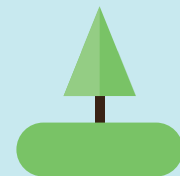




Land Use Bylaw





Contents



Part 1: Introduction & Interpretation

1

1.	Introduction & Interpretation	2
1.1	Title	2
1.2	Purpose	2
1.3	Application	2
1.4	Enactment & Transition	2
1.5	Compliance with Other Bylaws, Regulations & Legislation	2
1.6	Fees & Charges	3
1.7	Securities	3
1.8	Notices	4
1.9	General Rules for Interpretation	4



Part 2: Administration

7

2.	Administrative Authority	9
2.1	Development Authority	9
2.2	Role of the Development Officer	9
2.3	Role of the Bylaw Enforcement Officer	9
2.4	Role of the Subdivision Authority	10
2.5	Subdivision Applications	10
2.6	Role of the Subdivision and Development Appeal Board	10
2.7	Variance Authority	10
2.8	Land Use Bylaw Amendments	12
2.9	Land Use Bylaw Amendment Process	12
2.10	Overlay Provisions	13
2.11	Direct Control (DC) District Provisions	14
3.	Development Permit Decisions & Procedures	15
3.1	Control of Development	15
3.2	Development Not Requiring a Development Permit	15
3.3	Development Permit Application Submission Guidelines	19
3.4	Development Permit Special Information Provisions	21
3.5	Completeness of Applications	22

3.6	Restrictions on the Issuance of Development Permits	22
3.7	Notification of Applications	22
3.8	Referral of Applications	23
3.9	Validity of Development Permits	23
3.10	Decisions on Development Permit Applications	24
3.11	Notification of Development Permit Decisions	25
3.12	Appealing Development Permit Decisions	26
3.13	Resubmission Interval	26
4.	Development Permit Conditions & Considerations	27
4.1	General Development Permit Conditions	27
4.2	Development Agreement Conditions	27
4.3	Discretionary Use and Variance Review Considerations	28
4.4	Discretionary Use Conditions	29
5.	Compliance & Enforcement	29
5.1	Ability to Enforce	29
5.2	Non-Conforming Buildings, Uses, or Parcels	29
5.3	Bylaw Contravention	30
5.4	Notice of Contravention	30
5.5	Stop Orders	31
5.6	Penalties	32



Part 3: Land Use Districts & Overlays

33

6.	Residential Land Use Districts	35
6.1	Low Density Residential (LDR) District	36
6.2	Medium Density Residential (MDR) District	38
6.3	High Density Residential (HDR) District	40
6.4	Residential Manufactured Home (RMH) District	42
7.	Commercial Land Use Districts	44
7.1	General Commercial (GC) District	45
7.2	Neighbourhood Commercial (NC) District	47
7.3	Corridor Commercial (CC) District	49
7.4	Downtown Commercial (DTN) District	51
7.5	Recreation & Entertainment (RE) District	54
8.	Industrial Land Use Districts	56
8.1	Business Industrial (BI) District	57
8.2	Medium Industrial (MI) District	59
8.3	Heavy Industrial (HI) District	61
9.	Public Service Districts	63
9.1	Community Services (CS) District	64
9.2	Parks & Utility (PU) District	66
9.3	Urban Transition (UT) District	67
9.4	Municipal Airport (MA) District	69
10.	Direct Control Districts	71

10.1	Direct Control Casino (DC1) District	72
10.2	Direct Control Couplet (DC2) District	74
11.	Overlays	75
11.1	Airport Protection Overlay	76
11.2	Downtown Area Redevelopment Plan (DARP) Overlay	78
12.	Land Use District and Overlay Map	84
12.1	Application	85



Part 4: General Land Use Provisions

87

13.	General Land Use Provisions	89
13.1	Accessory Buildings or Structures	89
13.2	Accessory Uses	90
13.3	Additional Dwelling Units (ADU)	91
13.4	Adult Services	91
13.5	Alcohol Sales	92
13.6	Alternative Energy	92
13.7	Amenity Areas	93
13.8	Bare Land Condominiums	93
13.9	Building Design & Character	94
13.10	Campgrounds	95
13.11	Cannabis Establishments	96
13.12	Cannabis Production & Distribution Facilities	96
13.13	Child Care Facilities	97
13.14	Communication Facilities	97
13.15	Community Gardens	97
13.16	Community Support Centres	98
13.17	Corner & Double Fronting Sites	100
13.18	Day Homes	100
13.19	Decks	101
13.20	Drive Through Services	101
13.21	Easements & Right-of-Ways	102
13.22	Education Services	102
13.23	Excavation, Stripping, Drainage, Grading, & Retaining Walls	102
13.24	Fencing & Screening	103
13.25	Garbage Enclosures	105
13.26	Home Based Businesses	106
13.27	Landfill Buffer Area	109
13.28	Lighting	109
13.29	Live/Work Units	110
13.30	Mixed Use Buildings	110
13.31	Objects Prohibited in Yards	111
13.32	Outdoor Display Areas	111
13.33	Outdoor Storage	111
13.34	Owner Authorization	112

13.35	Projections into Required Setbacks	112
13.36	Public Parks	113
13.37	Railways	113
13.38	Relocation & Demolition	114
13.39	Safe Environments	114
13.40	Shopping Centres	115
13.41	Short Term Rentals	115
13.42	Show Homes	116
13.43	Surveillance Suites	116
13.44	Temporary Commercial Services	116
13.45	Temporary Development	117
13.46	Underground Tanks	118



Part 5: Landscaping Provisions

119

14.	Landscaping Provisions	120
14.1	General Landscaping Provisions	120
14.2	Landscaping Plan	121
14.3	Planting Requirements	121



Part 6: Parking & Loading Provisions

123

15.	Parking and Loading Provisions	124
15.1	General Parking & Loading Provisions	124
15.2	Barrier-Free Parking	126
15.3	Location of Parking Facilities	126
15.4	Parking Space & Drive Aisle Dimensions	127
15.5	Pedestrian Aisles	128
15.6	Parking Requirements	128
15.7	Loading Requirements	131
15.8	Location of Loading Spaces	131
15.9	Loading Space Dimensions	131
15.10	Bicycle Parking	131



Part 7: Sign Provisions

133

16.	Sign Provisions	134
16.1	Development Permits for Signs	134
16.2	Signs not Requiring a Development Permit	134
16.3	Making an Application	136
16.4	General Sign Provisions	137
16.5	Sign Provisions by Type	138
16.6	Sign Control & Maintenance	143

16.7	Sign Illumination	144
16.8	Digital Copy/Electronic Messaging	145
16.9	Sign Enforcement	145
16.10	Sign Definitions	147



Part 8: General Definitions

155

Definitions	156
-------------	-----



Part 9: Maps

183

Map 1: Airport Height Limitation Contour Map	184
Map 2: Downtown Area Redevelopment Plan (DARP) Map	185
Map 3: Land Use District and Overlay Map	186
Map 4: Right-of-Way Portable Sign Approval Map	187
Map 5: Land Use District and Overlay Map: City Index	188



Part 10: Figures & Tables

17 Figures

Figure 1: Airport Height Limit Contour Map	76
Figure 2: Downtown Area Redevelopment Plan (DARP) Map	78
Figure 3: Land Use District and Overlay Map	86
Figure 4: Accessory Buildings	90
Figure 5: Corner & Double Fronting Sites	100
Figure 6: Sight Triangle & Fence Heights	104
Figure 7: Allowed Projections	113
Figure 8: Parking Space & Drive Aisle Dimensions	128
Figure 9: A-Board Signs	147
Figure 10: Awning or Canopy Sign	147
Figure 11: Banner Signs	147
Figure 12: Billboard Signs	148
Figure 13: Development Marketing Signs	148
Figure 14: Digital Copy	148
Figure 15: Fascia Signs	149
Figure 16: Fence Signs	149
Figure 17: Freestanding Signs	149
Figure 18: Hanging Signs	150
Figure 19: Inflatable Signs	150
Figure 20: Murals	151
Figure 21: Neighbourhood Signs	151
Figure 22: Portable Signs	151
Figure 23: Projecting Signs	152

Figure 24: Real Estate Signs	152
Figure 25: Roof Signs	152
Figure 26: Sign Copy Area	153
Figure 27: Window Signs	154
Figure 28: Abutting Sites	156
Figure 29: Dwelling, Additional Unit (ADU)	163
Figure 30: Dwelling, Apartment	164
Figure 31: Dwelling, Multi-unit	164
Figure 32: Dwelling, Secondary Suite	164
Figure 33: Dwelling, Single-detached	165
Figure 34: Dwelling, Two-unit	165
Figure 35: Grade	167
Figure 36: Height	168
Figure 37: Lot, Corner	171
Figure 38: Lot Coverage	171
Figure 39: Lot Frontage	172
Figure 40: Lot, Interior	172
Figure 41: Lot Lines	173
Figure 42: Lot Width & Depth	173
Figure 43: Party Wall	175
Figure 44: Setbacks	178
Figure 45: Sight Triangle	179
Figure 46: Stepbacks	179
Figure 47: Corner Site Yards	182
Figure 48: Interior Site Yards	182
18 Tables	
Table 1: Development Not Requiring a Development Permit	15
Table 2: Amenity Area Requirements	93
Table 3: Minimum Number of Queuing Spaces for Drive Through Services	102
Table 4: Screening Requirements	105
Table 5: Home Based Business Provisions	107
Table 6: Allowed Projections into Required Setbacks	112
Table 7: Planting Requirements	122
Table 8: Parking Space Dimensions	127
Table 9: Off-Street Parking Requirements	129
Table 10: Off-Street Loading Requirements	131
Table 11: Loading Space Dimensions	131
Table 12: Bicycle Parking Requirements	132
Table 13: Signs Not Requiring a Development Permit	134
Table 14: Signs Allowed by District	138
Table 15: Freestanding Sign Provisions	139
Table 16: Portable Sign Provisions	141
Table 17: Roof Sign Provisions	143
Table 18: Portable Sign Enforcement	146



Part 1: Introduction & Interpretation

Purpose:

For the purpose of this Bylaw the following Section provides an introduction to the **City of Lloydminster Land Use Bylaw** and provides a framework for understanding, interpreting, and navigating the Bylaw and its resulting actions.

Section Contents:

1.	Introduction & Interpretation	2
1.1	Title	2
1.2	Purpose	2
1.3	Application	2
1.4	Enactment & Transition	2
1.5	Compliance with Other Bylaws, Regulations & Legislation	2
1.6	Fees & Charges	3
1.7	Securities	3
1.8	Notices	4
1.9	General Rules for Interpretation	4



1. Introduction & Interpretation

1.1 Title

- 1.1.1 This Bylaw shall be referred to as the “**City of Lloydminster Land Use Bylaw**”.

1.2 Purpose

- 1.2.1 The purpose of this Bylaw is to regulate the **use** and **development** of land and **buildings** within the boundaries of the **City**. Its intent is to achieve orderly and economical **development** of land and to maintain and improve the quality of the physical environment for overall greater public interest without infringing on the rights of any individual or organization.
- 1.2.2 Specifically, this Bylaw, in accordance with the *Municipal Government Act* (the **Act**), and to achieve the purpose detailed in [1.2.1](#):
- divides the **City** into **districts**,
 - prescribes and regulates the purposes for which land or **buildings** may be used, within each **district**,
 - establishes the role of the **Development Authority**, and
 - establishes the method and procedures for making decisions, notification, and issuance of **Development Permits**.

1.3 Application

- 1.3.1 The provisions of this Bylaw shall apply to all lands and **buildings** within the municipal boundaries of the **City** of Lloydminster.

1.4 Enactment & Transition

- 1.4.1 Subject only to the provisions in the **Act** regarding **legal non-conforming uses**, the provisions of this Bylaw come into effect upon the date it receives third and final reading from **City Council**.
- 1.4.2 The **City of Lloydminster Land Use Bylaw** 05-2016, as amended, is hereby repealed.
- 1.4.3 Applications submitted and accepted before adoption of this Bylaw shall be processed in accordance with **Land Use Bylaw** 05-2016 as amended. All other applications shall be processed in accordance with this Bylaw.

1.5 Compliance with Other Bylaws, Regulations & Legislation

- 1.5.1 Compliance with this Bylaw does not exempt any person from:
- the requirements of any other applicable Federal, Provincial, or municipal legislation or policy,

- b. the requirements of the applicable Alberta and National Building Codes, and
- c. compliance with any easement, covenant, agreement, contract or other instrument affecting the developer, **building** or land.

1.5.2 If any part of this Bylaw is held to be invalid by a Court of Law, that decision will not affect the validity of the remaining portions of this Bylaw.

1.6 Fees & Charges

1.6.1 All fees pursuant to this Bylaw shall be in accordance with the **City** of Lloydminster's *Fees and Charges Bylaw* as approved and amended by **Council**.

1.6.2 Fees must be paid in full prior to commencement of an application review.

1.6.3 Amendments to approved permits, including changes to an approved **Site** Plan, **Landscaping** Plan, Servicing Plan or otherwise, may be subject to additional fees and charges in accordance with the **City's Fees and Charges Bylaw** as amended. Such amendments may also be subject to a new application process at the discretion of the **Development Authority**.

1.7 Securities

1.7.1 **Applicants** may be required, at the discretion of the **Development Authority**, to provide to the **City** security in the form of either a certified cheque or an irrevocable letter of credit equal to 100% of the cost of the required **landscaping**, or other approved work, based on the approved plans.

Where **landscaping** is required, following **development** completion and a **site** inspection, the security may be reduced to 20% of the cost of the required **landscaping**, but in no case shall the remaining security be less than \$5,000.

1.7.2 The conditions on which the security described in [1.7.1](#) is held shall be:

- a. if any **landscaping** does not survive the two (2) year maintenance period and is not replaced within one (1) year, the **City** may replace the **landscaping** by drawing on the security,
- b. if any damages as described in [4.1.1 \(c\)](#) are not repaired within four (4) weeks of notification, the **City** may repair the damages by drawing on the security,
- c. if the security amount is insufficient to cover the cost of the work, the **landowner** shall be notified, and the deficiency shall be a debt due from the developer to the **City** and if remains unpaid shall be placed against the tax roll of the property concerned,
- d. upon application by the **landowner** or their representative, the deposit shall be fully released if:
 - i. the required **landscaping** has been well maintained and is in a healthy condition after two (2) growing seasons, where **landscaping** is provided, or



- ii. no property owned or occupied by the **City** was found to be damaged, destroyed, or otherwise disturbed by **development** or construction upon the **site**.

1.8 Notices

- 1.8.1 A notice or acknowledgment required under this Bylaw may be sent by one (1) or more of the following means:
- a. regular or registered mail,
 - b. electronic mail,
 - c. newspaper advertisement,
 - d. posted to the **City** website or social media,
 - e. personal delivery, or
 - f. posted on the property.

1.9 General Rules for Interpretation

- 1.9.1 The word "shall" means that **uses**, provisions, regulations, or other items associated with this designation are mandatory and will be complied to.
- 1.9.2 The word "may" means that **uses**, provisions, regulations, or other items associated with this designation could be required at the discretion of the **Development Authority**.
- 1.9.3 Where a regulation, provision, definition or otherwise involves two (2) or more provisions connected by the conjunction "and", all the connected items shall apply in combination; "or" indicates that the connected items may apply singly or in any combination.
- 1.9.4 Bolded words may refer to defined terms in this Bylaw.
- 1.9.5 Words implying the singular shall include the plural and vice versa.
- 1.9.6 Unless the context otherwise requires, words implying one (1) gender include all genders.
- 1.9.7 The following abbreviations are used in this Bylaw:
- a. "ha" is for hectare,
 - b. "m" is for metre,
 - c. "m²" is for square metre,
 - d. "ft" is for foot,
 - e. "ft²" is for square foot,
 - f. "ac" is for acre, and
 - g. "ac²" is for square acre.

- 1.9.8 The Low **Density** Residential (LDR), Medium **Density** Residential (MDR), High **Density** Residential (HDR), and Manufactured Home Residential (RMH) **districts** may be referred to as Residential **Districts**.
- 1.9.9 The General Commercial (CG), Neighbourhood Commercial (NC), Corridor Commercial (CC), Downtown Commercial (DTN), and Recreation & Entertainment (RE) **districts** may be referred to collectively as Commercial **Districts**.
- 1.9.10 The Business Industrial (BI), Medium Industrial (MI), and Heavy Industrial (HI) **districts** may be referred to collectively as Industrial **Districts**.
- 1.9.11 The Community Services (CS), Parks & Utility (PU), Urban Transition (UT), and Municipal Airport (MA) **districts** may be referred to collectively as Public Service **Districts**.
- 1.9.12 The Direct Control Casino (DC1), and Direct Control Couplet (DC2) **districts** may be referred to collectively as Direct Control (DC) **Districts**.
- 1.9.13 In the case of any conflict:
- a. numbers written in numerals prevail over numbers written in letters,
 - b. metric units shall prevail over imperial units, and
 - c. information provided in text shall prevail over information provided in graphics.
- 1.9.14 Between the text of this Bylaw and the **Land Use District and Overlay Map (Figure 3, Map 3)**, diagrams, drawings, or photos used to illustrate any aspect of this Bylaw, the text shall govern.
- 1.9.15 Where the number of **dwelling units, landscaping** materials, parking spaces, or any other provision is determined by reference to a unit such as **floor area, site** area, or otherwise, the next higher number shall be taken where the calculation results in a fractional number of 0.5 or more.
- 1.9.16 When interpreting definitions in this Bylaw:
- a. the examples listed in the definitions are not intended to be all inclusive nor restrictive,
 - b. where a proposed **use** does not fall within a listed definition, the **Development Authority** may determine whether or not the proposed **use** is reasonably similar to another defined **use** that is listed within the appropriate **district**. In such cases, the **Development Authority** may consider this similar **use** and follow the **discretionary** process listed in [Subsection 4.3](#), even if that **use** is not specifically listed in the **district**.
- 1.9.17 Where a provision of this Bylaw includes a minimum **radial separation distance**, the provision shall be interpreted as follows:
- a. listed **radial separation distances** shall not supersede any provincial or federal regulation,
 - b. **radial separation distances** shall only be required for the following uses:
 - i. **adult services,**



- ii. **cannabis establishments,**
 - iii. **cannabis production and distribution facilities,**
 - iv. **community support centres, major,**
 - v. **education services** where the primary attendees are under eighteen (18) years of age,
 - vi. **retail stores** where the primary intention is the sale of alcohol, and
 - vii. **public parks** not including public trails, pathways or retention ponds.
- c. any **use** listed above that is operating and approved under a previous Land Use Bylaw that is not in compliance of the required **radial separation distances** detailed in this Bylaw shall be considered as **legal non-conforming** and shall not be required to meet the required **radial separation distance** of this Bylaw while they are considered as such.

1.9.18 Any existing residential **dwelling** with an approved permit destroyed through fire, flood, or other act of nature may be replaced with a similar **development** at the discretion of the Development Authority regardless of the underlying **district**.

1.9.19 Replacement **dwellings** of the nature referred to in [1.9.18](#) shall be considered a **discretionary use** in all **districts** and shall only be considered under the following provisions:

- a. all replacement **developments** shall be compatible with nearby **buildings,**
- b. where the replacement **dwelling** is a **mobile manufactured home** the **development** shall not be older than ten (10) years old.

1.9.20 Where a **development** has been granted a **variance** for a reduced required minimum **setback**, items indicated as allowed projections in [Table 6 \(Allowed Projections into Required Setbacks\)](#) and in [Figure 7: Allowed Projections](#) shall be allowed to project further into the varied **setback** provided the projection is in accordance with [Subsection 13.35](#).



Part 2: Administration

Purpose:

This Section details the administrative processes of this Bylaw. It provides understanding on the authority under which the agents of this Bylaw act and details the process for the submission and processing of **Development Permit** applications, and how decisions regarding **development** in the **City** of Lloydminster are reached and enforced.

Section Contents:

2.	Administrative Authority	9
2.1	Development Authority	9
2.2	Role of the Development Officer	9
2.3	Role of the Bylaw Enforcement Officer	9
2.4	Role of the Subdivision Authority	10
2.5	Subdivision Applications	10
2.6	Role of the Subdivision and Development Appeal Board	10
2.7	Variance Authority	10
2.8	Land Use Bylaw Amendments	12
2.9	Land Use Bylaw Amendment Process	12
2.10	Overlay Provisions	13



2.11	Direct Control (DC) District Provisions	14
3.	Development Permit Decisions & Procedures	15
3.1	Control of Development	15
3.2	Development Not Requiring a Development Permit	15
3.3	Development Permit Application Submission Guidelines	19
3.4	Development Permit Special Information Provisions	21
3.5	Completeness of Applications	22
3.6	Restrictions on the Issuance of Development Permits	22
3.7	Notification of Applications	22
3.8	Referral of Applications	23
3.9	Validity of Development Permits	23
3.10	Decisions on Development Permit Applications	24
3.11	Notification of Development Permit Decisions	25
3.12	Appealing Development Permit Decisions	26
3.13	Resubmission Interval	26
4.	Development Permit Conditions & Considerations	27
4.1	General Development Permit Conditions	27
4.2	Development Agreement Conditions	27
4.3	Discretionary Use and Variance Review Considerations	28
4.4	Discretionary Use Conditions	29
5.	Compliance & Enforcement	29
5.1	Ability to Enforce	29
5.2	Non-Conforming Buildings, Uses, or Parcels	29
5.3	Bylaw Contravention	30
5.4	Notice of Contravention	31
5.5	Stop Orders	31
5.6	Penalties	32

2. Administrative Authority

2.1 Development Authority

- 2.1.1 The **Development Authority** is designated in accordance with the **Act** to exercise **development** powers and perform duties on behalf of the **City**.
- 2.1.2 The **Development Authority** may be any of the following:
- a. **Development Officers** as designated by the City Manager,
 - b. the City Manager,
 - c. the **Subdivision and Development Appeal Board (the Board)**, or
 - d. **City Council**.
- 2.1.3 The **Development Authority** shall not approve a **Development Permit** application where the proposed **use** is neither **permitted** nor **discretionary** in a given **district** except in the situation described in [1.9.16 \(b\)](#).
- 2.1.4 The **Development Authority** for Direct Control permits is **Council** unless otherwise delegated by **Council** in the DC **District**.

2.2 Role of the Development Officer

- 2.2.1 **Development Officers** shall:
- a. receive all **Development Permit** applications and determine whether an application is complete,
 - b. process and render decisions on **Development Permit** applications,
 - i. decisions regarding Direct Control (DC) **Districts** shall be made by the **Development Authority** or **Council** in accordance with [Subsection 2.11.2 \(d\)](#).
 - c. keep and maintain, for inspection by the public during normal office hours a copy of this Bylaw and all amendments thereto and a register of all applications for **development**, including the decisions thereon and the reasons therefore,
 - d. receive applications for amendments to this Bylaw and make recommendations to **Council**,
 - e. carry out enforcement of this Bylaw, and such other duties as may be prescribed in this Bylaw, and other administrative duties.

2.3 Role of the Bylaw Enforcement Officer

- 2.3.1 The **Bylaw Enforcement Officer** may:
- a. respond to and investigate complaints and concerns related to this or any other **City** Bylaw or the *Lloydminster Charter* (the **Charter**),
 - b. issue notices and offense tickets,



- c. deliver stop orders, or
- d. assist in the prosecution of Bylaw contraventions, including appearing in court to provide evidence.

2.4 Role of the Subdivision Authority

- 2.4.1 The City Manager, or designate, shall serve as the **Subdivision Authority** as specified in the **Subdivision Authority** Bylaw as amended.

2.5 Subdivision Applications

- 2.5.1 Subdivision applications for property located in Saskatchewan shall be processed in accordance with *The Planning and Development Act*, the *Saskatchewan Subdivision Regulations*, the *Statements of Provincial Interest Regulations* and the *Dedicated Lands Regulations* as amended.
- 2.5.2 Subdivision applications for property located in Alberta shall be processed in accordance with Section 653.1 of the **Act** and the *Alberta Subdivision Regulations*.
- 2.5.3 All **subdivision** applications shall be required to meet the regulations of the underlying **district** including all **setbacks, lot depths** and otherwise.
- 2.5.4 Notwithstanding 2.5.3 subdivided **lots** may intersect a **building** only in cases where the **lots** are divided along a shared **party wall** as detailed in *Subsection 13.9.7*.

2.6 Role of the Subdivision and Development Appeal Board

- 2.6.1 **The Board** is authorized to perform such duties as specified in the **City's Subdivision and Development Appeal Board Bylaw** and the **Act**, as amended.

2.7 Variance Authority

- 2.7.1 Where allowed by the provisions of this Section, the **Development Authority** may vary the following requirements of this Bylaw:
 - a. **amenity area** requirements,
 - b. **building height**,
 - c. fencing and **screening height**,
 - d. maximum **floor area** for a **home based business**,
 - e. maximum **floor area** for the business portion of a **live/work unit**,
 - f. maximum **density** within MDR, HDR or CC **Districts**,
 - g. maximum **lot coverage**,
 - h. maximum size of a seasonal **temporary commercial service**,
 - i. minimum parking, loading, and queuing requirements (including bicycle parking),

- j. minimum **setback** requirements (notwithstanding this provision, allowed projections into required setbacks shall only be allowed in accordance with *Subsection 13.35* and shall not be granted any additional **variance**),
- k. planting requirements,
- l. required **separation distance** between multiple **buildings** on a single **lot**, or
- m. **sign** regulations including but not limited to **sign** size, **height** or ground clearance.

2.7.2 A request for a **variance** may only be initiated by the **landowner(s)** of a property or their representative with proper owner authorization as detailed in *Subsection 13.34* of this Bylaw.

2.7.3 All applications for a **variance** shall be made to the **Development Authority**. **Applicants** may be required to provide a Plan of Survey, Real Property Report, or **Site** Plan acceptable to the **Development Authority**, or any other additional information that the **Development Authority** may require.

2.7.4 Except as otherwise provided in this Bylaw, **variances** in the Airport Protection Overlay may be considered with approval from the appropriate Federal, Provincial, and Municipal agencies.

2.7.5 If a **variance** is granted, the **Development Authority** shall specify its nature in the **Development Permit** approval.

2.7.6 A **variance** shall:

- a. not exceed 25% of the Bylaw's requirements,
- b. not be stacked: only one (1) **variance** per associated provision shall be accepted. Example: on any single **lot**, multiple parking **variances** shall not be considered, whereas a parking **variance** and a **building height variance** may be,
- c. only be considered in cases of impractical difficulty, or other extenuating circumstance:
 - i. such circumstances shall be explained to the **Development Authority** and shall provide adequate explanation for why the **development** cannot be completed under the existing regulations of this Bylaw.
- d. be reviewed with regard to the **Discretionary Use and Variance Review Considerations** in *Subsection 4.3* and shall only be approved if:
 - i. in the opinion of the **Development Authority**, it will not interfere with the amenities or negatively affect the use, enjoyment or value of neighbouring properties,
 - ii. the proposed **development** is listed either as a **permitted use** or **discretionary use** within the subject **district**, and
 - iii. the proposed **variance** aligns with the purpose of the subject **district**.

2.7.7 Additional **variance** opportunities may be considered by the **Development Authority** where regulations within 2.7.6 (a, b, and c) have been met and where an amendment to this Bylaw would not be recommended.



- 2.7.8 **Variance** applications applied for after the completion of a **development** intended to rectify **development** that is inconsistent with an approved **Development Permit** shall incur a fine in addition to the cost of a standard **variance** application.
- 2.7.9 All fees and charges associated with **variance** applications shall be in accordance with the **City's Fees and Charges Bylaw** as amended.
- 2.7.10 Notwithstanding *Subsection 1.9.15*, **variance** applications intended to reduce the number of required parking spaces for **two-unit** and **multi-unit (under 4 units) dwellings** that result in a fractional number shall be reviewed on a case-by-case basis and may, at the discretion of the **Development Authority**, reduce the required number of parking spaces to the lower nearest whole number rather than the higher nearest whole number. For example where a **development** may require two (2) parking spaces and the allowed 25% **variance** would result in one and one half (1.5) parking spaces being required, the **Development Authority** may allow for only one (1) space to be required.
- 2.7.11 Notwithstanding *Subsection 2.7.1 (h)*, **variance** applications intended to reduce the number of required parking spaces for **single-detached dwellings** shall not be considered.

