(1) and 2.8(2) continues or is allowed to continue fourteen (14) days past summary conviction thereof or if the offence referred to in Section 2.8(1) and 2.8(2) continues or is allowed to continue fourteen (14) past payment of a violation tag.
- (3)
 - (a) A person who is guilty of an offence referred to in Section 2.8(1) and 2.8(2) shall be liable upon summary conviction thereof, to a fine of not less than \$2500.00 and, in addition thereto, to a fine of not less than \$500.00 and not more than \$2,500.00 for every day that the offence continues, plus costs and damages and in default thereof to imprisonment for a period not exceeding 60 days unless the fine and costs, including the costs of committal, are sooner paid.
 - (b)
 - (i) A violation tag may be issued by a Peace Officer to a person who is believed to be guilty of an offence referred to in Section 2.8(1) and 2.8(2) and the said violation tag shall provide for payment

within seven (7) days from the date of issue to the Town in the amount of not less than \$250.00. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution of the same offence;

- (ii) The violation tag shall be issued by personally serving it upon the alleged offender or by leaving it at the residence of the alleged offender;
- (iii) If a violation tag is issued pursuant to 2.8(3)(b)(i) above and if the amount that is specified upon the violation tag is not paid within seven (7) days from the date of issue of the violation tag, then an information shall be laid before a Provincial Judge, and prosecution for the alleged offence shall proceed as though no violation tag had ever been issued;
- (iv) Any person who is issued a violation tag under the provisions of this By-Law shall immediately cease and desist the offence for which the violation tag was issued.

2.9 Occupancy Permits

- (1) An occupancy permit is not required unless stipulated as a condition of approval for a development application or required in a development agreement.
- (2) An application for an occupancy permit shall be made to the development authority. The development authority shall issue an occupancy permit on the form prescribed by the Council, if he is satisfied that
 - (a) the development has been completed in accordance with the approved plans and development permit, or
 - (b) the development will, subject to such conditions as may be appropriate in the circumstances, be completed in accordance with the approved plans and development permit.

2.10 Compliance with other Legislation

Compliance with the requirements of this Land Use Bylaw does not exempt any person from

- (1) the requirements of any federal, provincial or municipal legislation; and
- (2) complying with any easement, covenant, agreement or contract affecting the development.

2.11 Repeal of Land Use Bylaw

Land Use Bylaw No. 1340 – 87 is hereby repealed and this Bylaw shall take effect on the day of the final passing thereof.

SCHEDULE A: LAND USE DISTRICT MAP

LAND USE DISTRICT MAP can be viewed at <http://www.olds.ca/develop.html> or at the Town Office, Planning & Development Department

SCHEDULE B: SUPPLEMENTARY REGULATIONS**1. Buildings****1(1) Accessory Buildings****(a) Residential Districts**

- (i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.
- (ii) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1 m (3.3 ft.) from the side and rear boundaries of the parcel.
- (iii) An accessory building on a corner parcel shall not be situated closer to the street than the main building. It shall not be closer than 1 m (3.3 ft.) to the other side parcel boundary or the rear parcel boundary.
- (iv) An accessory building shall not be more than 4.5 m (14.76 ft.) in height, and shall not exceed the height of the main building.
- (v) Notwithstanding subsections (ii) and (iii) of this Section, an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two abutting parcels.
- (vi) In the rear yards of the following types of houses, the maximum total area that may be developed for accessory buildings are as follows:
 - (I) Detached houses,
 - (A) in R-1, and R-2 Districts, 70 m² (754 sq. ft.),
 - (B) in R-5 District, 143 m² (1,539 sq. ft.)
 - (II) Duplexes, 50 m² (538 sq. ft.),
 - (III) Row houses, 41 m² (441 sq. ft.),
 - (IV) Other residential housing types not listed above, 70 m² (754 sq. ft.).
- (vii) Notwithstanding subsection (vi)(I), in the R1 District where the parcel area exceeds 700 m² (7,535 sq. ft.), the maximum total area which can be developed for an accessory building may be increased up to a maximum of 110 m² (1,184 sq. ft.), but the size of the accessory building shall not exceed the total area of the primary dwelling. [2009-06]
- (viii) The location of any accessory building that has or will have a permanent foundation in relation to the property lines on the parcel on which the accessory building is to be constructed shall be confirmed in writing by an

Alberta Land Surveyor prior to construction commencing. A written confirmation shall be provided to the Town. [2014-17]

(b) Other Districts

- (i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.
- (ii) An accessory building shall conform to the rear yard setbacks of the district in which the parcel is located
- (iii) An accessory building shall conform to the side yard setbacks of the district in which the parcel is located. [2009-06]

1(1.1) Residential Dwellings and All Other Principal Buildings in all Districts

The location of any building that has or will have a permanent foundation in relation to the property lines on the parcel on which the building is to be constructed shall be confirmed in writing by an Alberta Land Surveyor prior to construction commencing. A written confirmation shall be provided to the Town. [2014-17]

1(2) Building Orientation and Design

- a. The design, character and appearance of any building, or series of buildings, structure or sign proposed to be erected or located in any District must be acceptable to the development authority having due regard to:
 - i. amenities such as daylight, sunlight and privacy,
 - ii. the character of existing development in the District,
 - iii. its effect on adjacent parcels, and
 - iv. all architectural controls in place for the area being developed.
- b. Sea cans or similar forms of shipping or cargo containers, shall not be permitted on a site in any district except for Light Industrial, Industrial Business and Heavy Industrial. [2014-17]

1(3) Number of Buildings on a Parcel

- (a) A development permit shall not be issued for more than one main building on an unsubdivided parcel, except where it is proposed to develop more than one main building to form a single, unified group of buildings.
- (b) The number of dwelling units permitted on a parcel shall be limited to one, except where
 - (i) in the opinion of the development authority, either
 - (A) the building is clearly designed to be divided into more than one dwelling, or

- (B) the development of the parcel is clearly designed to include more than one dwelling, and
- (ii) the use conforms to the uses prescribed in Schedule “C” for the District in which the parcel is located, and
- (iii) subject to Section 2.3(6) of Part Two, the development complies with the provisions of this Land Use Bylaw, and
- (iv) a development permit is issued for the use.

1(4) Relocation of Buildings

- (a) No person shall
 - (i) place on a parcel a building which has previously been erected or placed on a different parcel, or
 - (ii) alter the location on a parcel of a building which has already been constructed on that parcel
 unless a development permit has been issued by the development authority.
- (b) In addition to the requirements of Section 2.3(1), PART TWO, the development authority may require an application for a development permit to be accompanied with
 - (i) recent colour photographs showing all sides of the building;
 - (ii) a statement on the age, size and structural condition of the building; and
 - (iii) a statement of proposed improvements to the building.
- (c) An application for a development permit may be approved by the development authority if the proposal meets all of the regulations specified under the appropriate Land Use District in which it is proposed to be located.
- (d) Where a development permit has been granted for the relocation of a building either on the same parcel or from another parcel, the development authority may require the applicant to provide a performance bond of such amount to ensure completion of any renovations set out as a condition of approval of a permit.
- (e) All structural and exterior renovations shall be completed within one year of the issuance of a development permit.

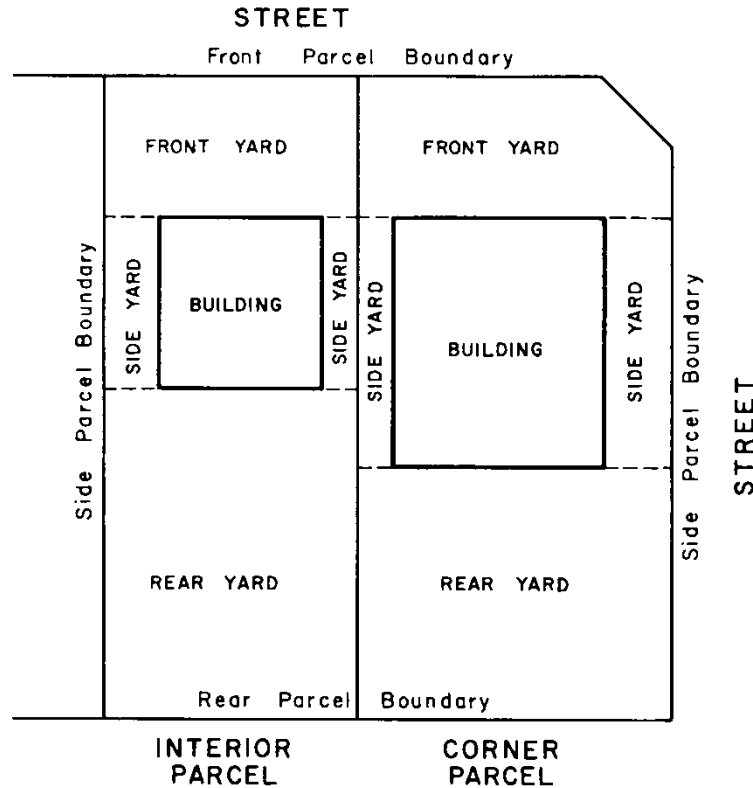
1(5) Building Demolition

An application to demolish a building shall not be approved without a statement or plan which indicates

- (a) how the operation will be carried out so as to create a minimum of dust or other nuisance, and
- (b) the final reclamation of the parcel

which is satisfactory to the development authority.

2. Yards



2(1) Projections Over Yards

Projections on foundation walls and footings, or on piles are deemed to be part of the building, and shall not be considered as a projection over a yard.

- (a) In residential districts the portion of and attachments to a main or accessory building which may project over or on a minimum yard are:

- (i) Side Yard

Chimney chases, unenclosed steps, or eaves, not exceeding one-half of the minimum sideyard required for the building, except in laneless subdivision where Section 2(5)(a) of Schedule B shall apply:

- (ii) Front and Rear Yards

- a. Any projection not exceeding 1 m (3 ft.) over or on the minimum front or rear yard, and
- b. Unenclosed steps, if they do not project more than 2.5 m (8 ft.) over or on a minimum front or rear yard.

- (b) In all other Districts, the portion of and attachment to a main or accessory building which may project over or on a minimum yard are:
 - (i) any projection not exceeding 1.5 m (5 ft) into a front or rear yard;
 - (ii) any projection not exceeding 0.6 m (2 ft) into a side yard;
 - (iii) any projection that is an exterior fire escape not exceeding 1.2 m (4 ft) in width.
- (c) No portion of a building other than signs or canopies shall project into a public or private right-of-way.
- (d) Notwithstanding subsections (a) through (c) above, projections into a minimum yard, except for eaves, shall not exceed 3 m (10 ft) in length.

2(2) Objects Prohibited or Restricted in Yards

- (a) No person shall allow a motor vehicle that is in a dilapidated or unsightly condition, or a derelict vehicle to remain or be parked on a parcel in a residential district, unless it is suitably housed or screened to the sole satisfaction of the development authority.
- 7.0 No person shall have exterior storage of piles of wood or metal, or other salvage materials that are in an unsightly condition on a parcel in any district, unless it is suitably housed or screened to the sole satisfaction of the development authority.
- 8.0 A holiday trailer, motorhome or camper parked in any land use district may be used for living and sleeping accommodation for a maximum period of thirty (30) days per annum. [2016-12]
- 9.0 No person shall allow a vehicle of more 5,443 kg (12,000 lbs) (GVW) and/or a length of more than 9 m (29.50 ft) other than a recreational vehicle or camper, to be parked or stored in a residential district and/or area of residential use. A vehicle is more than 5,443 kg. GVW when a gross allowable maximum vehicle weighs in excess of 5,443 kg. (as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time). [2016-12]

2(3) Satellite Dish Antennae

- (a) satellite dish antennae in excess of 1 m (3.28 ft) in diameter require a development permit prior to installation.
- (b) no advertising other than the manufacturer's name/logo shall be allowed on a satellite dish antenna.
- (c) the illumination of a satellite dish antenna is prohibited.

2(4) Zero Side Yard Developments

- (a) In the Central Commercial District, the minimum side yard is 0 metres in accordance with Schedule C.
- (b) In other Districts, the development authority may allow one side yard of the main or accessory building to be 0 metres where
 - (i) the registered owner(s) of the adjoining parcel or parcels grant(s) a maintenance and eave and footing encroachment easement equivalent to two minimum yard requirements. The easements shall be to the satisfaction of the development authority and shall be registered against the title of the said parcel; and
 - (ii) all roof drainage from any building shall be directed onto the parcel upon which such building is situated by means of eavestroughs and downspouts, or other suitable means.

2(5) Laneless Subdivisions

- (a) In a laneless subdivision in a residential District, one side yard shall not be less than
 - (i) 1.5 m (5 ft), in the case of a detached dwelling with attached garage, or
 - (ii) 3 m (9.84 ft), in the case of a detached dwelling without attached garage;
 and both side yards shall not be less than
 - (iii) 1.5 m (5 ft), in the case of a duplex with attached garages, or
 - (iv) 3 m (9.84 ft), in the case of a duplex without attached garages.
- (b) In a laneless subdivision in a commercial or industrial District one side yard shall be not less than 6 m (20 ft). This does not apply to an accessory building where such building is located to the rear of the main building and separated from it by a minimum distance of 12 m (39 ft)

2(6) Setbacks on Future Major Roads

Where a parcel abuts a street for which a setback is established, the minimum yard requirement shall be increased by the amount of the applicable setback shown below.

Street	From	To	Setback Required
57 Avenue (west side)	(1) Highway 27	51 Street (closed Section)	5.18 m (17 ft)
	(2) Lane to rear of 58 Street lots (south side)	Town boundary (south)	5.18 m (17 ft)
	(3) N.E. 6-33-1-5 (south boundary)	N.E. 6-33-1-5 (north boundary)	5.18 m (17 ft)
54 Street (south side)	53 Avenue	48 Avenue	
Highway 2A (west side)	Highway 27	53.64 m (176 ft) south of 44 Street	5.03 m (16.5 ft)
Highway 2A (east side)	Highway 27	Town boundary (north)	5.03 m (16.5 ft)
Highway 27 (south side)	(1) 61 Avenue	57 Avenue	15.25 M (50 ft)
	(2) 56 Avenue	50 Avenue	5.18 m (17 ft) where not already dedicated as road widening
	(3) 50 Avenue	49 Avenue	2.02 m (7 ft)
	(4) 49 Avenue	Highway 2A	2.60 m (9 ft)
Highway 27 (north side)	(1) SW 6-33-1-5 (east end of dedicated service road)	SW 6-33-1-5 (east boundary)	30.48 m (100 ft.)
	(2) 55 Avenue	Highway 2A	5.18 m (17 ft) where road widening or service road not already dedicated

2(7) Yards Adjoining Railway Property

All development undertaken on parcels adjoining railway property may be required to erect fencing to standards approved by the development authority.

3. Vehicles

3(1) Parking

- (a) The following minimum number of parking spaces shall be provided and maintained upon the use of a parcel or a building in any District as described in Schedule C of this Land Use Bylaw. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded up to the next highest integer.

Uses

Parking Spaces

Commercial		
Conference center	a minimum of 1.0 / 65 m ² of non-assembly areas and 1.0/ 4 person capacity of the assembly area of the building which is calculated by the following methods:	
	(i) 1 person per 0.75 m ² for areas of non-fixed seating;	
	(ii) 1 person per individual fixed seat for areas where individual fixed seats are the method of accommodating people;	
	(iii) 1 person per 0.65 m of bench seating measured along the length of the bench; or	
	(iv) the maximum capacity of the assembly area as stated in the development permit	[2013-07]
Indoor merchandise sales		
District shopping centres	5.0 / 100 m ² (1,076 sq. ft.)	
Neighbourhood shopping centres	4.0 / 100 m ² (1,076 sq. ft.)	
Other	3.5 / 100 m ² (1,076 sq. ft.)	
Offices	2.5 / 100 m ² (1,076 sq. ft.)	
Markets	4.5 / 100 m ² (1,076 sq.ft.)	[2009-04]
Hotel	1.0 / guest room	[2013-07]
Motels	1.0 / guest room	
Personal services	2.5 / 100 m ² (1,076 sq. ft.)	
Repair services	2.0 / 100 m ² (1,076 sq. ft.)	
Restaurants, lounges and taverns	1.0 / 4 seats	
Vehicle and equipment sales	2.0 / 100 m ² (1,076 sq. ft.)	
Commercial within the Central Commercial District		
Offices	1.0 / 100 m ² (1,076 sq. ft.)	
Retail sales	1.0 / 100 m ² (1,076 sq. ft.)	
Personal services	1.0 / 100 m ² (1,076 sq. ft.)	
Restaurant and licensed premises	1.0 / 8 seats	
		[2009-06]
Industry		
Manufacturing industry		
Minimum provision	6.0	
Office area	2.0 / 100 m ² (1,076 sq. ft.)	
Other area	1.0 / 100 m ² (1,076 sq. ft.)	
Warehousing and Storage		
Minimum provision	4.0	
Office area	2.0 / 100 m ² (1,076 sq. ft.)	
Storage area	0.7 / 100 m ² (1,076 sq. ft.)	

Public

Assisted living facility	0.4 / dwelling unit and 0.3 / resident where residents are housed in rooms or suites that do not contain cooking facilities. (2013-07)
Emergency shelter	As required by the Development Authority based on a study required at the time of an application (2013-07)
Temporary shelter	1.0 / 3 residents and 1.0 / 1 staff (2013-07)
Hospitals and nursing homes	1.0 / 4 beds and 1 / 2 workers
Places of worship	1.0 / 4 seats
Public assembly buildings	1.0 / 4 seats
Public utility building	1.0 / person based on the maximum number of people that will be in the building at any time. (2013-07)
Schools	
Elementary and junior high	1.0 / 1 worker
Senior high	1.0 / 1 worker and 1.0 / 20 students
College	1.0 / 1 worker and 2/3 students

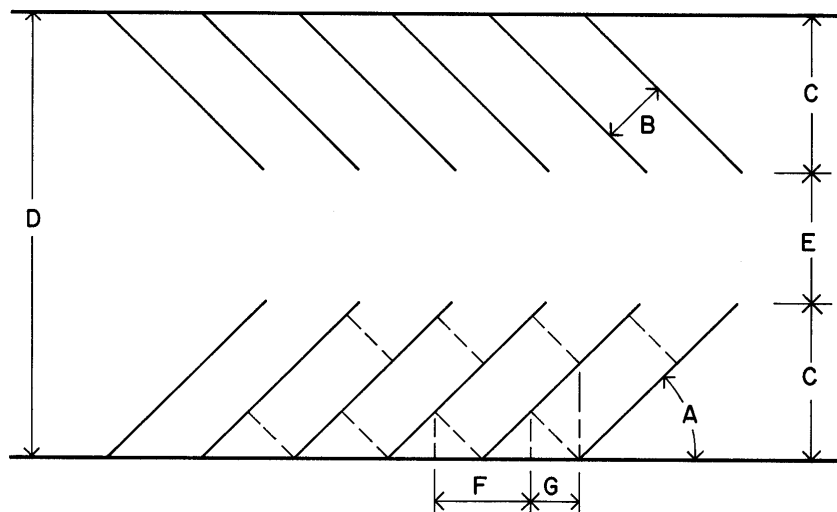
Residential

Accessory /Secondary Suite	1.0 / suite
Adult Care Residence	2.0 / 3 units of accommodation
Assisted Living Facility	0.4 / dwelling unit and 0.3 / resident where residents are housed in rooms or suites that do not contain cooking facilities (2013-07)
Apartments	1.75 / dwelling
Multi-plexes	2.0 / dwelling
Bed & Breakfast Establishment	1.0 / guest room
Residential care	1.0 / 4.5 residents for nursing homes and other facilities where residents do not drive and 1.0 / 1 staff (2013-07)
All other	2.0 / dwelling

Uses not listed above

- (a) The number of spaces shall be determined by the development authority having regard to similar uses listed above and the estimated traffic generation and attraction of the proposed use.
- (b) When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the additional parking spaces to be provided shall be limited to the difference between the requirement of the original building or use and that of the enlarged building or changed or intensified use.
- (c) The parking space requirement on a parcel that has or is proposed to have more than one use shall be the sum of the requirements for each of those uses.
- (d) Any loading space provided pursuant to subsection 3(2) of this Schedule may be used as parking space.
- (e) Each parking space shall have dimensions of not less than 2.75 m (9 ft) by 5.5 m (18 ft)
- (f) Loading Spaces may be required to be screened by a method approved by the Development Authority.

- (g) The dimensions of parking areas shall be as set out in the following diagram and table



A Parking Angle	B Stall Width	C Stall Depth	D Overall Depth	E Manoeuvring Space	F Curb Length	G Row End Length
0°	2.75 m (9 ft)	2.75 m (9 ft)	9.00 m (30 ft)	3.50 m (11 ft)	6.70 m (22 ft)	0.00 m
30°	2.75 m (9 ft)	5.00 m (16 ft)	13.50 m (44 ft)	3.50 m (11 ft)	5.45 m (18 ft)	0.85 m (3 ft.)
45°	2.75 m (9 ft)	5.70 m (19 ft)	15.40 m (51 ft)	4.00 m (13 ft)	3.85 m (13 ft)	2.05 m (7 ft)
60°	2.75 m (9 ft)	6.00 m (20 ft)	17.50 m (57 ft)	5.50 m (18 ft)	3.20 m (10 ft)	2.00 m (7 ft)
90°	2.75 m (9 ft)	5.50 m (18 ft)	18.00 m (59 ft)	7.00 m (23 ft)	2.75 m (9 ft)	0.00 m

- (h) a minimum standard of 24.75 m² (266 ft²) per parking space shall be used for general calculations for the areas of parking facilities or the number of parking spaces in a parking facility.
- (i) In Central Commercial Districts (C1), in lieu of providing parking spaces and subject to the approval of the Council, a payment may be made to the Town at a rate per space, which the Council has determined.
- (j) Parking spaces shall be located on the same parcel as the use for which they are being provided except that, subject to the approval of the development authority, the spaces may be located on another parcel within 50 m (164 ft) walking distance, provided that a restrictive covenant, ensuring the use of the parcel for

the required number of parking spaces, is registered against the Certificate of Title of that parcel.

- (k) Hard surfacing (i.e. concrete, pavement) of the parking area shall be required, where a parking area enters a paved public road.
- (l) A front yard or side yard accessory parking pad that is not part of a driveway shall have a landscaped area that is a minimum of 1.5m (5 ft) wide between the roadway and the parking pad. [2016-12]
- (m) **Barrier-Free Design, Universal Design and Parking Spaces**
 - (i) Barrier-free parking spaces for persons with physical disabilities must be provided
 - (A) in accordance with the Alberta Building Code and the guidelines shown in the Table below; and
 - (B) the current Barrier-Free Design Guide prepared by the Safety Codes Council and the requirements stated in subsections (ii) to (vi) below.

Number of Parking Spaces required by this Bylaw	Number of Parking Spaces required by the Alberta Building Code for persons with physical disabilities	Guideline Number of Parking Spaces recommended for persons with physical disabilities	
		multi-dwelling, commercial, industrial and institutional	hospitals, medical clinics and care centers
1 to 10	0	1 suggested	1 required
11 to 25	1	2 suggested	2 required
26 to 50	2	3 suggested	3 required
51 to 100	3		5 required
for each additional increment of 100 or part thereof	One additional space		

- (ii) A barrier-free parking space in a parking lot
 - (A) must have a minimum width of 4.0 m; and
 - (B) as far as practical should be designed as a 90 degree parking space; be located as close to the front entrance of the building as possible; adjoin a pedestrian walkway and avoid the need to cross a drive aisle to gain access to a building.
- (iii) A barrier-free parallel parking space must have a minimum length of 7.6 m and if the barrier free space is located in a lay-by near the entrance to a building a minimum width of 3.7 m is required with an access aisle width of at least 1.5 m.
- (iv) A barrier-free path consistent with the principles of universal design must be provided and maintained between the main entrance to a building and a barrier-free parking space. New development or redevelopment must

provide the barrier-free path with a minimum width of 1.1 m and ramps must comply with the Barrier-Free Design Guide.

- (v) A pedestrian walkway consistent with the principles of universal design is required to connect the main entrance of a development or building to a public sidewalk or a trail if the building or development requires a barrier-free parking space. The Development Authority may require that a pedestrian connection be provided between the entrance to a building and a public sidewalk or trail if the development does not require a barrier-free parking space.
- (vi) Wheel stops may be required by the Development Authority to ensure that barrier-free paths are maintained. [2013-07]

(n) Provision of Public Sidewalks and Trails

- (i) The Development Authority may require the construction or rehabilitation of a public sidewalk or trail. [2013-07]

3(2) Loading Spaces

- (a) Loading spaces shall be required for all non-residential development and apartments.
- (b) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the parcel before moving onto a public road.
- (c) Loading spaces shall be located in rear and side yards only.
- (d) A loading space shall be at least 3.5 m X 8 m (11 ft X 26 ft), with an overhead clearance of at least 4.6 m (15 ft)
 - a. Hard surfacing of the loading space shall be required, where a loading space enters a paved public road, otherwise, the surfacing shall be all-weather.
- (f) Loading Spaces may be required to be screened by a method approved by the Development Authority.

3(2A) Drive Throughs and Stacking Spaces

[2013-02]

- (1) A Drive Through
 - (a) may provide outdoor speakers provided that the speakers
 - (i) are located not less than 23 m from the property line of a parcel in a residential district; or
 - (ii) are separated from a residential district by the building;
 - (b) must
 - (i) screen any drive through aisles that are adjacent to a parcel in a residential district;
 - (ii) fence any drive through aisles to prevent access to a lane or a street if warranted;
 - (iii) provide separate pedestrian and vehicular access with no pedestrian access crossing a drive through aisle;
 - (iv) not have any drive through aisles in a setback area;

- (v) provide not less than 5 vehicle stacking spaces for each order board, ordering window, automated teller machine or similar service portal for the purpose of queuing motor vehicles; and
- (vi) provide a minimum of 5 parking stalls,

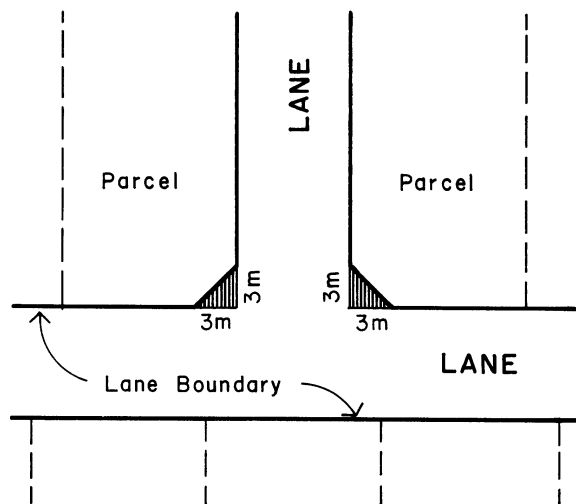
- (2) A stacking space must be not less than 6,5 m in length if the Drive Through is intended to serve passenger vehicles.

3(3) Vehicle Access to Buildings

- (a) Any building into which a vehicle may enter shall have a driveway on the parcel at least 6 m (20 ft) in length, except where the driveway enters a lane, where it shall be either between 1 m (3.28 ft) and 2 m (6.56 ft) or at least 6 m (20 ft)

3(4) Sight Lines at Intersections of Roads

- (a) At the intersection of lanes, a 3 m (9.84 ft) sight triangle shall be provided (see the following diagram).

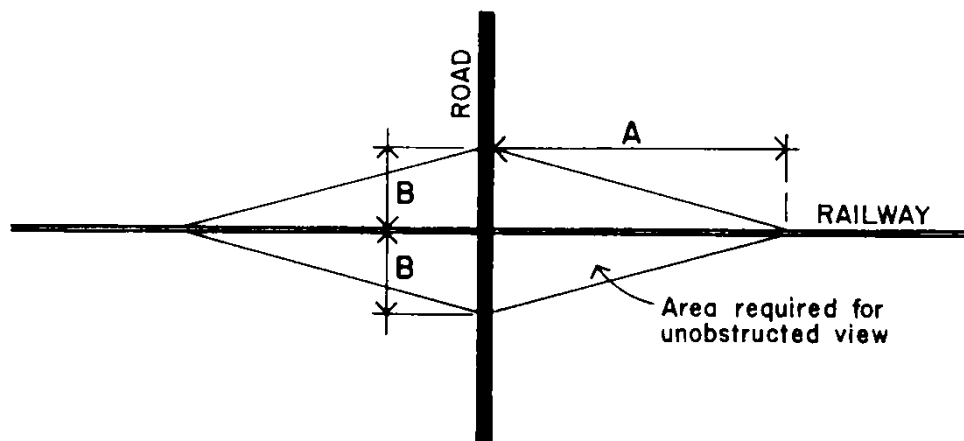


- (b) At the intersection of other roads, the development authority may require the calculation of sight triangles where:
 - (i) one or more right-of-ways is less than 15 m (49 ft), or
 - (ii) regulated vehicle speed exceeds 50 km/h, or
 - (iii) one of the carriageways is not centred in its right-of-way, or
 - (iv) an intersection leg is curved or skewed, or
 - (v) an intersection leg is sloped at 2% or greater.
- (c) Sight triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing sight distances for roads.
- (d) At a street intersection, a 6 metre (20ft) sight triangle shall be provided.