2.8 Land Use Bylaw Amendments

- 2.8.1 This Bylaw shall require an amendment for the addition or update to any text, map, figure, or other aspect of the Bylaw that changes its explicit intent.
- 2.8.2 **Council** may, at any time, initiate an amendment to this Bylaw in accordance with the process described in this Subsection by resolution.
- 2.8.3 Any person may request an amendment to this Bylaw by making an application through the **City** approved process.
- a. Proposed amendments shall not be recommended to **Council** until all required fees as detailed the **City's Fees and Charges Bylaw** as amended are paid by the **applicant**.
- 2.8.4 All proposed amendments shall be undertaken in accordance with the **Act**.
- 2.8.5 If an amendment application is refused, the **Development Authority** shall not accept another application on the same land for the same or similar amendment until six (6) months have passed after the date of such refusal.

2.9 Land Use Bylaw Amendment Process

- 2.9.1 Upon receipt of a complete amendment application, the **Development Authority**:
- a. may refer the application in accordance with *Subsection 3.8*.
- b. shall prepare a written report advising the **applicant** on Administration's willingness to recommend the amendment to **Council**, and, if the **applicant**

- elects to proceed and prepays the necessary advertising fees,
- c. shall draft a proposed Bylaw amendment and present the proposed amendment to **Council**.

2.9.2 Following receipt and review of the proposed amendment **Council** shall:

- a. direct the **Development Authority** to issue notice in accordance with the **City’s Public Notification and Advertising Bylaw**,
- b. schedule and conduct a public hearing according to the **Act**, and
- c. refuse, pass or make any changes it considers necessary to the proposed amendment.

2.9.3 If an amendment involves a text amendment to the Bylaw, notice will be given to the residents of the **City** in accordance with the **City’s Public Notification and Advertising Bylaw**, as amended.

2.9.4 If an amendment involves the re-**districting** of land, a notice shall be given to the owner of the subject lands, and to **landowners** of adjacent properties as follows:

Proposed Residential District	All properties within a minimum of 100 m
All other proposed districts	All properties within a minimum of 200 m

2.10 Overlay Provisions

2.10.1 Land Use Overlays detailed in *Section 11* of this Bylaw alter or specify provisions for **uses** and are intended to achieve objectives in specially designated areas throughout the **City**.

2.10.2 Any Overlay shall only be applied to **districts** where specified through an amendment to the Land Use Bylaw in the form of an Overlay, which shall include:

- a. a map of the location(s) or neighbourhood(s) affected by the Overlay at an appropriate scale, which may indicate the designation, location and boundaries of each underlying **district**.

2.10.3 The provisions of an Overlay shall take precedence and effect over the underlying **district**.

2.10.4 The creation of an Overlay shall follow the process to amend this Bylaw identified in *Subsections 2.8* and *2.9*.

2.10.5 An Overlay shall not be used where the provisions or changes to the provisions of an underlying **district**:

- a. are significant enough to be inconsistent with the general purpose of that **district** and the application of another **district** would be more appropriate, or
- b. are not merely related to local planning objectives but would have sufficient general application to warrant an amendment to the text of the underlying **district** itself.



2.11 Direct Control (DC) District Provisions

- 2.11.1 Direct Control (DC) **Districts** allow **Council** to exercise control over the **use** and **development** of land or **buildings** within a designated **site**. Applications to create a DC **District** will not be considered where an existing **district** could achieve the same result.
- 2.11.2 The following interpretation and provisions apply when creating a new DC **District**:
- a. a DC **District** shall only be applied to a **site** to regulate a specific proposed **development** under the following circumstances:
 - i. the proposed **development** exceeds the **development** provisions of the closest equivalent conventional **district**,
 - ii. the proposed **development** requires specific regulations to ensure land **use** conflicts with neighbouring properties are minimized, and
 - iii. the **site** for the proposed **development** has unique characteristics or innovative design that require specific regulations unavailable in other **districts**.
 - b. any DC **District** and its approving Bylaw must contain the following:
 - i. the legal description of the **site** to which the proposed **district** shall apply,
 - ii. the list of **permitted** and **discretionary uses** allowed within the proposed **district**,
 - iii. appropriate **development** regulations, and
 - iv. a **Site** Plan prepared in accordance with [Subsection 3.3.2](#) for which all **development** shall follow.
 - c. in addition to the requirements of [Section 3](#), the **applicant** shall:
 - i. submit the proposed content of the DC **District**,
 - ii. submit a narrative explaining why the DC **District** is warranted, having regard for the **Municipal Development Plan (MDP)**, any other Statutory Plan, and provisions specified in [Part 3](#) of this Bylaw, and
 - iii. follow the same process as all **Land Use Bylaw** Amendment applications in accordance with [Section 3](#) and [Section 4](#) of this Bylaw.
 - d. decisions on **permitted** and **discretionary uses** within DC **Districts** are made by **Council**,
 - e. decisions regarding **signs** and **landscaping** may be made by any member of the **Development Authority** including **Council**, City Manager, **Development Officer** or other designate,
 - f. all provisions in the **Land Use Bylaw** shall apply to **development** in DC **Districts**, unless such provisions are specifically excluded or modified in said **District**, and
 - g. a **Development Agreement** may be required and registered by caveat, together with an attached copy of the agreement, at the appropriate Land Titles Office against the affected lands.

3. Development Permit Decisions & Procedures

3.1 Control of Development

- 3.1.1 No **development** shall be undertaken in the **City** unless a **Development Permit** has been issued under the provisions of this Bylaw, or the **development** is explicitly exempt from requiring a permit as per *Subsection 3.2 – Development Not Requiring a Development Permit* and *Subsection 16.2 - Signs Not Requiring a Development Permit*.
- 3.1.2 All **development**, including **development** not requiring a permit, shall conform to all applicable provisions and regulations of this Bylaw.

3.2 Development Not Requiring a Development Permit

- 3.2.1 A **Development Permit** is not required for the **developments** listed in **Table 1 (Development Not Requiring A Development Permit)** below and **Table 13 (Signs Not Requiring a Development Permit)**, provided that they comply with all applicable provisions of this Bylaw and shall be carried out or performed in accordance with all other applicable Federal, Provincial or Municipal regulations, policies, standards and Bylaws that apply.

Table 1: Development Not Requiring a Development Permit	
Development Type	Conditions for Permit Exemption
Building alterations or renovations	Where the changes do not result in an increase in the number of dwelling units, the building footprint, or result in a change of use
Community gardens	Where the development: <ul style="list-style-type: none"> a. is wholly contained on private property, and b. conforms with the provisions of <i>Subsection 13.15</i>
Community support centre, warming shelters	Where the development: <ul style="list-style-type: none"> a. is an accessory use, b. is located within an already existing building, c. is not located within a dwelling unit, and d. meets all appropriate provisions included in <i>Subsection 13.16</i>
Construction, maintenance, or repair of services or utilities	Where the work is carried out on behalf of Federal, Provincial, Municipal or other public authorities on publicly owned or controlled land


Table 1: Development Not Requiring a Development Permit

Development Type	Conditions for Permit Exemption
Construction, maintenance improvement, or alteration of fences, gates, pergolas, gazebos, or other similar development	Where the structure conforms with all the appropriate regulations of this Bylaw, including height and required setbacks
Construction, demolition or relocation of an accessory building or structure (including shipping containers/sea cans and sheds)	Where the development: <ol style="list-style-type: none"> a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i>, and a. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site
Development	Where the work is carried out under an approved Development Agreement
Electric vehicle charging stations	Where the stations are installed in accordance with manufacturing regulations and do not reduce the required number of parking spaces
Excavation, stripping, or site grading	Where the work is carried out as part of a development for which a Development Permit has been issued
Fire places or fire pits	Where the development meets the requirements of this Bylaw and the City's Fire Services Bylaw as amended
Hard surfacing	Where the work is carried out as part of a development for which a Development Permit has been issued, is for the purpose of providing vehicular parking or pedestrian access, and the resulting development does not drain onto abutting properties
Home based business, limited	Where determined by the Development Authority in accordance with <i>Subsection 13.27</i> of this Bylaw

Table 1: Development Not Requiring a Development Permit

Development Type	Conditions for Permit Exemption
Landscaping	Where the work is carried out in conjunction with an approved landscaping and grading plan
Markets	Where the development is operating under a valid and active business license and has acquired proper owner authorization as detailed in <i>Subsection 13.34</i> of this Bylaw
Maintenance and upkeep of any building or structure including, but not limited to the replacing damaged siding, shingle, windows or otherwise	Where the work is carried out on developments for which a Development Permit has been issued
Private swimming pools or hot tubs	<p>Where the development:</p> <ol style="list-style-type: none"> is wholly contained on private property in a rear or interior side yard, meets all setback requirements for accessory buildings or structures as detailed in <i>Subsection 13.1</i> of this Bylaw and are not placed on any easement or right-of-way or on top of any utility lines, and does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature
Private outdoor skating rinks	<p>Where the development:</p> <ol style="list-style-type: none"> is wholly contained on private property, does not include any boards over 1.0 m (3.0 ft), meets the setback requirements of the underlying district, and does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature <p>Residential lots containing private outdoor skating rinks may be required to be returned to the previous state should the development be deemed as no longer serving the needs or the intention of the neighbourhood</p>


Table 1: Development Not Requiring a Development Permit

Development Type	Conditions for Permit Exemption
Radio antennas, satellite dishes	Where the development meets all requirements of the district including but not limited to height and setback requirements
Removal or stockpiling of soil on a site	Where a Development Agreement, pursuant to subdivision approval, has been duly executed for that site and the removal or stockpiling is in accordance with the Development Agreement and approval
Solar collectors (attached)	Where they: <ol style="list-style-type: none"> are wholly contained on private property, meet all requirements of the district including but not limited to height and setback requirements, and meet the requirements detailed in Subsection 13.6 of this Bylaw
Shipping containers/sea cans greater than 10.0 m ² (108 ft ²) in area	Where: <ol style="list-style-type: none"> there are no more than three (3) shipping containers/sea cans located in the rear yard of an industrial district, or the shipping container/sea can is placed for a maximum of thirty (30) days in any district and aligns with Subsection 13.1.8 (b-c)
Signs	Where they are listed as exempt within Subsection 16.2 of this Bylaw
Temporary carnivals, Temporary drive-in theatres	Where the development is: <ol style="list-style-type: none"> operating under a valid and active business license and has acquired proper owner authorization as detailed in Subsection 13.34 of this Bylaw, and is erected for no longer than fourteen (14) consecutive days
Temporary commercial services (food trucks/stands, windshield repair tents, sales tents, seasonal fruit stands etc.)	Where the development is operating under a valid and active business license and has acquired proper landowner authorization as detailed in Subsection 13.34 of this Bylaw

Table 1: Development Not Requiring a Development Permit

Development Type	Conditions for Permit Exemption
Temporary office, machinery, or equipment	Where it is needed in conjunction with the construction of development for which a Development Permit has been issued Such development shall only be permitted for the time period required for completion of construction approved under said Development Permit This does not include machinery and equipment that requires a road closure
Uncovered decks or stairways	Where the development does not exceed 0.6 m (2.0 ft) in height and meets the setback regulations of the underlying district
Use of a building as a temporary polling station, returning officer's headquarters, candidates campaign office or any other official temporary use	Where the development is in conjunction with a Federal, Provincial or Municipal election, referendum, or census
Use of land by the City	Where the City is the legal or equitable landowner for a purpose approved by a simple majority vote of Council in connection with any public utility carried out by the City

3.2.2 Notwithstanding the items listed in **Table 1 (Development Not Requiring a Development Permit)**, a **Development Permit** is required if the **development** does not adhere to or comply with any Section of this Bylaw.

3.3 Development Permit Application Submission Guidelines

- 3.3.1 An **applicant** looking to obtain a **Development Permit**, shall submit the following, unless otherwise authorized by the **Development Authority**.
- a. a completed application on the appropriate form as prescribed by the **Development Authority**,
 - b. detailed description of proposed **development** or purpose of **use** of all parts of the land and **buildings**,
 - c. payment of the application fee as set out in the **City's Fees and Charges Bylaw** as amended, and
 - d. a letter of authorization from the **landowner** or designate where the **applicant** is not the registered **landowner**,



3.3.2

The **Development Authority** may also require the following:

- a. a scaled detailed **Site Plan**, to the satisfaction of the **Development Authority**, showing the following:
 - i. north arrow,
 - ii. legal description and municipal address of property,
 - iii. **lot area**,
 - iv. **lot coverage** as a percentage (%),
 - v. property lines shown with dimensions,
 - vi. **front, side, and rear yard setback** areas, shown with dimensions,
 - vii. location and dimensions of **principal building** and other **structures** including **accessory developments, garages**, carports, refuse and recycling bins, fences and **screening**,
 - viii. location of all registered utility easement or rights-of-way,
 - ix. excepting for **single-detached** and **two-unit dwellings**, a dimensioned layout of existing and proposed parking areas, driveways, including the number of vehicle and bicycle parking spaces, electronic vehicle parking spaces, if provided, and **loading spaces**,
 - x. excepting for **single-detached** and **two-unit dwellings**, dimensioned layout and the location of entrances and exits that are **abutting** public **roads**, pedestrian **walkways**, curbing, and surface treatment used on the **site** all shown and labeled,
 - xi. **off-site** information as may be relevant to the design including **abutting buildings** or proposed **buildings**, sidewalks, overhead and underground utilities, driveways across the **road** from the proposed **development**, and
 - xii. any other information required by the **Development Authority**.
- b. elevations to a minimum 1:100 scale including all of the following information:
 - i. **site** grading plans or **site** drainage plans, to the satisfaction of the **Development Authority**, showing the proposed **development** and **landscaping** including the existing and proposed design geodetic **site grades, road grades** and foundation **grades**,
 - ii. **height** and number of **storeys** of all **buildings**,
 - iii. **gross floor area** of **buildings** and **structures**,
 - iv. exterior treatment on all elevations identifying materials and colours,
- c. a scaled **Landscaping** Plan where necessary, prepared in accordance with [Subsection 14.2](#),
- d. **road** elevations at a minimum 1:200 scale,
- e. **sign** details, and
- f. any other plans, photographs, documents, or information of any kind that the

Development Authority may consider necessary to properly evaluate the **development**.

- 3.3.3 Unless specifically required otherwise, all provided dimensions identified in a **Development Permit** application shall be in either metres (m), and square metres (m²). Feet (ft) or square feet (ft²) may also be provided in addition to metric dimensions.

3.4 Development Permit Special Information Provisions

- 3.4.1 In addition to the provisions provided in *Subsection 3.3* the **Development Authority** may require the following information, action, or studies:
- a. a public meeting in the community,
 - b. Area or Neighbourhood Structure Plans,
 - c. Environmental Site Assessment,
 - d. Environmental Impact Assessment,
 - e. Geotechnical Study,
 - f. Lighting Impact Assessment,
 - g. Noise Impact Assessment,
 - h. Real Property Report,
 - i. Spill Mitigation and Spill Response Plan,
 - j. Assessment of Risk for Commercial or Industrial activities,
 - k. Transportation Impact Assessment,
 - l. Sun Shadow Impact Study prepared by a registered Professional Engineer or Architect where proposed **developments** are greater than four (4) **storeys** in **height**,
 - m. Wind Impact Statement and Study prepared by a registered Professional Engineer,
 - n. Urban Design Study,
 - o. Construction Fire Safety Plan,
 - p. a Good Neighbour Commitment as detailed by the **Development Authority**,
 - q. a Safe Environment Assessment prepared in accordance with *Subsection 13.40* of this Bylaw,
 - r. a Professional Parking Study prepared in accordance with *Subsection 15.1.5*, or
 - s. any other plans, photographs, documents, or information of any kind that the **Development Authority** may consider necessary to properly evaluate the **development**.

3.5 Completeness of Applications



- 3.5.1 Within twenty (20) days of receiving a **Development Permit** application the **Development Authority** shall determine whether an application is complete. An agreement may be considered between the **Development Authority** and the **applicant** to extend the twenty (20) day period.
- 3.5.2 An application shall include all information required above and any additional information required by the **Development Authority** to be deemed complete. The **Development Authority** may deem an application complete without all the requirements described in *Subsection 3.3* and *Subsection 3.4*, where the **Development Authority** is of the opinion that an application can be properly evaluated, and a decision can be made without such requirements.
- 3.5.3 If an application is deemed to be incomplete, the **applicant** shall be advised in writing that the application is incomplete. The notice shall include a description of the information required for the application to be considered complete and a deadline date for the information to be submitted. If the required information is not received by the **Development Authority** by the date provided and no extension was requested, the application will be refused.
- 3.5.4 Once an application is deemed to be complete, the application review will commence with a decision rendered as per *Subsection 3.10*.
- 3.5.5 **Development Permit** applications shall be processed in accordance with Section 683 and 684 of the **Act**.

3.6 Restrictions on the Issuance of Development Permits

- 3.6.1 The **Development Authority** may prohibit the construction of a **building** on any **site** where it would otherwise be **permitted** or **discretionary** when, in the opinion of the **Development Authority**, satisfactory arrangements have not been made for the supply to such **building** or **site** of water, electric power, sanitary sewer, storm sewer, **road access**, or other services or facilities, including the payment of the costs of installing any such service or facility.

3.7 Notification of Applications

- 3.7.1 Unless otherwise provided in this Bylaw, prior to an application being considered for a **permitted use** requiring a **variance**, or a **discretionary use**, the **Development Authority** shall:
- cause a notice to be published in accordance with the **City's Public Notification and Advertising Bylaw** as amended, and
 - cause a notice to be delivered to **landowners** of adjacent properties as follows:

Applications concerning Residential Districts	All properties within a minimum of 100 m
--	--

Applications concerning all other districts	All properties within a minimum of 200 m
--	--

- 3.7.2 The required notice shall state:
- a. the proposed **use** of the **building** or **site**,
 - b. that any person who objects to the proposed **use** of the **site** may deliver to the **Development Authority** a written statement of their objections indicating: their full name and address where notice may be given to them in respect to the objection, and the reasons for their objections to the proposed **use**,
 - c. the date by which objections must be received by the **Development Authority**, and
 - d. the date, time and place the application shall be considered by the **Development Authority**.

3.8 Referral of Applications

- 3.8.1 The **Development Authority** may refer any application to any agency, authority, jurisdiction, or adjacent or surrounding **landowners** for comment and advice, where the **Development Authority** deems appropriate or necessary.
- 3.8.2 The **Development Authority** may refer to any **abutting** municipality for consideration and recommendation, any application that relates to lands **abutting** the municipal boundary based on the process detailed in the City’s joint **Official Community Plan (OCP)** and **Intermunicipal Development Plan (IDP)**.
- 3.8.3 The **Development Authority** may consider any responses received within the timeframe specified within the referral, however comments received are not binding upon the **Development Authority**.
- 3.8.4 After fourteen (14) days from the date of referral, the application may be dealt with by the **Development Authority** whether or not comments have been received.

3.9 Validity of Development Permits

- 3.9.1 A **Development Permit** for a **permitted** or **discretionary use** is not valid until twenty-one (21) days after the Notice of Decision has been issued in accordance with *Subsection 3.10*. Notwithstanding the foregoing, a developer may commence the **development** authorized by a **Development Permit** for a **permitted use** for which no **variance** is required during the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, but any **development** commenced or steps taken by the developer shall be solely at the risk of the developer and in no way shall the **City** be liable for the filing or outcome of any appeal.
- 3.9.2 Notwithstanding *3.9.1* above, a **Development Permit** shall not be valid until and



unless the conditions of approval have been fulfilled.

- 3.9.3 A **Development Permit** may be void if, in the opinion of the **Development Authority**, the **development** or **use** has been discontinued for a period of twelve (12) consecutive months.
- 3.9.4 When a **Development Permit** becomes void, a new **Development Permit** application is required before **development** may proceed. Such applications shall be dealt with as if it was a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that **development**.
- 3.9.5 Approved **Development Permits** shall remain valid until the work is completed. However, if a **development** has not progressed to a standard acceptable to the **Development Authority** within two (2) years of the issuance of the permit, or an extension thereof, the **Development Authority** may cancel the **Development Permit** and direct that the **site** be returned to its original condition or a state acceptable to the **Development Authority**.
- 3.9.6 Notwithstanding 3.9.5 above, should the **Development Authority** cancel a **Development Permit** but the **landowner** wishes to continue the work, a new permit shall be required before **development** may proceed. Such applications shall be dealt with as if it was a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that **development**.

3.10 Decisions on Development Permit Applications

- 3.10.1 For all **Development Permit** application decisions, the **Development Authority** shall:
- a. review the evaluation considerations included in the application,
 - b. refuse an application for any **use** that is not listed as either **permitted** or **discretionary** in the appropriate **district**, or is determined to be reasonably similar in accordance with *Subsection 1.9.15*,
 - c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.
- 3.10.2 For applications involving a **permitted use**, the **Development Authority** shall approve the application, with or without conditions, subject to *Subsection 3.6.1*, if the proposed **development** conforms with this Bylaw.
- 3.10.3 For applications involving a **discretionary use**, the **Development Authority**:
- a. may refuse the application, and provide rationale for refusal, regardless of whether it meets the requirements of this Bylaw,
 - b. may approve the application, with or without conditions, where the facts presented establish that the proposed **development**:
 - i. will not be detrimental to the health, safety, convenience or general

welfare of persons residing or working in the vicinity or injurious to property, improvements or potential **development** in the vicinity, and

- ii. conforms with the applicable provisions of this Bylaw and will not be contrary to the **Municipal Development Plan (MDP)**, or any other applicable Statutory Plan.

3.10.4 An application may, at the opinion of the **Development Authority**, be deemed as refused if a decision on the application is not made within forty (40) days of the receipt of a completed application, unless a time extension agreement is agreed upon in writing by both parties.

3.10.5 Review and decisions on **Development Permit** applications will be processed in accordance with Section 683 and 684 of the **Act**.

3.11 Notification of Development Permit Decisions

3.11.1 When a decision is made regarding a **Development Permit** application for a **permitted use** requiring a **variance**, or a **discretionary use** with or without a **variance**, the **Development Authority** shall:

- a. deliver a Notice of Decision to the **applicant** by mail or email,
- b. cause a notice to be published in accordance with the **City's Public Notification and Advertising Bylaw** as amended, and
- c. cause a notice to be delivered to **landowners** of adjacent properties as follows:

Decisions on applications concerning Residential Districts	All properties within a minimum of 100 m
Decisions on applications concerning all other districts	All properties within a minimum of 200 m

3.11.2 When an application for a **Development Permit** is refused, the Notice of Decision shall be delivered by mail or email to the **applicant**.

3.11.3 Where the **applicant** is not the registered **landowner**, a copy of the Notice of Decision may be sent to the registered **landowner** or designated representative.

3.11.4 For the purposes of this Bylaw, the date of Notice of Decision is deemed to have been given on the date it appears in the newspaper or posted on the **City's** website.

3.12 Appealing Development Permit Decisions

3.12.1 The **applicant** for a **Development Permit**, or any person affected by a



Development Permit or the decision, may appeal to **the Board** or the Land and Property Rights Tribunal (LPRT), where applicable, if the **Development Authority**:

- a. refuses a **Development Permit**,
- b. fails to make a decision on a **Development Permit** within forty (40) days of receipt of a completed application, unless there is an agreed upon extension,
- c. specifically the **Development Officer**, in this instance, misinterprets the decision of **Council**, in the opinion of the **applicant**, within Direct Control (DC) **Districts** as per the **Act**, or
- d. issues a **Development Permit** subject to conditions.

3.12.2 Notwithstanding *Subsection 3.13.1* no appeal lies in respect of the issuance of a **Development Permit** for a **permitted use**, unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.

3.12.3 A person desiring to appeal to **the Board** shall file with the Clerk of **the Board** written notice of appeal within twenty-one (21) days of the date stated on the Notice of Decision. Appeals will be processed in accordance with the **Act**.

3.13 Resubmission Interval

3.13.1 An application for a **Development Permit** for a **use** within the same **use** class of this Bylaw shall not be accepted by the **Development Authority** from the same or any other **applicant** for the same **site**:

- a. within six (6) months of the date of a refusal by the **Development Authority**,
- b. within six (6) months of the date of a written decision of **the Board** on a previous application if the previous application was appealed to and subsequently refused by **the Board**.
- c. within six (6) months of the date of a written decision of the Alberta Court of Appeal on the previous application if the application has been appealed to the Alberta Court of Appeal, or
- d. during the time prior to the decision of **the Board** or the Alberta Court of Appeal, if the application has been appealed to **the Board** or the Alberta Court of Appeal.

3.13.2 If an application complies with all regulations and provisions of this Bylaw, the time frames listed in *Subsection 3.13.1* shall not apply.

3.13.3 If upon review of any application for a **Development Permit**, the **Development Authority** determines the proposed **use** to be within the same **use** class as a refused application, the application shall be returned to the **applicant**, along with any fees that have been submitted and the time frames listed in *Subsection 3.13.1* shall apply. In such a case, the application shall not be considered as having been refused, but shall be deemed not to have been submitted.

4. Development Permit Conditions & Considerations

4.1 General Development Permit Conditions

- 4.1.1 As a condition of approval for any **Development Permit**, the **Development Authority** may require the **applicant**:
- a. to provide securities in accordance with *Subsection 1.7*,
 - b. when services or facilities are required, to not begin the excavation for the foundation, nor commence the **development** until provision has been made for such services or facilities to the satisfaction of the **Development Authority**,
 - c. to repair or reinstate, or pay for the repair or reinstatement of, to original condition, any street furniture, curbing, sidewalk, **road** surface, **landscaping**, tree planting, curb cock, fencing, or any other property owned or occupied by the **City** which is damaged, destroyed or otherwise disturbed by **development** or construction upon the **site**, in accordance with any policy established by the **City** from time to time,
 - d. to provide a Real Property Report to the **Development Authority** for new construction, prior to a water meter being issued or transferred into the name of the occupant or **landowner**,
 - e. to provide any of the Special Information detailed in *Subsection 3.4* of this Bylaw, and
 - f. to attend to all other reasonable matters the **Development Authority** considers appropriate.

4.2 Development Agreement Conditions

- 4.2.1 As a condition of **Development Permit** approval, the **Development Authority** may require that the **applicant** enter into and comply with a **Development Agreement** with the **City** which, in addition to other matters, which may require the **applicant** to:
- a. pay a **Development Agreement** fee upon execution of the **Development Agreement**, in addition to any other fee required in this or any other Bylaw, as outlined in the **City's Fees and Charges Bylaw**, as amended,
 - b. install or pay for the installation of a public utility described in Section 616(v) (i) to (ix) of the **Act**, or a **road** or public **walkway** that is necessary to serve the **development**, whether or not the public utility is, or will be, located on the land that is the subject of the **development**,
 - c. pay all applicable **development** charges and levies including **off-site** and redevelopment levies,
 - d. attend to all other reasonable matters the **Development Authority** considers appropriate, and



- e. to ensure compliance with a **Development Agreement**, the **City** may register or require the **applicant** to register a caveat against the property being developed which may be discharged upon the terms of the agreement being met.

4.3 Discretionary Use and Variance Review Considerations

- 4.3.1 All **discretionary uses** shall conform to the **development** standards and applicable provisions of the **district** in which they are located.
- 4.3.2 For the review of all **discretionary use** and **variance** applications, the evaluation considerations include, but are not limited to:
 - a. the application shall comply with all relevant sections of the **Municipal Development Plan (MDP)**, as well as with any recommendations contained in detailed planning reports and studies,
 - b. the **use** shall not, in the opinion of the **Development Authority**, result in any adverse impacts on the **site** or neighbouring **sites**,
 - c. the nature, design, character, and appearance of the proposed **development**, including the size, shape and arrangement of existing and proposed **buildings** on the **site** and whether it is reasonably compatible with, and complementary to, the surrounding properties and land **use**,
 - d. the application shall demonstrate that any additional traffic generated by the **use**, can be adequately provided for in the existing parking and **access** arrangements. Where this is not possible, further appropriate provisions shall be made to ensure no adverse parking or **access** effects occur,
 - e. the application addresses the amenity needs of individuals utilizing the **development**,
 - f. the **Development Authority** shall consider the application's compliance with any existing Area or Neighbourhood Structure Plans,
 - g. the **Development Authority** may circulate the application with local developers as part of the Notification of Applications process detailed in [Subsection 3.7](#) to ensure that the application complies with any existing architectural controls or other privately imposed **development** regulations,
 - h. the application addresses pedestrian safety and convenience both within the **site**, and in terms of the relationship to the **road** network in and around the adjoining area, and
 - i. all proposed operations and **uses** shall comply with all applicable provincial or federal requirements which govern their operation and **development**.

4.4 Discretionary Use Conditions

- 4.4.1 In reviewing a **discretionary use** application, the **Development Authority** may prescribe such conditions as they deem appropriate, having regard to the regulations and provisions of this Bylaw and the provisions of any Statutory Plan including, but not limited to, the following:
- a. requirement that accessibility and traffic patterns for persons and vehicles, are acceptable based on the type and volume of such traffic and that adequate off-street parking and loading where required, is provided and maintained,
 - b. safeguards to prevent noxious or offensive emissions such as noise, glare, smoke, dust and odour,
 - c. upgrades to **landscaping** or fencing and **screening**,
 - d. a limit to the hours of operation,
 - e. a limit to the number of patrons,
 - f. ensure grading and drainage of a **site** is adequate and does not negatively impact adjacent or **abutting** properties,
 - g. establishing a period of time during which a **development** may operate, or
 - h. any other reasonable matters the **Development Authority** considers appropriate.

5. Compliance & Enforcement

5.1 Ability to Enforce

- 5.1.1 The enforcement powers granted under this Bylaw are in addition to any enforcement powers the **City** or any of its officers may have under the **Charter**, the **Act**, another Bylaw or any other applicable legislation.
- 5.1.2 For the purposes of this Bylaw the **Development Authority** and the **Bylaw Enforcement Officer** may enforce the provisions of Part 17 of the **Act** and its regulations, this Bylaw, the conditions of a **Development Permit**, and the conditions of Subdivision Approval. Enforcement may be by way of written warning, Stop Order, or any other authorized action to ensure compliance.

5.2 Non-Conforming Buildings, Uses, or Parcels

- 5.2.1 Non-conforming **buildings, uses**, or parcels shall be regulated in accordance with Section 643 of the **Act**.
- 5.2.2 The lawful **use** of land or a parcel of land, a **building** or other **structure** existing at the date of the approval of this Bylaw that does not conform to this Bylaw may be continued; but if the non-conforming **use** is discontinued for a period of at least twelve (12) consecutive months, as determined by the **Development Authority**, the future **use** of the land, **building** or other **structure** shall be in conformity with this Bylaw.
- 5.2.3 When a **building** is non-conforming solely by reason of its encroachment into a



required **yard** or **setback**, the **Development Authority** may allow an extension of, or an addition to, the **building** if such extension or addition will not increase the **development's** non-conformance and if such extension or addition complies with the provisions of this Bylaw.

- 5.2.4 No **structure** or **site** shall be deemed to be non-conforming by reason only of the conversion from the imperial system of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

5.3 Bylaw Contravention

- 5.3.1 A person, whether a **landowner**, corporation, or occupant of a **building, structure** or land is guilty of an offense and is liable to have penalties imposed when they cause, commence, or allow the commencement of any **development** that:

- a. contravenes or does not comply with the provisions of this Bylaw,
- b. requires a **Development Permit** which has not been issued, or has been considered void, suspended or cancelled,
- c. that is contrary to a **Development Permit** that has been issued, or subdivision approval that has been given, or a condition of a **Development Permit** or approval, or
- d. contravenes a Stop Order.

- 5.3.2 The **Development Authority** may suspend or revoke a **Development Permit** where:

- a. the **applicant** fails to comply with the conditions within a permit,
- b. any person undertakes, causes or permits any **development** on a **site** contrary to the terms or conditions of a permit, or
- c. the **development** does not comply with a **Development Agreement**.

- 5.3.3 Any person who undertakes, causes, or permits any **development** on a **site** without a **Development Permit**, or after a permit has been suspended or revoked, shall discontinue such **development** forthwith upon notice in writing issued by the **Development Authority** and shall not resume such **development** unless a permit has been issued or the permit reinstated.

- 5.3.4 If it appears that a **Development Permit** has been obtained by misrepresentation, the **Development Authority** may suspend, revoke or modify the **Development Permit**.

5.4 Notice of Contravention

- 5.4.1 Where there is a violation to this Bylaw, the **Development Authority** may first notify the **landowner**, the person or corporation in possession of or occupying

the land or **development**, and the person responsible for the Bylaw violation or contravention, by either:

- a. delivering in person or by ordinary or registered mail or email, a Notice of Contravention, or
- b. posting a Notice of Contravention in a conspicuous location on the **site**.

5.4.2 A Notice of Contravention shall state:

- a. the nature of the violation of this Bylaw,
- b. the scope of the corrective measures, including where necessary submission or resubmission of a **Development Permit** application and payment of the required **Development Permit** application fee as per the **City's Fees and Charges Bylaw** as amended, required to comply with this Bylaw,
- c. the time limit within which such corrective measures must be performed, and
- d. Notwithstanding *Subsection 5.4.2*, the penalties for the violation, may be stated in the Notice of Contravention.

5.5 Stop Orders

5.5.1 The **Development Authority** shall issue a Stop Order in writing to the registered **landowner**, the person or corporation in possession of or occupying the land or **buildings**, or the person or corporation responsible for the contravention subsequent to the issuance of a Notice of Contravention if a **development** or **use** of land or **building** is not in accordance with:

- a. the **Act** or the regulations thereunder,
- b. this Bylaw,
- c. the **Charter**,
- d. a **Development Permit**, or conditions thereof, or
- e. a Notice of Contravention,

5.5.2 Stop Orders may require the recipient to:

- a. stop the **development** or **use** of the land or **building** in whole or in part as directed by the notice,
- b. demolish, remove, or replace the **development**, or
- c. take such other measures as are specified in the notice so that the **development** or **use** of the land or **building** is in accordance with the **Act**, and the regulations thereunder, a **Development Permit**, subdivision approval or the Bylaw, as the case may be, within the time specified by the order.

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



- 5.5.4 If the **City** takes action to carry out a Stop Order, the **City** shall cause the costs and expenses incurred in doing so, to be placed on the tax roll of the property concerned.
- 5.5.5 The **City** may register a caveat with respect to the Stop Order with the Land Titles Office.
- 5.5.6 All Stop Orders shall be issued in accordance with Section 645 of the **Act**.

5.6 Penalties

- 5.6.1 A person or corporation is guilty of an offense and liable on summary conviction to a fine of not more than \$10,000.00, who:
- contravenes any provision of this Bylaw,
 - contravenes any provision of an order, regulation, provision, or permit in force pursuant to this Bylaw,
 - is to do any act or thing required to be done by an order, regulation, provision, or permit in force pursuant to this Bylaw,
 - suffers or permits any act or thing to be done in contravention of any provision of an order, regulation, provision, or permit in force pursuant to this Bylaw, or
 - obstructs or hinders any person in the performance of his duties under this Bylaw or under any order, regulation, provision, or permit in force pursuant to this Bylaw.
- 5.6.2 In addition to the penalties provided in this Subsection, a judge or the court who convicts a person or corporation in respect of a **development** carried on in contravention of this Bylaw or any Order, regulation, provision, or permit in force pursuant to this Bylaw, may order that person or corporation to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed.
- 5.6.3 The conviction of an offender upon a breach of any of the provisions of this Bylaw shall not bar prosecution against the same offender upon any subsequent breach of the same or any other provision of this Bylaw or prosecution under any other applicable Bylaw or statute.



Part 3:

Land Use Districts & Overlays

Purpose:

For the purpose of this Bylaw the following Section provides information on individual **districts** within the **City**. As required by the *Municipal Government Act*, the **City** is divided into **districts** that provide specific provisions regarding the **development** of land and the **permitted** and **discretionary uses** allowed to promote orderly and vibrant **development** in the **City** of Lloydminster.



Section Contents:

6.	Residential Land Use Districts	35
6.1	Low Density Residential (LDR) District	36
6.2	Medium Density Residential (MDR) District	38
6.3	High Density Residential (HDR) District	40
6.4	Residential Manufactured Home (RMH) District	42
7.	Commercial Land Use Districts	44
7.1	General Commercial (GC) District	45
7.2	Neighbourhood Commercial (NC) District	47
7.3	Corridor Commercial (CC) District	49
7.4	Downtown Commercial (DTN) District	51
7.5	Recreation & Entertainment (RE) District	54
8.	Industrial Land Use Districts	56
8.1	Business Industrial (BI) District	57
8.2	Medium Industrial (MI) District	59
8.3	Heavy Industrial (HI) District	61
9.	Public Service Districts	63
9.1	Community Services (CS) District	64
9.2	Parks & Utility (PU) District	66
9.3	Urban Transition (UT) District	67
9.4	Municipal Airport (MA) District	69
10.	Direct Control Districts	71
10.1	Direct Control Casino (DC1) District	72
10.2	Direct Control Couplet (DC2) District	74
11.	Overlays	75
11.1	Airport Protection Overlay	76
11.2	Downtown Area Redevelopment Plan (DARP) Overlay	78
12.	Land Use District and Overlay Map	84
12.1	Application	85



6. Residential Land Use Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate residential **development** in the **City** through providing a variety of housing options at different areas of the **City** and at varying levels of **density** to meet the varying needs of the public.

Section Contents:

6.1	Low Density Residential (LDR) District	36
6.2	Medium Density Residential (MDR) District	38
6.3	High Density Residential (HDR) District	40
6.4	Residential Manufactured Home (RMH) District	42



6.1 Low Density Residential (LDR) District

6.1.1 Purpose

This **district** provides a range of low **density** housing options that are compatible with the surrounding area.

6.1.2 Permitted & Discretionary Uses

Permitted Uses	Discretionary Uses
Accessory Building or Structure	Dwelling, Additional Unit
Accessory Use	Dwelling, Show Home
Dwelling, Secondary Suite	Dwelling, Supportive Housing
Dwelling, Single-detached	Dwelling, Two-unit
Home Based Business, Minor	Home Based Business, Major
	Short Term Rental
	Solar Collector (Freestanding)
	Wind Energy System

6.1.3 Development Regulations

In addition to the provisions contained within this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be two (2) **dwelling units/lot** except where **developments** are part of a **bare land condominium**, in such cases the maximum **density** shall be fifteen (15) **dwelling units/hectare**,
- b. two (2) **dwelling units** on a lot shall only be achieved by the **development** of:
 - i. a **two-unit dwelling**,
 - ii. a **secondary suite dwelling** located within a **single-detached dwelling**, or
 - iii. an **additional dwelling unit** located on a **lot** containing a **single-detached dwelling**,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- g. **building** design shall be required in accordance with the provisions of *Subsection 13.9* of this Bylaw,
- h. **accessory buildings or structures** shall be developed in accordance with the provisions of *Subsection 13.1* of this Bylaw,
- i. existing **developments** destroyed through fire, flood, or other act of nature

may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw,

- j. **additional dwelling units** shall be developed in accordance with the provisions of *Subsection 13.3* of this Bylaw,
- k. **dwelling, supportive housing** shall only be considered a **discretionary use** in all cases and shall only be considered where the **use** is within either a **single-detached** or **two-unit dwelling**,
- l. minimum **setbacks, lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Single-detached or two-unit dwellings, interior lots	6.0	1.2	4.0	30.0	60	10.5
Single-detached or two-unit dwellings, corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	30.0	60	10.5

6.1.4

Additional Development Regulations

- a. **Bare land condominiums** may be considered within LDR **Districts** provided that:
 - i. the **development** types are listed as either a **permitted** or **discretionary use** within the LDR **District**, and
 - ii. the **density** of the **bare land condominium** does not exceed fifteen (15) **dwelling units**/hectare.



6.2 Medium Density Residential (MDR) District

6.2.1 Purpose

This **district** provides a range of medium **density** housing options that are compatible with the surrounding area.

6.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Apartment, seven (7) or more units
Accessory Use	Dwelling, Multi-unit, seven (7) or more units
Dwelling, Additional Unit	Dwelling, Single-detached
Dwelling, Apartment, up to six (6) units	Dwelling, Show Home
Dwelling, Multi-unit, up to six (6) units	Dwelling, Supportive Housing, seven (7) or more units
Dwelling, Secondary Suite	Home Based Business, Major
Dwelling, Supportive Housing, up to six (6) units	Mixed Use Building
Dwelling, Two-unit	Short Term Rental
Home Based Business, Minor	Solar Collector (Freestanding)
	Wind Energy System

6.2.3 Development Regulations

In addition to the provisions contained within this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,
- b. **landscaping** shall be provided according to the provisions of [Part 5](#) of this Bylaw,
- c. in accordance with [Subsection 2.10](#) of this Bylaw, where any property falls within the area of a Land Use Overlay described in [Section 11](#) of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of [Part 6](#) of this Bylaw,
- e. **signs** shall be provided according to the provisions of [Part 7](#) of this Bylaw,
- f. **building** design shall be required in accordance with the provisions of [Subsection 13.9](#) of this Bylaw,
- g. **accessory buildings or structures** shall be developed in accordance with the provisions of [Subsection 13.1](#) of this Bylaw,
- h. existing **developments** destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of [Subsections 1.9.18](#) and [1.9.19](#) of this Bylaw,
- i. **additional dwelling units** shall be developed in accordance with the provisions [Subsection 13.3](#) of this Bylaw,
- j. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Apartment or multi-unit dwelling (up to six (6) units), interior lots	6.0	1.2	4.0	34.0	60	10.5
Apartment or multi-unit dwelling (up to six (6) units), corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	34.0	60	10.5
Apartment or multi-unit dwelling (more than six (6) units) and mixed use buildings, interior or corner lots	6.0	3.0	4.0	34.0	60	16.0
All other principal uses, interior lots	6.0	1.2	4.0	34.0	60	10.5
All other principal uses, corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	34.0	60	10.5

6.2.4

Additional Development Requirements

- a. **Multi-unit and apartment dwellings**, and **mixed use buildings**, shall be developed in accordance with the following provisions:
 - i. only the commercial **uses** detailed in [Subsection 13.30](#) shall be considered within approved **mixed use buildings**,
 - ii. where detached rear **garages** are developed, the maximum width of the **building** containing the **garage(s)** shall not exceed 24.0 m (78.7 ft) in width,
 - iii. notwithstanding the other regulations of this **district** or this Bylaw, where a **development abuts** an LDR **site**, the following provisions apply along the shared property line:
 1. no garbage collection or **outdoor storage** areas shall be developed within 3.0 m (9.8 ft) of the property line, and
 2. a solid fence built in accordance with [Subsection 13.24](#) shall be installed and maintained, except along common flanking **front yard** boundaries or where there is an existing fence in place.
- b. Commercial **uses** shall only be considered where they are located on the ground floor of a **mixed use building** and are in accordance with [Subsection 13.30](#).
- c. **Two-unit dwellings** shall be developed in accordance with the provisions of the LDR **District**.
- d. **Single-detached dwellings** shall be developed in accordance with the provisions of the LDR **District** and shall only be considered where they are replacing an existing **structure** of the same nature, with an approved permit, destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of [Subsections 1.9.18](#) and [1.9.19](#) of this Bylaw.



6.3 High Density Residential (HDR) District

6.3.1 Purpose

This **district** provides a range of high **density** housing options that are compatible with the surrounding area.

6.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Apartment, more than fifty (50) units
Accessory Use	Dwelling, Multi-unit, more than fifty (50) units
Dwelling, Apartment, thirteen (13) to fifty (50) units	Dwelling, Supportive Housing, more than fifty (50) units
Dwelling, Multi-unit, thirteen (13) to fifty (50) units	Home Based Business, Major
Dwelling, Supportive Housing, thirteen (13) to fifty (50) units	Mixed Use Building, more than fifty (50) units
Home Based Business, Minor	Short Term Rental
Mixed Use Building, thirteen (13) to fifty (50) dwelling units	Solar Collector (Freestanding)
	Wind Energy System

6.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be one-hundred-fifty (150) **dwelling units**/hectare,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. shall be provided according to the provisions of *Part 5* of this Bylaw,
- g. **building** design shall be required in accordance with the provisions of *Subsection 13.9* of this Bylaw,
- h. **accessory buildings or structures** shall be developed in accordance with the provisions of *Subsection 13.1* of this Bylaw,
- i. existing **developments** destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw.

- j. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Multi-unit dwellings with a party wall, interior or corner lots	7.6	4.5 (exterior wall side) 0 (common wall side)	7.6	34.0	60	16.0
All other principal uses, interior or corner lots	7.6	4.5	7.6	34.0	60	16.0

6.3.4 Additional Development Regulations

- a. **Multi-unit and apartment dwellings**, and **mixed use buildings**, shall be developed in accordance with the provisions of the MDR **District** (*Subsection 6.2*).
- b. Commercial **uses** shall only be considered where they are located on the ground floor of a **mixed use building** and shall be in accordance with *Subsection 13.31*.



6.4 Residential Manufactured Home (RMH) District

6.4.1 Purpose

This **district** provides areas for the **development** of comprehensively designed **manufactured home communities**.

6.4.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Single-detached
Accessory Use	Dwelling, Supportive Housing
Dwelling, Mobile Manufactured Home	Dwelling, Show Home
Home Based Business, Minor	Home Based Business, Major
	Short Term Rental
	Solar Collector (Freestanding)
	Wind Energy System

6.4.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be one (1) **dwelling unit** per identified or titled **lot** except where **developments** are part of a **manufactured home community**, in such cases the maximum **density** shall be twenty (20) **dwelling units/hectare**,
- b. the minimum **site** area for a **manufactured home community** shall be 2.0 hectares,
- c. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- d. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- e. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- f. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- g. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- h. all **buildings** shall have a minimum **separation distance** of 2.4 m (8 ft),
- i. in cases where **lot lines** are non-existent, maximum **lot coverage** shall be at the discretion of the **Development Authority**,
- j. the undercarriage of each **mobile manufactured home dwelling** shall be completely **screened** from view by the foundation, skirting or other means acceptable to the **Development Authority** to complement the **mobile manufactured home dwelling**, and

- k. **single-detached dwellings** shall:
- i. be considered only on titled lots,
 - ii. not exceed one (1) **storey in height**,
 - iii. be constructed according to the LDR **District** (*Subsection 6.1*), **setback**, and **density** requirements, and shall,
 - iv. not develop **additional dwelling units (ADU)**,
 - v. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
 - vi. minimum **setbacks, lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
All approved principal uses, interior lots	4.0	1.2	2.0	32	60	5.0
All approved principal uses, corner lots	4.0	3.0 (Street Side) 1.2 (Interior Side)	2.0	32	60	5.0



7. Commercial Land Use Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate commercial **development** in the **City**. These **districts** provide specific provisions for **development** at varying levels of intensity.

Section Contents:

7.1	General Commercial (GC) District	45
7.2	Neighbourhood Commercial (NC) District	47
7.3	Corridor Commercial (CC) District	49
7.4	Downtown Commercial (DTN) District	51
7.5	Recreation & Entertainment (RE) District	54

7.1 General Commercial (GC) District

7.1.1 Purpose

This **district** provides opportunities for a variety of commercial **development** on primary commercial areas of the **City** not **abutting highways**.

7.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive and Equipment Repair Shop
Accessory Use	Communication Facility
Automotive Service Station	Community Support Centre, Major
Broadcasting and Television Studio	Community Support Centre, Minor
Cannabis Establishment	Community Support Centre, Warming Shelter
Child Care Facility	Parking Lot or Structure
Contractor Services	Pawn Shop
Distillery, Brewery, and Winery	Solar Collector (Freestanding)
Drinking or Eating Establishment	Utility Service, Minor
Drinking Establishment, Nightclub	
Drive Through Service	
Fitness Studio	
Funeral Services	
Greenhouses and Plant Nurseries	
Health Services	
Hotel	
Manufacturing Establishment	
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Recreation Services	
Religious Assembly	
Retail Store	
Shopping Centre	
Veterinary Service, Minor	

7.1.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,



- b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- g. **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,
- h. **contractor services** and **automotive and equipment repair shops** shall not include an **outdoor storage** component within this **district**,
- i. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- j. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Hotels, mixed use buildings	9.0	3.0	3.0	60	20.0
All other principal uses	9.0	3.0	3.0	60	16.0
Sites abutting LDR or MDR Districts	9.0	4.5 (abutting side) 3.0 (non-abutting side)	7.6	60	16.0

7.2 Neighbourhood Commercial (NC) District

7.2.1

Purpose

This **district** provides opportunities for a limited variety of commercial **development** that is compatible with residential neighbourhoods and is intended to primarily service the residents of the nearby neighbourhoods. **Development** within this **district** should be designed to promote pedestrian connectivity and integrate with the adjacent residential neighbourhoods.

7.2.2

Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive Service Station
Accessory Use	Distillery, Brewery, and Winery
Child Care Facility	Hall
Drinking or Eating Establishment	Live/Work Unit
Drive Through Service	Religious Assembly
Education Services	Short Term Rental
Fitness Studio	Solar Collector (Freestanding)
Greenhouses and Plant Nurseries	Wind Energy System
Health Services	
Home Based Business, Minor	
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Public Library or Cultural Exhibit	
Protective and Emergency Services	
Recreation Services	
Retail Store	
Shopping Centre	

7.2.3

Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,



- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. the maximum **density** shall be fifty (50) **dwelling units**/hectare,
- g. the residential component of a **mixed use building** shall have **access at grade**, which is separate from the **access** for the commercial premises,
- h. **apartment** and **multi-unit dwellings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,
- i. **distillery, brewery, and winery** shall only be considered where the **development** is in conjunction with a **drinking or eating establishment**,
- j. visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking **front yard** boundaries, which are **abutting** a Residential **District**,
- k. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- l. minimum **setbacks**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Sites abutting LDR or MDR Districts	6.0	3.0 (street and interior)	6.0	60	16.0
Mixed use buildings	9.0	3.0 (street and interior)	6.0	60	20.0
All other principal uses	6.0	3.0 (street and interior)	3.0	60	16.0

7.3 Corridor Commercial (CC) District

7.3.1 Purpose

This **district** provides opportunities for commercial **development** on **sites abutting highways**.

7.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Agricultural Oriented Sales and Service
Accessory Use	Child Care Facility
Automotive and Equipment Repair Shop	Communication Facility
Automotive Equipment Sales and Rentals	Community Support Centre, Minor
Automotive Service Station	Community Support Centre, Major
Broadcasting and Television Studio	Community Support Centre, Warming Shelter
Cannabis Establishment	Contractor Services
Distillery, Brewery, and Winery	Distribution Centre
Drinking or Eating Establishment	Dwelling, Single-detached
Drinking Establishment, Nightclub	Dwelling, Two-unit
Drive Through Service	Dwelling, Apartment
Education Services	Dwelling, Show Home
Entertainment Centre	Funeral Services
Fitness Studio	Home Based Business, Major
Greenhouses and Plant Nurseries	Live/Work Unit
Hall	Pawn Shop
Health Services	Religious Assembly
Home Based Business, Minor	Solar Collector (Freestanding)
Hotel	Utility Service, Minor
Manufacturing Establishment	Wind Energy System
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Recreation Services	
Retail Store	
Shopping Centre	
Veterinary Service, Minor	

7.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:



- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. **apartment dwellings** and **mixed use buildings** shall have a maximum **density** of one-hundred (100) **dwelling units**/hectare,
- g. residential **uses** shall only be considered where they are:
 - i. located within a **mixed use building**, or
 - ii. replacing an existing legally **permitted development** destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.
- h. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- i. minimum **setbacks**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Apartment dwellings and mixed use buildings	9.0	1.2	5.0	60	20.0
All other principal uses	9.0	3.0	5.0	60	16.0
Sites abutting a LDR, MDR, or RMH District	9.0	7.5 (abutting side) 3.0 (non-abutting side)	7.5 (abutting rear) 5.0 (non-abutting rear)	60	16.0

7.3.4 **Additional Development Regulations**

- a. **Landscaping** visible from a **highway** shall be used to minimize the perceived mass of the **buildings** and to create visual interest.
- b. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,
- c. Visual **screening** shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking **front yards** which are **abutting** a Residential **District**.

7.4 Downtown Commercial (DTN) District

7.4.1 Purpose

This **district** provides opportunities for a variety of **development** in conjunction with the **City's** Downtown Area Redevelopment Plan (DARP). **Development** within this **district** should be designed to promote pedestrian connectivity and should include interesting building **facades** and active **frontages**.

7.4.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive and Equipment Repair Shop
Accessory Use	Automotive Service Station
Broadcasting and Television Studio	Communication Facility
Cannabis Establishment	Community Support Centre, Minor
Child Care Facility	Community Support Centre, Warming Shelter
Distillery, Brewery, and Winery	Drive Through Service
Drinking or Eating Establishment	Dwelling, Multi-unit
Drinking Establishment, Nightclub	Dwelling, Show Home
Dwelling, Apartment	Dwelling, Single-detached
Education Services	Dwelling, Supportive Housing
Entertainment Centre	Dwelling, Two-unit
Fitness Studio	Home Based Business, Major
Funeral Services	Parking Lot or Structure
Hall	Pawn Shop
Health Services	Religious Assembly
Home Based Business, Minor	Shopping Centre
Hotel	Solar Collector (Freestanding)
Manufacturing Establishment	Wind Energy System
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Public Park	
Recreation Services	
Retail Store	
Short Term Rental	



7.4.3

Development Regulations

In addition to the provisions contained in this Bylaw, and in the Downtown Area Redevelopment Plan (DARP) Overlay the following regulations shall apply in this **district**:

- a. the maximum **density** shall be four-hundred (400) **dwelling units**/hectare,
- b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- g. the maximum **front yard** on corner and street facing **lots** shall be 2.0 m (6.5 ft),
- h. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,
- i. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- j. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Principal uses abutting Residential Districts	0	1.5 (abutting side) 0 (non-abutting side)	0	100	20.0
All other principal uses	0	0 (street and interior)	0	100	20.0

7.4.4

Additional Development Regulations

- a. Residential and residential-related **uses** shall be in **mixed use buildings** and shall provide parking in accordance with *Part 6*.
- b. Notwithstanding the regulations of this Bylaw, **single-detached dwellings** and **two-unit dwellings** shall be developed in accordance with the provisions of the LDR **District** and shall only be considered when replacing an original **structure** destroyed by fire, flood or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.

- c. Outdoor uncovered or **covered decks** located wholly on private property are permitted provided a minimum 1.5 m (5.0 ft) unobstructed pedestrian pathway is maintained.
- d. Outdoor uncovered or **covered decks** located on public property are regulated according to the **City's Licence of Occupation Policy** as amended.
- e. **Development** shall encourage design elements that create a barrier free, pedestrian oriented built form.
- f. Storefronts and upper **storeys** of **buildings** shall be illuminated at night for pedestrian safety and to provide visual interest and shall not negatively affect adjacent properties. Lighting shall be provided in accordance with *Subsection 13.28*.
- g. notwithstanding *7.4.3 (g)*, the residential component of a **mixed-use building** in this **district** may be allowed on the same storey as a commercial **use** provided that the character of the building remains commercial, the residential component is completely separate from the commercial component, and the commercial component of the building faces the street.



7.5 Recreation & Entertainment (RE) District

7.5.1 Purpose

This **district** provides opportunities for a variety of **development** intended to accommodate vibrant entertainment and recreation related activities. **Development** within this **district** should be designed to promote pedestrian connectivity, public interaction, and public safety.

7.5.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive Service Station
Accessory Use	Campground
Cannabis Establishment	Child Care Facility
Distillery, Brewery, and Winery	Drive Through Service
Drinking or Eating Establishment	Exhibition and Convention Facilities
Drinking Establishment, Nightclub	Health Services
Entertainment Centre	Office
Fitness Studio	Parking Lot or Structure
Hotel	Solar Collector (Freestanding)
Mixed Use Building	Wind Energy System
Personal Service Shop	
Protective and Emergency Services	
Public Park	
Recreation Services	
Retail Store	

7.5.3 Development Regulations

In addition to the provisions contained in this Bylaw the following regulations shall apply in this **district**:

- the maximum **density** shall be fifty (50) **dwelling units**/hectare,
- building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- distillery, brewery, and winery** shall only be considered where the

development is in conjunction with an **drinking or eating establishment**, or a **drinking establishment, nightclub**,

- h. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage, height**, and required **setbacks** shall be in accordance with this **district**,
- i. visual **screening** shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking front **yards**, which are **abutting** a Residential **District**,
- j. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- k. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Apartment dwellings, hotels, and mixed use buildings	7.6	3.0 (street and interior sides)	7.6	60	16.0
All other principal uses	7.6	3.0 (street and interior sides)	7.6	60	16.0



8. Industrial Land Use Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate industrial **development** within the **City**. The specific provisions of these **districts** ensure a varied approach of industrial **development** to promote industrial activity that is environmentally safe, mitigates public **nuisance**, and ensures public safety.

Section Contents:

8.1	Business Industrial (BI) District	57
8.2	Medium Industrial (MI) District	59
8.3	Heavy Industrial (HI) District	61

8.1 Business Industrial (BI) District

8.1.1 Purpose

This **district** provides for commercial and light industrial businesses that operate in such a manner that no **nuisance** is created or apparent outside an enclosed **building**. Outdoor activities shall not conflict with the purpose of this **district** or dominate the **use** of the **site**. This **district** is intended for **sites** located on, or in proximity to, **arterial** or **collector roads** within an industrial area.