[2016-12]

3(5) Sight Triangles at Road and Rail Intersections

- (a) At the intersections of roads and railways, which are unprotected by automatic warning signals, sight triangles shall be determined using the diagram and table below.



Maximum Train Speed		Sight Distance A From Crossing		Maximum Vehicle Speed		Sight Distance B From Crossing			
kmh	(mph)	m	(ft)	kmh	(mph)	m	(ft)*	m	(ft)**
32.19	(20)	91.44	(300)	32.19	(20)	32.00	(105)	18.29	(60)
48.28	(30)	137.16	(450)	48.28	(30)	53.34	(175)	28.96	(95)
64.37	(40)	182.88	(600)	64.37	(40)	79.25	(260)	44.20	(145)
80.47	(50)	228.60	(750)	80.47	(50)	112.7	(370)	64.01	(210)
96.56	(60)	274.32	(900)	96.56	(60)	8	(495)	85.34	(280)
112.65	(70)	320.04	(1,050)	112.65	(70)	150.8	(630)	111.2	(365)
128.74	(80)	365.76	(1,200)			8		5	
144.84	(90)	411.48	(1,350)			192.0			
160.93	(100)	457.20	(1,500)			2			

* distances based on level approach grade and good traction

** panic stop distances

- (b) At the intersections of roads and railways, which are protected by automatic warning signals, the development authority may require the calculation of sight triangles where:
- one or more of the rights-of-way is less than 15 m (49 ft), or
 - regulated vehicle speed exceeds 50 km/h, or
 - either the carriage way or the railway is not centred in its right-of-way, or
 - an intersection leg is curved or skewed, or
 - an intersection leg is sloped at 2% or greater.
- (c) Sight triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing site distances for roads, with the provision that distance between the nearest rail and the front of the stopped motor vehicle be between 5 m (16 ft) and 15 m (49 ft) as required by the *Highway Traffic Act*.

3(6) Driveways

- (a) At street intersections, driveways shall be setback from the parcel boundaries which form the intersection not less than
- (i) 6 m (20 ft) where the driveway serves not more than four dwelling units, or
 - (ii) 15 m (49 ft) for all other uses,
- except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- (b) The maximum width of a driveway shall be determined using the table below except in Light Industrial, Heavy Industrial and Industrial Business Land Use Districts where the maximum width of a driveway shall be 12 m (40 ft). [2014-17]

Lot Frontage	Maximum Driveway Width
≤ 12.5 m (41 ft)	7 m (23 ft) or 60% of Lot Frontage, whichever is less
12.6 – 18.0 m (41.3 – 59 ft)	10 m (32.8 ft) or 60% of Lot Frontage, whichever is less
> 18.0 m (59 ft)	10 m (32.8 ft)

[2015-09]

- (c) The minimum distance between driveways shall be:
- (i) nil, where the driveways serve single dwelling units,
 - (ii) 6 m (20 ft), where the driveways serve any other use,
- except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- (d) The minimum angle for a driveway to a use which generates high traffic volumes shall be 70 degrees.
- (e) To ensure that the movement of traffic is both safe and efficient, driveways are not allowed on the streets identified on Schedule A, unless alternative access is unavailable.
- (f) Hard surfacing (i.e. concrete, asphalt or other similar material suitable to the Development Authority) of a driveway shall be required in all districts if access is gained directly from or to a hard surfaced public road.
- (g) In circumstances where the length of a driveway, measured from the lane boundary, exceeds 9 m (30 ft), permission may be granted, to the sole discretion of the Development Authority, for the use of all weather surfacing for the remainder of the driveway length.

3(7) Car Washes and Truck Washes

[2013-02]

- (1) Each vehicular entrance to a car wash or a truck wash requires the following minimum number of stacking spaces for motor vehicles:
 - (a) 2 spaces if the entrance provides access to not more than one wash bay where the wash mechanism is operated by hand and only one vehicle at one time can be washed in that bay;
 - (b) 5 spaces and a minimum of 2 spaces per wash bay if the entrance provides access to 2 or more wash bays where the wash mechanism is operated by hand and not more than one vehicle can be washed in each bay at one time; or
 - (c) 6 spaces if the entrance provides access to a fully-automated washing facility where one or more vehicles may be washed at one time and the vehicle's occupants remain in the vehicle.
- (2) Car washes and truck washes must be designed and located so that
 - (a) the likelihood of vehicles queuing onto roadways or over sidewalks is minimized;
 - (b) any door that provides an exit for motor vehicles and any vacuum cleaner are located at least 23 m from the property line of a parcel in a residential district;
 - (c) any vacuum cleaners are located inside the building containing the car wash or truck wash if the vacuum cleaners cannot comply with the 23 m setback established in Section 3(7)(b) above; and
 - (d) there is no vehicular access to a lane shared by a residential district and the site of the car wash or truck wash must be fenced to prevent such access.
- (3) The minimum length of a stacking space for queuing motor vehicles is
 - (a) 6.5 m if the stacking space serves a car wash; or
 - (b) The length of the largest vehicle that can be accommodated by the wash bay plus 1.0 m if the stacking space serves a truck wash.
- (4) Car washes and truck washes must provide
 - (a) One parking stall for each wash bay to provide a drying area for vehicles and the minimum dimensions of this space must be based on the largest vehicle that can be accommodated in the wash bay; and
 - (b) One parking stall for each 50 m² of gross useable floor area.
- (5) The length of a wash bay in a car wash must not exceed 9.0 m if the washing mechanism is operated by hand.

4. Non-conforming Buildings and Uses

- (a) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- (b) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to it or in it.
- (c) A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
- (d) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (i) to make it a conforming building,
 - (ii) for routine maintenance of the building, if the development authority considers it necessary, or
 - (iii) in accordance with the provisions of Section 2.3(6).
- (e) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the market value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
- (f) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

6. Miscellaneous**6(1) Day Cares****(a) Day Home – Limited**

A limited Day Home shall comply with the following:

- (i) Number of Children: A maximum of six (6) children shall be cared for at any one time, including children resident on the property.
- (ii) Owner/Operator: The owner/operator of the limited day home shall reside on the subject property.
- (iii) On-site employees: No more than one (1) non-resident may be employed by the day home facility.
- (iv) Accessory Uses: No other accessory use (such as a home occupation etc.) is permitted when a limited day home facility operates from the property.
- (v) Fencing: If an on-site play area is provided in conjunction with the limited day home facility, the area shall be fenced to the satisfaction of the Development Authority.
- (vi) On-street parking: A limited day home shall be located on a street which permits on-street parking.
- (vii) Parking: One (1) on-site parking space per employee is required in addition to the parking requirement for the residential use.
- (viii) Advertising and Signage: One (1) non-illuminated fascia sign affixed to the principal building, with a maximum face area of 0.4 m² is permitted. A development permit shall be obtained prior to erecting any site signage.
- (ix) Provincial Regulations: The day home shall be in full compliance with the Alberta Provincial Day Care Regulations, if applicable.
- (x) Permits and licensing: A development permit is required. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the limited day home has violated any provisions of this Bylaw or the conditions of the permit. A limited day home shall not operate without a valid Business License issued by the municipality.

[2008-07]

(b) Day Care – Neighbourhood

A Neighbourhood Day Care shall comply with the following:

- (i) Number of Children: The facility provides care for seven (7) to a maximum of fifteen (15) children, at any time, including children resident on the property.
- (ii) Owner/Operator: The owner/operator of the neighbourhood day care shall reside on the subject property.
- (iii) On-site employees: No more than two (2) non-residents may be employed by the day care facility.
- (iv) Accessory Uses: No other accessory use (such as a home occupation etc.) is permitted when a neighbourhood day care facility operates from the property.
- (v) Fencing: If an on-site play area is provided in conjunction with the neighbourhood day care facility, the area shall be fenced to the satisfaction of the Development Authority.
- (vi) Location: A neighbourhood day care shall not be located on a corner lot.
- (vii) Distance: A minimum distance of 0.2 kilometres shall be maintained between neighbourhood day care facilities.
- (viii) On-street parking: A neighbourhood day care shall be located on a street which permits on-street parking.
- (ix) Parking: One (1) on-site parking space per employee is required in addition to the parking requirement for the residential use.
- (x) Advertising and Signage: One (1) non-illuminated fascia sign affixed to the principal building, with a maximum face area of 0.4 m² (4 ft) is permitted. A development permit shall be obtained prior to erecting any site signage.
- (xi) Refuse Storage: Refuse shall be stored in appropriate containers which shall be located to the satisfaction of the Development Authority.
- (xii) Provincial Regulations: The day care shall be in full compliance with the Alberta Provincial Day Care Regulations, if applicable.
- (xiii) Permits and Licensing: A development permit is required. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the neighbourhood day care has violated any provisions of this Bylaw or the conditions of the permit. A neighbourhood day care shall not operate without a valid Business License issued by the municipality.

[2008-07]

(c) Day Care Facility – Commercial

[2015-13]

A Day Care Facility Commercial shall comply with the following:

- (i) Number of Children: The number of children may not exceed the capacity as determined by on-site parking capacity.
- (ii) deleted [2015-21]
- (iii) Accessory Uses: A Day Care Facility - Commercial shall always be considered the primary use on a site where a Development Permit for a Day Care Facility – Commercial has been approved. Accessory use(s) may be permitted at the discretion of the Development Authority where the accessory use does not conflict with the Day Care Facility - Commercial use.
- (iv) Fencing: The site shall be fenced to the satisfaction of the Development Authority.
- (v) On-street parking: A Day Care Facility - Commercial shall meet all parking requirements on-site and shall endeavour limit use of on street parking.
- (vi) Parking:
 - The required number of on-site parking spaces shall be one (1) per employee on maximum working shift, *and*
 - One (1) on-site parking space per six (6) children.
- (vii) Snow storage: An area for snow storage shall be provided to the satisfaction of the Development Authority. Note: The snow storage area may be used as parking when free of snow, but may not be used as parking to count towards parking requirements.
- (viii) Refuse/Recycling Storage: Refuse and Recycling shall be stored in appropriate containers which shall be located to the satisfaction of the Development Authority.
- (ix) Provincial Regulations: The Day Care Facility – Commercial shall be in full compliance with the Alberta Provincial Day Care Regulations, where applicable.
- (x) Permits and Licensing: A development permit is required. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the neighbourhood day care has violated any provisions of this Bylaw or the conditions of the permit. A Day Care Facility – Commercial shall not operate without a valid Business License issued by the municipality.

6(2) Home Occupations

(a) General

The total number of home occupations on a property shall be limited to two (2) except that there shall be only one (1) Class 2 home occupation on a property.

(b) Home Occupation – Class 1

A Home Occupation Class 1 shall comply with the following:

- | | | |
|--------|--|---|
| (i) | Area of residence: | Home Occupations – Class 1 shall be operated from within the residence and shall be limited to a maximum of 15 m ² (161 ft ²) of the gross floor area of the principal building. No portion of an accessory building shall be used for the home occupation. |
| (ii) | Level of exterior Impact: | No nuisance by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, electrical or radio disturbances, detectable beyond the property boundary shall be produced by a home occupation. The privacy and enjoyment of neighbouring residences shall be preserved.

No outdoor part of the parcel may be used by the home occupation except for parking space. |
| (iii) | Type and storage of goods and materials: | Home occupations – Class 1 shall not require the use of any dangerous goods which would not reasonably be used in association with the residential use of the dwelling. Exterior storage of goods related to the home occupation is prohibited. No commodity other than the product or service of the home occupation shall be sold on the premises. |
| (iv) | Generation of Traffic: | Client contact at the residence is prohibited. Deliveries are permitted. |
| (v) | Parking: | No parking is required. |
| (vi) | On-site employees: | Only permanent residents of the dwelling shall be employed by the home occupation. |
| (vii) | Signs and advertising: | There shall be no exterior display or advertisement |
| (viii) | Permits and licensing: | Home occupations – Class 1 require a development permit. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the home occupation has violated any provisions of this Bylaw or the conditions of the permit. A home occupation Class 1 shall not operate without a valid Business License issued by the municipality. |

[2008-07]

(c) Home Occupation – Class 2

A Home Occupation - Class 2 shall comply with the following:

- (i) Area of residence: Home Occupations – Class 2 shall be limited to a maximum of the lesser of 20% or 30 m² (333 ft²) of the gross floor area of the principal building, which includes any space devoted to the home occupation in one (1) accessory building.
- (ii) Use of outdoor space on the property: The use of any outdoor space on the property for the home occupation, excluding parking spaces, shall generally be discouraged. The use of any outdoor space shall only be permitted at the discretion of the Development Authority if the Authority is of the view that the use of the space will not negatively impact the residents of abutting properties.
- (iii) Level of exterior impact: No nuisance by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, electrical or radio disturbances, detectable beyond the property boundary shall be produced by a home occupation.
- (iv) Type and storage of goods and materials: Home occupations – Class 2 shall not use any dangerous goods which would not reasonably be used in association with the residential use of the dwelling. Exterior storage of goods related to the home occupation is prohibited. No commodity other than the product or service of the home occupation shall be sold on the premises.
- (v) Generation of Traffic: Customer traffic generated by a Class 2 home occupation is permitted provided that the Development Authority is of the view that the type and volume of traffic generation is appropriate in a residential area.
- (vi) Parking: In addition to the parking requirements for the residential use, up to two (2) additional parking spaces may be required at the discretion of the Development Authority.
- (vii) On-site employees: A home occupation Class 2 shall not have more than one (1) employee involved in the home occupation that is not a resident of the subject property.

- (viii) Signs and advertising: One (1) non-illuminated fascia sign affixed to the principal or accessory building with a maximum sign face area of 0.4 m² (4 ft²) is permitted. A development permit shall be obtained prior to erecting any site signage.
- (ix) Refuse Storage: Refuse shall be stored in appropriate containers which shall be located to the satisfaction of the Development Authority.
- (x) Permits and licensing: Home Occupations – Class 2 require a development permit and shall be operated only by a resident. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of a home occupation has violated any provisions of this Bylaw or the conditions of the permit. A home occupation Class 2 shall not operate without a valid Business License issued by the municipality.

[2008-07]

6(3) Swimming Pools and Hot Tubs

- (a) Every private swimming pool and hot tub shall be secured against entry by the public other than owners, tenants and their guests.
- (b) No outdoor swimming pool shall be constructed unless fenced, except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence.
- (c) Every fence enclosing an outdoor swimming pool shall be at least 1.7 m (6 ft) in height above the level of grade outside the enclosure and shall be of a design such that it will deter children from climbing over or crawling through or under it to gain access. The enclosure shall be set back a minimum of 1 m (3 ft) from the edge of the water contained in the swimming pool. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate.
- (d) Every hot tub shall be fenced or have in place a lockable lid.
- (e) Swimming pools and hot tubs shall not be located within any front yard or required side yard.
- (f) No swimming pool or any portion thereof shall be located directly under any electrical service wires.

[2009-06]

6(4) Dangerous Goods

Prior to making any decision on a development application that involves dangerous goods or development on adjacent land or in close proximity to any known dangerous goods, the development authority shall refer the development proposal to the appropriate regulatory authority for comments.

6(5) Mechanized Excavation, Stripping and Grading of Parcels

- (a) A temporary fence shall be erected around all excavations that, in the opinion of the development authority, may be hazardous to the public.
- (b) Where finished ground elevations are established, all grading shall comply therewith.
- (c) All parcels shall be graded to ensure that storm water is directed to a road without crossing adjacent land, except as permitted by the development authority.
- (d) All topsoil shall be retained on the parcel, except where it must be removed for building purposes.

6(5A) Fences and Screening

The Development Authority may require screening in the form of fences, hedges, landscaped berms or other means along the property lines of all commercial and industrial parcels where such property lines are adjacent to a residential use or are adjacent to lanes or roads that abut a neighbouring residential parcel. Commercial and Industrial parcels in this category shall abide by the following:

- (1) The maximum height of a fence as measured from grade shall be:
 - (a) 2 m (6.56 ft) for that portion of the fence which does not extend beyond the front portion of the principal building, and
 - (b) 1 m (3.3 ft) for that portion of the fence which extends beyond the front portion of the principal building.
- (2) Notwithstanding subsection (1) above, the Development Authority may approve a higher fence having regard to the location of fences in the surrounding area and the requirement for screening.
- (3) Barbed wire fences are not permitted in any district which abuts a Residential District.
- (4) Electrified fences are not permitted in any District unless they are contained within a non-electrified perimeter fence.
- (5) For open storage yards that are located adjacent to a non-industrial District, including by not limited to auto wrecking, industrial and commercial storage and similar uses, and where because of the height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view of the stored materials at a distance of 61 m (200 ft) or to the satisfaction of the Development Authority shall be required.

[2009-06]

6(6) Landscaping, Environmental Conservation and Development

- (1) The following standards shall apply to all properties:
 - (a) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas and not part of a minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, xeriscaped or left with its natural grass and vegetative cover;
 - (b) Natural drainage courses shall be retained in their natural state as part of the landscaped area;
 - (c) Existing trees shall be retained to the greatest extent possible. Any such trees which are retained following development may be considered in assessing fulfilment of the landscaping requirements provided construction activity has not, in the opinion of the Development Authority, impacted on the ability of the existing trees to survive at least 5 years beyond the date the development was completed;
 - (d) Completion of landscaping within one year of the completion of construction or the commencement of the use, whichever first occurs.
 - (e) Unless otherwise indicated in the applicable land use district, a minimum of 10 percent of the site area shall be landscaped. [2016-02]
 - (f) All boulevards adjacent to the development site shall be seeded or sodded, excepting those ditch areas required for drainage. Any surface treatment other than grass or any tree planting on the boulevards shall require prior approval of the Development Authority. All boulevard landscaping shall be in accordance with the standards of the Town of Olds. [2016-02]
 - (g) Parking or storing of vehicles on landscaped areas is not permitted unless approved as a display area on approved development permit site plan. [2016-02]
- (2) The following standards shall apply to forms of development where a minimum required landscaped area is identified in the applicable District:
 - (a) landscaping shall be used to appropriately screen outside storage and garbage areas, parking facilities and loading areas from adjacent buildings and roads;
 - (b) Landscaped areas and landscaped parking area islands shall be provided in large off street parking areas with a capacity of twenty-five (25) or more vehicles, to enhance the appearance of the area, provide shade and wind breaks and assist in defining pedestrian walkways and rows or parking spaces. [2016-02]

- (c) Drought tolerant native trees and shrubs shall be used for the majority of plant material;
- (d) Wherever possible xeriscaping shall be used, but a minimum of 10 percent of the required landscaped area in Commercial, Industrial and Recreation Facility Districts shall be xeriscaped;
- (e) A maximum of 15 percent of the required landscaped area may be hard landscaped in Residential and Commercial districts and a maximum of 30 percent of the required landscaped area may be hard landscaped in Industrial Districts;
- (f) The planting of trees and shrubs to provide:
 - a) In single detached and duplex residential developments, a minimum of 1 tree per lot. No minimum overall density of shrubs is required in the front yard of single detached and residential developments but the 1 tree requirement may be substituted for 5 shrubs at the Development Authority's discretion. [2016-02]
 - b) With the exception of single detached and duplex residential developments, a minimum overall density of one tree per 50 m² (538 ft²) and 1 shrub per 25 m² (269 ft²) of the required landscaped area identified in the applicable district. [2016-02]
 - (iii) a minimum of 33 percent coniferous trees and shrubs;
 - (iv) a minimum height of 1 m (3 ft) for coniferous trees;
 - (v) a minimum height of 1.5 m (5 ft) for deciduous trees;
 - (vi) a minimum calliper width of 5 cm (2 in) at 0.46 m (1.5 ft) above ground level for deciduous trees;
 - (vii) a minimum height of 0.38 m (1.2 ft) for coniferous shrubs, and
 - (viii) a minimum height of 0.61 m (2 ft) for deciduous shrubs.
 - (g) The owner of a property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. If the landscaping does not survive the applicant/owner must replace it with a similar type of species and with a similar calliper width or height.
 - (h) As a condition of a development permit, a security may be required up to the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. If the landscaping is not completed in accordance with this Bylaw and the development permit within one growing season after the completion of the development, then the amount fixed shall be available to the Town for its use in installing the required landscaping/planting.

- (i) With the exception of the Central Commercial (C1) District, all developers of non-residential districts shall submit a landscaping plan prepared by a landscape architect, with the application for development in compliance with the landscaping regulations specified herein: [2016-02]
 - (i) boundaries and dimensions of the subject site;
 - (ii) location of all the buildings, parking areas, driveways and entrances;
 - (iii) location of existing plant materials to be retained;
 - (iv) location of new plant materials;
 - (v) plant material list identifying the name, quantity and size of plant material;
 - (vi) all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting, and decorative paving; and
 - (vii) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties. [2009-06]
- (j) All landscaping shall be protected by concrete curbs or other approved barriers or separated from the street or parking area by a curbed sidewalk. [2016-02]

6 (6A) Lighting

- (a) Where artificial outdoor lighting is provided to illuminate any parcel, building or site, the type and location of lighting shall:
 - (i) serve a useful purpose and be limited to what is necessary for the particular use;
 - (ii) be designed, planned and implemented with sustainability as a priority;
 - (iii) avoid undue illumination of the neighbouring parcels;
 - (iv) no adversely affect the use, enjoyment and privacy of any dwelling and its amenity spaces;
 - (v) not interfere with traffic safety on any public roadway.
- (b) Where artificial outdoor lighting is provided for the illumination of a sign or billboard, the design and location of such lighting shall be submitted for development approval as part of the development permit application for the sign or billboard.
- (c) All lighting design, planning and implementation shall be to the satisfaction of the Development Authority. [2009-06]

6 (7) Development in Proximity to Oil and Gas Wells

In accordance with the Subdivision and Development Regulation, no building shall be constructed within 100 m (328 ft.) of the well head of a gas or oil well, unless, in the opinion of the development authority, it may be considered an infill development or is otherwise approved in writing by the Alberta Energy and Utilities Board.

6 (8) Development Setbacks from Wastewater Treatment Plants

In accordance with the Subdivision and Development Regulation,

- (a) a school, hospital, food establishment or residential building must not be approved and a residential building must not be constructed within 300 m (984 ft) of the working area of an operating wastewater treatment plant, and
- (b) a wastewater treatment plant must not be approved unless the working area of the plant is at least 300 m (984 ft) from any existing or proposed school, hospital, food establishment or residential building,

unless the development is approved in writing by the Deputy Minister of the Department of Environment.

6 (9) Development Setbacks from Landfills and Waste Sites

In accordance with the Subdivision and Development Regulation,

- (a) a school, hospital, food establishment or residence must not be approved and a residence must not be constructed if the building site is within the distances from a sanitary landfill, modified sanitary landfill, hazardous waste management facility, dry waste site, waste processing site, waste storage site, waste sorting station or waste transfer station specified in the Subdivision and Development Regulation, and
- (b) a sanitary landfill, modified sanitary landfill, dry waste site, hazardous waste management facility, waste processing site, waste storage site, waste sorting station or waste transfer station must not be approved within the distances from the property boundary of a school, hospital, food establishment or residence specified in the Subdivision and Development Regulation,

unless the development is approved in writing by the Deputy Minister of the Department of Environment.

6 (10) Land Use Policies

Every action undertaken by the municipality and the development authority must be consistent with any land use policies established pursuant to the *Municipal Government Act*.

6 (11) Decks

- (a) A development permit is required for the construction of a deck if it will be constructed so that the decking is situated more than 0.61 m (2 ft) above grade.
- (b) Permissible projections into the following residential yard setbacks are as follows:
 Front: A maximum of 0.6 m (2 ft)
 Side: A maximum of 0.6 m (2 ft)
 Rear: Unenclosed decks may project a maximum of 2 m (6.56 ft) on laneless sites and 3 m (9.84 ft) on site with lane access.
- (c) Unenclosed, at grade decks or patios, which must be less than 0.6 m (2 ft) in height, may project into any yard.
- (d) Projections proposed to be located over a utility right-of-way are to be approved by the utility provider. [2009-06]

6 (12) Drainage

- (a) All roof drainage from any building shall be directed onto the parcel upon which such building is situated by means of eaves troughs downspouts, or other suitable means, to the satisfaction of the Development Authority.
- (b) Any landscaping and/or re-contouring shall be done so that the finished grade does not direct surface drainage or cause the impounding of drainage onto an adjoining site unless otherwise approved by the Development Authority.
- (c) The grade at top of elevation footing of any new permanent foundation for all residential dwellings shall be confirmed in writing by an Alberta Land Surveyor at the time of construction or completion of the foundation. A written confirmation shall be provided to the Town prior to further development of the site.

6(13) Secondary Suites

- (a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists.
- (b) A secondary suite shall not contain more than 80 m² (864 ft²) in gross floor area, and shall not be more than 40% of the total floor area of the detached dwelling (both main and basement). [2015-21]
- (c) A secondary suite shall have a maximum of two (2) bedrooms, and each bedroom shall have a maximum floor area of 15 m² (161 ft²).
- (d) A secondary suite shall be situated so the exterior walls are at least:
 - (i) 1.5 m (5 ft) from the side parcel boundaries and on a corner parcel no closer to the street or avenue than the principal dwelling;
 - (ii) 1.5 m (5 ft) from the rear parcel boundary, where the parcel boundary abuts a lane and there is a window or doorway opening in the wall facing that boundary;
 - (iii) 3 m (10 ft) from the rear parcel boundary, where the parcel boundary does not abut a lane and there is a window or doorway opening in the wall facing that boundary;
 - (iv) 2.5 m (8 ft) from the principal building and any accessory buildings on the parcel where the secondary suite is not located in the principal building.
- (e) A secondary suite developed on a second floor integral to a detached garage shall not be more than 7.5 m (25 ft) in height and shall not exceed the height of the principal dwelling.
- (f) One off-street parking stall shall be provided per secondary suite in addition to the required number of parking stalls for the detached dwelling.
- (g) A secondary suite shall not be allowed on the same parcel as a bed and breakfast establishment, day care, or home occupation – class 2.
- (h) The appearance and design of a secondary suite developed as a separate building or addition to the principal dwelling shall be compatible with the appearance and design of the principal building to the satisfaction of the Development Authority.
- (i) Secondary suites must meet Alberta Building Code standards [2009-06]

6 (14) Bed & Breakfast Establishments

- (a) the residential nature of the dwelling and the neighbourhood shall be preserved as much as is reasonably possible.
- (b) the maximum number of guest rooms shall be four (4) per detached dwelling.
- (c) a dwelling that is being used for a bed and breakfast establishment shall not be used as a boarding and rooming house at the same time.
- (d) off-street parking shall be provided as per Section 3(1) of Schedule B.
- (e) the granting of a development permit for a bed and breakfast establishment does not exempt compliance with any provincial regulations or other permit requirements.

6(15) Adult Entertainment Establishments

Unless otherwise approved by Council, an adult entertainment establishment shall not be located on a parcel having a minimum radial separation distance of less than 150 m (492 ft) from the boundary of a parcel in a residential district, and from the boundary of a parcel accommodating a public, separate or private school, church, public park or playground or any other adult entertainment facility;

6(16) Impact of Incompatible Uses on Residential Districts

The development authority may require the applicant for a development permit for a proposed commercial or industrial use that is in close proximity (as determined by the development authority) to a residential district to submit an impact statement as part of the development permit application indicating the measures to be taken to ensure that noise, visual, and other possible impacts will be addressed so that the proposed development will not negatively affect the adjoining residential district(s).