8.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Adult Service
Accessory Use	Agricultural Oriented Sales and Service
Automotive and Equipment Repair Shop	Auctioneering Establishment
Automotive and Equipment Sales or Rentals	Bulk Fuel Storage and Distribution
Automotive Service Station	Cannabis Production and Distribution Facility
Broadcasting and Television Studio	Child Care Facility
Cannabis Establishment	Commercial School
Community Support Centre, Minor	Communication Facility
Contractor Services	Community Support Centre, Major
Distillery, Brewery, and Winery	Community Support Centre, Warming Shelter
Distribution Centre	Crematorium
Drinking or Eating Establishment	Dwelling, Single-detached
Drinking Establishment, Nightclub	Dwelling, Two-unit
Drive Through Service	Exhibition and Convention Facilities
Education Services	Fleet Services
Fitness Studio	Health Services
Funeral Services	Industrial Uses, General
Greenhouse and Plant Nurseries	Kennel
Hall	Personal Service Shop
Manufacturing Establishment	Recycling Depot, Major
Mixed Use Building	Religious Assembly
Office	Retail Store
Pawn Shop	Solar Collector (Freestanding)
Pet Care Facility	Utility Service, Major
Protective and Emergency Services	Veterinary Service, Major
Public Library or Cultural Exhibit	Wind Energy System
Recreation Services	
Recycling Depot, Minor	
Utility Service, Minor	
Veterinary Service, Minor	



8.1.3

Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,
- b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- g. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- h. minimum **setbacks**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	9.0	3.0	3.0	60	16.0

8.1.4

Additional Development Regulations

- a. Visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and soft **landscaping** along all property lines, except for common flanking **front yard** boundaries, that are **abutting** a Residential **district**.
- b. **Single-detached dwellings** and **two-unit dwellings** shall be developed in accordance with the regulations of the LDR **District** and shall only be considered when replacing an existing legally **permitted development** destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.

8.2 Medium Industrial (MI) District

8.2.1 Purpose

This **district** provides opportunities for industrial **development** that operate with a limited amount of **nuisance**, such as noise, odour, emissions or otherwise, on the surrounding areas.

8.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Adult Service
Accessory Use	Communication Facility
Agricultural Oriented Sales and Services	Community Support Centre, Major
Auctioneering Establishment	Community Support Centre, Minor
Automotive and Equipment Repair Shop	Community Support Centre, Warming Shelter
Automotive and Equipment Sales or Rentals	Drinking or Eating Establishment
Automotive Service Station	Drinking Establishment, Nightclub
Bulk Fuel Storage and Distribution	Drive Through Service
Cannabis Production and Distribution	Fitness Studio
Commercial School	Grain Elevator
Contractor Services	Personal Service Shop
Distillery, Brewery, and Winery	Recreation Services
Distribution Centre	Solar Collector (Freestanding)
Fleet Services	Wind Energy System
Greenhouse and Plant Nurseries	
Industrial Uses, General	
Kennel	
Office	
Outdoor Storage	
Protective and Emergency Services	
Recycling Depot, Major	
Recycling Depot, Minor	
Utility Service, Major	
Utility Service, Minor	
Veterinary Service, Major	

8.2.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,



- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- g. minimum **setbacks, lot width**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Width (m)	Lot Coverage (%)	Height (m)
Uses abutting a Residential District	10.6	7.5 (abutting side) 4.5 (non-abutting side)	7.5 (abutting rear lot line) 3.0 (non-abutting rear line)	30.0	60	20.0
All other principal uses	10.6	4.5	3.0	30.0	60	20.0

8.2.4

Additional Development Requirements

- a. A **personal service shop** shall only be considered where it is intended as an **accessory use** to and is complementary of an existing approved industrial **use**.
- b. Visual **screening** a minimum of 2.0 m (6.5 ft) high provided by a solid fence or a combination of fence and soft **landscaping**, may be required along all property lines.

8.3 Heavy Industrial (HI) District

8.3.1 Purpose

This **district** provides for industrial **uses** that, due to their appearance, probability for noise, odour, emissions, or fire and explosion hazards, are incompatible with Residential and Commercial **Districts**.

8.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Agricultural Support Services
Accessory Use	Auctioneering Establishment
Automotive and Equipment Repair Shops	Drive Through Service
Automotive and Equipment Sales or Rentals	Resource Extraction
Automotive Service Station	Solar Collector (Freestanding)
Bulk Fuel Storage and Distribution	Wind Energy System
Cannabis Production and Distribution Facility	
Communication Facility	
Contractor Services	
Distribution Centre	
Fleet Services	
Grain Elevator	
Industrial Uses, General	
Outdoor Storage	
Protective and Emergency Services	
Recycling Depot, Major	
Utility Service, Major	

8.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,



- g. minimum **setbacks, lot width**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Width (m)	Lot Coverage (%)	Height (m)
Principal uses abutting a highway or Residential District	10.6 (non-fronting site) 30.0 (abutting frontage)	4.5 (non-abutting side) 30.0 (abutting side)	7.5 (abutting rear lot line) 3.0 (non-abutting rear line)	30.0	60	30.0
All other principal uses	10.6	4.5	3.0	30.0	60	40.0

8.3.4

Additional Development Regulations

- a. Visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and soft **landscaping** along all property lines, except for common flanking **front yard** boundaries in any **district** other than the MI **District**.
- b. **Grain elevators** are exempt from the **height** requirements of this **district**.



9. Public Service Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate service oriented **development**. These **districts** include areas on the perimeter of the **City**, and areas providing institutional and recreational **uses**.

Section Contents:

9.1	Community Services (CS) District	64
9.2	Parks & Utility (PU) District	66
9.3	Urban Transition (UT) District	67
9.4	Municipal Airport (MA) District	69



9.1 Community Services (CS) District

9.1.1 Purpose

This **district** provides opportunities for **development** intended to serve the community. Such **developments** may be of a public or private nature.

9.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Cemetery
Accessory Use	Communication Facility
Community Support Centre, Minor	Community Support Centre, Major
Child Care Facility	Community Support Centre, Warming Shelter
Education Services	Crematorium
Funeral Services	Dwelling, Supportive Housing
Hall	Entertainment Centre
Health Services	Exhibition and Convention Facilities
Office	Fitness Studio
Protective and Emergency Services	Parking Lot or Structure
Public Library or Cultural Exhibit	Recreation Services
Public Park	Solar Collector (Freestanding)
Religious Assembly	Utility Service, Minor
	Wind Energy System

9.1.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. any **dwelling** type defined within this Bylaw may be considered as **supportive housing** within this **district**. All applications for **supportive housing** shall be reviewed on a case-by-case basis by the **Development Authority**,
- b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- g. where any **building** is adjacent to a **site** that allows a residential **use**, the

following regulations shall apply along the said property line:

- i. no outdoor garbage collection, or **outdoor storage** areas shall be developed within **side yard**,
- ii. a solid screen fence, 2.0 m (6.5 ft) in **height**, shall be installed, except along common flanking **front yard** boundaries,
- h. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- i. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	6.0	3.0	7.6	60	16.0



9.2 Parks & Utility (PU) District

9.2.1 Purpose

This **district** provides opportunities for active and passive recreational **uses** indoors or outdoors.

9.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Communication Facility
Accessory Use	Community Support Centre, Warming Shelter
Campground	Office
Public Library or Cultural Exhibit	Parking Lot or Structure
Public Park	Recreation Services
Utility Service, Minor	Solar Collector (Freestanding)
	Utility Service, Major
	Wind Energy System

9.2.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,
- c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- g. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	7.6	3.0	7.6	60	16.0

9.3 Urban Transition (UT) District

9.3.1 Purpose

This **district** provides a limited range of agricultural and rural land **use** activities in a relatively undeveloped state to facilitate the orderly, efficient, and logical extension of urban servicing and **development** in the future.

9.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Agricultural Support Services
Accessory Use	Auctioneering Establishment
Automotive and Equipment Repair Shops	Campground
Dwelling, Additional Unit	Communication Facility
Dwelling, Secondary Suite	Community Support Centre, Warming Shelter
Dwelling, Single-detached	Home Based Business, Major
Farming	Outdoor Storage
Fleet Services	Recreation Services
Greenhouse and Plant Nurseries	Resource Extraction
Home Based Business, Minor	Solar Collector (Freestanding)
Kennel	Utility Service, Major
Public Park	Wind Energy System
Utility Services Minor	

9.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

- a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,
- b. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- c. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- d. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- e. the minimum **site** area and **yards** shall be provided in consideration of the **abutting development** and **district** regulations, to the satisfaction of the **Development Authority**,
- f. the maximum **height** shall be 12.0 m, (39.0 ft),
- g. the following criteria shall be considered when evaluating **development** applications for new **single-detached, additional unit, and secondary suite dwellings**:



- i. the **use** is supported by the **City's** individual or joint Statutory Plans,
 - ii. the application is intended to replace a demolished **single-detached dwelling** that was previously legally approved,
 - iii. the location is within a predominately agricultural or rural area,
 - iv. the location is adjacent to compatible **uses**, and
 - v. the potential for land **use** conflict is low.
- h. **landscaping** requirements for **development** shall be at the discretion of the **Development Authority**, but shall consider the provisions included in *Part 5* of this Bylaw,
- i. **development** of the **site** shall accommodate planned utility corridors, oil and gas pipelines, stormwater management facilities, and **roads**,
- j. **warming shelters** shall comply with all appropriate provisions included in *Subsection 13.16* and shall only be considered:
- i. during the months of November, January, February and March, and
 - ii. where the **development** is **temporary** and the **applicant** has obtained landowner authorization in accordance with *Subsection 13.34*.
- k. the **Development Authority** shall not approve any **use** that would be prejudicial to the future economical servicing and **development** of such lands for future urban **use** on a planned basis.

9.3.4

Subdivision Regulations

- a. A single parcel subdivision may be allowed when subdivided from a parent parcel with an area of 64.7 hectares more or less.
- b. A single parcel subdivision shall have a maximum area of two (2) ha.
- c. A multi-**lot** residential subdivision (greater than one **lot**) shall be prohibited unless otherwise indicated within an Area Structure Plan (ASP). If subdivision is accommodated by an ASP, a quarter section of 67.4 ha in the Urban Transition (UT) **District** shall contain a maximum parcel **density** of four (4), comprising:
 - i. two (2) parcels of 32.4 ha or alternative areas necessary due to land fragmentation, and,
 - ii. two (2) parcels for residential **uses**, one (1) from each of the two (2) 32.4 ha parcels, to a maximum area of two (2) ha each.

9.4 Municipal Airport (MA) District

9.4.1 Purpose

This **district** accommodates the physical infrastructure used in support of aircraft operations. The primary intent is to accommodate for **development** that is deemed to be compatible with the existing **airport** and associated activities.

9.4.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Accessory Use
Aircraft Sales, Rentals and Storage	Automotive Service Station
Airport	Bulk Fuel Storage and Distribution
Airport Facilities	Distribution Centre
Protective and Emergency Services	Office
	Parking Structure or Lot
	Solar Collector (Freestanding)
	Utility Service, Minor

9.4.3 Development Regulations

In addition to the provisions contained in this Bylaw and the Airport Protection Overlay, the following regulations shall apply in this **district**:

- a. minimum **site** area and **yard setbacks** are at the discretion of the **Development Authority**,
- b. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- c. parking shall be provided according to the provisions of *Part 6* of this Bylaw,
- d. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,
- e. **uses** and **developments** on **airport** property must comply with the *Lloydminster Airport Master Plan*, as amended, and the requirements of all other authorities, either Federal or Provincial, having jurisdiction,
- f. all **yards abutting** 72 Street shall be landscaped and maintained to the satisfaction of the **Development Authority** in consultation with the Airport Manager. **Landscaping** is to provide a high quality, visual appearance and enhance the aesthetics of the **airport**. Fruit bearing trees shall be prohibited. **Sight triangles** shall not be compromised. The provision of parking, loading, storage, or trash collection is not permissible within the 2.0 m (6.5 ft) **yard abutting** 72 Street. The provisions regarding **landscaping** in *Part 5* of this Bylaw shall be considered,
- g. the maximum **height** shall be in accordance with the **Height Limitation Contour Map (Figure 1, Map 1)**,



- h. **development** shall comply with all applicable Federal and Provincial legislation and regulations, including Transport Canada and NAV CANADA regulations and requirements,
- i. excepting the parking of an aircraft or any **outdoor storage** related to the operation of the municipal **airport** (including both accessory items and equipment related to aviation), **outdoor storage** of goods, materials, or equipment is not **permitted** within the Municipal Airport (MA) **District**,
- j. the design, character, and appearance of **buildings** shall be to the satisfaction of the **Development Authority** and shall be encouraged to present an attractive and high-quality design, which creates visual interest when viewed from the entrance of the **airport** lands, or the **airport** terminal. The provisions regarding **building** design and character in *Subsection 13.9* of this Bylaw shall be considered,
- k. no **developments** shall conflict with the safe operations of the **airport** at the discretion of the **Development Authority**,
- l. any **development**, which would cause excessive or unsafe discharge of toxic or noxious particulate matter into the atmosphere, radiation or interference by the use of electric or electronic equipment, fire or explosive hazards, excessively bright or unsafe lighting or use of electronic display surfaces and accumulation of any material or waste edible by, or attractive to birds and other wildlife, shall not be approved
- m. the **Development Authority** will not accept or process any **Development Permit** application occurring within this **district** unless the application is authorized by the **Airport** Manager or their designate,
- n. a minimum of 50% of the **gross floor area** of a hangar facility shall be dedicated to aviation related uses.



10. Direct Control Districts

Purpose:

For the purpose of this Bylaw the following Section details the **districts** designated as Direct Control. **Development** within these **districts** have varying purposes, but due to their specific needs or impact all **development** decisions, excepting decisions regarding **signs** and **landscaping** (such decisions may be approved by the **Development Authority**), are made publicly through meetings of **City Council**. More information regarding the creation, application, and implementation of Direct Control **Districts** is located in *Subsection 2.11* of this Bylaw.

Section Contents:

10.1	Direct Control Casino (DC1) District	72
10.2	Direct Control Couplet (DC2) District	74



10.1 Direct Control Casino (DC1) District

10.1.1 Purpose

The purpose of this **district** accommodates the **development** of a regional destination and mixed **use site** that will consist of an **entertainment centre, casino, hotel, and retail development**. This **site** will be characterized by its urban design, **landscaping** features, and its pedestrian-friendly circulation within the **site**.

10.1.2 Permitted Uses

Permitted	Discretionary
Accessory Building or Structure	Casino
Accessory Use	Entertainment Centre
Automotive Service Station	Solar Collector (Freestanding)
Drinking or Eating Establishment	Wind Energy System
Drive Through Service	
Fitness Studio	
Health Services	
Hotel	
Office	
Personal Service Shop	
Public Library or Cultural Exhibit	
Recreation Services	
Retail Store	

10.1.3 Development Regulations

All **development** shall conform to the following regulations:

- a. all **development** decisions, excepting those regarding **signs** and **landscaping**, shall be approved by **Council** in accordance with *Subsection 2.11* of this Bylaw.
 - i. **development** decisions regarding **signs** and **landscaping** may be approved by the **Development Authority**.
- b. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- c. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw and shall:
 - i. be constructed using similar architectural themes,
 - ii. include design elements that create a pedestrian oriented built form, such as but not limited to window openings/alignment, multiple entrances, arcades, columns, quality materials, double **height** entrances, plazas, color and other architectural features, **setbacks** and **stepbacks** in the **building** mass, **building** articulation and the architectural treatment of the façades,

- iii. be oriented to face the **road** with entrances that are clearly visible,
- d. **landscaping** shall be provided in according to the provisions of *Part 5* of this Bylaw,
- e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw.
- f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,
- g. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	9.1	7.6	7.6	50	20.0

10.1.4 Parking Provisions

- a. Parking space and **loading** area dimensions and locations shall be provided according to the provisions in *Part 6* of this bylaw.
- b. Notwithstanding any other requirement of this Bylaw, the minimum parking requirements are as follows:

Use	Parking Requirement
Casino	1 space per 2.4 m ² (8.0 ft ²) of public casino area
Entertainment Centre	Greater of: 1 space per 6.25 m ² (20.5 ft ²) or 1 space per 5 seats
Hotel	1 stall per guest room
Drinking or Eating Establishment	Greater of: 1 spaces per 5.0 m ² (16.4 ft ²) of seating area or 1 stall per 4 seats
All other Commercial Uses	3.4 spaces per 100 m ² of gross floor area plus one space per gas pump
Additional Requirements	
Hotel, Entertainment Centre and Casino	1 spaces per 3 employees
Bus Parking	5 spaces
Barrier Free Parking	3 parking spaces plus 1 additional space for every additional increment of 100 or part thereof over first 100 stalls



10.2 Direct Control Couplet (DC2) District

10.2.1 Purpose

This **district** allows for the redevelopment of a **site** for multi-purpose commercial **uses**.

10.2.2 Permitted Uses

Permitted	Discretionary
Accessory Building or Structure	Solar Collector (Freestanding)
Accessory Use	Wind Energy System
Child Care Facility	
Drinking or Eating Establishment	
Drive Through Service	
Fitness Studio	
Health Services	
Office	
Personal Service Shop	
Recreation Services	
Retail Store	

10.2.3 Development Regulations

All **development** shall conform to the following regulations:

- a. all **development** decisions, excepting those regarding **signs** and **landscaping**, shall be approved by **Council** in accordance with *Subsection 2.11* of this Bylaw.
 - i. **development** decisions regarding **signs** and **landscaping** may be approved by the **Development Authority**.
- b. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,
- c. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw.
- d. **development** in this **district** shall be evaluated with respect to compliance with the Corridor Commercial (CC) **District** and all provisions of this Bylaw where not specially overridden by this **district** with the exception of the following:
 - i. **height** limitations, **setback** requirements, **landscaping** requirements, parking & **loading space** provisions, **sign** provisions, **lot coverage**, and, minimum **lot size**,
 - ii. **sign** applications shall be submitted in accordance with *Part 7* of this Bylaw and provided to the satisfaction of the **Development Authority**.



11. Overlays

Purpose:

For the purposes of this Bylaw the following Section details the specific provisions provided by the **City's** Overlays. Overlays are intended to provide special provisions on specific areas within the **City** that require additional attention in **development**. Provisions included in this Section are in addition to and, in the case of any discrepancy, take precedence over, the provisions and regulations of the underlying Land **Use District**. Information regarding the creation and enactment of Overlays can be found in *Subsection 2.10* of this Bylaw.

Section Contents:

11.1	Airport Protection Overlay	76
11.2	Downtown Area Redevelopment Plan (DARP) Overlay	78



11.1 Airport Protection Overlay

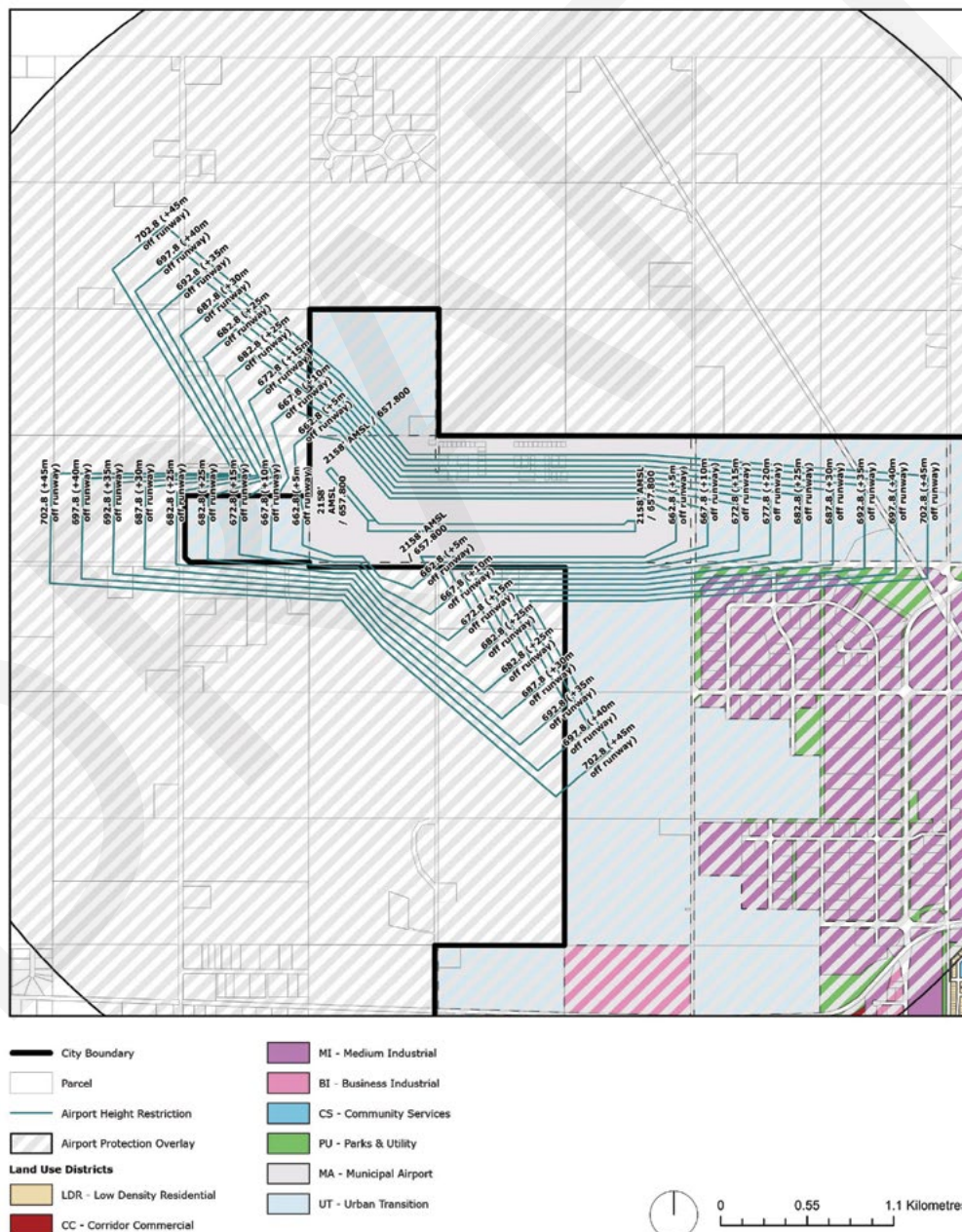
11.1.1 Purpose

This Overlay provides for the safe and efficient operation of the Lloydminster Municipal **Airport** through the regulation of **uses** and **building heights** in addition to the requirements of the underlying **districts** in the vicinity.

11.1.2 Application

This Overlay applies to all lands included in the Airport Protection Overlay area as shown on the **Land Use District and Overlay Map (Figure 3, Map 3)** and detailed in the **Airport Height Limitation Contour Map (Figure 1, Map 1)**.

Figure 1: Airport Height Limitation Contour Map



11.1.3

Development Regulations

- a. The maximum **height** of a **development** situated within an Airport Protection Overlay area, including all appurtenances and **temporary** construction equipment, shall not penetrate the surfaces identified in the **Height Limitation Contour Map (Figure 1, Map 1)** unless authorized and approved by the **Airport** Manager or delegate or federal or provincial agencies, which may include Transport Canada or NAV CANADA.
 - i. Where the baseline measurement of the protection surfaces and the elevation of the final **grade** of a proposed **development site** differ, the maximum **height** allowable shall be the distance from the elevation of the final **grade** of the **site** to the elevation of the **Height Limitation Contour Map (Figure 1, Map 1)**.
- b. All applications made within the Airport Protection Overlay will be referred to the **Airport** Manager or designate, who may refer said application to additional federal or provincial agencies, this may include Transport Canada or NAV CANADA.
- c. Applications to develop any **building, sign**, overhead line, mast, tower, or similar **development** will be analyzed on an individual basis and may be refused, notwithstanding that a **use** is listed as **permitted**, if it is deemed that such **use** will interfere with the operation of electronic equipment or the flight path.
- d. Applications which include vehicular parking facilities, heavy electrical equipment, electric welding, or high-tension power lines will be reviewed on an individual basis and may be refused, notwithstanding that a **use** is listed as **permitted**, if it is deemed that such **use** will result in electronic interference.

11.1.4

Submission Requirements

- a. In addition to the general submission requirements of this Bylaw, where required by the **Development Authority**, an application for a **Development Permit** for new construction in the Airport Protection Overlay must provide the following information:
 - i. the **grade** elevation of the highest point of the proposed **building site**, to be referenced to geodetic elevations. Geodetic elevation is the elevation of a point and its vertical distance, determined by employing the principles of geodesy above or below an assumed level surface or datum,
 - ii. the proposed **building height**, in metric measurement, including clearance lights, mechanical penthouses, antennas, **building** cranes during construction, receiving or transmitting **structures**, masts, flagpoles, clearance markers or any other erection beyond the **height** of the **principal building**, and
 - iii. a narrative explaining any effects that the proposed **development** may have on the matters described in [11.1.3 \(c-d\)](#).



11.2 Downtown Area Redevelopment Plan (DARP) Overlay

11.2.1 Purpose

This Overlay identifies the areas addressed within the **Downtown Area Redevelopment Plan (DARP) Overlay Map (Figure 2, Map 2)** and implement the DARP’s policies to encourage revitalization alongside economic and residential growth.

11.2.2 Application

This Overlay applies to all lands included in the DARP Overlay area as shown in the **Land Use District and Overlay Map (Figure 3, Map 3)** and detailed in the **DARP Overlay Map (Figure 2, Map 2)**.

Figure 2: Downtown Area Redevelopment Plan (DARP) Overlay Map



11.2.3 General DARP Overlay Development Regulations

- a. The DARP Overlay regulations shall be applied as a condition of a **Development Permit**.

- b. The **Development Authority** shall act as the approving authority in accordance with the **Land Use Bylaw**. Where standards or other requirements listed as part of this overlay may conflict with the underlying **district**, the Overlay regulations shall apply.
- c. The provisions of the Overlay shall take effect upon all new **development** or re-**development** within the DARP Overlay area.
- d. All applications received will be considered in accordance with the DARP and the amendments thereof.
- e. Applications received for parcels within the DARP Overlay may be subject to the referral process identified in *Subsection 3.8*.
- f. Parking and Loading requirements for all areas within this Overlay are subject to *Part 6* of this Bylaw unless otherwise indicated.
- g. **Landscaping** requirements for all areas within this Overlay are subject to *Part 5* of this Bylaw unless otherwise indicated.
- h. Fencing and **screening** requirements for all areas within this Overlay are subject to *Subsection 13.24* of this Bylaw unless otherwise indicated.
- i. **Sign** requirements for all areas within this Overlay are subject to *Part 7* of this Bylaw unless otherwise indicated.
- j. **Building** design requirements for all areas within this Overlay are subject to *Subsection 13.9* of this Bylaw unless otherwise indicated.

11.2.4 **Core Mixed Use Area**

- a. **Permitted** and **discretionary uses**, and **Development** Regulations within this area of the DARP Overlay shall be in accordance with the Downtown Commercial (DTN) **District** and in accordance with the regulations contained in Subsection 4.3.1 of the DARP.

11.2.5 **Mixed Use Transition**

- a. The following shall apply to all areas within the Mixed Use Transition area as detailed in the **DARP Overlay Map (Figure 2, Map 2)**.
 - i. **Permitted, Discretionary, and Prohibited Uses:**
 - 1. In addition the provisions of a **site’s district** designation regarding **permitted** and **discretionary uses**, the following **uses** shall be considered as either **permitted, discretionary**, or prohibited within the Mixed Use Transition Area as identified in the **DARP Overlay Map (Figure 2, Map 2)**.

Permitted	Discretionary	Prohibited
Dwelling, Apartment	Child Care Facility	Automotive Service Station
Dwelling, Multi-unit	Drive Through Service	
	Dwelling, Single-detached	
	Dwelling, Two-unit	



ii. Development Regulations:

1. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site’s** underlying **district** unless otherwise indicated here. Regulations contained in Section 4.3.2 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable **district**.
2. **Single-detached** and **two-unit dwellings** shall be developed in accordance with the regulations of LDR **District** (*Subsection 6.1.3*) and shall only be considered when replacing an existing legally **permitted development** destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.
3. **Districts** designated as HDR within this area of the DARP Overlay shall have a maximum **density** of two-hundred (200) **dwelling units**/hectare. All other **districts** within this area of the DARP Overlay shall have a maximum **density** of one-hundred (100) **dwelling units**/hectare.