6(17) Building Identification

- (a) The owner of a property on which a structure has been erected shall cause the correct municipal address identification (i.e. house number) to be displayed, at a location plainly visible at all times from the road to which the property is addressed.
- (b) The owner of a property on which a structure has been erected which also has access to a lane shall, in addition to the requirements of Section 6(17)(a), shall also cause the correct municipal address identification (i.e. house number) to be displayed, at all times, at a location plainly visible at all times from the lane adjacent to the property.
- (c) Each municipal address identification number and/or letter shall be of a contrasting color to the building face or structure of which it is affixed and shall be clearly legible. The minimum size of the characters shall be as follows:

Distance of Building or Structure Setback from Adjacent Curb line or lane	Minimum Character Size
0 – 15 m (0 – 49.2 ft.)	10 cm (4 in.)
15 – 20 m (49.2 – 65.6 ft.)	15 cm (6 in.)
Greater than 20 m (65.6 ft.)	20 cm (8 in.)

6 (18) Mechanized Excavation Stripping and Grading

- (i) Despite Subsection 2.3(3)(c) in Part 2 the Development Officer may consider and decide upon a development permit application for a discretionary use if that application proposes Mechanized excavation, stripping and grading subject to Section 2.2(10) in Part 2. [2013-07]

7. Guidelines for Other Land Uses

All uses which are not covered by specific regulations in Schedule C shall, in accordance with the following guidelines, be

- (a) separated from adjacent uses by such a distance as to ensure that there will be no adverse impact upon or by those adjacent uses,
- (b) at a density which is consistent with that prevailing in the area, unless otherwise provided for in a statutory plan,
- (c) set-back from any parcel boundary abutting a road a sufficient distance to ensure that the development will not be visually intrusive, having regard to any possible changes in surrounding uses,
- (d) of a height which will be consistent with that prevailing in the area,
- (e) developed in such a manner that there will be no adverse impact upon or by traffic on adjacent public roads, and
- (f) developed in conformance with any applicable statutory plan.

8. Fees, Charges, Bonds, and Levies

Council may provide, by policy, for fees, charges, bonds, or levies to be applied for any development.

9. Trail System

All new development activities undertaken on lands identified in the Town of Olds Trail System Master Plan shall incorporate trail systems as a part of that development. The trail system shall be a minimum of 2.5 meters (8 ft) in width and shall be hard surfaced. (i.e. concrete, asphalt or other similar material suitable to the Development Authority)

10. Municipal Garbage and Recycling pickups

The development authority may require, as a condition of approval for a development permit in any land use district, that satisfactory on-site provisions be made for municipal garbage and recycling pickups for the lands that are being developed.

A commercial garbage bin shall be provided in accordance with the Waste Management Bylaw of the Town as part of the development of commercial and industrial uses and any residential buildings containing three or more dwellings on a parcel. The bin shall be placed in a screened enclosure in the side or rear yard at a location accessible by garbage collectors. [2009-06]

11. Greenhouses

- (a) A 3.05 m (10 ft) landscaped buffer may be provided at the parcel boundary of any adjacent residential district. The landscaping shall be provided to the satisfaction of the Development Authority and shall include construction of a 1.82 m (6 ft) screened fence and may include, but not limited to, the planting of trees and shrubs and other vegetation.
- (b) All outdoor storage, including garbage, compost and refuse materials shall be adequately contained and screened to the satisfaction of the Development Authority.
- (c) Dust shall be controlled and maintained on-site.
- (d) All lighting used in conjunction with the production of plants and goods on-site shall be buffered from adjacent parcels to the satisfaction of the Development Authority

SCHEDULE C: LAND USE DISTRICT REGULATIONS

LOW DENSITY RESIDENTIAL DISTRICT (R1)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.	
Permitted Uses:	Accessory residential buildings	
	Day home facility – limited	[2008-07]
	Detached dwellings	
	Home occupations – Class 1	[2008-07]
Discretionary Uses:	Accessory uses	
	Assisted living facility	[2013-12]
	Day care facility – neighbourhood	[2009-06]
	Duplexes existing at the date of passage of this Land Use Bylaw	
	Emergency shelter	[2013-12]
	Home occupations – Class 2	[2008-07]
	Manufactured homes	
	Mechanized excavation, stripping and grading	
	Parking facilities for uses in this District	
	Parks and playgrounds	
	Public and quasi-public uses	
	Public utility buildings	
	Residential care	[2013-12]
	Secondary Suites	[2009-06]
	Signs	
	Temporary shelter	[2013-12]
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

The following regulations apply to detached dwellings and manufactured homes

Minimum Parcel Area:	Interior Parcels 445 m ² (4,844 ft ²) Corner Parcels 500 m ² (5,382 ft ²)	
Minimum Front Yard:	6 m (20 ft)	
Minimum Side Yard:	1.5 m (5 ft) except where it abuts a road – 3 m (10 ft), or as required in the Alberta Building Code, whichever is greater	
Minimum Rear Yard:	6 m (20 ft)	
Maximum Parcel Coverage:	55%	
Minimum Parcel Frontage:	Interior parcels: 15 m (49 ft.) Corner parcels: 18 m (59 ft.)	
	The minimum parcel frontage requirement shall only apply in situations of re-subdivision where a new lot is to be created from a portion of an existing lot with an area of less than 0.4 hectares.	
	[2007-13]	

Minimum parcel depth:	30 m (98 ft.)
	The minimum parcel depth requirement shall only apply in situations of re-subdivision where a new parcel is being created from a portion of an existing lot with an area of less than 0.4 hectares. [2007-13]
Minimum Floor Area:	85 m ² (915 sq. ft.)
Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]
Maximum Building Height:	8.5 m (28 ft.)
Utilities:	All utility services and all utility wires and conduits shall be installed underground.
Manufactured Home Design:	<p>The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:</p> <ol style="list-style-type: none"> 1. A minimum roof pitch of 4:12 2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes 3. A minimum roof overhang or eaves of 0.45 m (1.48 ft) from each external wall 4. A maximum length to width ratio of 3:1 5. A minimum width of 6.7 m (22 ft) 6. A permanent foundation.
Supplementary Regulations:	All uses must comply with the regulations in Schedule B and Schedule D. [2011-01]
	<p>Residential Care:</p> <p>In this district 'residential care' developments are limited to a maximum of 9 residents excluding caregivers or such lower number of residents as stated in a development permit. [2013-12]</p> <p>The regulations for all other uses shall be as established in Schedule B.</p>

GENERAL RESIDENTIAL DISTRICT (R2)

General Purpose:	To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area, all of which are connected to the municipal sewer and water systems.
Permitted Uses:	<p>Accessory residential buildings</p> <p>Day home facility – limited [2008-07]</p> <p>Detached dwellings</p> <p>Duplexes – except for the 15 lots found within 85.78 metres of the southern boundary of the lane that lies south of 57th Street between 53rd Avenue and 57th Avenue. [2008-23]</p> <p>Fitness Centre (Lot 1, Block 13, Plan 2396HE) [2015-25]</p> <p>Home occupations – Class 1 [2008-07]</p>
Discretionary Uses:	<p>All discretionary uses in the R1 District</p> <p>Assisted living facility [2013-12]</p> <p>Bed and breakfast establishments</p> <p>Boarding and rooming houses</p> <p>Day care facility – neighbourhood [2008-07]</p> <p>Emergency shelter [2013-12]</p> <p>Home occupations – Class 2 [2008-07]</p> <p>Neighbourhood convenience stores</p> <p>Residential care [2013-12]</p> <p>Secondary suite contained within the principal building [2009-06]</p> <p>Temporary shelter [2013-12]</p> <p>Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.</p>

The following regulations apply to detached dwellings, manufactured homes and duplexes:

Minimum Parcel Area:	<p>Detached dwellings and manufactured homes:</p> <p>Interior parcels 375 m² (4,037 ft²)</p> <p>Corner parcels 420 m² (4,521 ft²)</p> <p>Duplexes:</p> <p>Interior parcels 275 m² (2,960 ft²) per unit</p> <p>Corner parcels 325 m² (3,498 ft²) per unit</p>
Maximum Parcel Coverage:	<p>55%</p> <p>65% for lots without access to a lane. [2007-30]</p>
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	1.5 m (5 ft), except where it abuts a road – 3 m (10 ft), or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard:	6 m (20 ft)
Maximum Building Height:	8.5 m (28 ft.)
Minimum Floor Area:	85 m ² (915 ft ²) per dwelling
Landscaped Area:	<p>The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]</p>

Utilities: All utility services and all utility wires and conduits shall be installed underground.

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1.48 ft) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft)
6. A permanent foundation

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

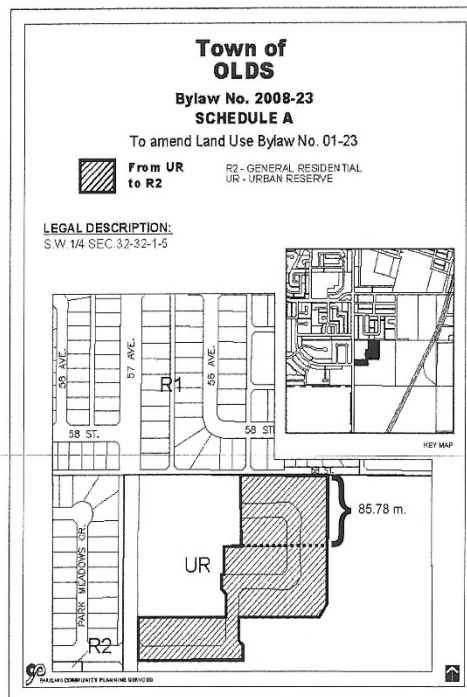
Residential Care:

In this district 'residential care' developments are limited to a maximum of 9 residents excluding caregivers or such lower number of residents as stated in a development permit. [2013-12]

The regulations for all other uses shall be as established in Schedule B.

No duplexes within this area

Bylaw No. 2008-23
Page 2 of 3



GENERAL RESIDENTIAL NARROW LOT DISTRICT (R2N)

General Purpose:	To provide an area for single detached and duplex dwellings and other appropriate land uses connected to the municipal sewer and water systems on narrow lots.
Permitted Uses:	Accessory residential buildings Detached dwellings Duplexes
Discretionary Uses:	All discretionary uses in the R1 District Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.
Minimum Parcel Area:	Detached Dwellings: Interior parcels 285 m ² (2691 ft ²) per dwelling unit Corner parcels 320 m ² (3444 ft ²) per dwelling unit Duplexes: Interior parcels 250 m ² (2691 ft ²) per dwelling unit Corner parcels 280 m ² (3014 ft ²) per dwelling unit
Minimum Frontage:	Detached Dwellings: 8.5 m (28 ft) Duplexes: 7.4 m (24 ft) per dwelling unit, interior parcel 8.6 m (28 ft) per dwelling unit, corner parcel
Minimum Parcel Depth:	32.5 m (107 ft)
Minimum Front Yard:	4 m (13 ft)
Minimum Rear Yard:	10 m (33 ft)
Minimum Side Yard:	1.2 m (4 ft) interior parcel; 2.4 m (8 ft) where the parcel abuts a road or lane; or As required by the Alberta Building Code, whichever is greater.
Maximum Building Height:	Two storeys above grade with a maximum of 10 m (33 ft)
Minimum Floor Area:	58 m ² (624 ft ²) excluding basements per dwelling unit
Building Design:	The external design shall be to the satisfaction of the Development Authority. The following requirements shall be met: 1. variation of building and roof lines, 2. natural facing materials, such as wood and brick, which harmonize with mature townscape, 3. durability in appearance, 4. sloping roofs, 5. a scale sensitive to the adjacent buildings, and 6. retention of mature trees in the minimum front and rear yards.

Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]
Driveways, Garages And Parking	<p>All driveways, garages and/or vehicle parking shall be sited in the rear yard and be accessed from the lane. No driveways, garages and/or vehicle parking shall be located in or accessed from the front yard.</p> <p>A two vehicle parking pad shall be constructed in the rear of the parcel to at least a gravel standard.</p> <p>No fencing shall be permitted which prevents access to the two vehicle parking pad from the rear lane.</p>
Accessory Buildings	Accessory structures shall be constructed in accordance with Section 1.1(1) of Schedule B except that where the parcel abuts a road or lane, the structure shall not be closer than 2.4 m (8 ft.) from the side parcel boundary.
Projections over Yards	Notwithstanding the provisions of Section 2(1) of Schedule B, no projections shall be permitted which encroach into any easement or right of way.
Supplementary Regulations:	All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

MEDIUM DENSITY RESIDENTIAL DISTRICT (R3)

General Purpose:	To provide an area for various forms of multiple family housing and compatible uses, herein listed which are connected to the municipal sewer and water systems.	
Permitted Uses:	Accessory residential buildings Apartments Multi-plexes Row housing Home Occupation – Class 1	[2014-17]
Discretionary Uses:	Accessory uses Assisted living facility Bed and breakfast establishments Boarding and rooming houses Day home – limited Emergency shelter Existing detached dwellings built before May 1980 Home occupation – Class 2 Mechanized excavation, stripping and grading Multiple housing developments Neighbourhood convenience stores Parking facilities for uses in this District Parks and playgrounds Public and quasi-public uses Public utility buildings Residential care Signs Stacked Rowhouses Temporary shelter Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	[2013-12] [2008-07] [2013-12] [2008-07] [2013-12] [2013-12]

The following regulations apply to rowhouses/stacked rowhouses, multi-plex, apartments and multiple housing developments:

Minimum Parcel Area:

Rowhouses/stacked rowhouses:

Interior parcels 185 m² (1,991 ft²) per unit

Corner parcels 275 m² (2,960 ft²) per unit

Multi-plex:

The building's first floor area and the area required for the minimum yards, landscaped area, parking facilities and driveways shall be totalled.

Apartments: 1.3 times the building's total floor area

Multiple housing developments:

The ground area of non-recreational buildings, of the parking facilities and driveways and the minimum amenity area (described below) shall be totalled.

Minimum Parcel Area:	<u>Minimum Amenity Area*</u>
	<ul style="list-style-type: none"> • bachelor unit 15 m² (161 ft²) per unit • one bedroom unit 20 m² (215 ft²) per unit • two bedroom unit 55 m² (592 ft²) per unit • three bedroom unit 90 m² (969 ft²) per unit • four bedroom unit 110 m² (1,184 ft²) per unit
	* Minimum amenity area includes hard and soft-landscaped areas, balconies, recreational facilities and communal lounges.
Maximum Parcel Coverage:	Rowhouses/stacked rowhouses and multi-plex: 55%
	Apartment: 75%
	Multiple housing developments: Determined by subtracting the minimum amenity area from the parcel area.
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	1.5 m (5 ft), except where it abuts a road – 3 m (9.84 ft) or as required by the Alberta Building Code, whichever is greater
	Apartment:
	3 m (9.84 ft) except where it abuts a road – 6 m (20 ft), or as required in the Alberta Building Code, whichever is greater.
	Multiple housing development:
	Sufficient separation or screening must exist, in the opinion of the development authority, to maintain the privacy of each dwelling under normal conditions, or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard:	9 m (30 ft), except in multiple housing developments dwelling units with ground level private access where each unit shall have a private, screened yard area of not less than 45 m ² (484 ft ²)
Maximum Building Height:	8.5 m (28 ft)
Apartment:	13.5m (44 ft) or the lesser of four (4) stories or 15.25m (50 ft) [2015-21]
Utilities:	All utility services and all utility wires and conduits shall be installed underground.
Landscaped Area:	Rowhouses, stacked rowhouses, multiplexes, apartments and all housing types developed as multiple housing developments must have: <ul style="list-style-type: none"> (i) A minimum of 30 percent of the parcel area landscaped; and (ii) The landscaped area designed to separate parking facilities from all window of living rooms, dining rooms and bedrooms on first floors and in basements by a minimum of 4 m (13 ft). [2016-012]
Adult Care Residences and Social Care Residences:	All regulations regarding height, front, side and rear yard, parcel area and parcel coverage shall be determined by the Municipal Planning Commission having regard to the design of the building and adjacent uses and buildings.
Supplementary Regulations:	All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

MANUFACTURED HOME DISTRICT (R4)

General Purpose: To provide an area for and to regulate the development and use of land for manufactured homes, and other uses, herein listed, which are compatible with a residential area, either on separately registered parcels or in comprehensively designed parks and subdivisions. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Day home facility – limited [2008-07]
 Home occupations – Class 1 [2008-07]
 Manufactured homes
 Manufactured home park
 Manufactured home subdivision
 Accessory residential buildings/structures

Discretionary Uses: Home occupations – Class 2 [2008-07]
 All discretionary uses found in the R1 District,
 Any use that is similar, in the opinion of the development authority,
 to the permitted or discretionary uses described above.

In this District,

"lot" means the total area of land reserved for the placement of a manufactured home and for the exclusive use of its occupant(s);

"structure" means a subordinate building which is an addition to or supplements the facilities provided by a manufactured home, such as awnings, storage structures, carports, porches and skirting.

(1) Manufactured Home Park Standards

Maximum Gross Density: 17 manufactured homes per hectare (7 per acre)

Minimum Park Area: 2 hectares (5 acres)

Minimum Lot Area: 278.5 m² (2,998 ft²)

Maximum Lot Coverage: 55%

Minimum Yard Requirements: Manufactured homes and their attached structures shall be at least:

- i) 3 m (9.84 ft) from one another [Bylaw 2007-29]
- ii) 8 m (26 ft) from any park boundary
- iii) 3 m (9.84 ft) from any internal access road or common parking area
- iv) 1.2 m (4 ft) from any side lot line
- v) 3 m (9.84 ft) from any rear lot line, in accordance with an overall plan for the manufactured home park.

Minimum Manufactured Home Floor Area: 85 m² (915 ft²)

Minimum Manufactured Home Width: 4.25 m (14 ft)

Recreation Area:	<p>A minimum of 5% of the total area of a manufactured home park shall be set aside in a suitable location as a recreation area.</p> <p>Playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the development authority.</p>
Landscaped Areas:	<p>All areas of a manufactured home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities, including paved playgrounds, shall be landscaped. A manufactured home park shall have on its perimeter a landscaped area not less than 3 m (10 ft) in width between any manufactured home lot and a boundary line of the development. This buffer shall not comprise part of the 5% recreation area requirement.</p>
Roads:	<p>All mobile home park roads shall have at least a 12 m (39 ft) right-of-way and a carriageway no less than 8 m (26 ft) in width.</p>
Walkways:	<p>Internal pedestrian walkways, where provided, shall be a minimum of 1.5 m (5 ft) in width.</p>
Storage Areas:	<p>Common storage areas, separate from the manufactured home lot, shall be provided for storage of seasonal recreational equipment not capable of storage on the manufactured home lot. Such storage areas shall be screened. Such storage areas shall have an area of not less than 20 m² (215 ft²) per mobile home lot.</p>
Utilities:	<p>All utility services and all utility wires and conduits shall be installed underground.</p>
Fences and Lot Lines:	<p>Fences and hedges shall be allowed only if they are erected and maintained by the manufactured home park operator to a uniform standard throughout the manufactured home park.</p> <p>All lot lines shall be clearly defined on the ground by permanent flush stakes, or markers, with a lot number or other address system.</p>
Garbage Storage:	<p>Garbage storage shall</p> <ul style="list-style-type: none"> (a) be prohibited in front yards, and (b) be screened from view from any internal access road
Building Design:	<p>All manufactured homes shall be factory built.</p> <p>Skirting or any attached structure shall be factory built with matching exterior finish, or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home development.</p> <p>Each manufactured home shall be levelled, blocked and skirted, and the hitch removed within 30 days of being placed on a lot.</p>

(2) Manufactured Home Subdivision Standards

The following regulations apply to manufactured homes:

Minimum Parcel Area: Interior parcels 278.5 m² (2,998 ft²)
 Corner parcels 314.5 m² (3,385 ft²)

Maximum Parcel Coverage: 55%

Minimum Yard Requirements: Manufactured homes shall be sited at least:

- i) 3.5 m (11 ft) from one another (except attached structures),
and
- ii) 3 m (10 ft) from the rear parcel boundary.

The front and side yards shall be in accordance with an overall plan for the subdivision which shall be prepared by the developer of the subdivision in conjunction with and subject to the approval of the Development Officer. The plan shall provide for front yards to be a minimum of 3 m (10 ft) and side yards to be either 0 m or 1.2 m (4 ft) except abutting public roads where 3 m (10 ft) shall be provided.

In the case of those parcels where a 0 m side yard is required by the plan, easements for a 1.2 m (2 ft) eave encroachment, satisfactory to the development authority, shall be registered against the title of the adjoining parcel.

Maximum Building Height: (a) the distance between the ground level and the floor of the manufactured home shall not exceed 1 m (3 ft), or
 (a) the distance between the ground level and the underside of the subfloor shall not exceed 0.75 m (2 ft),
 whichever is the greater.

Minimum Floor Area: 85 m² (915 ft²)

Minimum Manufactured Home Width: 4.25 m (14 ft)

Building Design: All manufactured homes shall be factory built. Skirting or any attached structure shall be factory built with matching exterior finish, or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home. The hitch and all wheels must be removed and the manufactured home placed on permanent foundation or concrete piers within 30 days of being placed on a lot.

Utilities: All utility services and all utility wires and conduits shall be installed underground.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

COUNTRY RESIDENTIAL DISTRICT (R5)

General Purpose: To provide an area for acreage residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory residential buildings
 Day home facility – limited [2008-07]
 Detached dwellings
 Home Occupation – Class 1 [2008-07]
 Home Occupation – Class 2 [2008-07]

Discretionary Uses: Accessory uses
 Bed and breakfast establishments
 Day care facility – neighbourhood [2008-07]
 Manufactured homes
 Mechanized excavation, stripping and grading
 Parks and playgrounds
 Public and quasi-public uses
 Public utility buildings
 Secondary Suites [2009-06]
 Signs
 Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

The following regulations apply to detached dwellings and manufactured homes

Minimum Parcel Area: 0.405 ha (1.0 ac.)

Maximum Parcel Coverage: 35%

Minimum Front Yard: 15 m (49 ft)

Minimum Side Yard: 4.5 m (15 ft)

Minimum Rear Yard: 12 m (39 ft)

Minimum Floor Area: One-storey dwellings 110 m² (1,184 ft²)
 Split-level dwellings 130 m² (1,399 ft²)
 Two-storey dwellings 145 m² (1,560 ft²)

Landscaped Area: In the case of applications for development permits for uses other than detached dwellings, refer to Schedule B.

Maximum Building Height: 8.5 m (28 ft)

Utilities: All utility services and all utility wires and conduits shall be installed underground.

Manufactured Home Design:

The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1 ft) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft)
6. A permanent foundation.

Supplementary Regulations: All uses must also comply with the regulations in Schedules B & D.

COUNTRY RESIDENTIAL DISTRICT A (R5A)

General Purpose:	To provide an area for acreage residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems. Under no circumstances shall subdivision be allowed in this district whereby any resulting parcel size created is less than 0.405 ha (1.0 ac.) and under no circumstance shall a variance or alteration of this minimum size criterion shall be granted in this district when an application for subdivision is being deliberated.	
Permitted Uses:	Accessory residential buildings Day home facility – limited Detached dwellings Home Occupations – Class 1 Home Occupations – Class 2 Minimum parcel size shall be not less than 0.405 ha (1.0 ac.).	[2008-07] [2008-07] [2008-07]
Discretionary Uses:	Accessory uses Bed and breakfast establishments Day care facility – neighbourhood Manufactured homes Mechanized excavation, stripping and grading Parks and playgrounds Public and quasi-public uses Public utility buildings Secondary Suites Signs Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	 [2008-07] [2009-06]
Minimum Parcel Area:	0.405 ha (1.0 ac.) - Under no circumstances shall subdivision be allowed in this district whereby any resulting parcel size created is less than 0.405 ha (1.0 ac.) and under no circumstance shall a variance or alteration of this minimum size criterion shall be granted when an application for subdivision is being deliberated.	
The following regulations apply to detached dwellings and manufactured homes		
Maximum Parcel Coverage:	35%	
Minimum Front Yard:	15 m (49 ft)	
Minimum Side Yard:	4.5 m (15 ft)	
Minimum Rear Yard:	12 m (39 ft)	
Minimum Floor Area:	One-storey dwellings 110 m ² (1,184 ft ²) Split-level dwellings 130 m ² (1,399 ft ²) Two-storey dwellings 145 m ² (1,560 ft ²)	
Landscaped Area:	In the case of applications for development permits for uses other than detached dwellings, refer to Schedule B.	
Maximum Building Height:	8.5 m (28 ft)	
Utilities:	All utility services and all utility wires and conduits shall be installed underground.	

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1 ft) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft)
6. A permanent foundation.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

DIRECT CONTROL DISTRICT (DC)

General Purpose: To provide for developments consistent with the Town of Olds Municipal Development Plan that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be a substitution for any other land use district in this Bylaw that could be used to achieve the same result. All development is to be connected to the municipal sewer and water systems.

Permitted Uses: Nil

Discretionary Uses: All land use applications shall be evaluated on their merits by Council, which will establish the appropriate development standards.

The following regulations apply to all uses:

Minimum Parcel Area: All the land contained in the existing Certificate of Title, unless otherwise approved by the Development Authority, having regard to future use of the parcel and the form of future subdivision and development.

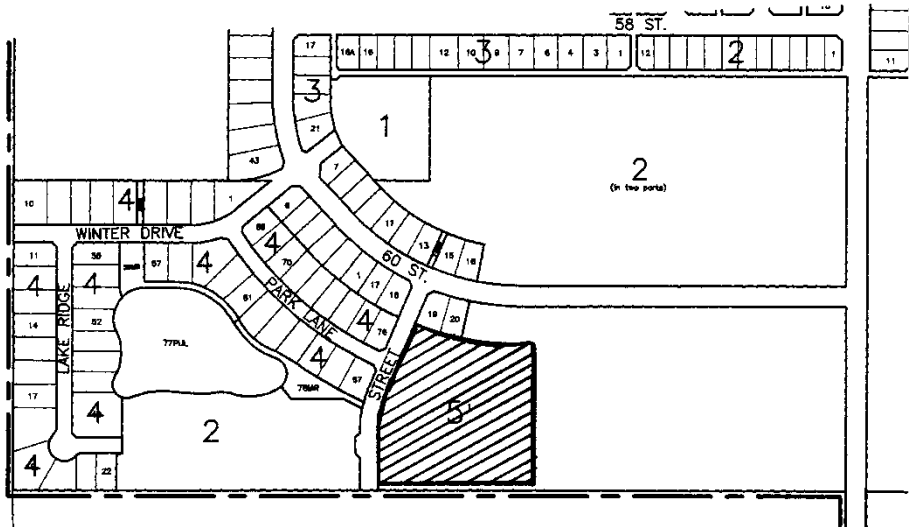
Utilities: All utility services and all utility wires and conduits shall be installed underground.

Supplementary Regulations:

All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

DIRECT CONTROL DISTRICT 1 (DC1)

**Lot 1, Block 5, Plan 991-2788; as shown on the sketch below, is designated
Direct Control District 1 (DC1).**



General Purpose: To provide an area for comprehensively designed bareland condominium residential development.

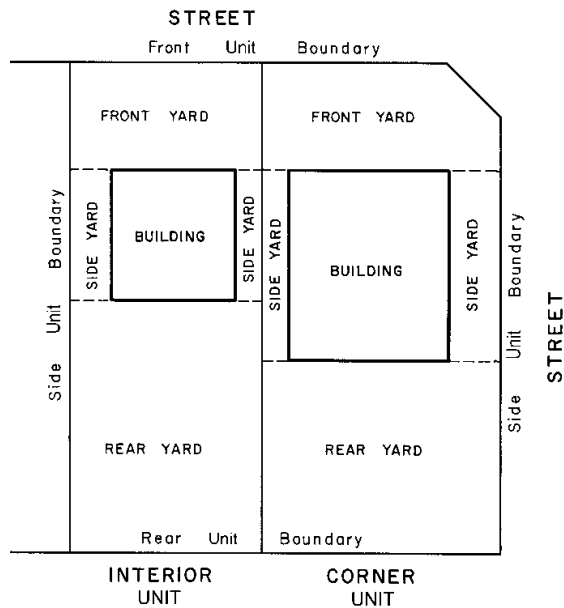
Uses:

- Duplexes
- Row housing
- Parking facilities
- Private roads providing access to bareland condominium units
- Public and quasi-public uses
- Public utility buildings
- Signs

In this District, “street” means a private road within a bareland condominium plan.