11.2.6

Neighbourhood Residential

- a. The following shall apply to all areas within the Neighbourhood Residential area as detailed in the **DARP Overlay Map** (**Figure 2, Map 2**).
- i. **Permitted, Discretionary, and Prohibited Uses:**
 1. In addition the provisions of a **site’s district** designation regarding **permitted** and **discretionary uses**, the following uses shall be considered as either **permitted, discretionary**, or prohibited within the Neighbourhood Residential Area as identified in the **DARP Overlay Map** (**Figure 2, Map 2**).

Permitted	Discretionary	Prohibited
Dwelling, Apartment, up to four (4) units	Dwelling Apartment, more than four (4) units	
Dwelling, Multi-unit, up to four (4) units	Dwelling, Multi-unit, more than four (4) units	
Mixed Use Building, up to four (4) units	Mixed Use Building, more than four (4) units	

ii. Development Regulations:

1. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site’s** underlying **district** unless otherwise indicated here. Regulations contained in Section 4.3.5 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable district.
2. The maximum **density** for **lots** within this area of the DARP Overlay shall be sixty (60) **dwelling units**/hectare.
3. **Single-detached, two-unit**, and **multi-unit dwellings** shall be developed in accordance with the regulations of the LDR **District** (*Subsection 6.1.3*).

4. **Apartment dwellings** and **mixed use buildings** shall be developed in accordance with the regulations of the MDR **District** (*Subsection 6.2.3*).
5. In LDR **Districts** located within this area of the DARP Overlay, commercial **uses** shall only be considered where they are located within a **mixed use building**, or are a **home based business**.

11.2.7

Creative Industrial:

- a. The following apply to all areas within the Creative Industrial area as detailed in the **DARP Overlay Map** (**Figure 2, Map 2**).

i. Permitted, Discretionary, and Prohibited Uses:

1. In addition the provisions of a **site’s district** designation regarding **permitted** and **discretionary uses**, the following **uses** shall be considered as either **permitted, discretionary**, or prohibited within the Creative Industrial Area as identified in the **DARP Overlay Map** (**Figure 2, Map 2**).

Permitted	Discretionary	Prohibited
Drinking or Eating Establishment	Automotive and Equipment Repair Shop	Adult Service
Entertainment Centre	Contractor Services, without Outdoor Storage	Agricultural Oriented Sales and Services
Health Services	Distribution Centre	Auctioneering Establishment
Live/Work Unit	Education Services	Automotive Service Station
Pet Care Facility		Bulk Fuel Storage and Distribution
Personal Service Shop		Cannabis Production and Distribution Facility
		Campground
		Contractor Services, with Outdoor Storage component
		Commercial School
		Fleet Services
		Industrial Uses, General
		Recycling Depot, Major or Minor
		Utility Service, Minor
		Veterinary Service, Minor
		Veterinary Service, Major

ii. Development Regulations:

1. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site’s** underlying **district**



unless otherwise indicated here. Regulations contained in Section 4.3.4 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable **district**.

11.2.8

Highway Commercial

a. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site’s** underlying **district** unless otherwise indicated here. Regulations contained in Section 4.3.4 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable **district**.

i. Permitted, Discretionary, and Prohibited Uses:

1. In addition the provisions of a **site’s district** designation regarding **permitted** and **discretionary uses**, the following uses shall be considered as either **permitted, discretionary**, or prohibited within the Highway Commercial Area as identified in the **DARP Overlay Map (Figure 2, Map 2)**.

Permitted	Discretionary	Prohibited
As per the underlying district	As per the underlying district	Automotive and Equipment Sales or Rentals
		Agricultural Oriented Sales
		Commercial School
		Distribution Centre
		Outdoor Storage
		Utility Service, Minor

ii. Development Regulations:

1. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site’s** underlying **district** unless otherwise indicated here. Regulations contained in Section 4.3.6 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable **district**.

11.2.9

Civic

a. The following apply to all areas within the Civic area as detailed in the **DARP Overlay Map (Figure 2, Map 2)**.

i. Permitted, Discretionary, and Prohibited Uses:

1. In addition the provisions of a **site’s district** designation regarding **permitted** and **discretionary uses**, the following **uses** shall be considered as either **permitted, discretionary**, or prohibited within the Civic Area as identified in the **DARP Overlay Map (Figure 2, Map 2)**.

Permitted	Discretionary	Prohibited
As per the underlying district	As per the underlying district	Cemetery
		Communication Facility
		Crematorium
		Dwelling, Supportive Housing
		Exhibition and Convention Facilities
		Utility Service, Major
		Utility Service, Minor

ii. Development Regulations:

1. Regulations for **development** within this area of the DARP Overlay shall be in accordance with those of a **site's** underlying **district** unless otherwise indicated here. Regulations contained in Section 4.3.3 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable **district**.



12. Land Use District and Overlay Map

Purpose

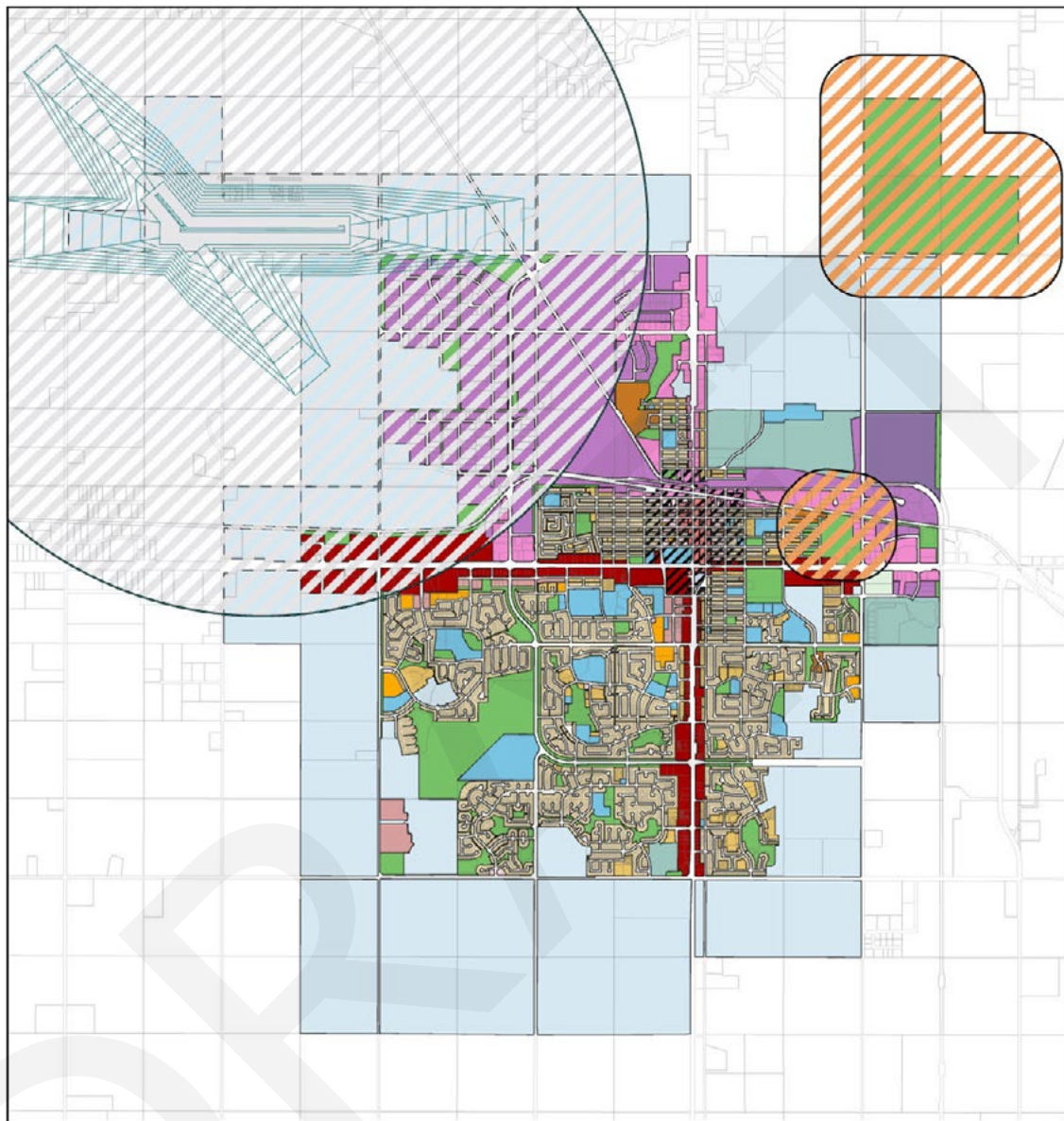
The **Land Use District and Overlay Map** (**Figure 3, Map 3**) allocates **districts** to all land within the **City** and specifies the **district** or Overlay provisions applying to particular lands.

12.1 Application

- 12.1.1 Where a **district** boundary is shown on **Figure 3** and **Map 3: Land Use District and Overlay Map**, **districts** are approximately following:
- a **road, lane**, railway, pipeline, power line, utility right-of-way, or easement at the centre line, unless otherwise clearly indicated on the **Land Use District and Overlay Map (Figure 3, Map 3)**;
 - the **City** boundary;
 - a property line, if applicable.
- 12.1.2 A **district** boundary should generally follow the features listed above.
- 12.1.3 In circumstances not covered above, the **district** boundary shall be determined by the **Development Authority**.
- 12.1.4 When any **road** or **lane** is closed, it has the same **districting** as the **abutting** land.
- 12.1.5 When different **districts** govern **abutting** lands, the centre of the **road** or **lane** is the **district** boundary unless the **district** boundary is shown clearly following the edge of the **road** or **lane**. If the **road** or **lane** is consolidated with an adjoining parcel, that parcel's **district** designation applies to affected portions of the closed **road** or **lane**.
- 12.1.6 Where the application of the above rules does not determine the exact location of the boundary of a **district, Council**, either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the **district** boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.



Figure 3: Land Use District and Overlay Map



- | | | |
|---|----------------------------------|-------------------------------------|
| Downtown Area Redevelopment Plan (DARP) Overlay | DTN - Downtown Commercial | NC - Neighbourhood Commercial |
| Landfill Buffer 450m (Operating/Non-Operating) | GC - General Commercial | PU - Parks & Utility |
| Airport Protection Overlay | HI - Heavy Industrial | RE - Recreation & Entertainment |
| BI - Business Industrial | HDR - High Density Residential | RMH - Residential Manufactured Home |
| CC - Corridor Commercial | LDR - Low Density Residential | UT - Urban Transition |
| CS - Community Services | MA - Municipal Airport | |
| DC1 - Direct Control Casino | MDR - Medium Density Residential | |
| DC2 - Direct Control Couplet | MI - Medium Industrial | |



0 0.5 1 2 Kilometers

An enlarged version of this map, as well as a detailed look at each area of the **City**, is included in *Part 9* of this Bylaw of this Bylaw as **Map 3**.



Part 4:

General Land Use Provisions

Purpose:

For the purpose of this Bylaw the following Section provides **use** specific provisions to facilitate the safe, orderly, and vibrant **development** within the **City**.

Section Contents:

13.	General Land Use Provisions	89
13.1	Accessory Buildings or Structures	89
13.2	Accessory Uses	90
13.3	Additional Dwelling Units (ADU)	91
13.4	Adult Services	91
13.5	Alcohol Sales	92
13.6	Alternative Energy	92
13.7	Amenity Areas	93
13.8	Bare Land Condominiums	93
13.9	Building Design & Character	94
13.10	Campgrounds	95
13.11	Cannabis Establishments	96
13.12	Cannabis Production & Distribution Facilities	96



13.13	Child Care Facilities	97
13.14	Communication Facilities	97
13.15	Community Gardens	97
13.16	Community Support Centres	98
13.17	Corner & Double Fronting Sites	99
13.18	Day Homes	100
13.19	Decks	100
13.20	Drive Through Services	100
13.21	Easements & Right-of-Ways	102
13.22	Education Services	102
13.23	Excavation, Stripping, Drainage, Grading, & Retaining Walls	102
13.24	Fencing & Screening	103
13.25	Garbage Enclosures	105
13.26	Home Based Businesses	105
13.27	Landfill Buffer Area	109
13.28	Lighting	109
13.29	Live/Work Units	110
13.30	Mixed Use Buildings	110
13.31	Objects Prohibited in Yards	111
13.32	Outdoor Display Areas	111
13.33	Outdoor Storage	111
13.34	Owner Authorization	112
13.35	Projections into Required Setbacks	112
13.36	Public Parks	113
13.37	Railways	113
13.38	Relocation & Demolition	114
13.39	Safe Environments	114
13.40	Shopping Centres	115
13.41	Short Term Rentals	115
13.42	Show Homes	116
13.43	Surveillance Suites	116
13.44	Temporary Commercial Services	116
13.45	Temporary Development	117
13.46	Underground Tanks	118

13. General Land Use Provisions

The **General Land Use Provisions** shall apply to all **developments** on all **sites**, and shall take precedence, except where the provisions of a **district** or Overlay specifically exclude or modify these provisions with respect to any **use**.

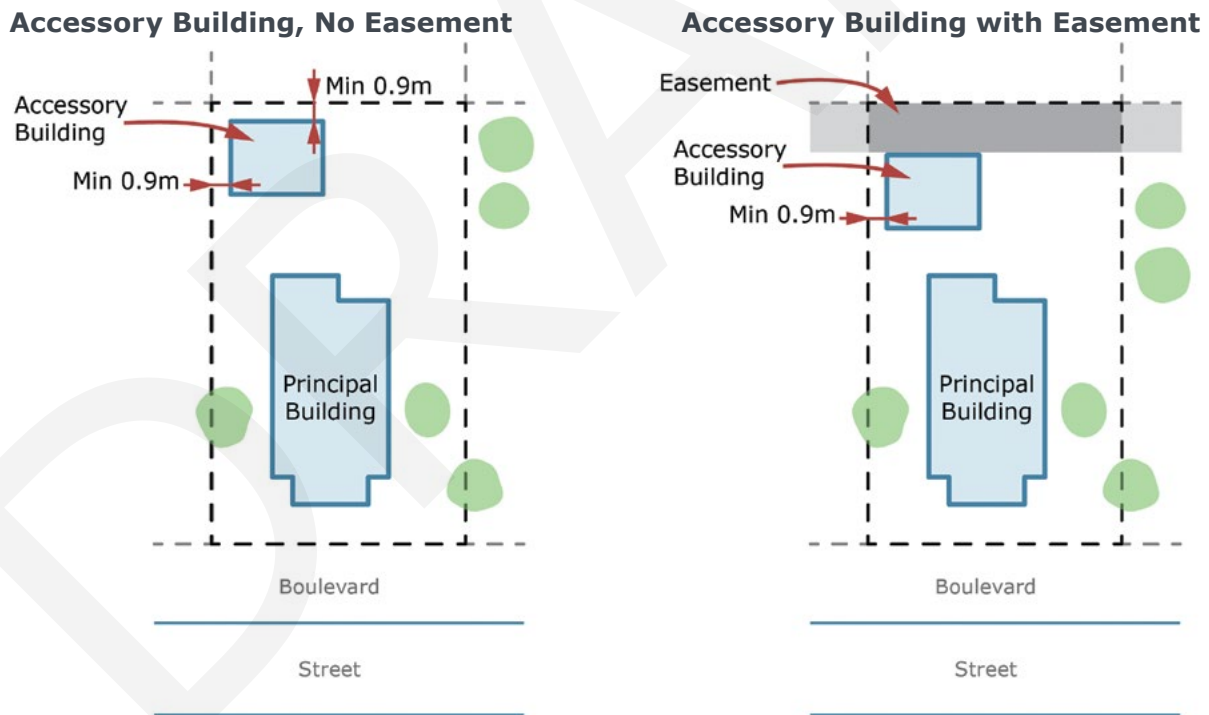
13.1 Accessory Buildings or Structures

- 13.1.1 All **accessory buildings or structures** shall:
- be constructed with similar exterior finish materials that complement those of the **principal building**,
 - have a minimum **rear** and **side yard setback** of 0.9 m (3.0 ft) provided that overhanging eaves are at least 0.6 m (2.0 ft) from any **lot line**,
 - be located in a **site's rear** or **side yard**, except where the **site** does not contain a **principal building**,
 - not be attached to the **site's principal building** by a roof, or other means as determined by the **Development Authority**,
 - not be located on an easement or utility right-of-way,
 - not be used as a **dwelling**, or
 - not exceed the **height** of the **principal building**, or 12.0 m (39.0 ft), whichever is lower.
- 13.1.2 **Sites** that do not contain **principal buildings**, such as **sites** containing **community gardens** or **private outdoor skating rinks**, may develop an **accessory building or structure** in the **front yard** of the **site** provided it meets the minimum front **setback** requirement of the underlying **district** and is in direct correlation to the **use** of the **site**.
- 13.1.3 While **accessory buildings or structures** developed in accordance with the provisions included in **Table 1 (Development Not Requiring a Development Permit)** are not required to obtain a **Development Permit**, there shall be a maximum allowance of two (2) **Development Permit** exempt **accessory buildings or structures** on a single **site**. Each additional **accessory building or structure** beyond the two (2) building maximum shall be required to obtain a **Development Permit** regardless of the size of the **development**.
- 13.1.4 **Shipping containers/sea cans** are only **permitted** to be stacked in Industrial **Districts** and no more than three (3) containers high.
- 13.1.5 **Shipping containers/sea cans** in all Commercial **Districts** shall be limited to maximum of three (3) per **site** and be located in the **rear** or **side yard** and be **screened** from view to the satisfaction of the **Development Authority**.
- 13.1.6 **Shipping containers/sea cans** on **sites abutting** a Residential **District** shall be finished in materials that are characteristic of the **principal building on-site**.



- 13.1.7 A **shipping container/sea can** may be **permitted** in a Residential **District** provided that it:
- is finished in materials that are characteristic of a Residential **District** and complement the **principal building**,
 - is not more than 6.0 m (20.0 ft) in length.
- 13.1.8 A **shipping container/sea can** that is not finished with materials that are characteristic of a Residential **District**, may be considered provided that:
- the **shipping container/sea can** shall be removed from the **site** within ninety (90) days,
 - the intension of the **shipping container/sea can** is for **temporary** storage of household items from moving, a construction project or other purpose accepted by the **Development Authority**, and
 - the **shipping container/sea can** is located wholly on private land in the **rear yard** or within a driveway, provided it is not taking up required parking spaces, does not interfere with the **sight triangle** on a **site**, or encroach onto public sidewalks or landscaped areas.

Figure 4: Accessory Buildings



13.2 Accessory Uses

- 13.2.1 Any **use** listed in this Bylaw, excepting **adult services** involving erotic massage may be allowed as an **accessory use** under the following conditions:

- a. All **accessory use** applications shall be considered **discretionary** except where the **use** is already **permitted** as a **principal use** in the same **district** for which the application has been submitted. In such cases the **accessory use** application shall be processed as a **permitted use**.
- b. All **accessory uses** must meet the provisions associated with said **use**, as well as any additional provisions described in this Subsection.
- c. All **accessory uses** shall be complementary to the **principal use** of a **site**.
- d. For **accessory uses** located within Residential **Districts**, only **uses** listed as either **permitted** or **discretionary** within the underlying **District** shall be considered.
- e. **Signs** shall not be considered as an **accessory use**. **Signs** may only be approved as a **use** if they are listed as a **sign** considered in a **district** as detailed in **Table 14 (Signs Allowed by District)**.
- f. Notwithstanding **13.2.1** industrial related **accessory uses** shall only be considered within Industrial **Districts**.
- g. Notwithstanding **13.2.1** **adult services** may be considered as an **accessory use** only where it is **temporary** and meets the requirements of **Subsection 13.4**.
- h. Notwithstanding **13.2.1** **cannabis establishment** may be considered as an **accessory use** only where it is in conjunction with a **drinking or eating establishment** and meets the requirements of **Subsection 13.11**.

13.3 Additional Dwelling Units (ADU)

- 13.3.1 An **ADU** shall only be developed where the **principal building** on the **site** is a **single-detached dwelling**.
- 13.3.2 **Sites** containing a **single-detached dwelling** shall be limited to one (1) **ADU**.
- 13.3.3 A **home based business, major** shall not be considered or developed within an **ADU**.
- 13.3.4 An **ADU** shall be a minimum of 4.0 m (13.0 ft) from the **principal dwelling** on the **site**.
- 13.3.5 An **ADU** shall have a minimum **rear yard setback** of 3.0 m (10.0 ft) if located on a **site** with rear **lane access**. All other **ADUs** shall meet the **setback** requirements for **accessory buildings or structures** detailed in **Subsection 13.1**.
- 13.3.6 An **ADU** shall not be of a **height** greater than that of the **principal dwelling** on the **site** and shall be a maximum **height** of 6.0 m (20.0 ft).

13.4 Adult Services

- 13.4.1 Where **adult services** is the **principal use** on a **site** it shall only be considered



on **sites** where there is minimum **radial separation distance** of 300 m from all property line of **sites** containing the following **uses**:

- a. **child care facilities** and **day homes** operating under an active and valid business license,
- b. **education services** where the primary attendees are under eighteen (18) years of age, and
- c. **public parks**, not including public trails, pathways, or retention ponds.

13.4.2 Where **adult services** in the form of erotic dancing is proposed as an **accessory use** to an approved business activity, it shall be considered only:

- a. for **developments** such as a **drinking establishment, nightclub** where minors are prohibited at all hours, and
- b. as a **temporary development** limited to one (1) night only with a minimum ninety (90) days in between events.

13.4.3 **Adult services** involving the massaging of the body with a sexual intent shall only be considered as the **principal use** of a **site**.

13.5 Alcohol Sales

13.5.1 Where a **retail store's** primary intention is the sale of alcohol, the **development** shall only be considered on **sites** where there is a minimum **radial separation distance** of 100 m from all property lines of **sites** containing the following **uses**:

- a. **child care facilities** and **day homes** operating under an active and valid business licenses,
- b. **education services** where the primary attendees are under eighteen (18) years of age, and
- c. **public parks**, not including public trails, pathways, or retention ponds.

13.6 Alternative Energy

13.6.1 Solar Collector (Attached)

- a. **Solar collectors (attached)** may be located on the roof or wall of a **building** and shall not require a **Development Permit**, as per *Subsection 3.2*, provided they:
 - i. meet the **setback** and **height** regulations of the underlying **district**, and
 - ii. do not extend beyond the outermost edge of the roof or wall.

13.6.2 Solar Collector (Freestanding)

- a. **Solar collectors (freestanding)** shall be considered a **discretionary use** in all **districts** provided they:
 - i. are located in the **rear yard**,

- ii. meet the **setback** and **height** requirements of the underlying **district**, and
- iii. are **screened** from view in Residential **Districts** to the satisfaction of the **Development Authority**.

13.6.3 **Wind Energy Systems**

- a. **Wind energy systems** shall be considered a **discretionary use** in all **districts** provided they:
 - i. are located in the **rear yard** or on a roof,
 - ii. meet the **setback** and **height** requirements of the **district**, and
 - iii. do not create noise uncharacteristic to that of the surrounding area.

13.7 Amenity Areas

13.7.1 **Amenity areas** may be located in any **yard**, and shall be required for the **developments** indicated in **Table 2 (Amenity Area Requirements)**.

Table 2: Amenity Area Requirements	
Development Type	Minimum Required Amenity Area
Dwelling, Apartment, Dwelling, Multi-unit, Mixed Use Building	7.5 m ² (24.5 ft ²) per dwelling unit

13.8 Bare Land Condominiums

13.8.1 Except for common property lines on attached units, no **building** on a **bare land condominium** unit may encroach on any property line, utility easement or right-of-way.

13.8.2 A **bare land condominium** plan shall be treated in all respects as though it were a plan of subdivision and shall comply with all requirements for a subdivision and all applicable regulations of its underlying **district** including, but not limited to:

- a. adequate pedestrian and vehicle **access**,
- b. provision of supply of water, electrical power, gas and sanitary sewer and storm drainage, and
- c. sequencing and timing of construction of all **buildings** and servicing.

13.8.3 A **bare land condominium** shall be considered a **discretionary use** in any **district** which allows residential **uses** provided that:

- a. the dwelling types proposed for the **bare land condominium** are listed as either **permitted** or **discretionary** in the underlying **district**, and
- b. the number of proposed **dwelling units** does not exceed the maximum **density** of the underlying **district**.



13.9 Building Design & Character

- 13.9.1 Compliance with any neighbourhood specific architectural controls or other design provisions provided by a developer, home owner's association, condo board or otherwise not listed within this Bylaw are not the responsibility of the **Development Authority** to be informed of or advised upon.
- 13.9.2 All **development**:
- a. shall, in the opinion of the **Development Authority**, be consistent with the relevant **district** and compatible with nearby **buildings**,
 - b. unless otherwise stipulated or extended by the **Development Authority**, the exterior finish of **buildings** shall be completed within two (2) years of the issuance of a permit,
 - i. failure to complete the **development** within this time frame may be subject to review under *Subsection 3.9 – Validity of Development Permits*,
 - c. shall avoid or mitigate adverse impacts on **development** located on **abutting sites**,
 - d. shall use high-quality materials such as brick, brick veneer, natural stone, cementitious boards or panels, glass, metal accents, or other high-quality, durable finish acceptable to the **Development Authority** on **building** exteriors,
 - e. shall incorporate architectural features, such as distinct roof forms, variation in **building** material or colour or the articulation of the **façade**, intended to minimize the perception of the **building's** massing on any **building** with a **façade** 30.0 m (98.4 ft) or longer,
 - f. stormwater management facilities shall be incorporated into the design of open spaces, **buildings**, and paved areas, and shall be reviewed on case-by-case basis,
 - g. other than in Urban Transition (UT) **Districts**, all mechanical equipment, including roof mechanical units shall be incorporated into the **building** or **screened** according to *Subsection 13.24*,
 - h. other than in Residential **Districts**, **buildings** shall be generally located close to the **road** to enhance public realm while still meeting required **setbacks**,
 - i. any **building** on a **corner** or double fronting **lot** shall wrap **façade** treatments around the **building** to provide a consistent design facing both **roads**,
 - j. required **front yard setbacks** in established Residential **Districts** may be reduced provided the proposed **setback** is complementary to that of surrounding **developments**,
 - k. where any **site** contains more than one (1) **principal building**, there shall be a minimum **separation distance** between each **principal building** equal to double the required **side yard setback** of the underlying **district** (required **side yard setback** x two (2) = **building separation distance**), and

- l. shall incorporate home numbers and address plates in a visible location on the front side of the **development**.
- 13.9.3 All **apartment, multi-unit dwellings, and mixed use buildings** shall:
- have minimum ground-floor **height** of 4.0 m (13 ft) where commercial **uses** are provided,
 - integrate **balconies** into the overall design of the **building façade**,
 - screen ground-floor private **amenity areas** according to *Subsection 13.24*.
- 13.9.4 **Multi-unit dwellings** in the form of row housing shall:
- have a minimum three (3) attached **dwelling units** and no more than six (6) attached **dwelling** units in a **building**, unless the units are stacked or oriented back-to-back, in which case the maximum shall be twelve (12).
- 13.9.5 All **development** exceeding four (4) **storeys** in **height** and **abutting** a **single-detached** or **two-unit dwelling** shall:
- provide a minimum **stepback** of 2.0 m (6.5 ft) per **storey** for each **storey** above the fourth (4th) **storey** to a maximum of 4.0 m (13.0 ft) along the **abutting** property line,
 - not locate outdoor parking, garbage collection, common **amenity areas**, or **outdoor storage** within 3.0 m (10.0 ft) of the **abutting** property line,
 - ensure windows or **amenity areas** are placed in locations minimizing overlook into the **abutting** properties.
- 13.9.6 All industrial **development** shall:
- be designed to increase compatibility with adjacent land **uses** through **building** siting, **landscaping**, fencing, **screening**, and **site access** locations. At minimum, **development** shall mitigate noise, dust, sound, and smell impacts when adjacent to residential and commercial **development** by considering prevailing winds and providing mitigation to the satisfaction of the **Development Authority**.
- 13.9.7 **Lots** containing **two-unit** or **multi-unit dwellings** that share a **party wall** may have their required **side yard setback** reduced to zero (0) metres. In such cases only the setback on which a **party wall** is located may be reduced.

13.10 Campgrounds

- 13.10.1 All **campgrounds** shall:
- not include year-round recreational vehicle storage,
 - not include **mobile manufactured home dwellings**,
 - be connected to municipal servicing,
 - locate all utility and telecommunication services below ground,
 - provide a minimum 10% of the **site** as common outdoor **amenity areas**,
 - provide reasonable and adequate internal pedestrian connectivity to the



satisfaction of the **Development Authority**.

- 13.10.2 All camping **sites** shall:
- a. be a minimum of 15.0 m (49.2 ft) from all **lot lines**, and
 - b. provide buffer/**screening** around the perimeter of the **site** to the satisfaction of the **Development Authority**.
- 13.10.3 Internal **roads** must comply with the standards identified in the **City's Municipal Development Standards (MDS)** as amended.
- 13.10.4 Onsite garbage receptacles shall be provided and **screened** from the street.
- 13.10.5 The **Development Authority** encourages the utilization of existing natural features including but not limited to berms, trees, etc. to minimize the impacts on adjacent residential areas.

13.11 Cannabis Establishments

- 13.11.1 All **cannabis** related **uses** shall only be considered on **sites** where there is a minimum **radial separation distance** of 100 metres from the property line of **sites** containing the following **uses**:
- a. **child care facilities** and **day homes** operating under an active and valid business license,
 - b. **education services** where the primary occupants are under eighteen (18) years of age, and
 - c. **public parks**, not including public trails, pathways, or retention ponds.

13.12 Cannabis Production & Distribution Facilities

- 13.12.1 This **use** shall only be considered as a **principal use**, not as an **accessory use**.
- 13.12.2 An application for a **cannabis production and distribution facility** shall include a **copy** of the current license for the facility as issued by Health Canada.
- 13.12.3 An application for a **cannabis production and distribution facility** may require the submission of a waste management plan (including the incineration of waste products), a water/wastewater (including the quantity and characteristics of discharge material) and stormwater management plan, and a ventilation plan prepared by a qualified professional.
- 13.12.4 All **cannabis production and distribution facilities** shall:
- a. not occur in a **building** containing a **dwelling**,
 - b. only be considered on **sites** where there is a minimum **radial separation distance** of 400 m from all property lines of **sites** containing the following **uses**:
 - i. any residential **development**,
 - ii. **child care facilities** and **day homes** operating under an active and valid business license,

- iii. **education services** where the primary attendees are under eighteen (18) years of age, and
 - iv. **public parks**, not including public trails, pathways or retention ponds.
- c. be fully enclosed within the **building**,
- d. not cause, create or emit any emission or condition that may be objectionable, dangerous or a **nuisance** beyond the **building** that contains it, including but not limited to the following:
- i. noise,
 - ii. odor, or
 - iii. light sources.

13.13 Child Care Facilities

- 13.13.1 All **child care facilities** shall:
- a. be licensed under the applicable Provincial Legislation (see provisions for **day homes** for unlicensed facilities),
 - b. be consistent with the character, scale and form of the **district** in which it is located,
 - c. provide a fenced outdoor play space to the satisfaction of the Provincial Governing Body and the **Development Authority**, and
 - d. provide **on-site** drop off area suitable to accommodate traffic associated with the **use** and to limit any impacts on the surrounding neighborhood to the satisfaction of the **Development Authority**.

13.14 Communication Facilities

- 13.14.1 The Federal Government is responsible for regulating **communication facilities** in Canada and authorizing the location of such facilities.
- 13.14.2 The location, review and approval of **communication facilities** will be completed in accordance with all applicable legislation, regulations and Bylaws associated to their approval.
- 13.14.3 **Communication facilities** are not **permitted** in Residential **Districts**.

13.15 Community Gardens

- 13.15.1 **Community gardens** developed in accordance with the provisions included in **Table 1 (Development Not Requiring a Development Permit)** shall not require a **Development Permit**.
- 13.15.2 Produce grown within **community gardens** shall not be commercially sold or distributed.
- 13.15.3 **Buildings** developed on **sites** containing a **community garden** shall not require



a **Development Permit** provided the **development**:

- a. is under 10.0 m² (108 ft²),
- b. has a maximum wall height of 2.5 m (8.0 ft),
- c. is developed in accordance with *Subsection 13.1*, and
- d. a **Site Plan** and **building** design are submitted and approved by the **Development Authority**.

13.15.4 **Buildings** developed on **sites** containing a **community garden** that do not conform to the provisions listed in *13.15.3* shall:

- a. be considered a **discretionary use** in all **districts** and shall be considered on a case-by-case basis,
- b. require a **Development Permit**, and
- c. shall meet all **setback** requirements of the underlying **district**.

13.15.5 All **buildings** developed on **sites** containing a **community garden** shall:

- a. only be considered where the **development** serves the **site's community garden** in the form of tool storage, additional plant growth, or other purpose directly correlated to the operation of the **community garden**, and
- b. require a **Site Plan** and **building** design to be submitted to the **Development Authority** for approval.

13.15.6 Residential **lots** containing **community gardens** may be required to be returned to the previous state should the **community garden** be deemed as no longer serving the needs or the intention of the neighbourhood.

13.16 Community Support Centres

13.16.1 All **community support centres**:

- a. may be required to provide the **Development Authority**, as part of the **Development Permit** Application, with a Safe Environment Assessment prepared in accordance with *Subsection 13.39.3* of this Bylaw including at least the following:
 - i. provision of clear sightlines between public and private spaces, and
 - ii. provision of security lighting in strategic locations.
- b. may be required to provide the **Development Authority**, as part of the **Development Permit** Application, details regarding the **development** including but not limited to the following:
 - i. service standards including sanitation and hygiene practices,
 - ii. how the **applicant** will mitigate negative impact on surrounding **developments** including but not limited to:
 1. property maintenance including garbage collection,

2. hazardous waste management,
3. noise and activity management,
4. security measures regarding client and public safety, and
5. any other item as deemed necessary by the **Development Authority** based on the nature of the **development**,

- iii. summary of services provided,
- iv. overall occupancy capacity,
- v. number of beds,
- vi. proposed hours of operation, and
- vii. a twenty-four-seven (24/7) **on-site** contact.

13.16.2 When required by the **Development Authority**, the information described in [13.16.1\(b\)](#) shall be disclosed publicly by the **applicant** and shall be provided to the **City** for information purposes only. Notwithstanding the foregoing, the **Development Authority** may, at its discretion, impose conditions of approval requiring the **development** to operate in accordance with some or all of the information described in [13.16.1\(b\)](#).

13.16.3 **Sites** containing a **community support centre, major** shall only be considered on **sites** where there is a minimum **radial separation distance** of 100 m from all property lines of **sites** containing the following **uses**:

- a. **child care facilities** and **day homes** operating under and active and valid business license,
- b. **education services** where the primary attendees are under eighteen (18) years of age, and
- c. **public parks**, not including public trails, pathways or retention ponds.

13.16.4 All **warming shelters** shall:

- a. only be considered during the months of November, December, January, February and March,
- b. provide in person supervision during all hours the **shelter** is open, and
- c. provide the **Development Authority** with details regarding the **development** including but not limited to the following:
 - i. hours of operation,
 - ii. conditions under which the **shelter** will operate (i.e at what temperature will it provide shelter?), and
 - iii. how long the **shelter** will operate for.

13.16.5 The **Development Authority** may allow for a **warming shelter** to be in place beyond the months detailed in [13.16.3](#) in extreme circumstances such as extended winter weather or extreme heat in the summer months. In such cases the **applicant** shall provide the **Development Authority** with reasons necessitating the extension. All



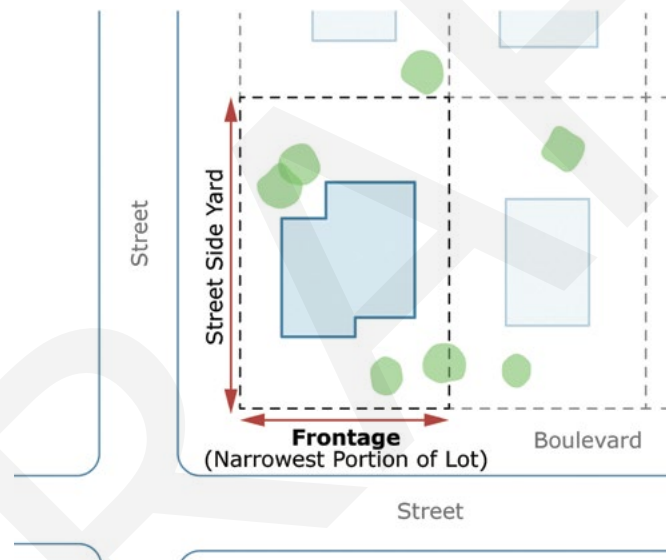
extensions shall be reviewed on a case-by-case basis by the **Development Authority**.

- 13.16.6 **Warming shelters** developed as an **accessory use** located within an already existing **building** shall not require a **Development Permit**, and shall not be required to provide any additional parking, provided they are developed in accordance with the provisions of **Table 1 (Development Not Requiring a Development Permit)**.

13.17 Corner & Double Fronting Sites

- 13.17.1 Any **development** on a **site abutting** more than one (1) **road**, such as a **corner** or double fronting **site**, shall only have one (1) **frontage** determined as the narrowest portion of the **lot**.
- 13.17.2 Any **development** on a **corner** or double fronting **site** may include a driveway in the **side yard** provided it is a minimum length of 5.5 m (18.0 ft).

Figure 5: Corner & Double Fronting Sites



13.18 Day Homes

- 13.18.1 In addition to these provisions, a **day home** shall be considered a **home based business, major** and reviewed based on *Subsection 13.26*.
- 13.18.2 **Day home** are limited to one (1) per **dwelling unit**.
- 13.18.3 **Dwelling units** containing a **day home** shall not have any other **home based business, major** operating or considered.
- 13.18.4 The **day home** and all **signs** shall be consistent with the character, scale and form of the **district** in which it is located.
- 13.18.5 **Day homes** shall not be considered within an **apartment dwelling**.

13.19 Decks

- 13.19.1 All **decks, covered** or otherwise:
- may be attached to the **principal building**,
 - shall meet the **front, side, rear yard** and projection **setback** requirements in accordance with its appropriate **district** and *Subsection 13.35*,
 - shall not interfere with a **site's sight triangle**.

13.20 Drive Through Services

- 13.20.1 **Drive through services** shall:
- where it is an **accessory use**, be complementary in nature to the **principal use** of the **site** and shall be integrated into the overall **site** design in a manner that does not create a conflict between the movements of pedestrians and vehicles, or conflict with adjacent land **uses**,
 - be designed to not obstruct designated fire lanes or any required parking space,
 - be **hard surfaced** in all areas which vehicles have **access** to,
 - take appropriate steps to ensure that vehicles enter and leave the **site** only at the entrances and exits provided for such purpose,
 - ensure that outdoor speakers are a minimum of 2.0 m (6.6 ft) from the property line of any Residential **District**, and,
 - ensure that drive aisles are designed so they are not within a required **setback** area.
- 13.20.2 The **landowner**, tenant, operator, or person in charge of a **drive through service** shall maintain the **site, buildings, structures**, and improvements thereon in a clean, neat, tidy, and attractive condition, free from all rubbish and debris.
- 13.20.3 The **Development Authority** may require a Traffic Impact Analysis for any **drive through service**.
- 13.20.4 The **Development Authority** may require a Noise Impact Assessment for any **drive through service**.
- 13.20.5 All queuing spaces shall:
- be a minimum of 6.1 m (20.0 ft) long and 2.75 m (9.0 ft) wide,
 - be provided solely within the **site** of the **development**, and
 - be provided in accordance with **Table 3 (Minimum Number of Queuing Spaces for Drive Through Services)**.
- 13.20.6 Where a **drive through service** has multiple **service windows** sharing a single queuing lane, for example a window for collecting payment and a window for providing a customer with goods or services, queuing shall be calculated as if there were only one (1) **service window**.


Table 3: Minimum Number of Queuing Space for Drive Through Services

Use Type	In-bound	Out-bound
Automotive and Equipment Repair Shop	Two (2) per service bay	One (1) per exit from drive-through
Automotive Service Station	Two (2) per fueling position	One (1) per exit from drive-through
Car Wash	Three (3) per wash bay (manual or automatic)	One (1) per exit from drive-through
Drinking or Eating Establishment	Six (6) per service window (pertaining to vehicles approaching the first service window only)	One (1) per exit from drive-through
Other Commercial Uses providing Drive Through Service	Three (3) per service window	One (1) per exit from drive-through

13.21 Easements & Right-of-Ways

13.21.1 No **development** shall be located on or over any **easement** or rights-of-way without **landowner** authorization in accordance with *Subsection 13.34* of the affected area.

13.22 Education Services

13.22.1 **Education services** where the primary attendees are under eighteen (18) years of age shall only be considered on **sites** where there the following minimum **radial separation distances** are met:

- a. 300 m from all property lines of an **adult services site**,
- b. 100 m from all property lines of a **cannabis establishment site**, a **retail store site** where the **principal** intention is the sale of alcohol, or a **community support centre, major site**, and
- c. 400 m from all property lines of a **cannabis production and distributions facility site**.

13.23 Excavation, Stripping, Drainage, Grading, & Retaining Walls

13.23.1 All excavation, stripping, grading, and drainage shall be provided in accordance with the **City's Municipal Development Standards (MDS)**, *Community Standards Bylaw and Lot Grading and Drainage Bylaw*, as amended.

13.23.2 In all **districts**, unless required for the preparation of a **site** for which a **Development Permit** has been issued or a **Development Agreement** is in place, excavation, stripping, and grading activities shall require a **Development Permit**.

13.23.3 **Site** grading shall be completed in accordance with an approved grading plan.

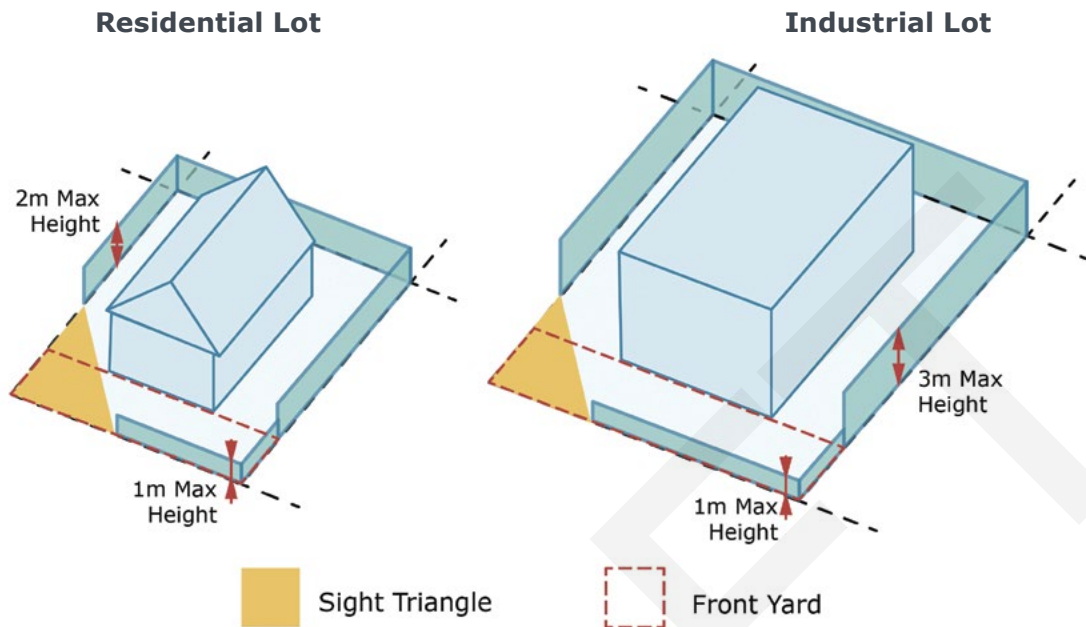
- 13.23.4 Where a **site** will feature fill greater than 1.0 m (3.0 ft) above stripped ground, the **Development Authority** may require an engineered plan prepared by a Professional Engineer licensed to practice in the province of the **site**.
- 13.23.5 Following construction completion **applicants** may be required to submit a **Grading Certificate** in accordance with the **City's Lot Grading and Drainage Bylaw**, as amended.
- 13.23.6 **Site grades** shall be established and maintained to prevent drainage from one (1) **site** to another except where drainage conforms to an approved local or subdivision drainage plan.
- 13.23.7 The **landowner** of a **site** shall ensure that grading is maintained to provide effective drainage including drainage swales established within an easement or right-of-way.
- 13.23.8 Retaining walls shall not disrupt existing drainage patterns.
- 13.23.9 Retaining walls greater than 1.0 m (3.0 ft) in **height** shall only be considered provided the **applicant** submits a design certified by a Professional Engineer.
- 13.23.10 For any excavation, stripping, or grading activity, as a condition of a **Development Permit**, the **Development Authority** may require security in accordance with *Subsection 1.7* up to the estimated value of the proposed work.

13.24 Fencing & Screening

- 13.24.1 Fencing and **screening** shall complement the character and quality of the **principal building** and:
- a. shall be constructed of wood, masonry, berms, metal screens, plant material or other architectural features, and
 - b. shall not contain barbed wire, electric, or razor wire, except where it is used for security purposes only and is placed atop a 3.0 m (10.0 ft) high fence in an Industrial **District**.
- 13.24.2 A fence, wall, gate, or other form of **screening** on a **site** shall not interfere with the **sight triangle** depicted in **Figure 6 (Sight Triangle & Fence Heights)** and shall be a maximum **height** of:
- a. 3.0 m (10.0 ft) in any Industrial **District** other than an Industrial Business **District**,
 - b. 2.0 m (6.5 ft) in any Residential, Commercial, Public Service or Industrial Business **District**,
 - c. 1.0 m (3.0 ft) for portions located in the **front yard** of any **district**.



Figure 6: Sight Triangle & Fence Heights



13.24.3

Screening shall:

- a. complement the architectural style of the **development** and be a **height**, **width**, and **length** sufficient, in the opinion of the **Development Authority**, to screen the **use** from view,
- b. be required along the **lot lines** of all commercial and industrial **sites** where such lines **abut** a residential **lot line** or a **lane abutting** a residential **site**. Such **screening** shall not exceed 2.0 m (6.5 ft) in **height**,
- c. be required for bulk **outdoor storage**, and
- d. be provided according to **Table 4 (Screening Requirements)**.

Table 4: Screening Requirements

Development Type	Minimum Height	Minimum Length and Width
Any trash collection area, open storage or service area visible from an adjoining site in a Residential District	2.0 m (6.5 ft)	Sufficient to block the view
Any parking lot or structure visible from a Residential District	1.2 m (4.0 ft)	Sufficient to screen the length of all parking spaces from view of the Residential District
Along the lot lines of all commercial and industrial lots where such lines abut a residential lot line or a lane abutting a residential lot	2.0 m (6.5 ft)	Provided to the satisfaction of the Development Authority

Table 4: Screening Requirements

Development Type	Minimum Height	Minimum Length and Width
Commercial, industrial, multi-unit residential, and public service garbage facilities	Same as height of container or a maximum of the maximum fence heights of the underlying district	Sufficient to screen the view of all containers
Bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage or similar use	Provided to the satisfaction of the Development Authority	
Mechanical equipment, in all districts except the Urban Transition (UT)	Provided to the satisfaction of the Development Authority	

13.24.4 A blank banner constructed of canvas or similar material secured to a fence for the purpose of security features may be considered **screening** and not require a **Development Permit**. The banner shall be properly secured and maintained in good condition at all times to provide adequate **screening** and shall be replaced accordingly.

13.24.5 **Screening** in the form of plant material may be used as an alternative to other forms of **screening** where deemed appropriate by the **Development Authority**. Plant material **screening** shall:

- a. be sufficient to provide at least a 2.0 m (6.5 ft) high screen at the time of plant maturity, and at least 1.2 m (4.0 ft) at the time of planting,
- b. be spaced adequately to ensure plant health and growth,
- c. be maintained and replaced as needed to provide adequate **screening**,
- d. not impact sightlines and vehicle or pedestrian safety, and shall
- e. not contribute toward a **site's** planting requirements.

13.25 Garbage Enclosures

13.25.1 All commercial, industrial, **multi-unit** residential, including **apartments**, and public service **developments** shall provide a garbage facility containing weatherproof receptacles, except where:

- a. receptacles are located in the **rear yard** of an industrial **site** that is **screened** or if, in the opinion of the **Development Authority**, **site** conditions do not warrant the need for an enclosure, or
- b. **multi-unit residential developments** waste collection is serviced by the **City**.

13.25.2 Garbage, recycling, and other waste containers and areas shall:

- a. be located within the **principal building** or at the rear of the **principal building**, or in other locations deemed suitable by the **Development Authority**,
- b. be **landscaped** and **screened** according to the provisions of this Bylaw, and



- c. shall not be permitted in a **front yard** of any **development**, if the containers are permanent.

13.26 Home Based Businesses

- 13.26.1 A **home based business** questionnaire as prepared by the **Development Authority** must be completed and submitted in conjunction with the **Development Permit** application to be considered for review.
- 13.26.2 **Home based businesses** shall:
- a. be incidental and subordinate to the **principal dwelling**,
 - b. be deemed compatible with the character, scale, and form of the **district** in which it is located, and
 - c. comply with the provisions in **Table 5 (Home Based Business Provisions)**.
- 13.26.3 **Development Permits** pertaining to **home based businesses, major** shall be processed in accordance with *Subsection 4.3* and *Subsection 4.4* and shall be circulated according to *Subsection 3.8*.
- 13.26.4 Any change of **use**, intensity or location of any existing **home base business** shall require a new **Development Permit** application to be submitted.
- 13.26.5 A maximum of two (2) **home based businesses, major or minor** may be **permitted** within one (1) **site** containing a **single-detached, two-unit, or multi-unit** (up to four (4) units) **dwelling** provided that both obtain an approved **Development Permit** and the provisions for both businesses within this Bylaw are met.
- 13.26.6 A **home base business, major** shall not be **permitted**:
- a. in an **apartment dwelling** or,
 - b. within a **principal dwelling, secondary suite, or ADU** where a combination of two (2) or more of these **uses** are located on the same **site**.
- 13.26.7 **Uses** that are prohibited to operate as a **home based businesses** include:
- a. **adult services**,
 - b. dating and escort services,
 - c. **fleet services**, where commercial vehicles are stored at or frequent the **dwelling**,
 - d. automotive, industrial, or recreational vehicle sales, modification, restoration, repair, servicing, painting, storage or similar services and activities,
 - e. industrial **uses**, including but not limited to, salvaging, recycling, warehousing,
 - f. businesses that use or store **hazardous**, explosive, or flammable materials in quantities exceeding those found in a normal household,
 - g. overnight **kenneled**,
 - h. **cannabis** related **uses**, and
 - i. any other **use** that would, in the opinion of the **Development Authority**, be considered incompatible in a **district** which allows residential **uses** or will materially

interfere with or affect the use, enjoyment or value of neighbouring properties.

Table 5: Home Based Business Provisions

Standard	Home Based Business, Limited	Home Based Business, Minor	Home Based Business, Major
Maximum Area	15% of total floor area of the dwelling, including the basement and garage	25% of total floor area of the dwelling, including the basement and garage and accessory buildings	35% of total floor area of the dwelling, including the basement and garage and accessory buildings
Impact	No negative impacts or nuisance to the neighbours or neighbourhood, including but not limited to: noise, dust, odour, smoke, or anything of an offensive or objectional nature		
Exterior Business Activity	All business activity related to the home business shall be contained fully within the primary dwelling	All business activity related to the home business shall be contained fully within the primary dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority	
Business Storage	All storage related to the home based business shall be contained fully within the primary dwelling, which could include an attached garage The usage of an attached garage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw	All storage related to the home business shall be contained fully within the primary dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority The usage of a garage on site for storage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw or parking requirements below	



Table 5: Home Based Business Provisions

Standard	Home Based Business, Limited	Home Based Business, Minor	Home Based Business, Major
Traffic Generation	No traffic impacts		The development shall not generate vehicular or pedestrian traffic or increase parking, to the dwelling in excess of that which is characteristic of the neighbourhood within which it is located
Parking	No additional parking required	One (1) off-street parking space in addition to the required parking for the dwelling, or at the discretion of the Development Authority	Two (2) or more off-street parking spaces, in addition to the required parking for the dwelling
Employees	Residents of the dwelling		One (1) non-resident employee or volunteer, in addition to residents of the dwelling
Client Visits (businesses other than a day home)	Client visits at the residence are prohibited	One (1)/day	Two to five (2-5)/day and not more than twenty-five (25) in a seven (7) day period
Client Visits (Day Home)	Client visits at the residence are prohibited	Client visits at the residence are prohibited	six (6) or less for day homes not licensed by the applicable provincial agency Licensed day home visits are allowed in accordance with the provincial standard for the number of children permitted
Delivery Vehicles	Should not have an unreasonable negative impact on the neighbours and should not generate traffic uncharacteristic of the neighbourhood		
Business-Related Vehicles	Personal vehicles only		One (1) single rear axle, commercially licensed vehicle up parked and maintained on-site Any trailer associated with the home based business shall be parked off-street and in a location on the lot where the visual impact to the street is minimized

Table 5: Home Based Business Provisions

Standard	Home Based Business, Limited	Home Based Business, Minor	Home Based Business, Major
Hours of Operation	Not Applicable		At the Discretion of the Development Authority
Sign and Visibility	No aspect of the home based business may be visible from outside the dwelling or building. Signs are not permitted		One (1) non-illuminated fascia sign, no larger than 0.2 m ² (2.15 ft ²) attached to the dwelling or display window
Exterior/ Interior Structural Alterations	Structural alterations additions, or renovations relating to home based business may be allowed, provided that the proposed work remains consistent with the residential character of the building and property and they obtain required permits that comply with the City’s Bylaws and the <i>National Building Codes</i>		
Equipment	There shall be no mechanical or electrical equipment used which creates noise beyond the site, interferes with wireless signal, or visible or audible interference in radio or television representation		
Business Announcement	Not Required	A permit approval card must be placed in a window visible from the street	A permit approval card must be placed in a window visible from the street
Development Permit	Not Required	Required	Required

13.27 Landfill Buffer Area

- 13.27.1 In areas falling within 457 m of a **site** containing a current or former landfill as identified in the **Land Use District and Overlay Map (Figure 3, Map 3)** the following **uses** shall be considered **discretionary** and reviewed in accordance with the *Saskatchewan Municipal Refuse Management Regulations*:
- a. any residential **development**,
 - b. **drinking or eating establishment**,
 - c. **drinking establishment, nightclub**,
 - d. **hall**, or
 - e. **hotel**.

13.28 Lighting

- 13.28.1 In all **districts**, generated outdoor lighting shall:
- a. be designed and installed to be **dark sky compliant**, unless otherwise approved by the **Development Authority**,
 - b. project downwards,



- c. not project directly into adjacent parcels, and,
- d. shall not adversely affect adjacent parcels or traffic safety through unnecessary brightness, spillage, harsh colours, flashing or other factors.

13.29 Live/Work Units

- 13.29.1 All **live/work units** shall have internal access between the **dwelling** and the work components of the **live/work unit**.
- 13.29.2 The **dwelling** and work components of the **live/work unit** shall not be legally separated through a subdivision or condominium conversion.
- 13.29.3 If located within the Downtown Commercial (DTN) **District**, the business shall be located on the ground floor.
- 13.29.4 Parking shall be provided in accordance with *Part 6* of this Bylaw.
- 13.29.5 **Uses** Prohibited as part of a **live/work units** include:
- a. **home based business, major or minor,**
 - b. **adult services,**
 - c. dating and escort services,
 - d. **fleet services**, where commercial vehicles are stored at or frequent the **dwelling**,
 - e. automotive, industrial, or recreational vehicle sales, modification, restoration, repair, servicing, painting, storage or similar services and activities,
 - f. industrial **uses**, including but not limited to, salvaging, recycling, warehousing,
 - g. businesses that use or store **hazardous**, explosive, or flammable materials in quantities exceeding those found in a normal household,
 - h. animal breeding or overnight **kenneling**,
 - i. **cannabis** related **uses**, and
 - j. any other **use** that would, in the opinion of the **Development Authority**, is considered incompatible in a **district** which allows residential **uses** or will materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 13.29.6 Goods, materials, or business-related items shall be stored within the **live/work unit** or within an **accessory building** on **site**.
- 13.29.7 **Outdoor storage** is not allowed unless **screened** from view in a form and manner acceptable to the **Development Authority**.
- 13.29.8 Business activity shall not occupy more than 60% of the **gross floor area (GFA)** of the **dwelling unit**.

13.30 Mixed Use Buildings

- 13.30.1 Commercial **uses** located within the ground floor of a **mixed use building** shall

require a **Development Permit** and shall be considered as either **permitted** or **discretionary** based on the provisions of their underlying **district**.