Minimum Bareland Condominium Unit Area:	Duplexes:	
	Interior Units:	365 m ² (3929 ft ²)
	Corner Units:	385 m ² (4144 ft ²)
	Row houses:	
	Interior Units:	275 m ² (2960 ft ²)
	End Units:	375 m ² (4037 ft ²)
	End Units on a Corner:	415 m ² (4467 ft ²)

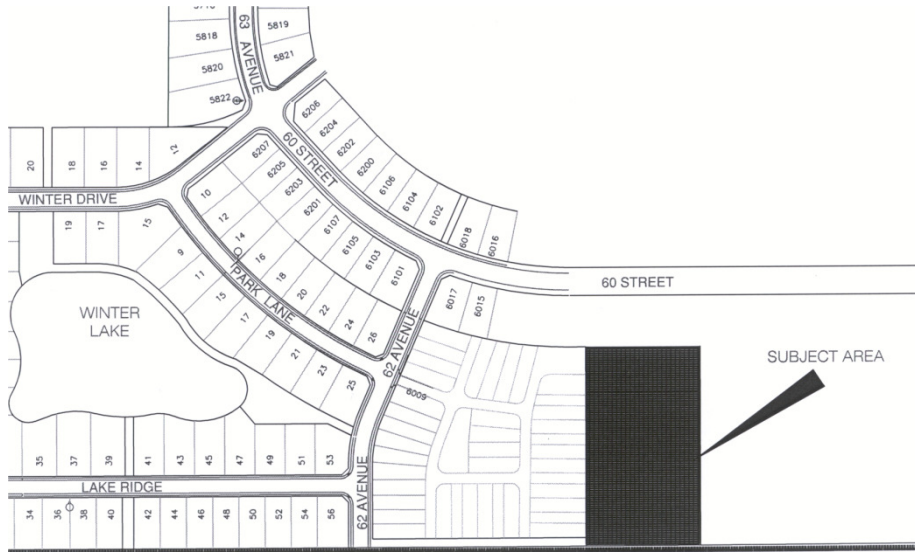
The following sketch identifies bareland condominium unit boundaries and yards in this District:



Maximum Unit Coverage:	50%, excluding driveways
Minimum Front Yard Setback:	4 m (13 ft)
Minimum Side Yard Setback:	1.5 m (5 ft) except 2 m (6.56 ft) on corner units, or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard Setback:	5 m (16 ft)
Maximum Building Height:	8.5 m (28 ft)
Minimum Street Width:	7.5 m (25 ft)
Minimum Parking Spaces:	2 per dwelling
Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]
Recreational Vehicle Parking:	Establish, to the satisfaction of the Development Authority, a designated area to be utilized by the residents for Recreational Vehicle Parking
Unit Access:	Vehicle access to any bareland condominium unit containing a dwelling unit shall be via a street only.
Site Development:	The site plan, relationship between buildings, structures, open space, parking layout, architectural treatments, and the provision of landscaping shall be subject to the approval of Council.

DIRECT CONTROL DISTRICT 2 (DC2)

The area as shown on the sketch below, is designated Direct Control District 2 (DC2).



General Purpose: To provide an area for a comprehensively designed new smaller lot Single Family Detached Housing development.

Permitted Uses:

- Detached Single Family Dwellings
- Day home facility – limited [2008-07]
- Home Occupations – Class 1 [2008-07]
- Public and quasi-public uses
- Public utility buildings

Discretionary Uses: Home Occupations – Class 2 [2008-07]

The following regulations apply to the subdivision area.

The entire perimeter of the subdivision area shall be completely fenced to a standard that is acceptable to the sole discretion of the Development Authority.

The following regulations apply to Detached Single Family Dwellings

Maximum Parcel Coverage: 55%

Minimum Front Yard: 6 m (20 ft)

Minimum Side Yard: Minimum building-to-building side yard separation shall be not less than 3 m (9.84 ft). The minimum building to MR separation shall be not less than 0.0 m. The minimum building to ROW, roadway or future development shall be not less than 1.5 m (5 ft). In instances the proposed placement of any portion of a building, which includes eaves and unenclosed steps, will be less than 0.50 m (1.64 ft) from the parcel boundary that is adjacent to another residential parcel, an easement of not less than 1 m (3.28 ft) shall be registered against that adjacent residential parcel for the purpose of access to maintain the proposed building.

Minimum Rear Yard: 6 m (20 ft)

Maximum Building Height:	8.5 m (28 ft)
Minimum Total Floor Area:	148 m ² (1593 ft ²) excluding basement
Minimum Parking Spaces:	<p>2 per dwelling which are to be provided off-street. Not withstanding Schedule B Section 3(1)(l), off-street parking provisions may be provided using tandem parking. Each individual parking stall shall be a minimum of 2.75 m (9 ft) in width and a minimum of 5.50 m (18 ft) in length.</p> <p>In this district, the minimum front, side and rear yards shall be measured from the nearest point of contact with the building's superstructure which also includes eaves and unenclosed steps, or as required by the Alberta Building Code, whichever is greater.</p>
Landscaped Area:	<p>The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]</p>
Supplementary regulations:	<p>All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01] The regulations for all other uses shall be as established in Schedule B.</p> <p>Provisions must be made by the parcel owner to provide suitable locations for municipal garbage and recycling pickup points as well as for Canada Post community super mailbox locations to the sole satisfaction of the Development Authority.</p>

DIRECT CONTROL DISTRICT 3 (DC3)

General Purpose:	To provide site specific control regulations for the development of a Bed and Breakfast Establishment ensuring that the development is compatible with the existing residential development in the area.		
Permitted Uses:	Accessory Residential Buildings Bed and Breakfast Establishments Day home facility – limited [2008-07] Detached Dwellings Home Occupations – Class 1 [2008-07] Signs		
Discretionary Uses:	Home Occupations – Class 2	[2008-07]	
Area of Application:	5310 – 57 Ave (Lot 1, Block 2, Plan 7054 JK) (The area as shown on the sketch below, is designated Direct Control District 3 (DC3).		



The following regulations apply to Detached Dwellings.

Minimum Parcel Area:	Corner Parcels 500m ² (5382 ft ²)
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	1.5 m (5 ft) except where abuts a road – 3 m (9.84 ft), or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard:	6 m (20 ft.)
Maximum Parcel Coverage:	55%
Maximum Building Height:	8.5 m (28 ft)
Minimum Floor Area:	85 m ² (915 ft ²)
Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]

Utilities: All utility services and all utility wires and conduits shall be installed underground

Supplementary Regulations:

Minimum Parking Requirements: A minimum of two (2) off-street parking stalls shall be required for a detached dwelling plus a minimum of one (1) off-street parking stall per guest room for a bed and breakfast establishment.

All parking for the bed and breakfast establishment must be located in the back yard and must be screened in such a way as to reduce the effect on adjacent land uses. Tandem parking for a bed and breakfast establishment is not allowed.

Parking areas for the detached dwelling use may be permitted in the front and side yards.

Additional Sign Regulations: Where there is a bed and breakfast establishment, a maximum of one (1) fascia or freestanding sign shall be allowed on site. No other form of sign is permitted.

A fascia sign shall have a maximum size of 0.56 m² (6 ft²).

A freestanding sign shall have a maximum size of 0.56 m² (6 ft²) and a maximum height of 1.22 m (4 ft).

All uses must also comply with the regulations in Schedule B.

DIRECT CONTROL DISTRICT 4 (DC 4)

General Purpose: To provide Council greater control and site specific control regulations for the development of light industrial uses. This district shall be developed to a high standard with specific emphasis on minimizing external objectionable or dangerous conditions beyond the parcel boundary, landscaping and maximizing visual appeal of buildings. This District is intended to serve as a buffer between industrial and residential uses.

Permitted Uses: Business Support Services
Equipment rentals
Fitness centre [2014-17]
Funeral homes
Light Manufacturing
Offices
Repair Services
Sales and Service outlets for automobiles, trucks, recreation vehicles, farm equipment and manufactured homes.
Signs
Warehousing
Veterinary Clinics

Discretionary Uses Accessory Uses
Commercial Recreation and Entertainment Facilities
Greenhouses, Commercial
Municipal shops and storage yards
Parking facilities for uses in this district
Public and Quasi-public uses
Public Utility Buildings
Temporary buildings
Veterinary Hospitals
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

Development Authority:

1. For this district the Development Authority for permitted uses shall be the Municipal Planning Commission.
2. For this district the Development Authority for discretionary uses shall be Town Council.

The following regulations shall apply to all uses:

Performance Standards:

- 1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:
 - Noise
 - Radiation hazards
 - Vibration
 - Fire and explosive hazards

- Dust, and other particulate matter
- Heat, humidity and glare
- Smoke
- Refuse matter
- Odour
- Water or waterborne waste
- Toxic and noxious matter
- Water or steam
- Glare
- High brightness light sources
- Or any other activity which in the sole opinion of the Development Authority is of an objectionable nature.

2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Minimum Parcel Frontage:	15 m (49 ft)
Minimum Front Yard:	6 m (30 ft)
Minimum Side Yard	3 m (10 ft) or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard	6 m (20 ft)
Maximum Building Height	10 m (33 ft)
Maximum Parcel Coverage	80%
Minimum Landscaping	20%

An area with a minimum width of 3 m (9.84 ft) adjacent any property boundary with a public road or residential property shall be landscaped to the satisfaction of the Development Authority.

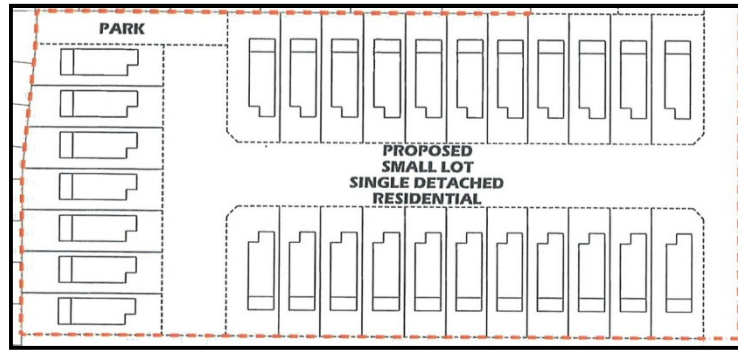
In addition to the landscaping standards in Section 6(6) of Schedule B, areas directly adjacent residential districts shall require tree planting to a minimum overall density of one tree per 17 m² (183 sq. ft) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (5 ft) for deciduous trees and 1 m (3.28 ft.) for coniferous trees.

Screening: The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. This may include fencing, building placement, landscaping or a combination of these items.

Lighting: On-site exterior lighting shall not spill over into or create excessive glare or light pollution for adjacent residential areas.

Supplementary Regulations: All uses must comply with the regulations in Schedule B and Schedule D. [

DIRECT CONTROL DISTRICT 5 (DC5)



Please note the above site plan is subject to changes in accordance with the provisions of this District.

General Purpose: To provide an area for a comprehensive designed narrow lot Single Family Detached Housing development.

Permitted uses:

- Accessory Building
- Day home facility – limited [2008-07]
- Detached Dwelling, with front attached garage
- Home Occupations – Class 1 [2008-07]
- Public and quasi-public use
- Public utility building

Discretionary Uses: Home Occupations – Class 2 [2008-07]

The following regulations apply to Detached Dwellings with front attached garages:

Minimum Front Yard: 6 m (20 ft)

Minimum Side Yard: One side yard shall be 1.2 m (4 ft) and the other shall be 2.4 m (8 ft);

Minimum Rear Yard: 6 m (20 ft)

Maximum Parcel Coverage: 55%

Maximum Building Height: 8.5 m (30 ft)

Minimum Total Floor Area: 110 m² (1184 ft²) excluding basement

Maximum Driveway Width: 3.66 m (12 ft)

Minimum Parking Spaces: 2 per dwelling (off-street). Each individual parking stall shall be a minimum of 2.75 m (9 ft) in width and a minimum of 5.50 m (18 ft) in length.

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]

Supplementary Regulations: All users must also comply with the regulations in Schedule B and Schedule D. [2011-01]

The regulations for all other users shall be as established in Schedule B.

Provisions must be made by the parcel owner to provide suitable locations for municipal garbage and recycling pickup points as well as for Canada Post community super mailbox locations to the sole satisfaction of the Development Authority.

Notwithstanding landscaping provisions within Schedule B, in this district the 1.22m (4 ft) side yard adjacent the front attached garage shall be landscaped and not included as driveway. Further, a minimum 4.57m (15 ft) of front yard frontage shall be provided as soft landscaping within the front yard.

The Development Authority for all permitted uses development permits shall be the Development Officer. [2008-24]

2. Amend Land Use Bylaw No. 01-23 SCHEDULE A: LAND USE DISTRICT MAP as per attached *Land Use Amendment Plan*.



[2007-12]

DIRECT CONTROL DISTRICT 6 (DC 6)

[2014-06]

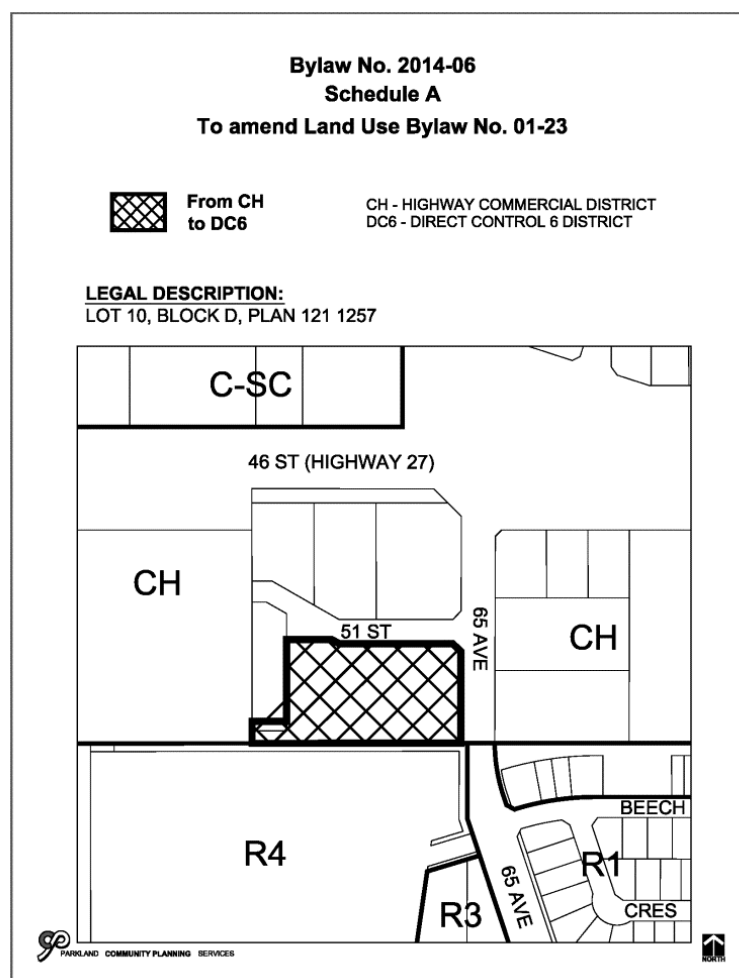
General Purpose: To provide an area for emergency and protective services, as well as public and quasi-public uses, which require specific structural and landscape development regulations in order to provide services.

Permitted uses: Essential Public Services

Discretionary uses: Such uses as deemed by Council to be compatible with the general purpose of the District.

Regulations: Regulations pertaining to yard setbacks, building height, site coverage and vehicular and pedestrian circulation to be determined by Council. Unless otherwise specified by Council, all uses must comply with the regulations established in Schedule B and Schedule D.

The Development Authority for all development permits shall be Council.



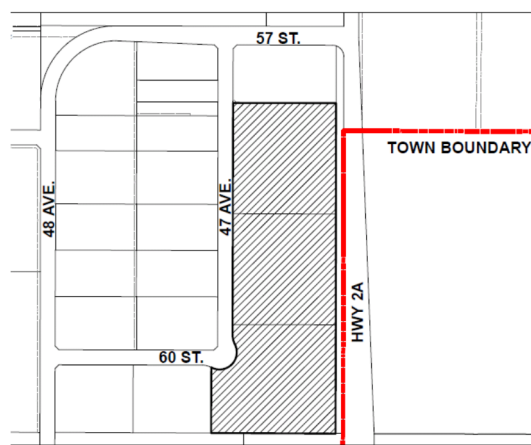
DIRECT CONTROL DISTRICT 7 (DC 7)

General Purpose: To provide an area and development regulations specifically for the development of a medical marijuana facility.

Lots 1, 2 & 3, Block 1, Plan 151 1656 as shown on the sketch below, is designated Direct Control 7 (DC7).
[2015-15] [2017-04]



Lots 3, 4 & 5; Block 1, Plan 8001 0797 as shown on the sketch below, is designated Direct Control 7 (DC7).
[2017-09]



Permitted uses: Medical Marijuana Facility
Custodial Quarters
Accessory Buildings

Discretionary uses: Such uses as deemed by Council to be compatible with the general purpose of the District.

The following regulations apply the development of a Medical Marijuana Facility:

Minimum Front Yard: 9 m (29.5 ft)

Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6 m (20 ft)

Maximum Parcel Coverage: 80%

Maximum Driveway Width: 12 m (39.4 ft)

Parking:	Office Area	2.0 / 100 m ² (1,076 ft ²)
	Grow Area	1.0 / 100 m ² (1,076 ft ²)

Plus must provide Barrier-Free parking space/s as per Section 3(1)(m).

Landscaping: The minimum amount of site area to be landscaped shall be the minimum front yard excluding driveways and parking areas.

Maximum Fence Height: 2 m (6.5 ft)

Custodial Quarters Maximum Gross Floor Area: 130 m² (1,400 ft²)

Supplementary Regulations: Unless otherwise specified by Council, all uses must also comply with the regulations in Schedule B and Schedule D.

Development Authority:

The Development Authority for all development permits shall be Council.

DIRECT CONTROL – MIXED USE 1 DISTRICT (DC-MU1)

[2009-04]

General Purpose: The purpose of the DC-MU1 District is first to provide a mixed-use commercial area that features a strong residential component comprised primarily of apartment and stacked row house style dwellings, above main floor commercial, but may also include stand alone apartment dwellings. Second, it is to take advantage of the proximity of the site to major transportation routes for hotel accommodation. And third, it is to provide for a market facility that may also incorporate seasonal outdoor market space for the market or community.

Permitted Uses:

- Accessory uses
- Accessory Residential Building
- Accessory Retail Sales
- Dwelling Unit – Above the ground floor
 - Apartment
 - Stacked Row Housing
- Dwelling Units – Stand Alone
 - Apartment
- Staff Residence
- Hotel
- Motel
- Business Support Services
- Educational Use
- Financial Services [2014-17]
- Indoor Merchandise Sales: excluding uses where the primary focus is adult oriented merchandise and/or entertainment
- Liquor Store
- Mechanized excavation, stripping & grading [2013-07]
- Neighbourhood Convenience Store
- Office
- Parking Facilities
- Personal Services
- Professional, Financial and Office Support Services
- Recycling drop off [2013-07]
- Restaurant
- Drinking Establishment: including Food Sales
- Veterinary Clinic
- Park and Playgrounds
- Public and Quasi Public Uses
- Public Utility Buildings
- Signs

Discretionary Uses

- Institutional Residence
- Day Home Facility – Limited
- Day Care Facility – Neighbourhood
- Day Care Facility – Commercial
- Fitness Centre [2014-17]
- Gas Bar / Car Wash

Equipment Rentals: Excluding large equipment such as recreation crafts, any items requiring outdoor storage, or large vehicle transport

Light Manufacturing

Repair Services

Market: Indoor and seasonal outdoor

Garden Centre: Indoor and seasonal outdoor

Greenhouse, Commercial

Development Authority: The Development Authority for the consideration and approval of the Comprehensive Site Plan, and any amendments thereto, shall be the Municipal Planning Commission.

The Development Authority for discretionary uses shall be the Municipal Planning Commission.

The Development Authority for permitted uses shall be the Development Officer.

Comprehensive Site Plan: Prior to any subdivision or development being approved on a site designated as DC-MU1 District, a Comprehensive Site Plan shall be prepared to the satisfaction of the Development Authority.

The Comprehensive Site Plan shall include all lands which are contiguous and under the same direct control designation.

The Comprehensive Site Plan shall include:

- i. Building Location
- ii. Parking Areas
- iii. Landscaped Areas
- iv. Vehicle and Pedestrian Circulation
- v. Architectural Treatment of Buildings
- vi. Signage
- vii. Lighting

The Comprehensive Site Plan shall be accompanied by such supporting studies and engineering analysis the Development Authorities views necessary to properly evaluate the site plan and its implications. All subsequent subdivision and development approvals shall be consistent with the approved comprehensive site plan.

Parcel Size: Minimum: 0.202 ha (0.5 ac)
Maximum: none

Unit Size: Residential - Minimum Unit Size: 50 m² (538 ft²)
Residential - Maximum Unit Size: none
Commercial - Minimum Unit Size: 100 m² (1076 ft²)
Commercial - Maximum Unit Size: None

Yard, Front: Recognition

- i. All frontages abutting any numbered or Provincial Highway or adjacent service road shall be treated as front yards.
- ii. All frontages abutting local or internal road shall be treated as front yards.

Minimum Front Yard Setback for internal roads:

- i. Where the maximum building height is less than or equal to 10 m (33 ft): 3 m (9.84 ft)
- ii. Where the maximum building height is greater than 10 m (33 ft): 6 m (20 ft)

Minimum front yard setback from a numbered or Provincial Highway service road: 10 m (33 ft)

Yard, Side:

Minimum Side Yard Setback:

- i. Where the maximum building height is less than or equal to 10m (33 ft): Nil 0 m (0 ft)
- ii. Where the maximum building height is greater than 10m (33ft): Nil 0 m (0 ft)

Yard, Rear:

Minimum Rear Yard Setback:

- i. Where the maximum building height is less than or equal to 10 m (33 ft): 6 m (20 ft)
- ii. Where the maximum building height is greater than 10m (33ft): 9 m (30 ft)

Height of Building:

Principal Building:

- i. Minimum
 - Maximum Principal Building Height Limit: 10 m (33 ft)
- ii. Maximum
 - Maximum Principal Building Height Limit: 25 m (82 ft)

Accessory Building:

- i. Maximum Building Height: 5 m (16 ft), and shall in no case exceed the height of the Principal Building
- ii. Minimum Building Height: None

Variable Height Restrictions:

- i. Definitions for the purpose of regulation of Building Height in the DC-MU1 District:
 - a. North Boundary (NB): means the north boundary of Block A, Plan 861 0563 as registered at the Calgary Land Titles Office on May 23, 1986.
 - b. Height Line (HL): the line 100 m (328 ft) south of the NB boundary is referred to as the Height Line (HL) for the DC-MU1 District. The maximum height of all principal buildings with the DC-MU1 District is calculated from 100 m (328 ft) south of the NB.

- c. Building Distance (BD): means 300 m (984 ft) less the distance from the HL to the south boundary of the principal building. The BD is also the point at which the maximum height of the DC-MU1 District is calculated to 10 m (33 ft).
- d. Building Height (BH): means the calculated maximum principal building height, not including the BASE height.
- e. Base Height (BASE): means 10 m (33 ft), the smallest maximum height limit within the DC-MU1 District.
- ii. HL to 0 m (0 ft) south of the NB
 - a. Maximum Building Height: Calculations
- iii. HL to 400 m (1312 ft) south of NB
 - a. Maximum Building Height Calculations
 - 1. $300 \text{ m (984 ft)} - \text{distance from HL to south boundary of principal building} = \text{BD m (BD ft)}$
 - 2. $\text{BD m (BD ft)} \times 15 \text{ m (49 ft)} \div 300 \text{ m (984 ft)} = \text{BH m (BH ft)}$
 - 3. $\text{BH m (BH ft)} + 10 \text{ m (331 ft)} [\text{BASE}] = \text{Maximum Building Height}$

Number of Floors:

Maximum number of floors is seven (7)
 Maximum number of commercial floors is two (2)
 Maximum number of residential floors is six (6)

Principal and Accessory:

Each lot shall contain only one (1) principal building per building: use

Minimum building separation on the same parcel:

- i. where the maximum building height of either building is less than or equal to 10 m (33 ft): Nil 0 m (0 ft)
- ii. Where the maximum building height of either building is greater than 10 m (33 ft): Nil 0 m (0 ft)

Parcel Coverage:

Maximum: 85%

Density:

For the purposes of determining the minimum and maximum densities, the calculations shall be made based on the gross density of the entire area covered by an approved overall Site Concept Plan.

Residential Units:

- i. Minimum Units: 40 units per Gross hectare (16.19 Units per Gross acre)
- ii. Maximum Units: None

Hotel/Motel:

- i. Minimum Units: None
- ii. Maximum Units: 120 Units

Architectural Guidelines:

- a. The design, character, and appearance of any development, accessory building, structure, or sign must have due regard for neighbouring developments and general amenities of the area.
- b. Each development shall incorporate durable materials into the façade.
- c. All buildings shall be of high quality building standards.
- d. All buildings will utilize design and materials to create a variety of façades and structures that remain complementary to neighbouring development.
- e. The primary building on each site will have a clearly defined main entrance.
- f. Structures shall incorporate design features of roof top treatments to enclose mechanical and/or electrical equipment.
- g. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should be limited or fully restricted along façades facing major entrance ways or adjacent major highways/roads.
- h. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should not be permitted along façades facing Highway 27 (46 Street) or 70 Avenue.

Landscaping Guidelines:

- a. All applications for a Development Permit shall be accompanied by a Landscaping Plan completed by a Landscape Architect or a person qualified to perform such work. No development permit shall be issued prior to the approval of the required Landscaping Plan.

A Concept Plan will require the inclusion of a General Landscaping Plan for the site.

A landscape plan shall be submitted with each development application with the following requirements:

- i. boundaries and dimensions of the subject site;
- ii. location of all the buildings, parking areas, driveways and entrances;
- iii. Lighting Plan: Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadway developments;

- iv. Signage Plan: Location of all exterior signage on the site, including renditions of proposed signage and dimensions;
 - v. Location of existing plant material to be retained;
 - vi. Location of new plant materials;
 - vii. Plan material list identifying the name, quantity and size of plan material;
 - viii. All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving;
 - ix. A location plan showing the proposed development and landscaping relative to the landscaping and improvements or adjacent properties; and
 - x. Images (preferably photographic) identifying the site pre and post landscaping development.
- b. Landscaping Principles
- i. The DC-MU1 District shall utilize native and indigenous plan material proven for the Town of Olds climate region, and available water resources for long-term maintenance.
 - ii. Formal planning will be encouraged adjacent to building entrances and roadways, whereas naturalized planning will be encouraged elsewhere.
 - iii. All areas of the site not otherwise developed shall employ either soft or hard landscaping.
- c. The Development Authority may require the application of additional aesthetic regulations, if:
- i. There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites; or
 - ii. There is a likelihood the undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- d. The additional aesthetic regulations that may be required at the discretion of the Development Authority may include but are not limited to, the following:
- i. Additional separation space between incompatible land uses;
 - ii. The use of trees, shrubs, opaque fences, walls, and berms to buffer or screen uses of negative impact;
 - iii. The use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.
- e. All required yards on the site shall be landscaped in accordance with the approved landscaping plan,
- i. All Landscaping Plans within the DC-MU1 District should employ techniques to limit the use of potable water.
 - ii. A minimum of 15% of each site shall be landscaped in accordance with the policies set out in the DC-MU1 District.

- iii. A minimum 0.50 m (2 ft) landscaped setback shall be provided between the main frontage of any primary building and adjoining parking lot area.
- iv. A combination of both soft and hard landscaping techniques shall be incorporated into all landscaping plans.
- v. A maximum of 50% of the area required to be landscaped shall be landscaped using hard landscaping. Mulch shall not be used as a substitute for planting materials.
- vi. Trees shall comprise at least 50% of the tree/shrub mixture.
- vii. To provide year round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided.
- viii. Deciduous trees shall be at least 50 mm (2.4 in) calliper above the root ball and 1.5 m (5 ft) in height.
- ix. Coniferous trees shall be a minimum of 1 m (3 ft) in height above the root ball.
- x. Trees and shrubs shall be provided in accordance with this Section. The number is determined on the basis of the following:
 - a. One (1) tree for every 35 m² (377 ft²) and one (1) shrub for each 15 m² (161 ft²) of any required landscaped area;
 - b. One (1) tree for each 20 m² (215 ft²) and one (1) shrub for each 10 m² (108 ft²) of required parking area island landscaped areas. In no case shall there be less than one tree per required parking area island landscaped area.
- xi. Trees or shrubs should be clustered or arranged in planting beds within the site.
- xii. Trees and shrubs should be evenly placed at regular intervals when used for screening of adjacent development.
- xiii. As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- xiv. The undeveloped portion of the site, excluding park areas, driveways, outdoor storage and service areas shall be graded, contoured and seeded.
- xv. All landscape areas shall be finished with a minimum gradient of 2% for positive drainage. Maximum gradient for maintenance purposes shall be crowned, sloped or bermed from edge to edge of surrounding paved areas.
- xvi. On the advice of the Landscape Architect or Arbourist, planting standards may be modified to suit unique site topography or soils or micro-climatic conditions. Planting standards may not be removed.

Parking and Loading:

- a. All parking and loading requirements of the DC-MU1 District shall meet the parking and loading requirement of the Town of Olds Land Use Bylaw #01-23, as amended.
- b. Parking and loading requirements and design for each individual development shall be determined through the Development Permit process.
- c. Landscaping, fencing, and or building architecture, shall be used to screen parking areas, and loading areas.
- d. Screening methods must function on a year round basis. Winter and seasonal appearance of the landscaped screen will be considered so that the screen is aesthetic and effective year round.
- e. Parking for truck/transport/fleet vehicles (non-personal use vehicles) should not locate with a frontage onto numbered or Provincial Highways.
- f. Loading bays or other commercial activities creating heavy activity for trucks/ transport/ fleet vehicles (non-personal use vehicles) should not located with a frontage onto numbered or Provincial Highways.
- g. Landscape Islands with parking areas:
 - i. Landscape islands shall be required within at-grade parking areas with a capacity of twenty-five (25) or more vehicles. These islands shall be landscaped in accordance with the Landscaping Standards of this Plan.
 - ii. Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells, to the satisfaction of the Development Authority.
- h. All developments shall incorporate the provision of bicycle parking through the Comprehensive Site Plan. Bicycle parking shall be required at a rate of 5% of the required vehicle parking (Five (5) bicycle parking spaces/racks/ tie-ups per every one hundred (100) vehicle parking stalls).

Traffic Guidelines:

The traffic networks shall ensure that there is connectivity to and from the subject lands to adjacent development.

- a. Motorized Vehicle
The primary focus of the vehicular network shall be to provide access to and from the subject lands.
- b. Bicycle
Bicycle access shall be provided within the road network of the subject lands.
Permanent bicycle parking/lock-ups shall be provided in the development of each residential and commercial development.
- c. Pedestrian

The pedestrian network shall be designed as the primary form of transportation within the boundaries of the subject lands.

Lighting Guidelines:

- a. All lighting must meet the requirements of the Town of Olds and Alberta Transportation and be undertaken in a manner that does not interfere with traffic or use of Provincial or Municipal roads, the use of adjacent land or uses on the same site.
- b. All lighting shall be subject to approval as part of a development permit, and shall be located in accordance with a comprehensive Lighting Plan prepared for the lot and building, and submitted as part of the required Landscape Plan.
- c. All lighting will be designed to support a commitment to a “Dark Sky” by minimizing light pollution and directing light sources towards the ground.
- d. Outdoor lighting provided for security, display, or attraction purposes for any development shall be arranged so that diffusion of light towards any adjoining site is minimized and does not interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:
 - i. All lighting, including parking area lighting and security lighting shall be designed to conserve energy, reduce glare, and reduce up light.
 - ii. No light structure shall exceed a height of 7.62 m (25 ft);
 - iii. No light shall be attached to a structure above the Maximum Height of that structure unless required as part of Federal or Provincial regulations;
 - iv. The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments;
 - v. No flashing, strobe, or revolving lights, shall be installed on any structure or site;
 - vi. Flood lighting of large scale areas of the site or building will not be allowed. The design must ensure even illumination, sharp cut off style luminaries, and must be consistent with other lighting in the DC-MU1 District;
 - vii. Lighting standards for the development shall minimize the off-site effects of lighting while at the same time maintaining a safe and secure illumination level;
 - viii. All lighting to be directed downwards and shielded to protect glare from the immediate area with a cut-off angle for all fixtures to be 45 degrees;
 - ix. Any lighting fixtures attached to the buildings shall be coloured the same as the material at the elevation to which they are attached. Any variance must be to enhance the building elevation.

Signage Guidelines:

- a. All signage shall be located in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- b. All signage shall be permanent.
- c. Temporary signs for on-site business only may be permitted at the discretion of the Development Authority provided:
 - i. They are:
 - Permitted only for a specific period of time and/or event not exceeding one (1) month.
 - Related to an on-site business.
 - Related to an on-site activity or promotion
 - ii. They do not interfere with:
 - Safety
 - Vehicle traffic flow and vehicle traffic visibility
 - Pedestrian traffic flow and pedestrian traffic visibility.
 - iii. Temporary signs are limited to building banners, portable signs, and A-board signs.
 - iv. Temporary signs are not permitted along Provincial Highways.
- d. General advertising signs are not permitted.
- e. Advertising signage, for on-site businesses only, and/or directional signs may be permitted in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- f. Signage shall be chosen to match or complement both the related development and the area architecture. This is related, but not limited to, consideration of size, material, colour, and purpose.
- g. Signage should be constructed of permanent, durable material and designed such that an abundance of signage does not create an unsightly appearance from public roads.
- h. Moving or animated signs and electronic message boards are not permitted.
- i. One free standing identification sign per lot shall be allowed.
 - i. The free standing sign shall not exceed 8.5 m (28 ft) in height, with no other dimension exceeding 4.5 m (15 ft)
 - ii. Illuminated free standing signs shall not exceed 7 m (23 ft) in height, with no other dimension exceeding 4.5 m (15 ft)

- Fencing Guidelines:
- a. All fencing and screening shall be designed and constructed with durable materials, integrated with the design of the building.
 - b. Fencing and Screening may also incorporate natural vegetation where appropriate and functional year round.
 - c. For screening to be approved, it must be effective on a year round basis.
 - d. No security fencing shall be erected in a front yard facing a public street.
 - e. All screening shall be of sufficient height so as to adequately screen parking, loading, and storage areas.
- Outdoor Storage:
- Outdoor storage is not permitted except for waste and recycling containers, and fleet vehicles.
- All outdoor storage areas shall be screened from neighbouring sites and public streets.
- Outdoor storage items shall not project higher than maximum height limit of the storage screening.
- All garbage and waste material must be stored in weatherproof and animal proof containers and screened from adjacent sites, public streets and the principal buildings.
- Drive in Business:
- Drive in Businesses, drive by windows, and drive-throughs shall not be permitted.

[2009-04]

COLLEGE DISTRICT (COL)

General Purpose: To provide an area for the use and development of land for the purposes of public education and other public services and facilities in accordance with an overall site plan.

Permitted Uses:

- Accessory buildings
- Accessory uses
- Accessory retail sales
- College uses & activities permitted by the Post-secondary Learning Act [2011-13]
- Day care facility – commercial [2008-07]
- Educational residences
- Financial Services [2014-17]
- Fitness Centre [2014-17]
- Joint use facilities
- Mechanized excavation, stripping and grading
- Recreation facilities
- Parks and playgrounds
- Parking facilities
- Public utility buildings
- Schools [2013-07]
- Signs
- Staff residences
- Commercial uses typical of a highway commercial area provided each commercial use demonstrates a significant training and applied learning connection to one or more academic programs offered by the College [2011-13]
- Any other use existing at the date of annexation of the College

Discretionary Uses: Any use that is similar, in the opinion of the development authority, to the permitted uses described above.

Minimum Front, Side & Rear Yards:

Dwelling units: 10 m (33 ft)
All other buildings: 20 m (66 ft)

Minimum Separation Distance:

Accessory buildings used for intensive livestock operations shall be a minimum of 300 m (984 ft) from dwellings on adjacent land.

Maximum Parcel Coverage: 80%

Supplementary Regulations: All uses must also comply with the Regulations in Schedule B and Schedule D. [2011-01]

CENTRAL COMMERCIAL DISTRICT (C1)

General Purpose:	To provide an area for intensive commercial use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.	
Permitted Uses:	Adult Entertainment (Lots 2-4, Block 1, Plan 868E only)	[2016-07]
	Convenience Food Store	[2014-17]
	Day care facility – commercial	[2008-07]
	Home Occupation – Class 1	[2017-14]
	Indoor merchandise sales	
	Financial Services	[2014-17]
	Fitness Centre	[2014-17]
	Liquor Store	[2014-17]
	Mixed use commercial at grade	[2015-02]
	Offices	
	Personal services	
	Restaurants	
Discretionary Uses:	Accessory Buildings	[2014-17]
	Accessory uses	
	Apartment	
	Billboard signs – where no other principal use, other than parking facilities, exists	[2011-01]
	Bed and Breakfast Establishments	
	Bus depots	
	Commercial recreation and entertainment facilities	
	Detached dwellings	[2015-02]
	Drinking establishments	
	Drive through	[2013-02]
	Duplexes	[2015-02]
	Instructional Facility	[2013-07]
	Home Occupation – Class 2	[2017-14]
	Mechanized excavation, stripping and grading	
	Multiple housing development	[2008-26]
	Multi-plexes	[2015-02]
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Repair services excluding vehicular and heavy equipment	
	Row housing	[2015-02]
	Schools	[2013-07]
	Secondary suites	[2015-02]
	Signs	
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	
Minimum Front Yard:	Nil, with the exception of residential use dwellings, then the front yard shall be 6m (20 ft). [2015-02]	

Minimum Side Yard:	Nil, with the exception of residential use dwellings and duplexes, then the side yard shall be 1.5m (5 ft) except where it abuts a road – 3 m (10 ft), or as required by the Alberta Building Code, whichever is greater. [2015-02]
Minimum Rear Yard:	Nil, with the exception of residential use dwellings, then the rear yard shall be 6m (20 ft). [2015-02]
Maximum Parcel Coverage:	100%, with the exception of 80% for residential uses. [2015-02]
Landscaped Area:	At the discretion of the Development Authority. [2016-02]
Outdoor Storage and Display:	Outdoor storage and display areas shall not exceed 5% of the main building's floor area.
Miscellaneous Provisions:	<p>Awnings, as extensions to the main building on a parcel, may be approved by the development authority subject to the following requirements being met:</p> <ul style="list-style-type: none"> (a) awning coverings being of cloth or similar material only, (b) the projection over the minimum front yard from the main wall of the building being a maximum of 0.75 m (3 ft), (c) the distance from the lowest part of the awning to grade level being a minimum of 2.5 m (8 ft), (e) approvals being limited to a maximum of 3 years.
Supplementary Regulations:	<p>All uses must also comply with the regulations in Schedule B and Schedule D, except, at the sole discretion of the development authority, as follows: [2011-01]</p> <ul style="list-style-type: none"> 1. Loading spaces Commercial uses may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.
The regulations for all discretionary uses shall be as established in Schedule B, subject to the following:	
1. Dwelling units above the ground floor:	<ul style="list-style-type: none"> (a) Pedestrian access: All dwelling units shall have an entrance separate from the entrance to any commercial component of the building. (b) Car parking: All residential uses shall comply with the provisions of Section 3(1) of Schedule B.
2. Loading spaces:	Commercial uses, at the sole discretion of the development authority, may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.

HIGHWAY COMMERCIAL DISTRICT (CH)

General Purpose:	To provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles.	
Permitted Uses:	Automotive Repair & Service	[2014-17]
	Convenience Food Store	[2014-17]
	Day care facility – commercial	[2008-07]
	Drive-in businesses	
	Financial Services	[2014-17]
	Fitness Centre	[2014-17]
	Gas Bar	[2014-17]
	Hotel / Motel	[2014-17]
	Indoor merchandise sales	[2008-26]
	Liquor Store	[2014-17]
	Market	[2015-21]
	Personal services	[2008-26]
	Restaurants	[2008-26]
	Sales and service outlets for automobiles, trucks, recreation vehicles and manufactured homes	
	Sales and service outlets for farm equipment	
Discretionary Uses:	Accessory Buildings	[2014-17]
	Accessory uses	
	Animal Services	[2016-12]
	Billboard signs – where no other principal use, other than parking facilities, exists	
	Car wash	[2013-02]
	Commercial recreation and entertainment facilities	
	Crematorium	[2009-06]
	District shopping centres	
	Drinking establishments	
	Drive through	[2013-02]
	Drive-in theatres	
	Dwelling unit for the occupancy of the owner, operator or caretaker	
	Funeral Home	
	Greenhouse, commercial	[2006-23]
	Instructional Facility	[2013-07]
	Mechanized excavation, stripping and grading	
	Offices	
	Outdoor storage – recreational vehicle	
	– Lot 2 & 3, Block1, Plan 011253	[2011-03]
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Recycling drop off	[2013-07]
	Schools	[2013-07]
	Signs	
	Taxi service	[2015-21]

Temporary buildings
 Transportation service [2015-21]
 Truck wash [2013-02]
 Veterinary Clinic
 Any use that is similar, in the opinion of the development authority,
 to the permitted or discretionary uses described above.

The following regulations apply to permitted uses:

- Minimum Parcel Frontage: 15 m (49 ft) adjacent to a service or local road
 46 m (151 ft) without a service road
- Minimum Front Yard: 9 m (29.5 ft) adjacent to a service or local road
- Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
- Minimum Rear Yard: 6 m (20 ft)
- Maximum Parcel Coverage: 80%
- Outdoor Storage and Display
1. All outdoor storage of items not for sale shall be screened
 2. All outdoor display of items for sale shall be screened from residential Districts.
- Maximum Building Height: 10 m (33 ft)
- Landscaped Area: A minimum of 15 percent of the parcel area shall be landscaped to the satisfaction of the Development Authority. A landscaping plan shall be submitted with the development permit application.
 At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]
- Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

The regulations for all discretionary uses shall be as established in Schedule B

HIGHWAY COMMERCIAL A DISTRICT (CHA)

General Purpose:	To provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a major thoroughfare, which will create an attractive environment, primarily accessible to motor vehicles. This District is located adjacent to residential uses and, as such, any external, objectionable or dangerous conditions beyond the parcel boundary shall be minimised so as to reduce impacts to neighbouring parcels.	
Permitted Uses:	Automotive repair & services	[2014-17]
	Business support services	
	Convenience food store	[2014-17]
	Financial services	[2014-17]
	Gas bar	[2014-17]
	Indoor merchandise sales	[2015-21]
	Liquor store	[2014-17]
	Personal services	
	Professional, financial and office support services	
	Restaurants	
Discretionary Uses:	Accessory buildings	[2014-17]
	Accessory uses	
	Car wash	[2013-02]
	Drive through	[2013-02]
	Drive-in businesses	
	Dwelling unit for the occupancy of the owner, operator or caretaker	
	Fitness Centre	[2014-17]
	Funeral Home	
	Hotel / Motel	[2014-17]
	Instructional Facility	[2013-07]
	Mechanized excavation, stripping & grading	[2013-07]
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Recycling drop off	[2013-07]
	Sales and service outlets for automobiles, trucks, recreation vehicles and manufactured homes	
	Sales and service outlets for farm equipment	
	Schools	[2013-07]
	Signs	
	Temporary buildings	
	Truck wash	[2013-02]
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

The following regulations apply to all uses:

Performance Standards: (1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1) Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2) Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3) All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Minimum Parcel Frontage: 15 m (49 ft) adjacent to a service or local road
46 m (151 ft) without a service road

Minimum Front Yard: 6 m (20 ft) adjacent to a service or local road

Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6 m (20 ft)

Maximum Parcel Coverage: 55%

Maximum Building Height: 10 m (33 ft)

Landscaped Area: A minimum of 15 percent of the parcel area shall be landscaped to the satisfaction of the Development Authority. A landscaping plan shall be submitted with the development permit application. At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

SHOPPING CENTRE COMMERCIAL DISTRICT (C-SC)

General Purpose: To provide for the development of large district shopping centres adjacent to a major thoroughfare and intended to service both the Town and the surrounding area. Shopping centres shall be comprehensively designed and utilize shared parking and access as well as a high standard of landscaping and appearance.

Permitted Uses:

- Car washes
- Commercial recreation and entertainment facilities
- Convenience food store [2014-17]
- Drinking establishments
- Drive-in businesses
- Financial services [2014-17]
- Fitness centre [2014-17]
- Gas bar [2014-17]
- Indoor merchandise sales
- Hotels / Motels
- Liquor store [2014-17]
- Offices
- Outdoor garden centres (where combined with indoor merchandise sales)
- Personal services
- Restaurants
- Sales and service outlets for automobiles, trucks, and recreation vehicles (excluding manufactured homes)
- Signs
- Veterinary clinics

Discretionary Uses:

- Accessory uses
- Mechanized excavation, stripping & grading [2013-07]
- Public and quasi-public uses
- Public utility buildings
- Recycling drop off [2013-07]
- Temporary buildings
- Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

The following regulations apply to ALL uses:

Minimum Front Yard: 9 m (29.5 ft)

Minimum Side Yard: 3 m (20 ft) or
9 m (29.5 ft.) if adjacent a residential district

Minimum Rear Yard: 6 m (20 ft) or
9 m (29.5 ft.) if adjacent a residential district

Maximum Building Height: 10 m (33 ft), for the purpose of determining height in this district, an architectural feature, such as a tower or peak, shall be excluded from the calculation of the Height of the building.

Minimum Site Area:	2 ha (5 ac)
Maximum Floor Area:	35% of total site area
Minimum Parking:	4.5 Parking Spaces per 100 m ² (1076 [2011-03]) Notwithstanding Section 3(1)(a) of Schedule B, all uses forming part of a shopping centre under this district shall provide a minimum of 4.5 parking spaces per 100 m ² *(1076 ft ²) of gross floor area. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded up to the next highest integer.
Maximum Parcel Coverage:	85%
Minimum Landscaped Area:	15% An area with a minimum width of 3 m (9.84 ft) adjacent any property boundary with a public road or residential property shall be landscaped to the satisfaction of the Development Authority. In addition to the landscaping standards in Section 6(6) of Schedule B, areas directly adjacent residential districts shall require tree planting to a minimum overall density of one tree per 17 m ² (183 ft ²) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (5 ft) for deciduous trees and 1.0 m (3 ft) for coniferous trees.
Site Area Plan:	A comprehensive concept plan, which shall include all lands which are contiguous and designated Shopping Centre Commercial District, shall be prepared to the satisfaction of the Development Authority prior to the issuance of any development permits. This plan shall illustrate the architectural treatment of all buildings, and demonstrate the relationship between buildings, traffic flow, parking, signs, and landscaped spaces.
Subdivision of Site Area:	Subdivision, less than 2 ha (5 ac), may occur in this district provided; A) that the subdivision is consistent with an approved Site Area Plan, B) that a joint use access agreement is registered on title to the satisfaction of the Town of Olds, and C) that all parcels within the Site Area are integrated allowing direct, onsite access connections to facilitate the convenient efficient and free-flowing traffic movement between sites.
Access:	The location of ingress/egress points to the parking areas for a comprehensively designed shopping centre shall be setback an adequate distance from any on-site or off-site intersection to ensure sufficient stacking distance to the satisfaction of the Development Authority.

Drive-in Businesses:	<p>Drive-in businesses, including gas bars and carwashes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the functioning of public roadways, internal roadways or internal vehicle circulation routes.</p> <p>For drive-in food related services and other development having a service window or automated machine, a minimum of five (5) inbound queuing spaces shall be provided for vehicles approaching the service window or automated machine. One (1) outbound queuing space shall be provided on the exit side of the service window or automated machine.</p> <p>Each queuing space shall be a minimum of 5.5 m (18 ft) long and 3.05 m (10 ft) wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.</p>
Loading Spaces:	<p>In addition to Section 3(2) of Schedule B, all outside loading and unloading spaces shall be located at the side or rear of the building and shall be visually screened from view from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.</p>
Screening:	<p>The Development Authority may require satisfactory screening to reduce any impact a use in the Shopping Centre Commercial District may have on adjacent properties. This may include fencing, building placement, landscaping or a combination of these items.</p>
Outdoor Eating Areas:	<p>No outdoor eating or drinking area shall be located within 15.2 m (50 ft) of an adjacent residential property.</p>
Lighting:	<p>On-site exterior lighting shall not spill over into or create excessive glare or light pollution for adjacent residential areas.</p>
Supplementary Regulations:	<p>Unless specified above, all uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]</p>

NEIGHBOURHOOD COMMERCIAL DISTRICT (CN)

General Purpose: To provide an area for the development of community-oriented commercial facilities.

Permitted Uses: Accessory building
Accessory uses
Banks
Day care facility - commercial
Indoor merchandise sales (excluding uses where the primary focus is adult-oriented merchandise and/or entertainment)
Liquor stores
Mechanized excavation, stripping and grading
Neighbourhood convenience stores
Offices
Parking facilities
Personal services
Public and quasi-public uses
Public utility buildings
Restaurants
Signs
Veterinary clinic

Discretionary Uses: Car washes
Commercial recreation and entertainment facilities
Commercial service facility
Dangerous goods occupancy
Drive-in businesses
Dwelling units above the ground floor.
Fitness centre
Gas bars
Temporary buildings

[2014-17]

The following regulations apply to ALL uses:

Site Area: Minimum Site Area: 1 ha (2 ac)
Maximum Site Area: 2 ha (5 ac)

Yards Abutting Streets 6 m (20 ft)

Side Yard 6 m (20 ft)

Rear Yard 6 m (20 ft)

Maximum Floor Area 35% of parcel area

Minimum Landscaping: 15% of total site area

Notwithstanding the provisions of Section 6(6)(d) of Schedule B, a minimum overall density of one tree per 17 m² (183 ft²) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (5 ft) for deciduous trees and 1 m (3.28 ft) for coniferous trees.

With the exception of driveways, all required yards that abut a road or residential district shall be landscaped to the satisfaction of the Development Authority.

Maximum Building Height	10 m (33 ft), for the purpose of determining height in this District, an architectural feature, such as a tower or peak, shall be excluded from the calculation of the height of the building.
Access	The location of all ingress/egress points to/from the site shall be setback an adequate distance from any on-site or off-site intersection to the satisfaction of the Development Authority.
Drive In Businesses	Drive-in businesses, including gas bars and car washes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the function of public roadways, internal roadways, or internal vehicle circulation routes.
Outdoor Eating Area:	No outdoor eating or drinking area shall be located within 15.2 m (50 ft) of an adjacent residential property.
Loading Spaces	All outside loading and unloading spaces shall be located at the side or rear of the building and shall be screened from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.
Screening	The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. Screening may include fencing, building placement, landscaping or a combination of these items.
Lighting	On-site exterior lighting shall be limited to what is necessary to provide a safe environment and shall not spill over or create excessive glare or light pollution affecting adjacent properties.
Development Plans	Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking and access shall be prepared to the satisfaction of the Development Authority prior to issuing any development permits.

[2008-07]

LIGHT INDUSTRIAL DISTRICT (I1)

General Purpose: To provide an area for light industrial uses, and other uses, herein listed, which are compatible to the area which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary.

Permitted Uses:

Accessory buildings	[2014-17]
Automotive repair & service	[2014-17]
Greenhouse, wholesale	[2006-23]
Industrial-Light	[2013-06]
Market	[2015-21]
Mechanized excavation, stripping and grading	[2014-17]
Medical Marijuana Facility (Lot 3, Block 1, Plan 801 0797 only)	[2016-16]
Repair services	
Taxi service	[2015-21]
Transportation service	[2015-21]
Warehousing	

Discretionary Uses:

Accessory uses	
Adult entertainment establishments	
Animal Services	[2016-12]
Asphalt aggregate and concrete plant	[2013-06]
Beverage container drop off depot	[2013-06]
Billboard signs – where no other principal use, other than parking facilities, exists	
Building supply store	[2013-06]
Bulk fuel supply	[2013-06]
Car wash	[2013-02]
Crematorium	[2013-06]
Custodial quarters	[2013-06]
Equipment rentals	[2013-06]
Feed mill and grain elevator	[2013-06]
Fitness centre	[2014-17]
Fleet service	[2013-06]
Freight yard	[2013-06]
Garden center	[2013-06]
Greenhouse, commercial	[2013-06]
Heavy equipment assembly, sales and service	
Instructional Facility	[2013-07]
Livestock auction markets	
Municipal shops and storage yards	
Non-renewable resource extraction	
Outdoor storage yard	[2013-06]
Parking facilities for uses in this District	
Public and quasi-public uses	
Public utility buildings	
Railway uses	
Recreation facilities	
Recycling drop off	[2013-07]
Sales and service outlets for automobiles, trucks, recreation vehicles, farm equipment and manufactured homes	

Salvage yard	[2013-06]
Sea can	[2014-17]
Seed cleaning plant	[2013-06]
Self storage facility	[2013-06]
Signs	
Solid waste transfer station	
Temporary buildings	
Truck wash	[2013-02]
Veterinary Clinic	
Veterinary Hospital	
Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

The following regulations apply to all uses:

Minimum Parcel Frontage: 15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft) shall be required.

Minimum Front Yard: 9 m (29.5 ft)

Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.

Maximum Parcel Coverage: 80%

Minimum Rear Yard: 6 m (20 ft)

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 percent of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application.

At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]

Custodial Quarters: The maximum floor area of the dwelling unit shall be no larger than 85 m² (915 ft²)

Supplementary Regulations:

All uses must also comply with the regulations in Schedule B and Schedule D.

A permitted use or a discretionary use must comply with the following requirements:

- (a) no excessive dust, vibration, or odor is seen or felt outside the building containing the use; and
- (b) noise, smoke and other potentially detrimental impacts on adjoining properties and roadways are managed to the satisfaction of the Development Authority. [2013-06]

HEAVY INDUSTRIAL DISTRICT (I2)

General Purpose:	To provide an area for heavy industrial uses, and other uses, herein listed, which are compatible with the area with heavy industry permitted in approved locations at the discretion of the development authority.	
Permitted Uses:	Accessory buildings	[2014-17]
	Automotive repair & service	[2014-17]
	Heavy equipment assembly, sales and service	
	Heavy manufacturing	
	Industrial-Light	[2013-06]
	Mechanized excavation, stripping and grading	[2014-17]
	Municipal shops and storage yards	
	Repair services	
	Veterinary clinic	
	Warehousing	
Discretionary Uses:	Accessory uses	
	Auto wrecking yards	
	Car wash	[2013-02]
	Cartage and freight terminals	
	Feed mills and grain elevators	
	Livestock auction markets	
	Non-renewable resource extraction	
	Open storage yards	
	Parking facilities for uses in this District	
	Railway uses	
	Seed cleaning plants	
	Sea can	[2014-17]
	Signs	
	Solid waste transfer stations	
	Temporary buildings	
	Truck wash	[2013-02]
	Utility uses	
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

The following regulations apply to uses:

Minimum Parcel Frontage:	15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft) shall be required.
Minimum Front Yard:	9 m (29.5 ft)
Minimum Side Yard:	3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	80%
Minimum Rear Yard:	6 m (20 ft)

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 percent of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application.

At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district.
[2016-02]

Supplementary Regulations: All uses must also comply with the regulations in Schedules B & D.