- 13.30.2 Commercial and residential **uses** in **mixed use buildings** shall not be located on the same **storey**.
- 13.30.3 In **mixed use buildings** located within Residential **Districts**, only the following **uses** shall be considered:
- a. **child care facility,**
 - b. **drinking or eating establishment,**
 - c. **fitness studio,**
 - d. **office,**
 - e. **pet care facility,**
 - f. **recreation services,** and
 - g. **retail store.**

13.31 Objects Prohibited in Yards

- 13.31.1 No person shall be allowed to keep or maintain in any Residential **District**:
- a. any vehicle, other than a recreational vehicle, weighing over 4,500 kg,
 - b. any unlicensed, derelict, or dismantled vehicle located in the **front yard,**
 - c. any vehicle not located on a driveway or within a **garage,** or
 - d. any object that, in the opinion of the **Development Authority,** is deemed to be unsightly or have an adverse impact on the surrounding area.
- 13.31.2 Recreational vehicles may be stored on a residential **lot** provided they:
- a. are located entirely on a driveway,
 - b. do not interfere with the **sight triangle** on a **site** or public **walkways,**
 - c. do not occupy or block **access** to required parking spaces, and
 - d. are not used as a **dwelling unit.**

13.32 Outdoor Display Areas

- 13.32.1 All outdoor display areas shall not:
- a. obstruct any pedestrian **walkway,** drive aisle, or required parking space, or
 - b. be placed over any landscaped area.

13.33 Outdoor Storage

- 13.33.1 All **outdoor storage** shall:
- a. be located in a **rear** or **side yard,**



- b. be **screened** according to *Subsection 13.24* and
- c. shall meet the **setback** and **yard** requirements of the underlying **district**.

13.33.2 **Outdoor storage** shall only be considered as an **accessory use** in all **districts** other than the MI, HI, and UT **Districts** where it may be considered as a **principal use**.

13.34 Owner Authorization

- 13.34.1 Authorization from the **landowner** shall be:
- a. required for all applications, including for **temporary development**, where the **applicant** is not the **landowner**, and
 - b. provided through a completed application form for **landowner** authorization as established by the **City** that:
 - i. bears the signature of the **landowner** or their authorized representative, and
 - ii. is dated within thirty (30) days of the date of application.

13.35 Projections into Required Setbacks

13.35.1 Other than the items indicated as allowed projections in **Table 6 (Allowed Projections into Required Setbacks)** and **Figure 7: Allowed Projections**, and the items listed in *Subsection 13.35.3*, no portion of a **principal building**, or any portion of **structure** attached to a **principal building**, shall be allowed within any required **setback**.

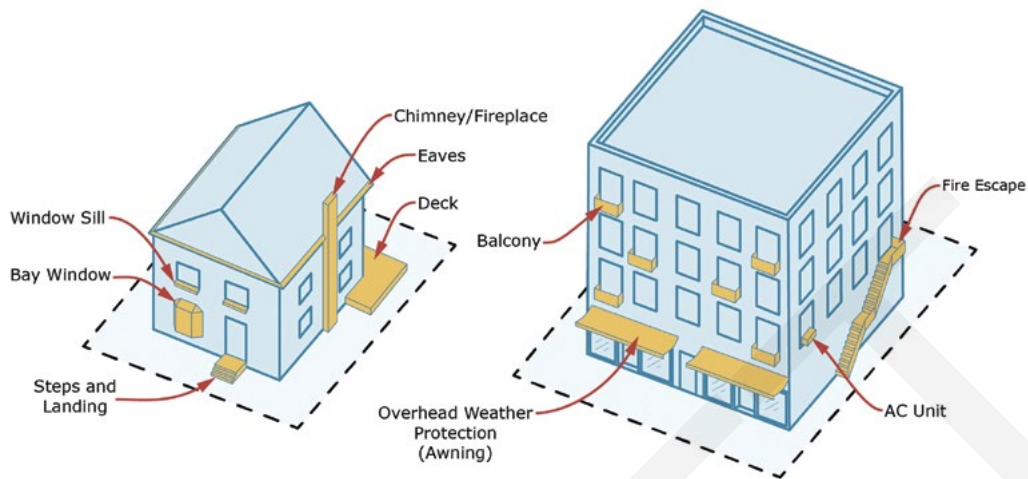
- 13.35.2 Projections shall not interfere with:
- a. any required parking or **loading space** or drive aisle, or
 - b. a **site's sight triangle**.

- 13.35.3 The following are not considered as projections:
- a. construction located wholly below **grade**,
 - b. **decks**, concrete pads, sidewalks, steps, or other similar **development** that do not rise more 0.6 m (2.0 ft) above **grade**.

Table 6: Allowed Projections into Required Setbacks

Development Type	Maximum Projection into Front Yard (m)	Maximum Projection into Side Yard (m)	Maximum Projection into Rear Yard (m)
Bay windows, boxed windows, chimneys, fireplaces, eaves, fire escapes, gutters, sills	0.6	0.6	0.0
Balconies, decks, landings, overhead weather projections, steps	2.0	0.6	0.0
Mechanical equipment including air conditioning units	0.0	0.6	0.0

Figure 7: Allowed Projections



13.36 Public Parks

- 13.36.1 **Public parks**, not including public trails, pathways or retention ponds, shall only be considered on **sites** where there the following minimum **radial separation distances** are met:
- 300 m from all property lines of an **adult services site**,
 - 100 m from all property lines of a **community support centre, major site**, and
 - 400 m from all property lines of a **cannabis production and distributions facility site**.

13.37 Railways

- 13.37.1 Applications for **development** located within 1 km of a railway operation:
- may be referred to the appropriate rail operator for review,
 - may be required to comply with the *Guidelines for New Development in Proximity to Railway Operations*,
 - may be required to provide a noise or vibration study prepared by an appropriate professional,
 - may be required to take necessary steps to mitigate adverse impacts based on the rail operator's review or provided study such as:
 - fencing or **screening**,
 - berms and increased **setbacks** in accordance with restrictive covenants registered on title, or
 - any other item deemed appropriate by the **Development Authority**.



13.38 Relocation & Demolition

- 13.38.1 The relocation or demolition of any **building** or **structure** greater than 10.0 m² (108 ft²) shall require a **Development Permit**.
- 13.38.2 Relocated **buildings** or **structures** shall comply with all of the appropriate regulations of their **district** and this Bylaw.
- 13.38.3 The **Development Authority**, as a condition of a permit for demolition or relocation may require:
- all utilities to be disconnected before demolition starts,
 - adequate **screening** to the satisfaction of the **Development Authority**,
 - provision of pedestrian and traffic safety measures,
 - provisions for dust control, noise, or other negative impact mitigation,
 - provision for debris removal and grading of **site** following completion, or
 - a deposit in the form of either a certified cheque or an irrevocable letter of credit equal to 60% of the costs of a proposed demolition to maintain or repair any public property damaged by a demolition or relocation.
- 13.38.4 All demolitions shall first ensure that any asbestos-containing materials with the potential to release fibres have been dealt with per the Alberta or Saskatchewan *Occupational Health and Safety Regulations* depending on the location of the **site**.
- 13.38.5 **Buildings** with existing services may be required, as a condition of a **Development Permit**, to replace the existing water, sanitary store, or other services in accordance with the **City's Municipal Development Standards (MDS)** as amended.
- Where services are required to be replaced, the **applicant** shall notify the **Development Authority** upon completion.
 - If services are required to be replaced, the **Development Authority** may, as a condition of a **Development Permit**, require the **applicant** to register a caveat on title stating that the services shall be replaced.
 - If, in the opinion of the **Development Authority**, services are not replaced, or there is no intention of replacement within twelve (12) months of the application, the **City** may employ the caveat described in [13.38.5\(b\)](#) and replace.
 - Notwithstanding [13.38.5](#), existing services may be reused at the discretion of the **Development Authority**, provided the **applicant** demonstrates the services are in accordance with the **City's Municipal Development Standards (MDS)** as amended.

13.39 Safe Environments

- 13.39.1 All **developments** other than **single-detached** and **two-unit dwellings** shall incorporate elements to promote public safety through the creation of safe

environments. These elements may include, but are not limited to:

- a. provision of clear sightlines between public and private spaces,
- b. provision of security lighting in strategic locations, and
- c. utilization of **walkways, signs, and landscaping** to clearly identify public and private spaces.

13.39.2 The **Development Authority** may require a Safe Environment Assessment as part of a **Development Permit** application for any **development** including **adult services, education services, or public park** as either a **principal or accessory use**.

13.39.3 A Safe Environment Assessment shall be prepared by a qualified professional such as a landscape architect or urban designer, and shall include at least the following:

- a. **site** overview including **building access** points, parking areas, pedestrian circulation and **landscaping**,
- b. **site** security details, including lighting, sightlines, potential entrapment areas, and
- c. any design recommendations to mitigate concerns.

13.39.4 The **Development Authority** may apply conditions to a **Development Permit** based on the recommendations of Safe Environment Assessment.

13.40 Shopping Centres

13.40.1 Each commercial unit within a **shopping centre** shall be required to obtain a **Development Permit**.

13.40.2 Only **uses** listed as either **permitted** or **discretionary** within the underlying **district** shall be considered within the individual commercial units of a **shopping centre**.

13.41 Short Term Rentals

13.41.1 A **dwelling** or portion thereof may be used as a **short term rental** provided that:

- a. adequate parking is provided in accordance with *Part 6* of this Bylaw,
- b. the **dwelling** is allowed within the appropriate **district**, and
- c. the **short term rental** is operating under an active and valid business license.

13.41.2 Where the owner of a short term rental is residing at the **dwelling**, the **short term rental** shall be considered a **home based business**, major and shall be required to provide one (1) parking space per guest room in addition to the parking required depending on the **dwelling** type.



- 13.41.3 Where the owner of **short term rental** is not residing at the **dwelling**, the **short term rental** shall not be considered a **home based business**, and shall not be required to provide any additional parking beyond what is required of the **dwelling**.
- 13.41.4 All **short term rentals** shall, as a condition of a Notice of Decision made by the **Development Authority**, include their valid and active business license number as part of their rental posting.

13.42 Show Homes

- 13.42.1 A **dwelling** may be used as a **show home** provided that all municipal infrastructure required for servicing the **development** is complete, a **Development Permit** has been issued for the **dwelling**. A **dwelling, show home** shall not be used for any residential purpose prior to the issuance of an Occupancy Permit.

13.43 Surveillance Suites

- 13.43.1 A **surveillance suite** shall only be allowed as an **accessory use** to a **principal use** or **buildings**.
- 13.43.2 Only one (1) **surveillance suite** shall be allowed per titled parcel.
- 13.43.3 A recreational vehicle shall not be used as a **surveillance suite**.
- 13.43.4 **Surveillance suites** shall not be used as a **principal dwelling**.
- 13.43.5 Where a **surveillance suite** is not part of the **principal building**, it shall adhere with the following:
- a. **setbacks** shall conform to the **district** in which the **surveillance suite** is located,
 - b. shall be located a minimum of 2.0 m (6.5 ft) from any **buildings**, and
 - c. shall not be placed on, under or over a utility easement or right-of way.
- 13.43.6 A **surveillance suite** is no longer **permitted** when the **principal use** ceases to operate on the subject **site**.

13.44 Temporary Commercial Services

- 13.44.1 A **temporary commercial service**, while exempt from requiring a permit, shall:
- a. be designed to be complementary in nature to the other **uses** on a **site** and must be integrated into the overall **site** design in a manner that does not create a conflict between the movements of pedestrians and motor vehicles, or conflict with adjacent land **uses**,
 - b. operate no more than one-hundred-eighty (180) days per calendar year, this may be calculated as consecutive days or spread over a twelve (12) month period,

- c. be limited to two (2) **temporary commercial services** at one time per **site**, and
- d. not be located within a residential **district**, unless on a **site** containing a **mixed use building**.

- 13.44.2 A seasonal **development** classified as a **temporary commercial service** may include the placement of a **temporary building** on a **site** provided that:
- a. the **building** does not exceed 20.0 m² (215 ft²) in area, and
 - b. the **building** is removed from the **site** in its entirety when service is closed for the season.

13.45 Temporary Development

- 13.45.1 Any **use** excepting **adult services, community support centres, and cannabis related uses**, listed in this Bylaw may be allowed as a **temporary development** in any **district** under the following conditions:
- a. all **temporary development** shall meet the provisions associated with the proposed **use**, as well as any additional provisions described in this Subsection,
 - b. all **temporary development** shall complement the surrounding area,
 - c. notwithstanding *13.45.1*, **adult services** not involving erotic massage, may be considered as a **temporary accessory use** where it meets the requirements of *Subsection 13.4.2*.
- 13.45.2 All applications for **temporary development** shall be considered **discretionary** and shall be reviewed on a case-by-case basis in accordance with *Subsections 4.3* and *4.4*, and shall not be considered in accordance with any previously made decisions.
- a. In addition to the provisions of *Subsection 4.3* and *4.4* applications for **temporary development** shall:
 - i. provide adequate justification for why the **use** should be considered, and
 - ii. specify the time period for which the **temporary development** shall be in place.
- 13.45.3 **Temporary development** shall not be approved for a time period exceeding one-hundred-eighty (180) consecutive days from the date of permit validity.
- 13.45.4 Notwithstanding *13.45.3*, an **applicant** may reapply a maximum of one (1) time for an additional one-hundred-eighty (180) day period provided the **applicant** provides justification for the extension to the satisfaction of the **Development Authority**.
- 13.45.5 Following the completion of either a one-hundred-eighty (180), or three-hundred-sixty (360) day period, a **site** containing a previously approved **temporary development** shall not be considered for another **temporary development**, of the same **use** or otherwise, on the same **site** for a period of ninety (90) days.



13.46 Underground Tanks

- 13.46.1 The installation, replacement, or removal of any underground tank shall:
- a. require a **Development Permit**,
 - b. be referred to the **City's** Fire Services Department,
 - c. be registered with the Petroleum Tank Management Association of Alberta and Saskatchewan Environment and comply with the requirements of the appropriate provincial and Federal legislation if the installation or removal includes a petroleum tank, and
 - d. require a reclaiming of the **site** in accordance with the Alberta Environmental Protection and Enhancement Act or the Saskatchewan Environmental Management & Protection Act and lands restored to the satisfaction of the **Development Authority** when tanks are removed.

DRAFT



Part 5: Landscaping Provisions

Purpose:

For the purpose of this Bylaw the following Section provides specific provisions for all **landscaping** within the **City**. It includes the provisions for all **development** types and is intended to promote the beautification of Lloydminster through **landscaping**.

Section Contents:

14.	Landscaping Provisions	120
14.1	General Landscaping Provisions	120
14.2	Landscaping Plan	121
14.3	Planting Requirements	121



14. Landscaping Provisions

The provisions of this Section shall apply to new and existing **developments** as follows:

- a. all new **developments** shall provide **landscaping** in accordance with this Section,
- b. where it is determined that a change to an existing **development** does not significantly increase or intensify the **use**, additional **landscaping** may not be required. Such changes shall be considered by the **Development Authority** on a case-by-case basis.

14.1 General Landscaping Provisions

- 14.1.1 Any portion of a **site** not occupied by **buildings** shall be landscaped as part of the **development** process.
- 14.1.2 **On-site** pedestrian circulation, by means of sidewalks or **walkways**, shall connect with public sidewalks and **walkways**.
- 14.1.3 All landscaped areas shall be designed to facilitate effective surface drainage consistent with an approved **Lot** Grading Plan.
- 14.1.4 All landscape designs shall ensure the safety and maintainability of the **site** and its surroundings.
- 14.1.5 Existing natural **landscaping** shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate a proposed **development** and may be considered as part of the required **landscaping** if the vegetation is deemed appropriate and is properly protected during construction.
- 14.1.6 All plant material should conform to the standards set forth in the current edition of the Canadian Nursery Landscape Association's "*Canadian Standards for Nursery Stock*". The plant material is recommended to be hardy to Zone 2A, and the source of the plant material should be grown in Zones 2A, 2B or 3A of the *Canadian Hardiness Map (1981-2010)*. All the trees at the time of planting shall be a minimum caliper of 50 mm (2.0 inches) and a minimum **height** of 1.8 m (6.0 ft).
- 14.1.7 After construction completion of the approved landscape design, **applicants** shall request an inspection by the **City**.
- 14.1.8 **Landscaping site** inspections shall not be conducted while there is snow on the ground. Requested inspections will be conducted in the spring or when weather conditions permit.
- 14.1.9 **Landscaping** shall be subject to a two (2) year maintenance beginning at the completion of the inspection described in [14.1.7](#) and [14.1.8](#). If plant material does not survive the maintenance period, it shall be replaced with the same or other complementary species at the same size originally provided within one (1) year of the end of the initial two (2) year period.

- a. Notwithstanding **14.1.9 landscaping** of a site is a permanent obligation of a **Development Permit** and shall be installed and maintained in accordance with the approved **Landscaping** Plan beyond the initial two (2) year maintenance period.

14.1.10 **Landscaping** securities described in *Subsection 1.7* shall not be released prior to the completion of inspection regardless of the culmination date of the two (2) year maintenance period described in *14.1.9*.

14.2 Landscaping Plan

14.2.1 **Landscaping** shall be constructed and maintained in accordance with an approved **Landscaping** Plan. Any changes to an accepted plan require approval by the **Development Authority**.

14.2.2 A **Landscaping** Plan shall be prepared and submitted for all **development** excepting **single-detached, two-unit, and multi-unit dwellings** containing up to four (4) units.

14.2.3 A scaled **Landscaping** Plan for a proposed **development** must be submitted by an appropriate professional such as a landscape design technologist or landscape architect and submitted as part of a **Development Permit** application prepared according to *Subsection 3.3* and shall include at least the following:

- a. a north arrow and legend,
- b. the property lines of the **site**,
- c. location of all **buildings**, parking areas and vehicular and pedestrian circulation systems on the **site**,
- d. all overhead, surface and underground utilities, easements, and rights-of-way,
- e. the existing vegetation that will be retained,
- f. the layout of berms, retaining walls, **screening**, soft surfaced landscape areas and **hard surfaced** landscape areas,
- g. the location, **height** and materials of all proposed walls, fences, and **screens**,
- h. common and botanical names, sizes and quantities of all proposed plant material and the types of **landscaping**.

14.3 Planting Requirements

14.3.1 In determining the planting requirements for a commercial or public service **development** the following shall apply:

- a. **hard surfaced** areas of the **development** shall be included in the calculation of the landscaped area and do not negate the requirements for plant material, and



- b. the required **landscaping** area shall be calculated by combining the area of the required **front** and **rear yards** (**front yard** + **rear yard** as identified in **Figure 47: Interior Site Yard** = total required **yard**.
- i. **Developments** located on **corner lots** may meet their required **landscaping** by providing the required plantings identified in **Table 7 (Planting Requirements)** in the **street side yard**.

Table 7: Planting Requirements	
Residential Development	Minimum required landscaping per lot contained within the front yard
Dwelling, Mobile Manufactured Home, Dwelling, Multi-unit (4 units or less), Dwelling, Single-detached, Dwelling, Two-unit	One (1) tree and one (1) shrub, or equivalent in cost, and, sodding or seeding within two (2) years of Development Permit approval
Dwelling, Apartment, Dwelling, Multi-unit (more than 4 units)	One (1) tree for every 45.0 m ² (484 ft ²) of required yard, One (1) shrub for every 25.0 m ² (269 ft ²) of required yard, and, sodding or seeding within two (2) years of Development Permit approval
Commercial and Public Service Development	Minimum Required Landscaping per lot
All Commercial Development All Public Service Development	One (1) tree for every 45.0 m ² (484 ft ²) of required yard, One (1) shrub for every 25.0 m ² (269 ft ²) of required yard, sodding or seeding within two (2) years of Development Permit approval
Industrial Development by Lot Size	Minimum Required Landscaping per lot
Up to 1.0 acre	Seven (7) trees and ten (10) shrubs
1.0 acres – 2.5 acres	Ten (10) trees and fourteen (14) shrubs
4.0 acres – 5.0 acres	Twelve (12) trees and twenty-one (21) shrubs
Over 5.0 acres	Eighteen (18) trees and thirty-two (32) shrubs
Parking Lot or Structure	Minimum Required Landscaping per lot
Landscape islands	One (1) tree and two (2) shrubs 2.0 m ² (21.5 ft ²) of landscape island per parking space, contained by a concrete curb, provided at the beginning and end of every row of spaces, provided with no more than twenty-five (25) spaces between islands



Part 6: Parking & Loading Provisions

Purpose:

For the purpose of this Bylaw the following Section provides details on parking for all **development**. It provides the specific provisions regarding minimum parking requirements and parking and **loading space** dimensions to ensure that each **development** has adequate parking to meet the needs of the **City**.

Section Contents:

15.	Parking and Loading Provisions	124
15.1	General Parking & Loading Provisions	124
15.2	Barrier-Free Parking	126
15.3	Location of Parking Facilities	126
15.4	Parking Space & Drive Aisle Dimensions	127
15.5	Pedestrian Aisles	128
15.6	Parking Requirements	128
15.7	Loading Requirements	131
15.8	Location of Loading Spaces	131
15.9	Loading Space Dimensions	131
15.10	Bicycle Parking	131



15. Parking and Loading Provisions

The provisions of this Section shall apply to new and existing **developments** as follows:

- a. all new **developments** shall provide parking and loading in accordance with this Section,
- b. a change to an existing **development** where the **development** is increased or **use** is intensified shall provide parking and loading requirements to be met in accordance with this Bylaw.

15.1 General Parking & Loading Provisions

- 15.1.1 All **development** applications, excluding **single-detached, two-unit,** and **multi-unit dwellings** with four (4) or less **dwelling units** providing off-street vehicular parking, **garage** spaces, bicycle parking, or **loading spaces**, shall include the following as part of the **Site** Plan detailed in *Subsection 3.3*.
 - a. **site access**,
 - b. number and dimensions for all parking and **loading spaces**,
 - c. **on-site** circulation, and
 - d. any other information required by the **Development Authority**.
- 15.1.2 **Hard surfacing** of a **site** is a permanent obligation of a **Development Permit** and shall be installed and maintained in accordance with approved **Site** Plan or **Landscaping** Plan.
- 15.1.3 All parking and loading areas, including driveways for all **dwelling units**, vehicle entrances and exits, landscape islands, drop-off areas, **on-site** and **off-site** traffic and pedestrian routes, and any other form of **development** associated with vehicular traffic shall:
 - a. align with the **City's Municipal Development Standards (MDS)** where applicable,
 - b. be landscaped in accordance with *Part 5* of this Bylaw,
 - c. be **hard surfaced** except where they are accessed by a non-**hard surfaced road** or **lane**, or are located in the rear of an Industrial **District**, in which case they may be gravel,
 - d. be clear of any obstructions,
 - e. clearly delineate each parking space through painting or other means,
 - f. provide adequate **access** to exits from individual parking spaces,
 - g. not be used as driveways, except for driveways in residential **developments**,
 - h. provide adequate lighting, in accordance with *Subsection 13.28*, directed only upon the parking area,
 - i. meet the off-street parking and loading requirements as detailed in **Tables**

9 (Off-Street Parking Requirements) and **10 (Off-Street Loading Requirements)**,

- j. meet the bicycle parking requirements as detailed in **Table 12 (Bicycle Parking Requirements)**, and,
- k. align with the minimum dimensions detailed in **Table 8 (Parking Space Dimensions)**.

15.1.4 Where **Tables 9 (Off-Street Parking Requirements)**, **10 (Off-Street Loading Requirements)** and **12 (Bicycle Parking Requirements)** do not clearly define regulations for a particular **development**, the **Development Authority** shall use a similar **use** to determine the vehicular parking, bicycle parking and loading requirements.

15.1.5 Where a Professional Parking Study is provided, the Study shall be completed by a professional engineer and contain at least the following:

- a. the amount of parking proposed by the **development** compared to the amount required, and
- b. discussion rationalizing the proposed parking supply which could include the following:
 - i. data supporting the proposed parking based on demand for a similar **site**,
 - ii. assumptions and rational for non-vehicle transportation **access** to the **site**, and
 - iii. rational for shared parking with other **uses** on or near the proposed **site**.

15.1.6 Vehicles shall not be parked, either permanently or temporarily, on grass in any **district** and shall only be parked in an approved parking area.

15.1.7 Tandem parking shall only be **permitted** where it is located within the driveway of a residential **development**.

15.1.8 Other than in Residential **Districts, developments** shall minimize driveway **access** from **roads** by sharing driveways and laneways where possible.

15.1.9 **Below-grade parking structures:**

- a. shall be reviewed on a case-by-case basis,
- b. may extend into a required **yard**, subject to ensuring that there are no encumbrances registered on title which would prevent or be inconsistent with such extension, and
- c. shall require a detailed **Landscaping** Plan, including a cross section.

15.1.10 Landscape islands intended to visually break up, define, **screen**, and generally enhance the parking area shall be provided within **at-grade parking areas or structures** provided for commercial or **mixed use buildings** with a capacity of twenty-five (25) or more vehicles and shall be installed and maintained according to the **landscaping** provisions in *Part 5* of this Bylaw.



- 15.1.11 Any **parking lot or structure** visible from an adjoining Residential **District** shall have plant material **screening** installed and maintained according to *Subsection 13.24* of this Bylaw.
- 15.1.12 Snow storage within any **parking lot or structure** shall not:
- impede the amount of required parking spaces for any **development**, or
 - interfere with sight lines, vehicular, or pedestrian **access**.

15.2 Barrier-Free Parking

- 15.2.1 The requirements for barrier-free parking and loading spaces, including but not limited to the number required, design, and placement shall conform to the requirements of the *Barrier-Free Design Guidelines of the Alberta Building Code* as amended and shall be included as part of and not in addition to, the applicable minimum parking requirement.
- 15.2.2 Barrier-free parking spaces shall be located as close as possible to a barrier-free entrance.
- 15.2.3 Each barrier-free parking space shall be marked with a symbol and a **sign** consisting of:
- the International Symbol of Access and include the message "Permit Required",
 - the symbol shall be white on a blue background and shall have a minimum dimension of 0.46 m (1.5 ft) by 0.61 m (2.0 ft), and
 - the **sign** shall be mounted at a **height** of at least 1.2 m (4.0 ft) from the pavement or sidewalk to the bottom of the **sign**.

15.3 Location of Parking Facilities

- 15.3.1 Required or additional parking, except in the case of residential **developments**, may be provided **off-site** provided it is not further than 120 m from the **site** via the shortest public pedestrian route measured from the nearest point of the **off-site** parking area to the nearest point of the **site**.
- 15.3.2 Residential **developments** shall provide the required parking spaces wholly on the same **site** as the **principal building**.
- 15.3.3 **Developments** providing **off-site** parking shall be considered **discretionary** and shall identify **off-site** spaces being used for that **development** or **use** using appropriate **signage** designed in accordance with *Part 7* of this Bylaw.
- Where a **development** provides **off-site** parking, the **Development Authority** may, as a condition of a **Development Permit**, require the **applicant** to register a caveat on title stating that the **development** shall continue to provide adequate **off-site** parking.
- 15.3.4 All parking areas shall be wholly located within all **lot lines** of a **site**.