INDUSTRIAL BUSINESS DISTRICT (IB)

General Purpose:	To provide an area for industrial business uses, herein listed, which are compatible to the area, which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary. This District is intended to serve as a buffer between industrial and residential or other non-industrial uses.	
Permitted Uses:	Accessory buildings	[2014-17]
	Animal Services	[2016-12]
	Automotive repair & service	[2014-17]
	Business support services	
	Day Care Facility – Commercial – Site Specific - - 4410 – 47 Avenue (Ptn. SE 05-033-01-W5M)	[2015-12]
	Equipment rentals	
	Fitness centre	[2014-17]
	Industrial-Light	[2013-06]
	Market	[2015-21]
	Mechanized excavation, stripping and grading	[2014-17]
	Professional, Financial and Office Support Services	
	Repair services	
	Taxi service	[2015-21]
	Transportation service	[2015-21]
	Warehousing	
Discretionary Uses:	Accessory uses	
	Asphalt aggregate and concrete plant	[2013-07]
	Beverage container drop off depot	[2013-07]
	Building supply store	[2013-07]
	Bulk fuel supply	[2013-07]
	Car wash	[2013-02]
	Crematorium	[2013-07]
	Custodial quarters	[2013-07]
	Drive through	[2013-02]
	Equipment rentals	[2013-07]
	Fleet service	[2013-07]
	Freight yard	[2013-07]
	Funeral Home	
	Garden center	[2013-07]
	Greenhouse, commercial	[2006-23]
	Instructional Facility	[2013-07]
	Outdoor storage yard [2013-07]	
	Parking facilities for uses in this District	
	Personal Services	
	Public and quasi-public uses	
	Public utility buildings	
	Recycling drop off	[2013-07]
	Restaurants	
	Sea can	[2014-17]
	Self storage facility	[2013-07]
	Signs	
	Temporary buildings	

Truck wash [2013-02]
Any use that is similar, in the opinion of the development authority,
to the permitted or discretionary uses described above.

The following regulations apply to all uses:

Performance Standards: (1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1) Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2) Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3) All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 percent of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application.

At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]

Supplementary Regulations: All uses must also comply with regulations in Schedule B.

The following regulations apply to Permitted Uses:

- Minimum Parcel Frontage: 15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
- Minimum Front Yard: 6 m (20 ft)
- Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
- Maximum Parcel Coverage: 80%
- Minimum Rear Yard: 6 m (20 ft)

The following regulations apply to Discretionary Uses:

- Minimum Parcel Frontage: 15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft) shall be required.
- Minimum Front Yard: 6 m (20 ft)
- Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
- Maximum Parcel Coverage: 55%
- Minimum Rear Yard: 6 m (20 ft)

RECREATION FACILITY DISTRICT (RF)

General Purpose: To provide an area for the development of land for major multi-use recreational facilities, and other uses, herein listed, which are compatible with the area.

Permitted Uses: Accessory buildings [2014-17]
 Parks and playgrounds
 Schools [2013-07]

Discretionary Uses: Accessory uses
 Cemeteries
 Day care facility – commercial [2008-07]
 Mechanized excavation, stripping and grading
 Parking facilities
 Public and quasi-public uses
 Public utility buildings
 Recreation facilities
 Recycling drop off [2013-07]
 Signs
 Temporary buildings
 Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

The following regulations apply to permitted uses and public and quasi-public uses:

Minimum Front Yard: 4.5 m (14.76 ft)

Minimum Side Yard: 3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6 m (20 ft)

Maximum Parcel Coverage: 80%

Outdoor Storage and Display:

1. Outdoor storage shall be screened
2. Outdoor display is not allowed

Maximum Building Height: 12 m (39 ft)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

The regulations for all other uses shall be as established in Schedule B.

ENVIRONMENTAL OPEN SPACE DISTRICT (EOS)

General Purpose: To provide an area for either the preservation of public land in its natural state, or for its development as a park.

Permitted Uses: Natural environmental preservation
Parks and playgrounds

Discretionary Uses: Accessory uses
Mechanized excavation, stripping and grading
Public utility buildings
Signs (public)
Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

The following regulations apply to all uses:

Outdoor Storage and Display: Outdoor storage or display are not allowed

Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

URBAN RESERVE DISTRICT (UR)

General Purpose:	To reserve land for future subdivision and development until an overall plan is prepared for and approved by Council.
Permitted Uses:	Nil
Discretionary Uses:	<p>Accessory uses</p> <p>Billboard signs – maximum of 2 signs per quarter section with a minimum separation distance of 600 m between signs [2011-01]</p> <p>Existing residence and other related improvements</p> <p>Farms and farming operations, excluding feedlots</p> <p>Greenhouse wholesale [2013-06]</p> <p>Mechanized excavation, stripping and grading</p> <p>Parking facilities for uses in this District</p> <p>Public utility buildings</p> <p>Signs</p> <p>Temporary buildings</p> <p>Uses that will not, in the opinion of the development authority,</p> <p>(1) materially alter the use of the land from that existing on the date the land was designated to this Land Use District, or</p> <p>(2) conflict with future urban expansion</p> <p>Any use that is similar, in the opinion of the development authority, to the discretionary uses described above.</p>
The following regulations apply to all uses:	
Minimum Parcel Area:	All the land contained in the existing Certificate of Title, unless otherwise approved by the development authority, having regard to future use of the parcel and the form of future subdivision and development.
Outdoor Storage and Display:	<ol style="list-style-type: none"> 1. Outdoor storage shall be screened 2. Outdoor display shall be screened from residential Districts
Supplementary Regulations:	All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

SCHEDULE D: SIGNS

1.0 General Purpose

The purpose of this section is to encourage effective use of permanent, portable, and temporary signs on private or titled property as a means of communication and advertising in a manner that ensures safety and aesthetics. To meet these objectives, this section contains regulations that can be equitably applied to individual districts and enforced.

2.0 Applications

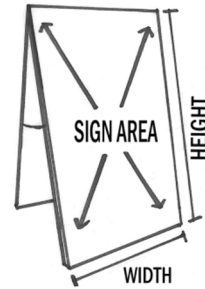
Notwithstanding Section 2.3 (1) (a) and (b), an application for a development permit for a sign shall be accompanied by the following:

- (i) Name and address of the applicant;
- (ii) Name and address of the lawful owner of the sign (if different from the applicant);
- (iii) Location of the sign, including; legal and civic address; elevation drawing or site plan of the property showing distance to front and side property lines, approaches or driveway locations; distances from existing building(s); and distances from existing signs.
- (iv) Amount of projection from the face of the building or above the building roof or parapet wall, if applicable;
- (v) Height of sign above ground level;
- (vi) Height of a freestanding sign;
- (vii) Amount of projection over public property;
- (viii) Detailed illustration of the sign including;
 - (1) Overall dimensions of the sign and the copy face(s);
 - (2) Design of the sign copy, including height of letters and colours;
 - (3) Manner of illuminating the sign in any form of animated or intermittent lights; and
 - (4) Type of construction and finish to be utilized.
 - (5) Sign content.
- (ix) Such additional information as the Development Authority deems necessary; and
- (x) An application for a development permit for sign shall not be considered complete and final and received for processing until the Development Authority determines that all the information needed to assess the application has been provided by the applicant.

3.0 Definitions

The following definitions shall be used to define signs in this Land Use Bylaw.

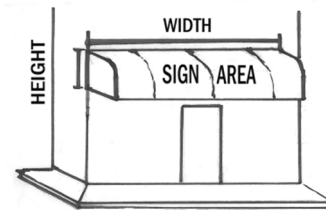
“A-board” means a self supporting A-shaped local advertising sign which is set upon the ground and has no external supporting structure.



A-board sign for illustrative purposes

“accessory tenants” means businesses, which have leased land or buildings or space within a building from the principal business on a site.

“awning sign” means a non-illuminated local advertising sign which is painted on or affixed flush upon the covering material of an awning.



Awning sign for illustrative purposes

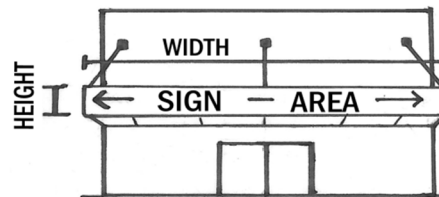
“billboard” means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays third-party advertising.



Bill board sign for illustrative purposes

“canopy” means a non-retractable, solid projection which extends from the wall of a building and includes a structure commonly known as a theatre marquee, but does not include normal architectural features such as lintels, sills, moldings, architraves, awnings and pediments.

“canopy sign” means a local advertising sign attached to or constructed in or on a face of a canopy or marquee but does not include an under canopy sign.



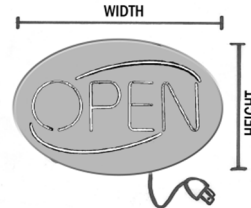
Canopy sign for illustrative purposes

“construction sign” means a sign located on a site where construction is planned and contains general information about the intended construction.

“directional sign” means a sign which indicates the distance and/or direction to a place of business or other premises indicated on the sign.

“election sign” means any sign used to promote a candidate or party during a municipal, school board, provincial or federal election or any election held pursuant to the Local Authorities Election Act.

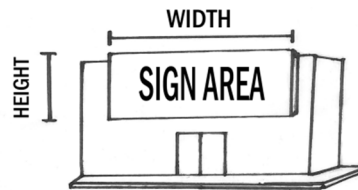
“electric sign” means a sign which utilizes an electrical energy source.



Electric sign for illustrative purposes

“façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

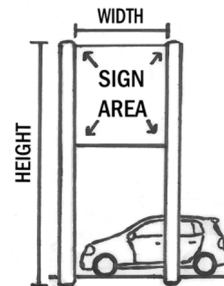
“fascia sign” means a local advertising sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party advertising sign or painted wall sign.



Fascia sign for illustrative purposes

“flashing sign” means a sign which contains an intermittent or flashing light source.

“freestanding sign” means a local advertising sign that is supported independently of a building wall or structure but does not include a portable sign.



Free standing sign for illustrative purposes

“freestanding monument sign” means a single sign with advertising for multiple businesses and having a height less than 5.0 m.

“freestanding pylon sign” means a single sign with advertising for multiple businesses and having a height greater than 5.0 m.

“garage sale sign” means a sign advertising any general sale to the public of personal property from a site in any district.

“general advertising sign” means a sign advertising a business, item, or service that is not located or related to an onsite development.

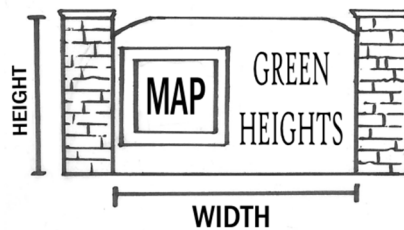
“height of sign” means the vertical distance measured from the highest point of the sign or sign structure to grade.

“identification” means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person.

“inflatable sign” means a sign or other advertising device which is designed to be inflated with air or a lighter-than-air gas and to be anchored or affixed to a building or to the ground.

“local advertising sign” means a sign which advertises the business on the property where the sign is located.

“neighbourhood identification sign” means a sign which states the name of a community area and may contain a logo, symbol or map which is related to the community name.

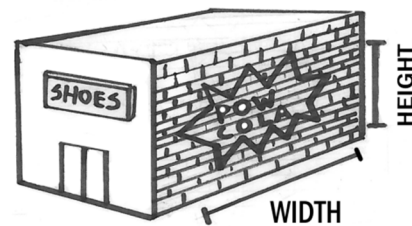


Neighbourhood identification sign for illustrative purposes

“open house sign” means a sign advertising an open house for any property for sale, and may include an A-board sign.

“owner” means a person, or the authorized agent of such person, in lawful possession or control of a sign.

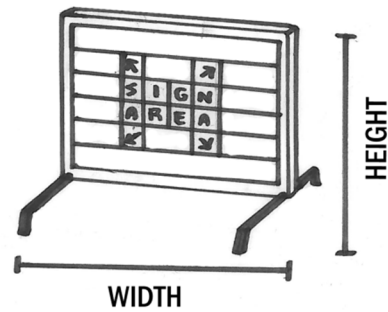
“painted wall sign” means a sign which is painted directly upon any outside surface or other part of building advertising products, services, or activities which need not relate to products, services, or activities provided for at the property on which the sign is located and also includes supergraphics.



Painted wall sign for illustrative purposes

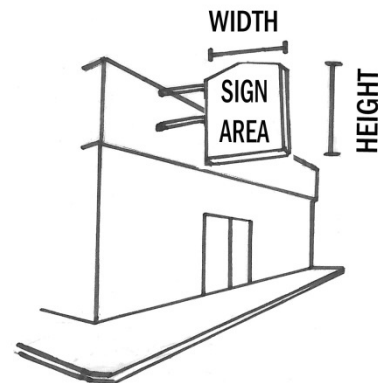
“permanent sign” means a sign intended to remain as a non-movable, all weather sign for the life of the development.

“portable sign” means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes signs commonly known as mobile signs, temporary signs, inflatable signs, or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business.



Portable sign for illustrative purposes

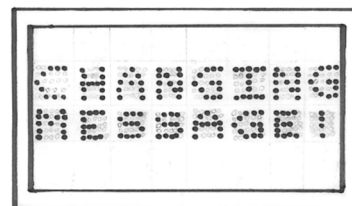
“projecting sign” means a sign which projects from a structure or a building face and includes a sign in the shape of a canopy but does not include a canopy sign or an awning sign.



Projecting sign for illustrative purposes

“property management sign” means a sign that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information.

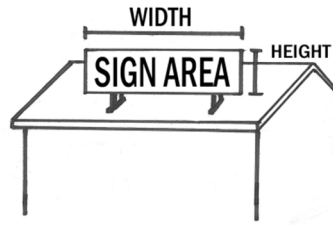
“reader board” means a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.



Reader board sign for illustrative purposes

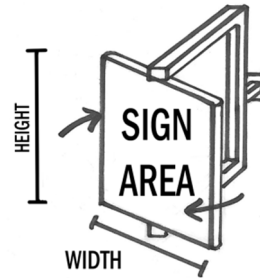
“real estate sign” means a sign erected on a site by the owner or agent of the owner of the site, advertising the site for sale or lease but does not include an inflatable sign.

“roof sign” means a sign or logo which is erected upon or above a roof or parapet of a building but does not include an inflatable sign.



Roof sign for illustrative purposes

“rotating sign” means a local advertising sign or portion of a local advertising sign which moves in a revolving manner, but does not include a clock.



Rotating sign for illustrative purposes

“sign” means any device used to identify or advertise a place of business or a product, whether words or numbers are used or not.

“sign area” means the surface area of a sign on which advertising copy could be placed and includes any frame or embellishment which forms an integral part of the display.

“sign structure” means a structure designed to support a sign and may consist of a single pole or be a wall or an integral part of the building.

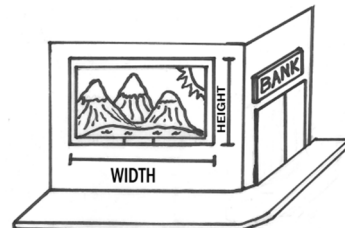
“site specific advertising sign” means a sign advertising a business, item, or service that is located or related to an on-site development.

“sponsor” means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

“sponsor recognition” means the identification, by name and/or logo, of an individual or organization.

“subdivision identification sign” means a sign containing general information about a new subdivision such as the name of the subdivision or the name of the developer.

“supergraphics” means a graphic design painted on a building, which does not convey a defined advertising message or logo and includes a mural.

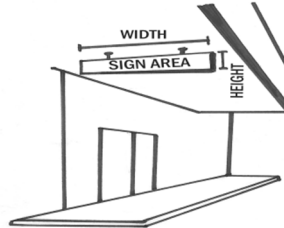


Supergraphics sign for illustrative purposes

“temporary sign” means a sign intended to be featured for a limited period of time, as defined by zoning or development permit, but not to exceed six (6) months. The sign may be moveable, and is not required to be all weather.

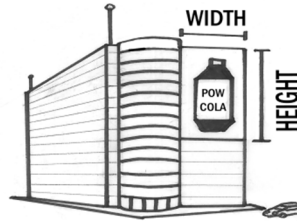
“third-party advertising” means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

“under-canopy sign” means a local advertising sign which is suspended beneath a canopy.



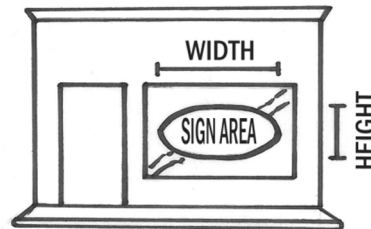
Under-canopy sign for illustrative purposes

“wall sign” means a sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign and may display general advertising.



Wall sign for illustrative purposes

“window sign” means a sign which is painted on, attached to or installed against a window for the purpose of being viewed from outside the premises.



Window sign for illustrative purposes

4.0 Signs Not Requiring a Development Permit

The following signs shall not require a development permit provided each sign complies with the regulations of this bylaw.

- (a) the erection of one unilluminated sign of the following nature and size for each use within a building or on a parcel, provided such signs do not resemble or conflict with traffic signs;
 - (i) a fascia sign for the purpose of identification, direction and warning not exceeding 0.2 m² (2 ft²).
 - (ii) a fascia sign relating to a person, partnership or company carrying on a profession, business or trade not exceeding 0.3 m² (3 ft.²)
 - (iv) a fascia or freestanding sign relating to a religious, educational, cultural, recreational or similar institution, or to an apartment not exceeding 1 m² (11 ft²).
 - (v) a portable or temporary sign, located in a non-residential district other than the Medium Density Residential District, not exceeding 4.5m² (48 ft²) in area and 3 m (9.8 ft) in height relating to
 - (1) sale or lease of land or buildings,
 - (2) sale of goods or livestock by auction,
 - (3) carrying out of construction,
 - (4) announcement of any local event of a religious, educational, cultural, political or government nature.
 - (5) Special event signage for initiatives or a special promotion by an individual business or organization.
 - a. The maximum duration for such sign placement shall be up to 7 days.
 - b. Special event signs may be permitted for a maximum of 3 times per year for a business or organization.
 - (vi) a real estate sign located in a residential district and not exceeding 0.83 m² (9 ft²) in area.
- (b) garage sale signs provided that:
 - (i) there are no more than 3 signs per garage sale event;
 - (ii) except those signs placed on the community bulletin boards provided by the Town, all signs are self supporting and shall not be placed on or attached to

any other structure including mailboxes, trees, light standards and traffic sign posts;

- (iii) no sign shall exceed a size of 0.28 m² (3 ft²);
 - (iv) the maximum height to the top of a self supporting garage sale sign from grade shall not exceed 0.91 m (3 ft);
 - (v) each sign shall contain the address where the garage sale event is taking place and the date(s) of the sale;
 - (vi) no signs are posted earlier than 72 hours prior to the garage sale event; and
 - (vii) all signs are removed no later than 24 hours following the garage sale event.
- (c) window signs located inside a building used for non-residential purposes.

5.0 General Provisions

- (a) A sign shall not conflict with the general character of the surrounding streetscape or the architecture of nearby buildings or be liable to create a cluttered appearance to the streetscape.
- (b) No sign shall project higher than the roof-line of the building to which it is attached.
- (c) A sign shall not project closer than 0.75 m (2 ft) to the existing or future curb line.
- (d) Where a sign projects over public property, a minimum clearance of 2.5 m (8.2 ft) above grade level shall be maintained.
- (e) Notwithstanding subsection (d), where a sign is located in or projects into or over a driveway or other area of vehicle movement, a minimum clearance of 4.6 m (15 ft) above grade level shall be maintained.
- (f) A sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal or device or otherwise pose a potential hazard to traffic.
- (g) A sign shall not display lights that may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (h) The owner of a sign shall be responsible for maintaining their sign in a proper state of repair and shall:
 - (i) Keep it properly painted at all times;
 - (ii) Insure that all structural members and guy wires are properly attached to the sign and building and meet proper safety standards; and
 - (iii) Clean all sign surfaces as it becomes necessary.

- (i) With the exception of billboard signs or freestanding signs related to a comprehensively planned commercial area, freestanding signs used solely by community organizations and reader boards, the subject matter of all signs shall relate to the use or ownership of the property on which the sign is located.
- (j) Where a sign no longer fulfils its function under the terms of this *Land Use Bylaw*, the Development Authority may recommend that the Council resolve to order the removal of the sign and the lawful owner of the sign or where applicable, the registered property owner shall upon resolution;
 - (i) Remove the sign and all related structural components within thirty (30) days from the date of receipt of such notice,
 - (ii) Restore the immediate area around the sign to the satisfaction of the Development Authority, and
 - (iii) Bear all the costs related to such removal and restoration.
- (k) No person shall erect, construct or maintain a sign or display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian as determined by the Development Authority.
- (l) No person shall erect or maintain any sign that is in contravention to this or any other Town Bylaw.

6.0 Projecting Signs

- (a) No part of a projecting sign shall be less than 2.5 m (8.2 ft) above grade, except in the case of signs intended solely for the information of pedestrians in which case the height of the sign shall be determined by the Development Authority having regard, amongst other things, to clarity and safety.
- (b) No projecting sign on a single storey building shall be higher than the eaveline of the building.
- (c) No projecting sign on a building of two or more storeys shall be higher than the sill level of the second floor windows or the equivalent height in the case of the sign attached to a windowless wall, unless otherwise approved by the Development Authority.
- (d) The maximum size for projecting signs shall be 1 m² (11 ft²).
- (e) Only one projecting sign may be erected on each street frontage of a building, unless otherwise approved by the Development Authority.
- (f) Projecting signs shall not project more than 1 m (3 ft) over a street or public property.

7.0 Fascia Signs

- (a) No fascia sign shall be lower than 2.5 m (8.2 ft) above grade, except in the case of signs intended solely for the information of pedestrians in which case the height shall be determined by the Development Authority having regard, amongst other things, to clarity and public safety.
- (b) No fascia sign on a single storey building shall be higher than the eave line of the building.
- (c) No fascia sign shall project more than 0.4 m (1 ft) over a street or public property.
- (d) No fascia sign on a building two or more storeys in height shall be higher than the sill level of the second floor windows or the equivalent height in the case of a sign attached to a windowless wall, unless otherwise approved by the Development Authority.
- (e) Fascia signs shall be affixed wholly upon the building to which the sign refers.
- (f) Fascia signs shall be non-illuminated or illuminated internally or illuminated by external lighting fixtures focused directly on the sign.

8.0 Freestanding Signs

- (a) Freestanding signs shall be situated wholly upon the site of the building or land use to which the sign refers except in the case of:
 - (i) advance directional signs which may be approved by the Development Authority in locations where it considers the free and safe flow of traffic may be enhanced, or
 - (ii) signs used solely by community organizations.
- (b) A sign shall not project over the property line.
- (c) Only one freestanding sign shall be allowed on each parcel.
- (d) No freestanding sign shall extend beyond 6 m (20 ft) above grade or be larger than 4.5 m² (48 ft²) except in the Highway Commercial District and Shopping Centre Commercial District.
- (e) In the Highway Commercial District:
 - (i) the maximum for a freestanding sign, other than a district shopping center, shall be 7 m (23 ft) in height and 18.58 m² (200 ft²) in area, and
 - (ii) at a district shopping center, the maximum shall be 8.5 m (28 ft) in height and 18.58 m² (200 ft²) in area.

- (f) In the Shopping Centre Commercial District, the following regulations shall apply:
 - (i) freestanding pylon signs shall have a maximum height of 11 m (36 ft) and a maximum sign area of 29 m² (312 ft²),
 - (ii) freestanding pylon signs shall be a minimum of 2.5 m (8.2 ft) above grade level,
 - (iii) freestanding monument signs shall have a maximum height of 4.8 m (16 ft.) and a maximum sign area of 9.3 m² (100 ft²),
 - (iv) Each freestanding sign shall be located at least 50 m (164 ft) from any other freestanding sign on the same site and at least 25 m (82 ft) from each parcel boundary which does not abut a public roadway. When determining setback requirements of freestanding signs from parcel boundaries, distances from parcel boundaries are from the overall comprehensive planned site boundary.
 - (v) The number of freestanding signs allowed on a site shall be calculated based on one (1) sign per site plus one (1) sign per 2 hectares (5 acres) of site area. The maximum number of freestanding signs on a single site shall not exceed eight (8) signs.
 - (vi) A mixture of freestanding monument signs and freestanding pylon signs shall be provided to the satisfaction of the Development Authority.
- (g) Where more than one freestanding sign is permitted on a parcel that is not designated Shopping Centre Commercial District, freestanding signs on the same parcel shall be separated by a minimum distance of 30 m (98 ft) from each other.
- (h) No freestanding sign shall be erected in such proximity to a Recreation Facility or Environmental Open Space District that it would detract from the natural aesthetics of that District.
- (i) At the discretion of the Development Authority, landscaping may be required at the base of the sign in addition to the required landscaping for that District.

9.0 Billboards

- (a) The maximum sign area of a billboard shall be 3.10 m (10 ft) high by 6.10 m (20 ft) long.
- (b) The maximum height above grade of a billboard shall be 4.5 m (14.8 ft).
- (c) Illumination of billboards shall be restricted to lighting that directs light downwards toward the sign and shall not incorporate flashing lights.
- (d) The land and the site in and about where the billboards are permitted shall be at all times maintained in a neat and clean manner.
- (e) The sign shall not be located closer than 3.05 m (10 ft) to any property line.
- (f) At the discretion of the Development Authority, landscaping may be required at the base of the sign in addition to the required landscaping for that District.

10.0 Portable Signs

- (d) Except as provided in Section 4.0, a development permit shall be required for all portable signs and be accompanied by a scaled site plan indicating the exact area for placement of the portable sign and payment of the required fee.
 - (i) Portable signs subject to subsection 10.0(b) and 10.0(c) shall be situated wholly upon the site of the business or land use to which the advertising of the sign refers.
 - (ii) Permission for placement of a portable sign on a road allowance, right of way or property owned by the Town of Olds directly adjacent to the parcel of the business operation or organization may be granted by the Development Authority subject to subsection 10.0(a)(vi) provided that the portable sign is only used to advertise that business operation or organization.
 - (iii) No portable sign shall be higher than 2 m (6.56 ft) above grade (including supports) or larger than 3 m² (32 ft²) in sign area.
 - (iv) Portable signs shall not be internally illuminated or have direct external illumination.
 - (v) The placement of portable signs shall be located no closer than 2 m (6.56 ft) from the property line adjacent to the parcel.
 - (vi) Where a portable sign is located on a road allowance, right of way or property owned by the Town of Olds, the Development Authority may revoke the development permit on providing 30 days written notice.
 - (vii) The placement of portable signs shall be limited to one portable sign for every 50 m (164 ft) of parcel frontage or portion thereof.
- (e) Community organizations may be issued a development permit approval for continuous placement of a portable sign for periods not exceeding six months. However, where a portable sign is located on a road allowance, right of way or property owned by the Town of Olds, the Development Authority may revoke the development permit on providing 30 days written notice
- (f) Where the use or placement of a portable sign does not comply with the *Land Use Bylaw*, the Development Authority may cancel a development permit on providing written notice.

11.0 Awning Signs

- (a) Awning signs shall only be permitted if the awning is a minimum of 2.5 m (8.2 ft) above grade level.
- (b) Awning signs shall not project from the building to a point greater than 0.6 m (2 ft) from the face of the curb.
- (c) Awnings shall be constructed of durable, colour-fast material and relate to the architectural design of the building to which they are attached.
- (d) Awnings shall be tightly stretched over a rigid frame in order to minimize the accumulation of dirt through sagging, and also to improve their neat appearance.
- (e) Awning shall only display local advertising.
- (f) Awning signs shall not be internally lit.

12.0 Canopy Signs

- (a) Canopy signs shall be attached to the structure to which they refer.
- (b) Canopy signs may be attached to any or all faces of the canopy.
- (c) Under canopy signs shall not exceed a height of 0.3 m (0.98 ft) and shall not project beyond the outer edge of the canopy.
- (d) Canopy signs attached to the face of the canopy or under the canopy shall have a minimum clearance to the finish grade of 2.5 m (8.2 ft).

13.0 Neighbourhood Identification Signs

- (a) Neighbourhood Identification Signs shall only be located at the entrance locations of a neighbourhood, as approved by the Development Authority.
- (b) The overall design, aesthetic character, dimensions, materials and finishing of the Neighbourhood Identification Signs shall be approved by the Town of Olds.
- (c) Each Neighbourhood Identification Sign must be consistent in overall design, aesthetic character, dimensions, materials and finishing with other neighbourhood signs in an area, or as approved by the Town of Olds.
- (d) The location of Neighbourhood Identification Signs shall take into account other Neighbourhood Identification Signs, freestanding signs and billboard signs.
- (e) The number of Neighbourhood Identification Signs for a neighbourhood shall be approved by the Development Authority.
- (f) The Development Authority may require a professional engineer's seal for signs projecting over public property.

- (g) In residential areas:
 - (i) Neighbourhood Identification Signs shall only display the name of the subdivision.
 - (ii) Neighbourhood Identification Signs shall not exceed 2.44m (8 ft) in height to the top of the sign.
- (h) All other areas:
 - (i) Neighbourhood Identification Signs shall only display the name of the subdivision, logo and location of businesses within that neighbourhood.
 - (ii) Neighbourhood Identification Signs shall not exceed 2.44 m (8 ft) in height to the top of the sign.

14.0 Reader Board

- a) A reader board may form part of a freestanding sign or fascia sign.
- b) A reader board sign may not exceed a height of 7.0 m (23 ft) with a maximum sign area of 9.3 m² (100 ft².)
- c) A reader board sign may display digital text and images but no text or image shall scroll or flash.
- d) The rate at which text and images shall be refreshed or change shall be no less than 6 seconds.

15.0 Wall Signs

- (a) A wall sign shall not exceed 3.1 m (10 ft) in height and 9.14 m (30 ft) in length.
- (b) Only one wall sign per wall shall be permitted.
- (c) No wall sign on a building of two or more storeys shall be higher than the sill level of the second floor window or the equivalent height in the case of a sign on a windowless wall, unless otherwise approved by the Development Authority.

16.0 A-Board Signs

- (1) A-board signs shall only be placed on sidewalks in the Central Commercial District (C1) subject to the following:
 - (a) Sign to be a maximum of 0.61 m (2 ft) wide and 0.91 m (3ft) high.
 - (b) Signs shall be placed on the sidewalk in a location that allows at least 1.2 m (3.9 ft) minimum width for pedestrian traffic.
 - (c) Signs shall not impede the views of pedestrians or street traffic.
 - (d) Signs shall be placed against the building.

- (e) Signs shall only be allowed on sidewalks during hours when the business to which the sign relates is open to the public.
 - (f) Signs shall be limited to one sign per business to be placed directly in front of the building in which the business is located.
 - (g) Signs cannot be placed on centre medians.
 - (h) Signs must be constructed of a material such that a rigid frame is provided.
 - (i) Signs shall be secured to prevent public hazard.
- (2) A-board signs placed on private property or in a road allowance abutting a parcel but not on a sidewalk or similar pedestrian facility shall be subject to the following:
- (a) Sign to be a maximum of 0.61 m (2 ft) wide and 0.91 m (3 ft) high.
 - (b) Signs shall not impede the views of pedestrians or street traffic.
 - (c) Signs shall be limited to two signs per business to be placed directly in front of the building in which the business is located either on private property or on the road allowance abutting the parcel to which the sign relates.
 - (d) Signs placed on the road allowance shall not be placed on centre medians and must be located behind the curb line or edge of sidewalk or trail closest to the parcel to which the sign relates.
 - (e) Signs must be constructed of a material such that a rigid frame is provided.
 - (f) Signs shall be secured to prevent public hazard.

17.0 Other Signs

The Development Authority may approve other signs subject to the General Provisions of Section 5.0 of Schedule D. [2011-01]

SCHEDULE E: EAST OLDS ARCHITECTURAL AND DESIGN STANDARDS

[2016-10]

General Purpose:

To provide Architectural and Design standards for residential districts in the East Olds Area Redevelopment Plan (ARP) area. These Standards are set to ensure residential development and redevelopment is compatible with the vision for the East Olds ARP area. The Development Authority may require a development to meet additional requirements to ensure development is sensitive to the scale, form, and character of the neighbourhood, with special considerations for the transition to existing adjacent buildings.

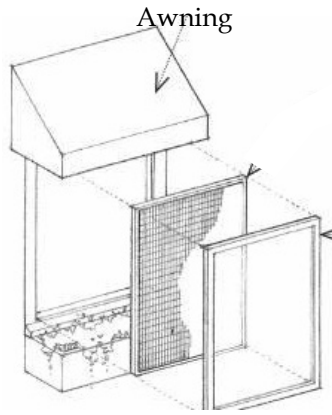
Conflicts with Other Sections of the Land Use Bylaw: Where the provisions of this Schedule conflict or provide differing requirements from another section of the Land Use Bylaw, the more stringent conditions will apply.

Objectives:

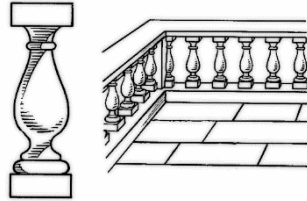
- To ensure that the integrity of the historical ambience of East Olds is protected and enhanced and that new developments and redevelopment are sensitive to the existing neighbourhoods.
 - Establish a positive and memorable visual image for built form within new residential developments and contribute to the quality of life of citizens of Olds.
 - Promote harmonious and attractive residential developments through attention to the exterior appearance of new housing;
 - Encourage built form which results in safe, active and pedestrian-friendly communities by incorporating principles of CPTED (Crime Prevention Through Environmental Design).
 - Diminish the visual prominence of the garage within the streetscape;
 - To establish historically sensitive traditional design criteria for new detached dwellings, new duplex and multi-dwelling developments, redevelopment of duplex and multi-dwelling developments, or renovations to existing buildings; and
 - To preserve the mature character of existing residential streets.
-

1.0 Definitions:

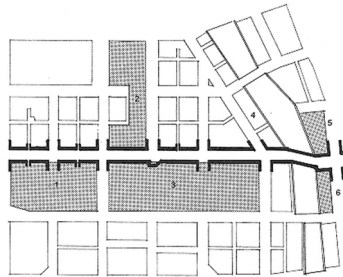
Awning: a structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to be attached to a wall and hung above a doorway or window, and may be retractable



Balustrade: an entire railing system including the top rail, its balusters and sometimes a bottom rail, used on balconies, terraces or staircases.



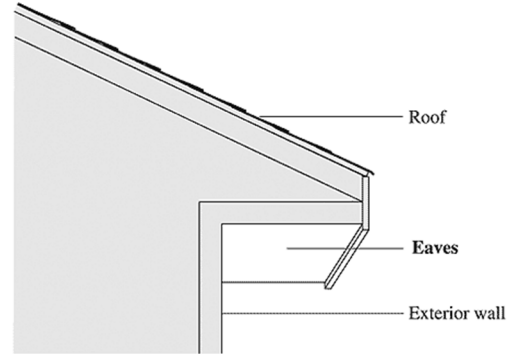
Block Face: a single side of a street segment intersected by two features such as other streets, public lands, railroad right-of-way, waterways or other barriers breaking the continuity of development.



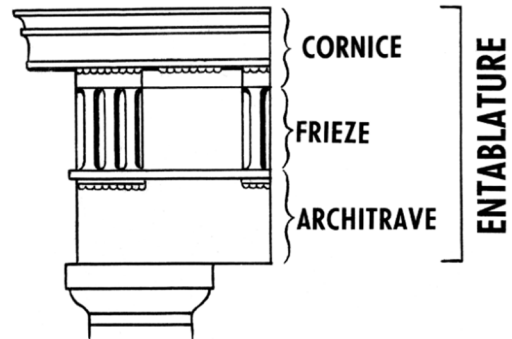
Dormer: a roofed structure projecting through a sloping main roof, containing windows.



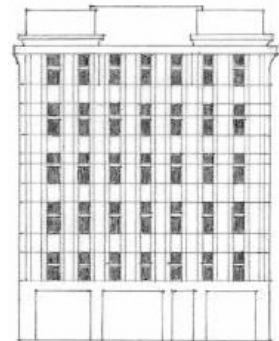
Eave: the lower edge of a roof which projects beyond the face of a wall, throwing water away from the wall.



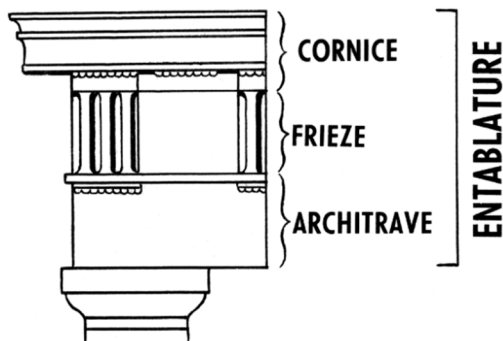
Entablature: a horizontal molding in classical architecture, made up of architrave, frieze and cornice which rests horizontally upon columns or pilasters.



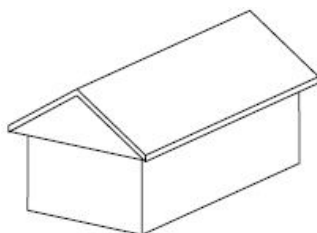
Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.



Frieze: The horizontal part of a classical entablature between the cornice and architrave, often decorated with sculpture in low relief.



Gable: the triangular part of an end wall under the pitched roof.



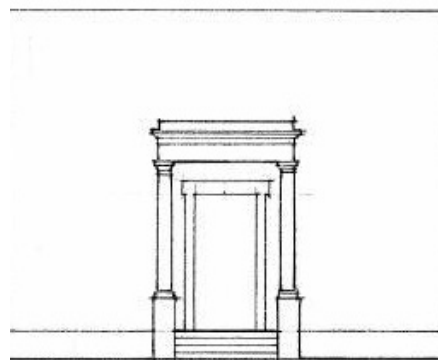
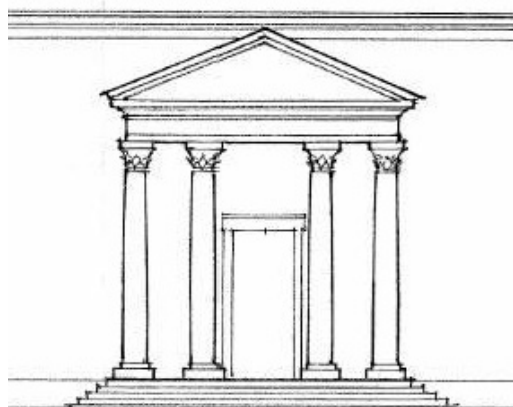
Gabled Roof: roofs sloped on all four sides.

Heritage Building: any building which kept in its original form by restoring its built form and architectural elements. For the Town of Olds heritage architectural style follow section 2.2 (Heritage Style).

Monolithic: Monolithic architecture covers buildings carved, cast or excavated from a single piece of material, in historic forms rock. The most basic form of monolithic architecture is a rock-cut buildings.

Parking Pad: means an area used for the parking or storing of a vehicle. A parking pad is meant for just one or two cars having no structural covering, and is hard surfaced with concrete, asphalt or other similar, material acceptable to development authority.

Portico: A porch having a roof supported by columns, often leading to the entrance of a building.



Pilaster: an architectural element used to give the appearance of a supporting column, with only an ornamental function.

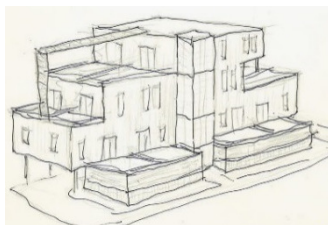
Porch: a structure abutting a dwelling having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof except for removable screens and storm sashes or awning, used as a private outdoor amenity space.

Architectural Design Sensitivities:

- 1) **Character:** Character refers to all those visual aspects and physical features that comprise the appearance of every historic/modern building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.
- 2) **Form:** Form refers to the shape or configuration of a building. Form and its opposite, space, constitute primary elements of architecture.
- 3) **Scale:** Scale is the term used to describe the relationship between two things of different size. In architecture scale defines the relationship between spaces and the size of the human body.
- 4) **Mass:**

A unified composition of two-dimensional shapes or three-dimensional

volumes, esp. one that has or gives the impression of weight, density and bulk.

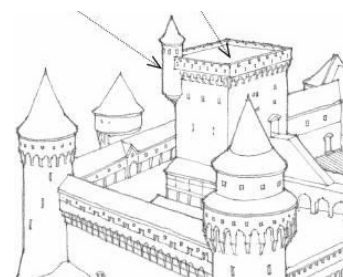


Example of infill unit which is NOT harmonious with the existing residential neighbourhood character.

Semi-detached: means a dwelling unit joined side-by-side to another dwelling unit sharing one common fire-rated wall, with each dwelling unit having at least one separate entrance.



Turret: a small, slender tower characteristically projecting from the corner of a building.



Vertical Element: the distance from the ground plane to the top peak of a building's roofline.

2.0 Overarching Principles

Housing in the Town reflects a variety of development conditions, including builders' values and design sensibilities, prevailing architectural styles of different eras, and individual characteristics of particular sites. There are four (4) overarching principles that homeowners and their architects or developers should consider no matter which design style is considered, which particular neighborhood the project is in or existing site constraint.

2.1 Consistency of Style

In order to be faithfully rendered, an architectural style needs to be fully understood in terms of the building elements and details that contribute to the authenticity of that style. These include, but are not limited to—**building mass, roof form, proportion, façade symmetry and details, window proportion and design, building materials and ornamentation**. The designation of an architectural style requires total commitment to that style in the design of all components of the residence. Even in the case in which an architect or a developer develops a unique style or a composite of established styles, a consistent application of the rules and logic for the building design should be clearly and invariably evident.

2.2 Heritage Style

In addition to a sustained consistency in the design, replication of an historical style requires an accurate understanding and depiction of the style's heritage. The undertaking of heritage style requires a breadth of knowledge of the appropriate building elements that contribute to the properties of that style.

Examples of Architectural Design Elements of Heritage Style in Town of Olds:

a) Dr. Hartman Residence:

- The two side-by-side front-facing gable roof with double cross-gable wall dormers
- The clapboard siding with corner boards and trim boards
- The moulded fascia
- The exposed rafter ends
- The decorative trusses (gingerbread) in the gable ends
- The moulded lintels above most windows
- The bay window in the front facade
- The decorative bulkhead with a diagonal beaded wood slat design below the bay window.
- The open porch with a double-gabled shed roof supported by spindle pillars.
- The large, corbelled brick chimney, and the smaller brick chimney at the rear.
- The board and panel doors.
- The decorative brackets below the eaves on the enclosed side porch.
- The pattern, style and construction of all wooden windows, especially the two-by-two windows and the large, six-lite window in the front façade.



b) W.M. Craig Residence

- The hipped roof with intersecting pediment gables, and a tower with an octagonal conical roof.
- The clapboard siding with trim boards and skirting boards and wood shingles in the gable ends.
- The two-storey bay window on the side facade under the pediment gable.
- The wrap-around open verandah with open spindle railings and a hipped roof supported by round pillars with square capitals and bases.
- The brick chimney.

**2.3 High Quality Architectural Details**

Buildings of superior quality are well designed and deploy materials that exhibit the probability of a long lifespan consistent with the materials used over the style's history. The design and construction of homes should evoke a superior level of craftsmanship and building materials. By setting and achieving high standards for design and construction, new homes will augment the existing building stock and assure a continued stability in the representation of the town's identity.

2.4 Building Materials

Building materials have differing physical characteristics and uses. Glass, stone, wood, steel and tin each exhibit varying levels of weight, strength, elasticity and resistance to weather. The use of a building material should be consistent with the physical properties of that material. The use of natural materials is encouraged.

3.0 Infill Design Guidelines

3.1 New Construction/Infill

Infill developments shall be sensitive to the historic design, character, scale, façade and materials of adjacent buildings within the East Olds neighbourhood. The following items address how infill in this District will consider its surroundings. As communities evolve and mature over time it is important to ensure that new infill housing supports the desired aesthetic value.

Objectives:

- To encourage new construction that is harmonious with existing homes in building massing, character, style, open space development and street presence;
- To maximize quality of life for all residents, existing or new, within a neighbourhood;
- To maintain privacy and encourage public safety; and
- To incorporate quality construction designed for durability and an attractive appearance over the long term.

3.2 Design Guidelines:

Larger multi-dwelling developments should resemble a series of smaller dwellings through sensitive massing and be designed with a variation of the façade, roof slopes, window treatments, unit entry, and other design elements to enhance the relationship with the street and public space. Monolithic, flat façades are not acceptable.

a) Site Features

- Prior to starting development all existing significant site characteristics should be identified including: slopes, rock outcroppings or shallow rock, native trees and shrubs, and drainage patterns.
- Where possible the building envelope should allow for the retention and incorporation of these site features. Modifications to the natural conditions should not adversely affect adjacent homes through increased water runoff, habitat destruction or elimination of views.

b) Building Massing, Scale and Proportion

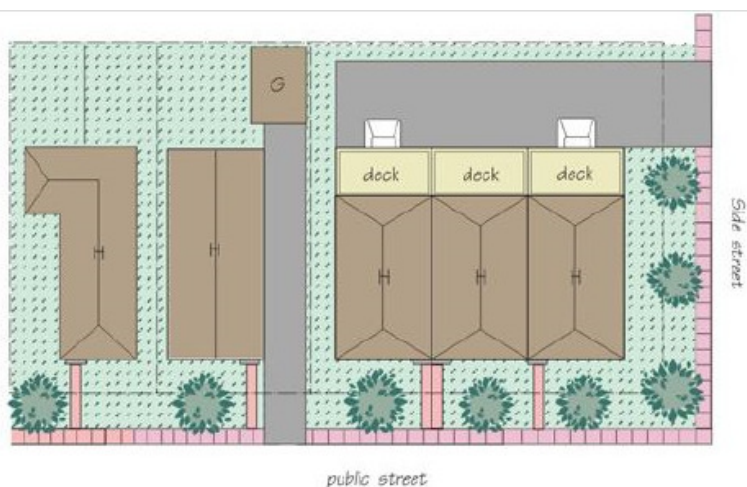
- Infill houses design (style, form, scale and character) should respect the building massing, scale and proportion of neighbouring homes.
- Variety in building massing and form is encouraged through the use of projections, recesses and detailing, as opposed to monolithic solutions.
- New homes should not dominate neighbouring homes in size or form.
- The number of floors, building elevations and amount of glazing that is visible from the public realm should be compatible with existing values.
- Buildings should be designed harmoniously with the character of the lot.

c) Architectural Design & Building Elevations

- The exterior walls of a home are usually visible from the street and become part of the public domain. Using housing forms, exterior finishes and architectural details that are familiar can help to establish a comfortable fit between new housing and existing neighbours. Familiar elements to borrow from may include: roof slopes, window styles, dormers, cornices, eaves, and chimneys.
- Some variation on the standard house design practices is encouraged to create interest.
- Building elevations should emphasize the basic principle of creating a bottom, middle and top through the use of materials, colours and detailing.

d) Driveways, Parking and Garages

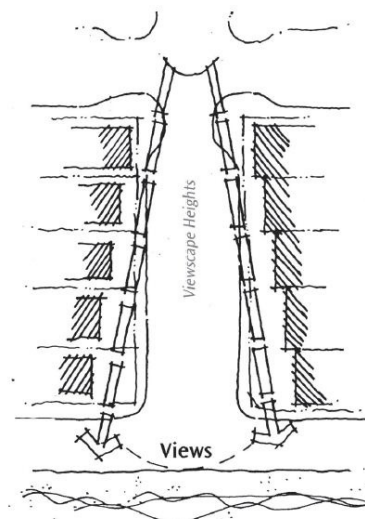
- Long driveways and garage doors should not dominate the view from the public street and should have landscaped edges.
- Driveways and garages should be located to work with existing grades and have the least impact on adjacent neighbours.
- Shared driveway accesses are encouraged where possible.
- Creative solutions to driveway and parking surfaces may be considered including permeable paving such as interlocking pavers or 'grasscrete' (reinforced paving/grass) to increase on-site water retention.
- Garages and carports should be recessed into the building face, angled away from the public street, or screened with trellises and arbours.
- Stand-alone garages should be designed in the same style as the home including roof slopes, building materials and colour choices.



A single shared access driveway for a multitude of infill units matches the neighbourhood pattern of parking at the back. It reduces pavement area, vehicle/pedestrian conflicts and allows softer landscaping and on-street parking.

e) Views and Privacy

- When developing infill housing, view corridors should be maintained wherever possible.
- Impacts of new housing on existing neighbourhoods should be minimized through careful building siting and design, natural feature retention and the addition of suitable landscaping.
- The location of building doors, windows, patios and decks should take privacy concerns into consideration.

**f) Landscape Character**

- Lot landscaping should be considered in the initial planning stages of the project.
- The design of the open spaces should be carefully considered in the context of the greater neighbourhood and specific lot characteristics.
- Initially, a review of the character of the neighbourhood landscaping should be undertaken with emphasis on open spaces visible from the public street. Elements to consider include: degree of openness or privacy of homes at the street edge, amount, type and maturity of planting, occurrence of landscape structures, walls, fencing/gates and lighting.
- Special attention should be afforded to maintaining privacy with adjacent neighbours through the retention or addition of privacy screens such as hedges, fences or walls.
- Landscaping utilizing plants native to the region and should reflect the value and beauty of local flora and fauna.

Consider view corridors when determining setback distances for new single or multi-family infill housing.

4.0 Neighbourhood Design Criteria

The visual appeal of the streetscape can be enhanced when the arrangement of dwellings is ordered with respect to model variety, massing, height and repetition within a street block. The goal of this section is to provide direction for the siting and arrangement of new ground-related detached, semi-detached (duplex) and townhouse building types within the streetscape.

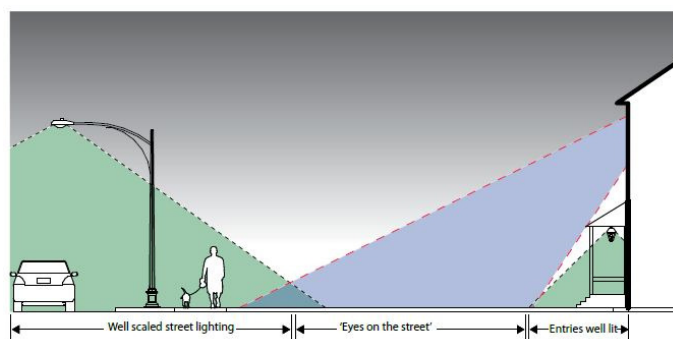
4.1 Neighbourhood Safety

In order to promote safe, comfortable and pedestrian-friendly communities the design and siting of dwellings shall incorporate principles of Crime Prevention Through Environmental Design (CPTED).

- a) A clear definition between public and private space should be provided through the design and placement of buildings, fencing and landscaping.
- b) Dwellings should be designed and sited to maximize observation of public areas (streets, open spaces and recreation areas).
- c) Ample fenestration facing public areas should be incorporated into dwelling designs to foster natural surveillance.
- d) The front door should be fully visible from the street or public area such as a park or walkway.
- e) All entrances to the dwelling and garage should be well lit.
- f) Walkways on the lot should be located to provide clear and direct pedestrian routes. Linkages between the front entrance and the sidewalk and/or driveway are required.
- g) Garage projection within the streetscape should be limited, providing for better visibility of the street from within the dwelling.
- h) Municipal addresses should be prominently displayed on the dwelling in a well-lit location.



Dwellings should be designed to provide safe, pedestrian-friendly streetscapes



Diagrammatic demonstration of the CPTED principles

4.2 Street & Building Relationship

A well-defined street edge, created through an appropriate relationship between the building and the street, contributes to an attractive and active, pedestrian supportive streetscape.

- a) Dwellings should be sited to define the street edge. This is typically achieved by placing the habitable portion of the dwelling close to the minimum front yard setback to promote a pedestrian-friendly sense of scale and provide enclosure to the public space of the street.

- b) Controlled variation in front yard setbacks is desirable on long, straight street blocks to provide visual relief, where lot depths permit. Setback variations should follow a curving pattern occurring across a grouping of dwellings. Haphazard variation in setbacks should be avoided.



Variety of front setbacks is desirable where lot depths and block lengths permit

- c) Porches and verandas are encouraged in the front yard.
- d) On corner lots, both street frontages should be addressed in an appropriate and consistent manner through provision of ample fenestration, wall/roofline articulation and architectural detailing.
- e) Street-facing elevations should incorporate appropriate massing, wall articulation, roofline variation and wall openings (i.e. window, doors, porches, etc.) to avoid blank, uninteresting façades.



Corner dwellings shall address both street frontages consistently

4.3 Massing Within the Streetscape

The arrangement of buildings, with respect to massing within the street block, is another key component in providing an attractive and visually ordered streetscape.

- a) Compatibility in height and massing between adjacent dwellings on the street is required.
- b) Bungalows should be designed with raised front façades, steeper roof pitches and increased roof massing (side gables/dormers where appropriate) to provide for better transition with any adjacent 2-storey dwellings.
- c) Abrupt variations in building massing, height and size of adjacent structures should be minimized. For massing compatibility within the streetscape, the following criteria should apply:
 - Bungalows shall not be sited adjacent to 3-storey dwellings.
 - Where bungalows are sited adjacent to 2-storey dwellings, they should occur in groupings of at least two units.



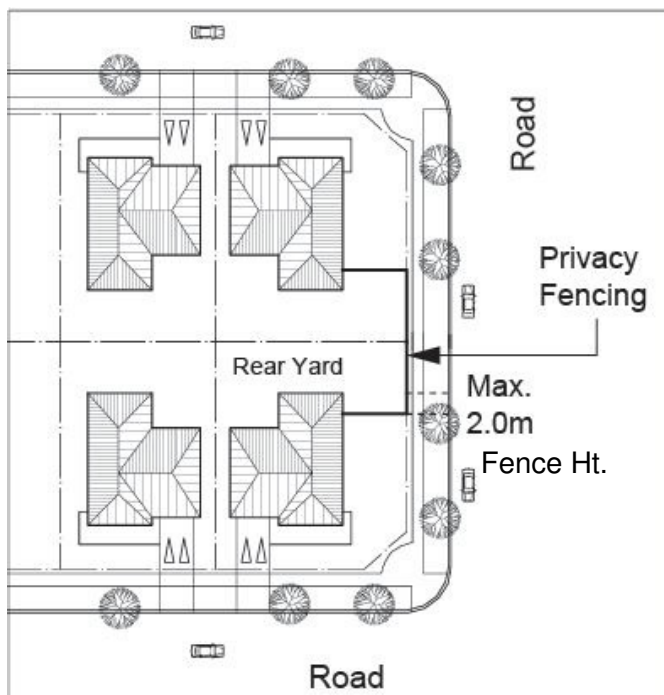
Abrupt variations in building massing, height and size of adjacent structures should be avoided

- Where 2-storey dwellings are sited adjacent to bungalows or 3- storey dwellings, they should occur in grouping of at least two units.
- Where 3-storey dwellings are located adjacent to 2-storey dwellings, they should occur in grouping of at least two units.

4.4 Fencing

Fencing helps to define the private rear yard amenity space for corner lot dwellings and assists in establishing sense of place and contributing to the character of the community. Properly designed fencing helps to create a better, more visually pleasing streetscape.

- a) Fences, hedges, and walls should be a maximum height of 2.0m to maintain visibility along a street.
- b) Front yard fences, hedges, and garden walls are encouraged, and should be limited to a maximum of 1.0 m in height and be of permeable construction to allow views from/to public spaces;
- c) Fences visible from the street should present a variety of styles used consistently throughout the neighbourhood.
- d) Where corner lot privacy fencing is provided in the rear yard, their height shall be 2.0 m.
- e) Where possible, a privacy fence should project from the dwelling at a recommended minimum 1.5-2.0m distance beyond the end corner of the unit.



5.0 Architectural Design Criteria

The goal of this section is to provide requirements and recommendations for the design of new ground related single detached, duplex, semi-detached, corner and T intersection building types. The following guidelines are intended as a reference point for the minimum qualitative design expectations for new housing.

5.1 Architectural Style

Builders will be encouraged to employ a variety of architectural styles and building forms to create unique communities which have an identifiable sense of place within the Town. The architectural style of buildings within the streetscape, in conjunction with the streetscape elements found within the public realm, plays a vital role in establishing the character and identity of a street, a neighbourhood and a community.

The Town of Olds has many fine examples of traditional residential architectural styles which can offer design reference for new residential construction. Although not required, architectural styles adapted from local historical architectural influences are encouraged.

Specific architectural styles should be addressed in the Community Design Guidelines or Urban Design Brief. The goal is to ensure design compatibility among architectural styles within community character areas and each individual subdivision.

Guidelines:

- a) The design of any building should have distinguishing elements characteristic of a single architectural style. Mixing discordant architectural styles within a single building is to be avoided.
- b) Housing within each street block should be designed with architectural styles that are harmonious when used together. Architectural variety needs to be balanced with harmony.
- c) Builders should employ a palette of compatible architectural styles and building forms to ensure visual interest and continuity within the streetscape. This will help foster distinct identities for each neighbourhood within the community.

5.2 Dwellings

5.2.1 Detached Dwellings generally represent the largest proportion of new housing construction. The design of detached dwellings should individually and collectively contribute to the character of the community. The following guidelines should apply to enhance the architectural character of the neighbourhood:

- a) A variety of architectural expressions and elevation treatments should be required to provide visual diversity within the streetscape.
- b) Individual buildings should combine to create visual harmony when sited collectively with other dwellings within the streetscape. This can be reinforced by use of complementary, but not identical, exterior materials, colours and architectural elements.

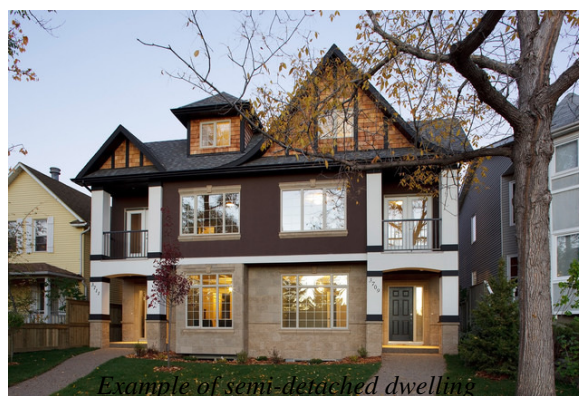
- c) Each dwelling should have façade detailing consistent with its intended architectural style.
- d) For corner units, the flanking side elevation should be given a similar level of architectural detailing as the front elevation. Entries for these dwellings are encouraged to be oriented to the flanking lot line.



Corner unit with similar level of architectural detailing as the front elevation

5.2.2 Duplex and Semi-Detached Developments contribute to the mix of housing types within the community. The combined width of two semi-detached dwellings creates a wider building, adding to the diversity of the streetscape character and built form. To achieve this architectural balance following guidelines stated for duplex and semi-detached dwellings, should apply:

- a) New duplex, semi-detached developments or redevelopments should be designed to resemble two separate dwellings or one large dwelling.
- b) Mirror image new duplex development or redevelopment are not permitted unless there is substantial façade treatment to give the illusion of different design.



- c) A variety of symmetrical and/or asymmetrical elevation treatments should be provided for semi-detached dwellings.
- d) The main front entry should be clearly identifiable for each semi-detached unit within the building. It should be oriented to the front lot line for interior lot units and should face the flanking lot line for corner units.

5.2.3 Duplex and Multi-Dwelling Corner Lot Units

Corner lot dwellings play a significant role in setting the image, character and quality of the street and acting as landmark buildings within the neighbourhood. Both street-facing façades should be treated in a consistent manner with sufficient detailing to relate to the pedestrian scale at the street.

- a) The exterior treatment of all sides of new duplex and multi-dwelling developments or redevelopments facing onto a highway or street should reflect its dual frontage and incorporated elements such as window treatment, building projections, wrap around porches and decks, on both frontages.

- b) Dwellings should be sited close enough to the street to give definition to the street edge at the corner.

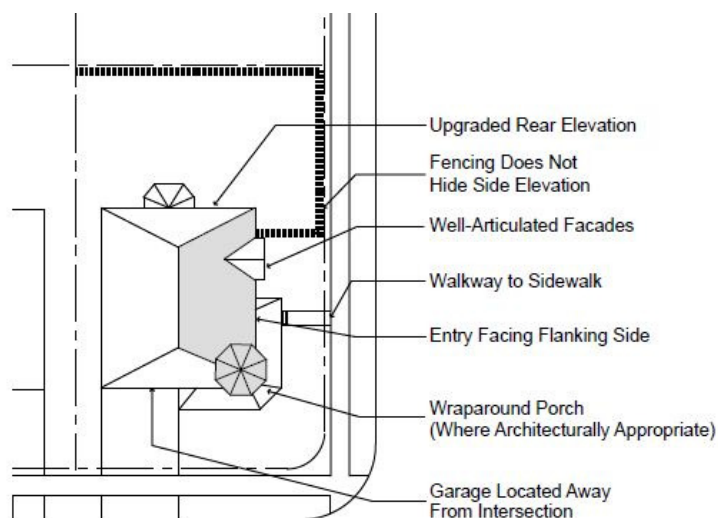
- c) Dwelling designs should be appropriate for corner lot locations. Dwelling designs intended for internal lots will not be permitted unless modified to provide adequate enhanced flanking wall treatment.

- d) Both street frontages for corner lot dwellings should have complementary levels of architectural design and detail with attention given to the dwelling's massing, height, roof lines, fenestration, materials and details. The following architectural elements are encouraged:

- A prominent porch or portico is encouraged (wraparound porches are preferred).
- Sufficient fenestration on front and flanking elevations displaying balanced proportions.
- Highly articulated flanking elevations are required to avoid flat, blank, uninteresting facades.
- Gables, dormers, or tower features are desirable to articulate and enhance the roof form.

- e) Building designs which have compatible architectural style, massing, elements and details are encouraged on abutting or directly opposite corner lots to provide both harmony and variety to the streetscape.

- f) The main entry to the dwelling should be located on the long elevation facing the flanking street or angled to face the corner.



Conceptual plan view of a Corner Lot Dwelling



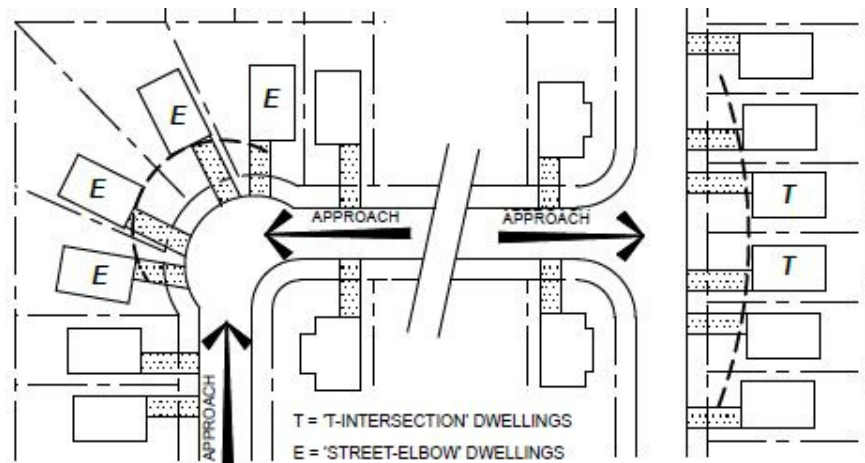
Conceptual image of a Corner Lot Dwelling

5.4 Units at 'T' Intersections

"T" Intersection units occur at the top of a 'T' intersection, where one road terminates at a right angle to the other and at street elbows. These dwellings are prominent in the streetscape in their role of terminating a view corridor and shall be designed to provide visual interest.

- a) Where lot depths permit, View Terminus Dwellings should have a greater front yard setback than adjacent dwellings.

- b) Driveways should be located to the outside of a pair of View Terminus Dwellings, where feasible, to increase landscaping opportunities and reduce the prominence of the garage.



Conceptual Plan view of View 'T' Intersection Dwellings

- c) Special architectural features such as a second storey porch, bay window, or gable elements, should be incorporated into the homes at the view terminus of a 'T' intersection.



Conceptual images of View Terminus Dwellings at T-Intersections



Conceptual image of View Terminus Dwellings at a Street Elbow

5.5 Dwellings Adjacent to Heritage Buildings

Heritage buildings provide an important link between the past and the present. They act as a focal point within the community and assist in establishing a 'sense of place'. New developments need to support their presence through the use of appropriate architectural treatments in the buildings that surround them.

- a) When possible, every effort will be put towards retaining and incorporating heritage elements into the community in their original location.
- b) New housing on lots adjacent to heritage buildings shall be respectful to the adjacent heritage by having appropriate regard for design, massing, setbacks, building materials and colours.
- c) Model types/elevations to be sited adjacent to a heritage building shall exhibit the highest degree of compatibility.
- d) Enhanced elevation treatments will be required for façades facing a heritage building.



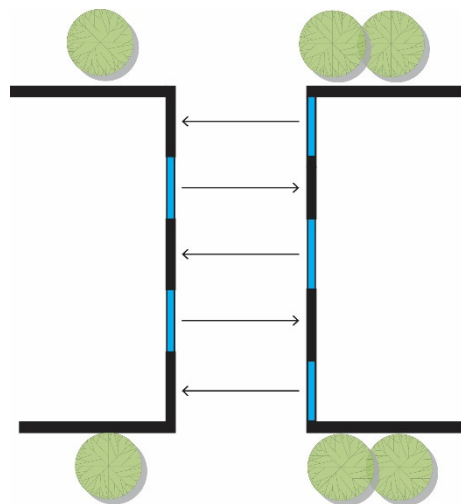
Conceptual image of new dwelling adjacent to heritage building

6.0 Building Components

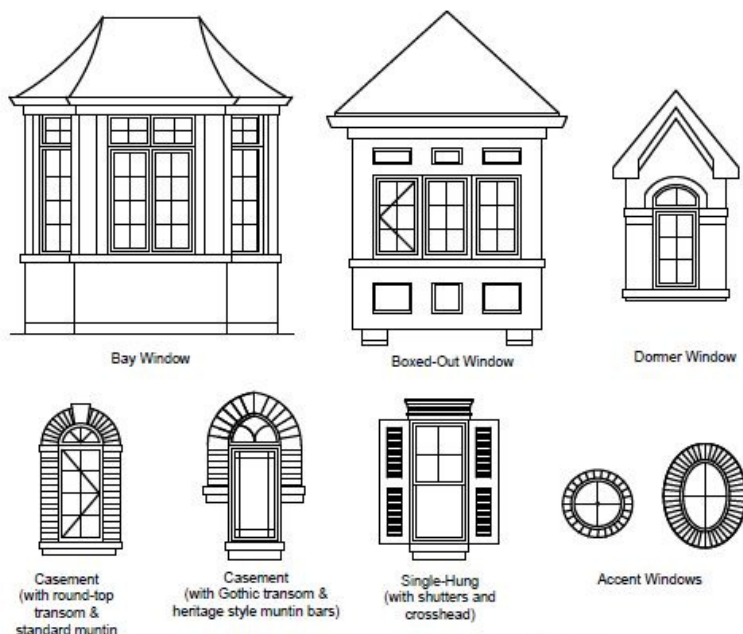
6.1 Windows

Ample fenestration, consistent with the dwelling's architectural style, is required for publicly exposed elevations to enhance a dwelling's appearance and to promote natural surveillance of the street from within the dwelling.

- New developments and redevelopments shall be designed so that they are sensitive to the window location of adjacent properties to protect privacy.
- Window type, material, shape and proportions should complement the architectural style of the dwelling.
- Large ground floor windows are encouraged wherever feasible to promote "eyes on the street".
- Windows should have a consistent sill and lintel treatment which is authentic to the architectural style.
- Basement windows located on front and flanking elevations should match the main floor windows in terms of style and detail where grade permits.



Example of placement of windows to their adjacent lots

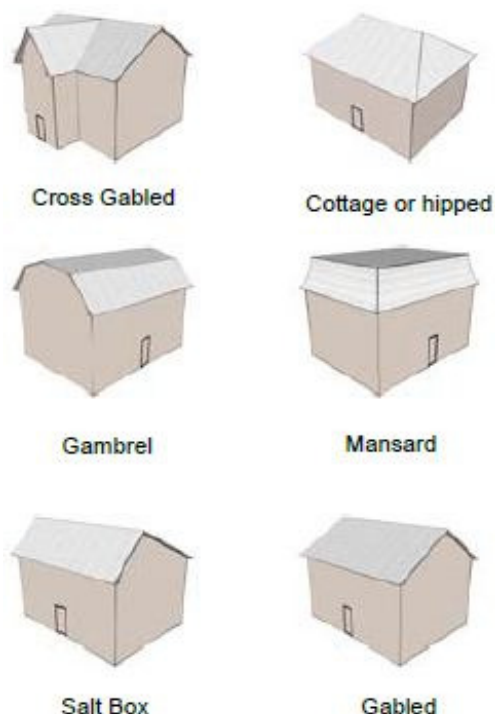


Examples of a variety of traditional window styles

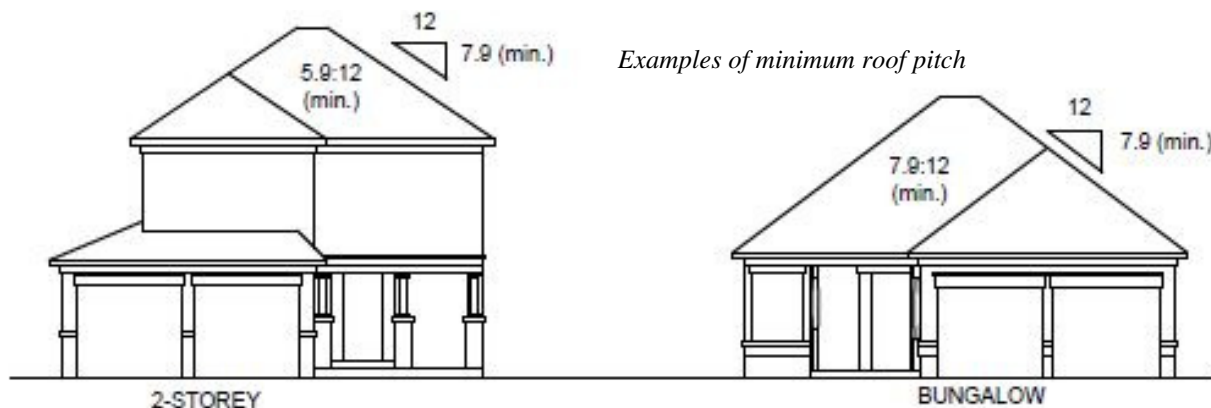
6.2 Roofs

Roof form plays a significant role in establishing the architectural style of the dwelling and the overall built form appearance of the community. Interesting roofscapes are critical in establishing a positive community character.

- a) A variety of traditional sloped roof forms are encouraged. These may typically include:
 - cottage or hipped roofs
 - front gabled
 - side gable
 - cross gabled
 - mansard
 - Other roof types may be permitted and evaluated on their design merits.
- b) Within the design of a streetscape, attention should be paid to the relationships of adjacent roof forms to ensure appropriate and compatible transitions.
- c) Alternative elevations of the same model type should have differing roof designs.
- d) All roofs should have a minimum 150 mm - 300 mm (6"-12") overhang. Deeper overhangs are encouraged where appropriate to the style of the dwelling.
- e) All roof vents, stacks and flues should be prefinished to match the roof colour. Where feasible, they should be located on the rear slope of the roof, away from street view. Where possible the use of ridge vents are encouraged.
- f) For two or three-storey dwellings the minimum pitch for front and rear facing slopes should be 5.9:12. The minimum pitch for side slopes in profile to the street is 7.9:12.
- g) Bungalows should have a main roof pitch of 7.9:12 min. (both front to back and on sides). Side-gabled roofs and roof dormers are encouraged for bungalows to assist in massing compatibility with 2 storey dwellings.



Examples of a variety of traditional sloped roof forms



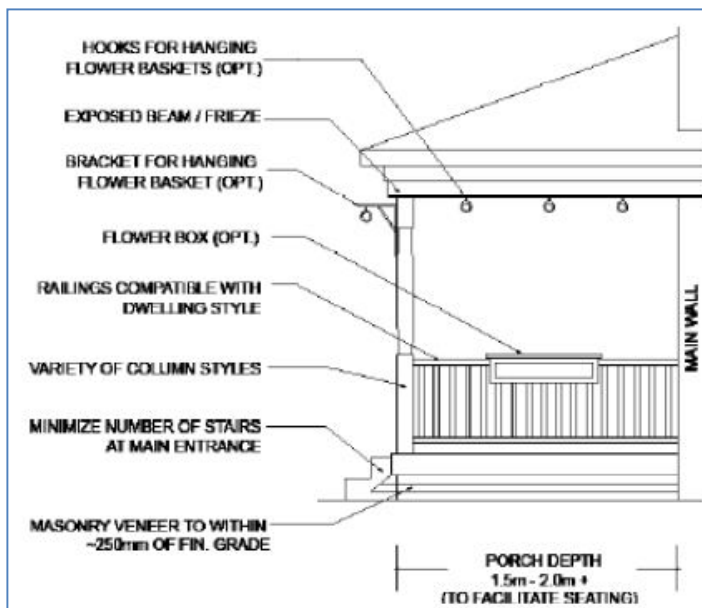
Examples of minimum roof pitch

- h) Steeper pitches than the minimums stated are encouraged where appropriate to the architectural style to ensure roof form variety within the streetscape.

6.3 Veranda / Porches/Balconies:

Front porches, porticos, verandas, balconies, courtyards and/or patios help to promote safe, socially interactive and pedestrian-friendly residential streets by providing an outdoor amenity area, shelter from inclement weather, and a linkage between the public and private realm.

- a) The design of the porch, portico and/or balcony should be consistent with the architectural style of the dwelling.
- b) Porch depths should be sufficient to facilitate comfortable seating. Depths of 1.5m-2.0m+ are recommended.
- c) The size of the porch/portico and its components (columns, piers, brackets or moldings) should be proportional to the scale of the dwelling and consistent with the character of the house.
- d) Porch/portico columns should generally be no less than 200 mm square or diameter.
- e) Porch/portico roofs should generally be supported on a continuous frieze resting on the columns.
- f) Where railings are required, they should be of traditional design appropriate to the style of the dwelling with pickets between top and bottom rails. The use of prefinished aluminum, vinyl, wrought iron or painted wood is required.
- g) Wraparound porches are encouraged for corner lot dwellings where appropriate to the architectural style.
- h) Roofed, but not enclosed front verandas, columns, guard rails of wood construction, and piers of wood, brick or stone construction are encouraged.
- i) If the front porch is two (2) stories in height, there should be an eave at the single story level.
- j) The Development Authority may consider a reduced front yard setback where a front porch will be constructed on a detached dwelling.



Typical porch detail



Covered front porch treatment

6.4 Entrances:

The main entrance to the dwelling should be designed to convey its importance as a focal feature of the façade as well as an important streetscape element which supports the pedestrian-friendly goals for all new residential developments. Principal building entrances shall front onto the primary roadway. Residential developments shall have an easily identifiable entrance that fronts onto each street.

- a) Detached Dwellings, Duplexes/ Semi-Detached Dwellings: Rear principal entrances are prohibited for duplexes and semi-detached dwellings.
- b) Multi-Dwellings: New multi-dwelling developments or redevelopments should be oriented to the street with the main entry to the front of the property oriented in a prominent and visible manner;
- c) All main floor residential dwelling units that front onto a street shall have an individual front entry that can be accessed directly from the sidewalk, through a private front yard, or in the case of a corner parcel, one entrance should face the front yard and the other should face the side yard. Rear and side main entries are required for multi-dwellings.
- d) Apartments shall have a central entry point directly accessible at ground level fronting onto the street. Where multiple street frontages exist (e.g. corner lots) an additional central entry point shall be developed.



The main street frontage of dwellings should be designed as a focal point

6.5 Building Facade / Building Materials

High quality, low maintenance materials should be employed to convey a sense of permanence and quality within the community. A harmonious blend of materials, textures and colours should be provided to reduce monotony in the streetscape.

- a) All exposed building facades shall be architecturally treated to create a unified building exterior. The building shall include the following design elements to reduce the perceived mass and add architectural interest:
 - i. Articulation of the building façade;
 - ii. Creation of architectural pattern;
 - iii. The use of recessions and projections such as porches, bay windows and entrance features;
 - iv. The use of a variety of exterior building cladding materials; and
 - v. Trim work around windows and doors shall be delineated through wider framing or different colours from the main building.

- b) The choice of exterior cladding materials should be compatible with the architectural style of the house.



Harmonious blend of materials, textures and colours provides visual interest in the streetscape

- c) Exterior cladding on all dwelling elevations should be harmonious with the cladding on the front elevation. False fronting (i.e. all brick front with siding on the sides and rear) should be avoided.
- d) The use of secondary or accent materials such as stone, stucco, precast or siding is encouraged where consistent with the architectural style of the dwelling. Its use should be complementary to the primary cladding materials.

- e) All building facades shall use high quality, compatible and harmonious exterior finishing materials. The material should seek to compliment the surrounding neighbourhood.

- i. Windows facing a street shall have a delineated trim (different shade or use of framing material);

- ii. Facade trim work, including window and door frames, cornices, pilasters, awnings, canopies and other elements may be any colour, with the exception of luminescent, fluorescent or metallic colours; and

- iii. Trim work around windows shall be delineated through wider framing or different colours from the main building.



Avoid this: Inconsistent, materials or paint on side façade



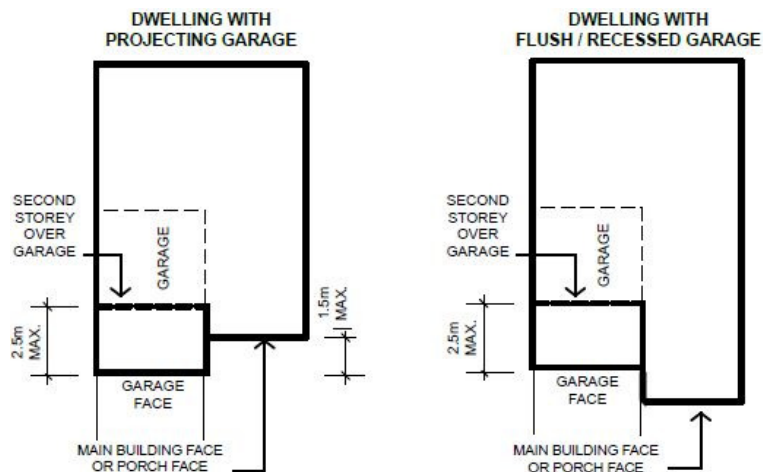
Encourage this: Consistent, materials or paint on side façade

- f) Accessory Buildings shall use the same façade treatment, finishing, materials, and colours as primary buildings.

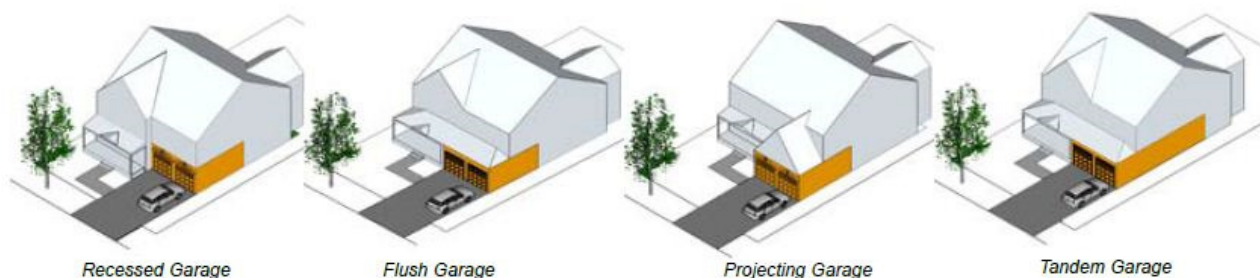
6.6 Front Attached Garages:

The automobile has greatly influenced the design of modern communities. It is important to ensure that new housing is designed to accommodate the needs of a car-oriented society while at the same time minimizing the visual impact of the garage and driveways on the streetscape. A variety of garage options should be used to contribute to the diversity of dwelling designs.

- Attached garages should not dominate the massing of the street-facing façade and should be complementary in terms of character and quality to the principal dwelling.
- The streetscape should include a combination of garage door styles to avoid repetition and dominance by a single door type.
- The use of upgraded garage door styles, characteristic of the architectural style of the dwelling, will be encouraged.
- Other design solutions which minimize the presence of the garage, such as recessing the garage doors into the wall or provision of a roofed colonnade treatment in front of the garage will be encouraged.
- A variety of lintel (header) treatments appropriate to the architectural style of the dwelling should be provided above the garage doors.
- Lighting fixtures can be mounted either beside the garage door or above the garage door where space permits.



Example of Garage Projection Criteria



Examples of Attached Front Facing Garage Options

- Where front attached garages are proposed, prominence should be given to the front door of the dwelling, not the garage door which includes but is not limited to, setting the garage back into or flush with the front façade of the dwelling where possible, or using muted colours for the garage door and bright colours for the front door.



The majority of attached garages in the streetscape shall be flush or recessed behind the porch or wall

6.6.1 Garage Widths for Attached Front Facing Garages

Garage widths should relate to the width of the lot to ensure a proportional balance between the habitable portion of the dwelling and the garage is achieved. Large garages on narrow lots are to be avoided.

6.6.1.1 Detached Dwellings

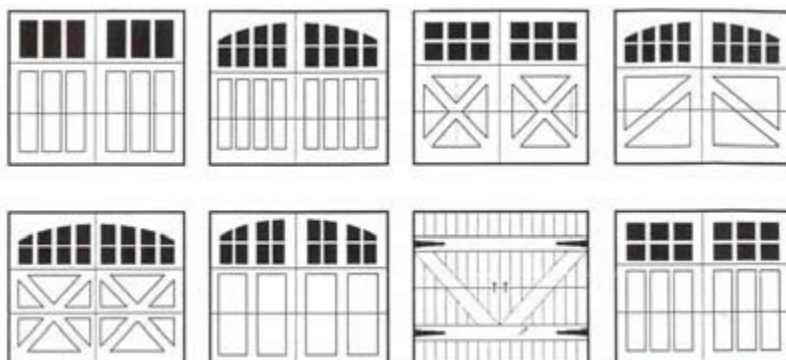
Where two-car garages are permitted, the use of two single bay garage doors (2.5m wide) separated by a masonry pier is generally preferred over the use of a double-wide (4.9m wide) single bay door.

6.6.1.2 Semi-Detached and Townhouse Dwellings

- a) For dwelling widths greater than or equal to 6.0m and less than 7.0m, attached garages shall be sized for one car. The maximum interior garage width shall be 3.1m with a maximum garage door width of 2.5m.
- b) For dwelling widths greater than or equal to 7.0m and less than 8.0m, attached garages shall be sized for one car. The maximum interior garage width shall be 3.7m with a maximum garage door width of 3.1m.
- c) For dwelling widths greater than or equal to 8.0m, attached garages shall be sized for one car with room for storage. The maximum interior garage width shall be 4.3m with a maximum garage door width of 3.7m.



Example of colonnade garage treatment



Variety of upgraded garage door styles is encouraged

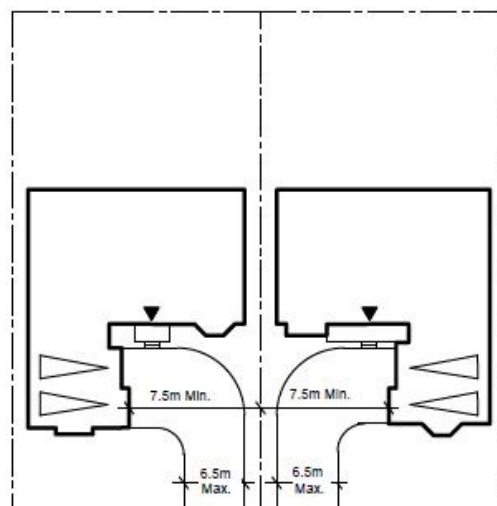
6.6.2 Criteria for Side Facing Garages

Side facing garages which project in front of the dwelling are generally discouraged because of the significant projection of the garage from the main building façade. Their use may be permitted on a limited basis for lots widths 21.5 m or greater subject to the following:

- a) Only small groupings of these dwellings may be permitted to a maximum of 4 in a row separated by at least 6 dwellings with non-side facing garages.
- b) The treatment of the front wall of the garage facing the street should exhibit design variety, ample fenestration (with no blackened glass) and detailing consistent with that of the front façade of the habitable portion of the dwelling.
- c) Side facing garages shall not be sited on corner lots.
- d) Dwellings must be designed to allow for entry steps to project without interfering with vehicular access to the garage nearest to the house.
- e) Dwellings of this nature shall be sited in pairs with the garages located to the outside of the pair to create a courtyard effect between dwellings.
- f) The garage doors should be setback a minimum of 7.5m from the side lot line.
- g) A window(s) should be provided in the wall facing the nearest interior side yard
- h) The maximum driveway width at the street line should be 6.5m.
- i) Roofline variation above the garage doors should be provided through the use of habitable rooms, dormers and/or gables.



Conceptual image of a Side Facing Garage



Conceptual plan of Side Facing Garages