15.4 Parking Space & Drive Aisle Dimensions

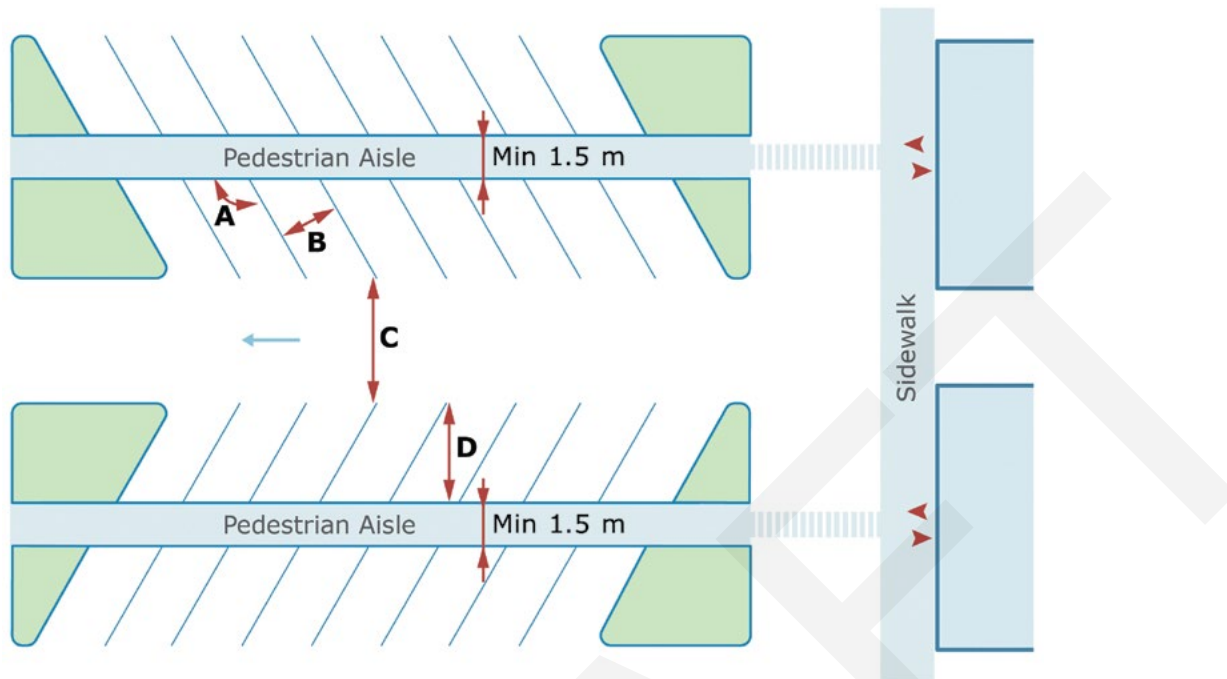
- 15.4.1 Each **off-street** parking space and drive aisle shall conform to the general provisions of this Section and be built according to the dimensions provided in **Table 8 (Parking Space Dimensions)** and shown in **Figure 8 (Parking Space & Drive Aisle Dimensions)** and shall:
- have a minimum vertical clearance of 2.0 m (6.5 ft), and
 - shall not provide any spaces shorter than 5.44 m (17.8 ft), other than the 15% described in 15.4.2 below.
- 15.4.2 Up to 15% of the required parking spaces, excluding parallel spaces, may be of a length shorter than that required within **Table 8 (Parking Space Dimensions)** and **Figure 8 (Parking Space & Drive Aisle Dimensions)**, to a minimum of 4.6 m (15.0 ft).
- 15.4.3 Up to 100% of the required parking spaces may be a length shorter than that required under **Table 8 (Parking Space Dimensions)** and **Figure 8 (Parking Space & Drive Aisle Dimensions)**, should the **applicant** justify the reduction, to the satisfaction of the **Development Authority**, through the completion of a Parking Study or similar document prepared by a qualified professional.
- 15.4.4 Where a parking space is located with **access** directly off a **lane**, the required width of the drive aisle may be reduced to match the width of the **lane** provided the parking space is wholly **on-site**.
- 15.4.5 Where a parking space is limited by a wall, column, fence, or other form of **screening**, the unobstructed width from face to face of the obstruction shall be:
- 2.75 m (9.0 ft) if the limitation occurs on one (1) side of the space. If, in this case, a **building** door opens into the parking space on its long side, the unobstructed width shall be 3.0 m (10.0 ft),
 - 3.0 m (10.0 ft) if the limitation occurs on both sides of the space. If, in this case, a **building** door opens into the parking space on its long side, the unobstructed width shall be 3.3 m (11.0 ft).

Table 8: Parking Space Dimensions

Parking Space Angle (degrees) 'A'	Minimum Parking Space Width 'B'	Aisle Width, Including Access Ramps (doubled for 2-way aisles) 'C'	Minimum Parking Space Depth 'D'
0° (parallel)	2.75 m (9.0 ft)	3.5 m (11.5 ft)	5.5 m (18.0 ft) for end spaces 7.0 m (23.0 ft) for inner spaces
45°	2.75 m (9.0 ft)	4.0 m (13.0 ft)	6.1 m (20.0 ft)
60°	2.75 m (9.0 ft)	5.5 m (18.0 ft)	6.4 m (21.0 ft)
90°	2.75 m (9.0 ft)	3.5 m (11.5 ft)	5.5 m (18.0 ft)



Figure 8: Parking & Drive Aisle Dimensions



15.5 Pedestrian Aisles

- 15.5.1 All **off-street** parking in the Business Industrial and Commercial **Districts** shall provide pedestrian aisles with a minimum width of 1.5 m (5.0 ft) connecting parking areas to **abutting** sidewalks and commercial **developments**.
- 15.5.2 **On-site** pedestrian circulation, by means of sidewalks, **walkways**, or paths, shall connect with public sidewalks.

15.6 Parking Requirements

- 15.6.1 All off-street parking shall be provided in accordance with **Table 9 (Off-Street Parking Requirements)**.
- 15.6.2 In addition to the reductions described in **Table 9 (Off-Street Parking Requirements)** parking reductions may be considered where they are justified through the completion of a Professional Parking Study prepared in accordance with *Subsection 15.1.5*.
- 15.6.3 For all approved reductions described in **Table 9 (Off-Street Parking Requirements)** the **Development Authority** may require a Professional Parking Study to justify the reduction.
- 15.6.4 Notwithstanding *15.6.1*, parking requirements may be reduced in conjunction with an approved **variance** application submitted in accordance with *Subsection 2.7*.
- 15.6.5 Parking spaces provided for any motor vehicle, regardless of its fuel source, shall be counted towards meeting a **development's** parking requirements.

Table 9: Off-Street Parking Requirements

	Use of Building or Site	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Residential Uses		
1	Dwelling, Mobile Manufactured Home, Dwelling, Single-detached, Dwelling, Two-unit, Live/Work Unit	Two (2) parking spaces, including garage spaces, per dwelling unit
2	Dwelling, Multi-unit	Two (2) parking spaces, including garage spaces, per dwelling unit, plus One (1) visitor parking space per five (5) dwelling units, if less than five (5) units are provided no guest spaces shall be required
3	Dwelling, Additional Unit (ADU), Dwelling, Secondary Suite	One (1) parking space per two (2) bedrooms with a minimum of 1 space, in addition to what is required for the primary dwelling
4	Dwelling, Apartment	One (1) parking space per dwelling unit containing one (1) bedroom or less One and one half (1.5) parking spaces per dwelling unit containing two (2) bedrooms or more, plus One (1) visitor parking space per five (5) dwelling units, if less than five (5) units are provided no guest spaces shall be required
5	Dwelling, Supportive Housing	Shall meet the requirements of the residential character of the dwelling unless a Professional Parking Study is provided to indicate otherwise. For example, if supportive housing takes the form of an apartment dwelling, it shall be required to provide parking in accordance with row four (4) of this Table
6	Mixed Use Building	Residential component in accordance with apartment dwellings, plus commercial component in accordance with the appropriate use detailed in this Table
7	Short Term Rentals	One (1) parking space per guest room in addition to the requirements of the dwelling type where the owner of the short term rental resides at the dwelling Provided according to the requirements of the dwelling type where the owner of the short term rental does not reside in the dwelling



Table 9: Off-Street Parking Requirements

	Use of Building or Site	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Commercial and Public Service Uses		
8	All commercial and public service uses unless otherwise specified in this table	Two and one half (2.5) parking spaces per 100 m ² of GFA where the total GFA is 2,000 m ² or less Three and one half (3.5) parking spaces per 100 m ² of GFA where the total GFA is between 2,000 and 9,000 m ² Four (4.0) parking spaces per 100 m ² of GFA where the total GFA is greater than 9,000 m ² All developments shall provide a minimum of three (3) parking spaces regardless of GFA
Commercial and Public Service Uses		
9	Automotive and Equipment Repair Shop	Two (2) parking spaces per vehicle bay or one and one half (1.5) spaces per 100 m ² of GFA if no vehicle bays are provided
10	Car Wash	One quarter (0.25) parking spaces per vehicle wash bay with a minimum of two (2) spaces
11	Drinking or Eating Establishment, Drinking Establishment, Nightclub	One (1) parking space per 12 m ² (129 ft ²) of building GFA
12	Education Services, Elementary and Middle Schools	Three (3) parking spaces per classroom
13	Health Services	Four (4) parking spaces per 100 m ² of building GFA
14	Hotel	One and three twentieths (1.15) parking spaces per guest room
15	Education Services, high school	Four (4) parking spaces per 100 m ² of building GFA, including auditoriums
16	Casino, Education Services, post secondary, Entertainment Centre, Developments located within the Municipal Airport (MA) District	Professional Parking Study required
Industrial Uses		
17	All industrial uses unless otherwise specified in this Table	One and one half (1.5) parking spaces per 100m ² of building GFA
18	Storage facility, indoor or outdoor	One and one half (1.5) parking spaces per 100 customer units
Allowed Parking Reductions		
19	Commercial Downtown District – excluding all residential developments	Up to 100% of the required parking based on use may be reduced
20	Developments with shared customers and similar hours utilizing shared parking spaces	Up to 10% of the required parking based on use may be reduced
21	Developments with separate hours utilizing shared parking spaced	Up to 20% of the required parking based on use may be reduced

15.7 Loading Requirements

15.7.1 Off-street **loading spaces** shall be provided in accordance with **Table 10 (Off-Street Loading Requirements)**.

Table 10: Off-Street Loading Requirements

Use of Building or Site	Minimum Number of Loading Spaces Required
All uses in Commercial and Industrial Districts	One (1) space for each loading door, with a minimum of one (1) on-site loading space provided per site
Dwelling, Apartment (twenty (20) or more units)	One (1) on-site loading space

15.8 Location of Loading Spaces

- 15.8.1 All **loading spaces** shall:
- be located wholly **on-site**,
 - provide **access** such that no backing or turning movements of vehicles going to or from the **site** causes interference with traffic on the adjoining or **abutting roads, lanes, sidewalks or boulevards**,
 - be located at the rear or the sides of the **principal building**,
 - be **screened** from view from any **abutting sites or roads** in accordance with *Subsection 13.24*,
 - not impede the safe and efficient flow of traffic and pedestrian movement, and shall,
 - minimize impacts on **abutting land uses**.

15.9 Loading Space Dimensions

15.9.1 Each **off-street loading space** shall be built in accordance with **Table 11 (Loading Space Dimensions)**.

Table 11: Loading Space Dimensions

Minimum Length	Minimum Width	Minimum Overhead Clearance
27.0 m (88.5 ft)	3.0 m (10.0 ft)	3.7 m (12.0 ft)

15.10 Bicycle Parking

15.10.1 All bicycle parking shall be provided in accordance with **Table 12 (Bicycle Parking Requirements)**.

- 15.10.2 Bicycle parking shall:
- be separated from vehicle parking by a physical barrier or a minimum 1.52 m (5.0 ft) of open space,



- b. not interfere with pedestrian accessibility (leaving a minimum of 1.8 m (6.0 ft) clear width for accessibility),
- c. be anchored securely to the ground, and
- d. may be allowed on public rights-of-way at the discretion of the **Development Authority** if this places bicycle parking at a more publicly observable location.

Table 12: Bicycle Parking Requirements

Dwelling, Apartment, Dwelling, Multi-unit (over 4 units), Mixed Use Building	2% of the number of vehicle parking spaces with a minimum of 5 required
Education Services	10% of the designed student capacity



Part 7: Sign Provisions

Purpose:

For the purpose of this Bylaw the following Section provides specific provisions for **signs** within the **City**. These include which areas of the **City** specific **signs** may be erected, size requirements and the steps for properly permitting **signs**. These provisions are intended to provide clear and simple provisions for all **sign** types within the **City** for which all **sign development** shall follow.

Section Contents:

16.	Sign Provisions	134
16.1	Development Permits for Signs	134
16.2	Signs not Requiring a Development Permit	134
16.3	Making an Application	136
16.4	General Sign Provisions	137
16.5	Sign Provisions by Type	138
16.6	Sign Control & Maintenance	143
16.7	Sign Illumination	144
16.8	Digital Copy/Electronic Messaging	145
16.9	Sign Enforcement	145
16.10	Sign Definitions	147



16. Sign Provisions

16.1 Development Permits for Signs

16.1.1 Except as otherwise stated in this Bylaw, the enlargement, relocation, erection, construction or alteration of a **sign** requires a **Development Permit**.

16.2 Signs not Requiring a Development Permit

- 16.2.1 A **Development Permit** is not required for:
- routine maintenance of **signs** including the cleaning, painting, or repair,
 - replacement of any existing approved **sign** provided it is on the same base and the **sign height** or **sign area** is not increased,
 - signs** described in **Table 13 (Signs not Requiring a Development Permit)**, provided that the **sign** complies with all applicable provisions of this Bylaw, and does not require a **variance**.

Table 13: Signs not Requiring a Development Permit

Sign Type	Description/Provisions
A-Board Signs	One (1) sign per business per façade on a site provided that does not exceed 1.0 m ² (10.7 ft ²) in area per side, not erected for a period exceeding the operating hours of the business and does not impede pedestrian or vehicle circulation
Awning or Canopy Signs	<p>A non-illuminated sign that forms part of, or is attached to an existing approved awning or canopy on a building</p> <p>A non-illuminated sign that forms part of, or is attached to an existing approved awning or canopy on a building</p> <p>Awning or canopy signs shall be wholly contained within the awning or canopy and shall not extend above or project beyond it</p>
Banner Signs	<p>When flush mounted to a building or fence and does not extend above the eave line on the building or fence where it is attached. If the banner sign is attached to a fence, the top edge of the sign shall coincide with or be below the top edge of the fence</p> <p>The banner sign shall not include digital copy/electronic messaging and the area shall not exceed 40% of the building façade or fence. Where the banner sign is attached to a building or structure, such as an archway, the sign shall have a minimum clearance of 2.44 m (8.0 ft), measured from the ground to the bottom edge of the sign</p> <p>Banner signs may only display third party advertising and community events on fences in parks and playing fields and are only permitted to remain onsite for a period not exceeding sixty (60) consecutive days, after which time the banner sign shall be removed and not replaced on the same site for a minimum of thirty (30) days</p>

Table 13: Signs not Requiring a Development Permit

Sign Type	Description/Provisions
Community Event Signs	Signs on City owned property, excluding road right-of-way, when the sign copy is used to advertise community events or non-profit groups
Contracting Signs	Temporary signs of contractors relating to construction work in progress on the land on which the sign is erected, provided that the signs are wholly situated upon the site of the structure or the land use to which it refers is limited to a maximum of 1.0 m ² (10.7 ft ²) in size; are limited to one (1) per contractor; and all signs are removed prior to occupancy of the building
Development Marketing Signs	Temporary sign located within a property, neighbourhood or industrial park being developed which does not exceed 9.25 m ² (100 ft ²) in sign copy area with height from grade not exceeding 2.44 m (8.0 ft)
Directional Signs	Non-illuminated freestanding signs on private land that do not exceed 0.1 m ² (1.0 ft ²) in area that are designed to direct vehicle and pedestrian movement within a site. (ex: curb side pickup, loading areas, no parking areas)
Election Signs	Election candidate sign displayed by or on behalf of a candidate participating in any Federal, Provincial or Municipal election. Such signs shall not exceed 1.5 m ² (16.15 ft ²) in area and are only allowed to be displayed for a maximum of twenty-eight (28) days prior to an election, and must be removed within two (2) days after the election
Fence Signs	Sign flush mounted to a fence which does not extend above the fence where it is attached, provided that it does not contain digital copy/ electronic messaging, and the area of all fence signs does not exceed 40% of fence. Fence signs may display third party advertising and community events on fences in parks and playing fields
Flags	Flags or emblems that do not exceed 2.0 m ² (21.5 ft ²) in area with a height no greater than 12.0 m (39.0 ft) or the maximum height of a principal building in that district (whichever is less)
Government Signs	A sign erected by or at the direction of the Municipal, Provincial or Federal Governments to give information to the public, regulate traffic or safety or identify public buildings
Hanging Signs	Each hanging sign, when installed vertically shall be spaced a minimum 2.0 m (6.5 ft) from any other vertically hanging sign. Hanging signs that are installed horizontally shall be spaced a minimum of 0.15 m (0.5 ft) from other horizontally installed signs All hanging signs shall have a minimum 2.44 m (8.0 ft) clearance measured from the ground to the bottom edge of the sign Maximum sign area for a hanging sign shall be 1.5 m ² (16.15 ft ²)
Identification Signs	Sign attached to a building not exceeding 0.1 m ² (1.0 ft ²) in area which identifies a name or address in a Residential District, or a sign attached to a building not exceeding 0.5 m ² (5.4 ft ²) in area which identifies a name or address in a non-residential district or a multi-family development over four (4) units



Table 13: Signs not Requiring a Development Permit

Sign Type	Description/Provisions
Inflatable Signs	One (1) temporary inflatable sign per commercial or industrial site, located wholly on private land, provided that the sign is not located on the roof of a building, and it is tethered or anchored to the ground. Temporary inflatable signs are only permitted to remain onsite for a period not exceeding fourteen (14) consecutive days, after which time the inflatable sign shall be removed and not replaced on the same site for a minimum of thirty (30) days
Menu Boards	A maximum of two (2) menu boards per queuing aisle per site for drive-through services. Menu boards do not have a separation requirement and may include illumination and digital copy/electronic messaging but shall follow the regulations pertaining to such within this Bylaw
Murals	An artistic design applied to or attached to a building or a wall
Neighbourhood Signs	A neighbourhood sign only if it is described within a signed Development Agreement
Real Estate Signs	A maximum of two (2) non-illuminated real estate signs per site, which shall not exceed 0.60 m ² (6.5 ft ²) in area in Residential Districts and 2.0 m ² (21.5 ft ²) in area for Commercial and Industrial Districts
Window Signs	Signs located within a window intended to be viewed from outside the building, as long as they are not greater than 50% of the window in which it is placed. Window signs may be illuminated but shall not display flashing or intermittent light

16.3 Making an Application

- 16.3.1 **Applicants** looking to obtain a **Development Permit** for a **sign** shall supply to the **Development Authority** the following, in addition to the requirements of *Section 3* and *Section 4* of this Bylaw:
- a completed application form for a **sign** as established by the **City**,
 - a **Site Plan** showing **sign** location, distances to property boundaries, other **signs**, and **buildings**,
 - all dimensions of the **sign structure** including the **height** and projection of the **sign** attached to the **building**,
 - details of **sign** design along with total overall area of the **sign** itself and the **sign copy area**,
 - details of **sign illumination** or digital media (if any),
 - type of construction and finishing,
 - method of supporting, attaching, or affixing the **sign**,
 - Site Plan** showing **sign** location, distances to other **signs**, property boundaries and **buildings**, and
 - any additional information as deemed necessary by the **Development**

Authority to evaluate the **Development Permit** application, including but not limited to photographs of the proposed and adjacent sites as well as conceptual rendering of the proposed sign.

16.4 General Sign Provisions

- 16.4.1 **Sign** type must be listed as either a **permitted** or **discretionary use** in the applicable **district** as indicated in **Table 14 (Signs Allowed by District)** and conform to all applicable **sign** regulations in order to be considered unless listed otherwise in **Table 13 (Signs not Requiring a Development Permit)**.
- 16.4.2 **Signs** shall:
- be integrated into the overall **site** design and be complementary to exterior finishes of the **principal building**,
 - be deemed compatible with the character, scale, and form of the **district** in which it is located,
 - be placed so they do not obstruct or impair vision or hinder or interfere with pedestrian or vehicular traffic or traffic devices,
 - not contain or incorporate flashing lights,
 - not reduce or obstruct parking or **loading spaces** that are required pursuant to this Bylaw, and
 - not contain advertising on or around the base of the **structure** that is visible from the street.
- 16.4.3 Other than **portable signs** and **election signs**, no item shall be placed on a **City** right-of-way or a public **road** in accordance with the **City's Community Standards Bylaw** as amended.
- 16.4.4 If trees, shrubbery or other **landscaping** is removed in order to place a **sign**, the removed **landscaping** shall be replaced with similar **landscaping** elsewhere on the **site** to the satisfaction of the **Development Authority**.
- 16.4.5 Except as provided in the **home based business, major** provisions (*Subsection 13.26*) the maximum number of **temporary signs** and **permanent signs** per **site**, excluding **signs** listed in *Subsection 16.2*, shall be as follows:
- multi-unit dwellings** (over eight (8) units): one (1) **permanent freestanding** sign per street **access**,
 - non-residential **developments**: one (1) **permanent sign** for every 30.0 m (98.0 ft) of **frontage** or fraction thereof and one (1) **portable sign** for every 50.0 m (164 ft) of **frontage** or fraction thereof. **Portable signs** on a **site** shall also be a minimum of 12.2 m (40.0 ft) from existing **freestanding signs**.
- 16.4.6 When determining an application for a **sign**, the **Development Authority** shall consider the following, in addition to any other relevant planning considerations:
- the nature and design of the proposed **sign**,



- b. the impacts of the proposed **sign** on adjacent and surrounding properties and the community, and
- c. the number and type of existing or proposed **signs** on the **site**.

16.5 Sign Provisions by Type

Notwithstanding **signs** listed as exempt in **Table 13 (Signs Not Requiring a Development Permit)**, the **Development Authority** shall review **Development Permit** application as related to **signs** in accordance with **Table 14 (Signs Allowed by District)**.

Table 14: Signs Allowed by District

Sign Type	Land Use Districts														
	LDR	MDR & HDR	RMH	DTN	CC	NC	GC	RE	BI	MI	HI	CS & PU	MA	UT	DC1 & DC2
Billboard	X	X	X	X	D	X	X	D	P	P	P	D	P	D	X
Fascia	X	P	P	P	P	P	P	P	P	P	P	P	P	D	P
Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P
Portable	X	D*	X	P	D	D	P	P	P	P	P	D	D	P	P
Projecting	X	X	X	P	P	P	P	P	P	P	P	P	P	X	P
Roof	X	X	X	D	D	D	D	X	D	D	D	X	X	X	X

P = Permitted D = Discretionary X = Not Allowed
 * shall only be considered on sites containing a mixed use building.

16.5.1

Billboard Signs

- a. Shall be a minimum of 150 m from any other **billboard** or **freestanding sign** facing the same oncoming traffic where there are multiple lanes of traffic traveling in a single direction.
- b. Shall be a minimum 100 m from a Residential **District**.
- c. Shall have a maximum **sign area** of 30.0 m² (98.5 ft²) per **sign** face.
- d. Shall not exceed a maximum **height** of 10.0 m (32.0 ft) from **grade** to top of **sign**.
- e. Shall not exceed 10.0 m (32.0 ft) in length.
- f. Shall be placed a minimum distance of 3.0 m (10.0 ft) from the property line and be placed at an angle of either 60 or 90 degrees.
- g. May display **third party advertising**.

16.5.2

Fascia Signs

- a. Shall be securely attached to a **building** or other **structure**, including a fence.
- b. Shall not extend above the ease line of any **building** elevation, if the **sign** is attached to a **building**.

- c. May be illuminated but shall not display flashing or intermittent light, if the **sign** is attached to the **principal building**.
- d. Shall not exceed 40% of the **building façade**.

16.5.3

Freestanding Signs

- a. Shall be at **road** or sidewalk **grade**.
- b. Shall be limited to advertising businesses or **buildings on site**, or in the case of a **neighborhood sign**, the neighbourhood within their **site/vicinity**.
- c. Shall not include **third party advertising** except where it is for non-profit agencies or community events.
- d. **Height**, area, and number of **signs** shall be determined based on the **district** according to **Table 15 (Freestanding Sign Provisions)**. If the **district** is not listed, **freestanding signs** are not a **permitted** or **discretionary use** in that **district**.

Table 15: Freestanding Sign Provisions

District	Maximum Height	Maximum Area	Maximum # of Freestanding Signs per Site
LDR & MDR (developments under eight (8) units)	5.0 m (16.0 ft)	10.0 m ² (107.0 ft ²)	One (1) per road entrance to community
MDR & HDR (developments over eight (8) units)	5.0 m (16.0 ft)	6.0 m ² (64.5 ft ²)	One (1) per site
DTN	10.0 m (32.0 ft)	10.0 m ² (107.0 ft ²)	One (1) per site
CC	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign an on adjacent site
NC	10.0 m (32.0 ft)	10.0 m ² (107.0 ft ²)	One (1) per site
BI	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign an on adjacent site
MI	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign an on adjacent site
HI	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign an on adjacent site
CS	10.0 m (32.0 ft)	60 m ² (64.5 ft ²)	One (1) per site
PU	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per site



Table 15: Freestanding Sign Provisions

District	Maximum Height	Maximum Area	Maximum # of Freestanding Signs per Site
RE	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per site
MA	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per site
UT	5.0 m (16.0 ft)	6.0 m ² (64.5 ft ²)	One (1) per site
DC1 & DC2	10.0 m (32.0 ft)	17.0 m ² (183.0 ft ²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on adjacent site

16.5.4

Portable Signs

- a. May receive a permit approved for a period not exceeding the following:
 - i. thirty (30) consecutive days,
 - ii. three hundred and sixty-five (365) consecutive days, or
 - iii. five (5) consecutive years.
- b. **Height, area,** and number of **signs** shall be determined based on the **district** according to **Table 14 (Signs Allowed by District)**. If the **district** is not listed, **portable signs** are not allowed in that **district**.
- c. Shall:
 - i. be wholly located upon the **site** indicated in the approved application,
 - ii. be placed directly on the ground,
 - iii. not be fastened to a foundation, permanent or otherwise, other than what is necessary for safe securing of the **sign**,
 - iv. be maintained in good condition, and
 - v. have the non-transferable permit approval system issued by the **Development Authority** attached in an easily visible location.
- d. Approved for a period of thirty (30) days shall be considered as a **permitted use** in every **district** except where they are designated as 'Not Allowed' in **Table 14 (Signs Allowed by District)**.
- e. Placed on a **City** right-of-way or on **City** owned property shall obtain **landowner** authorization in accordance with **Subsection 13.34**. Such authorization shall only be granted by the City Manager or their authorized designate.
- f. Placed on **City** owned property, excluding rights-of-way, shall be considered according to the same provisions as **portable signs** placed on private property, and shall meet all requirements of this Subsection.

- g. Placed on **City** rights-of-way shall:
 - i. only receive permits approved for a period of thirty (30) consecutive days,
 - ii. be removed within twenty-four (24) hours of the expiration of their approved permit,
 - iii. not be considered for any extension or immediate renewal prior to the **sign** being removed,
 - iv. be a minimum of 50.0 m (164 ft) or 200 m (656 ft) from any other **portable sign** in accordance with the **Right-of-Way Portable Sign Approval Map (Map 4)**,
 - v. the minimum separation distances described in *iv* shall apply to **portable signs** regardless of the side of the **road** they are located on,
 - vi. as a condition of a **Development Permit** application, require the **applicant** to maintain the **sign** and the immediate surrounding area, including grass length, and
 - vii. only be placed in the areas approved in the **Right-of-Way Portable Sign Approval Map (Map 4)**.

Table 16: Portable Sign Provisions

District	Maximum Height	Maximum Area	Maximum # of Portable Signs per Site - Interior Lot	Maximum # of Portable Signs per Site - Corner Lot
MDR & HDR (Only on sites containing a mixed use building) NC DTN	3.0 m (10.0 ft)	5.0 m ² (54. ft ²) (per side)	One (1) portable sign per site provided it is a minimum of 12.2 m (40.0 ft) from existing freestanding signs	One (1) portable sign per site provided it is a minimum of 12.2 m (40.0 ft) from existing freestanding signs



Table 16: Portable Sign Provisions

District	Maximum Height	Maximum Area	Maximum # of Portable Signs per Site - Interior Lot	Maximum # of Portable Signs per Site - Corner Lot
CC GC RE BI MI HI CS PU MA UT DC1 DC2	3.0 m (10.0 ft)	5.0 m ² (54.0 ft ²) (per side)	One (1) portable sign per site with a width 50.0 m (164.0 ft) or less provided that the portable sign is a minimum 12.2 m (40.0 ft) from an existing freestanding sign Two (2) portable signs per site are permitted on sites greater than 50.0 m (164.0 ft), provided that the portable signs are 30.0 m (98.0 ft) from each other and a minimum of 12.2 m (40.0 ft) from existing freestanding signs	Two (2) portable signs per site with a width of 50.0 m (164.0 ft) or less provided that there is only one (1) sign on each frontage and the portable sign is a minimum 12.2 m (40.0 ft) from existing freestanding signs Two (2) portable signs per frontage (4 total) may be permitted on sites where each frontage is greater than 50.0 m (164.0 ft), (2 on each frontage) provided that the portable signs are 30.0 m (98.0 ft) from each other and a minimum of 12.2 m (40.0 ft) from existing freestanding signs Notwithstanding the above, a total of three (3) portable signs may be permitted where one frontage of a corner lot is greater than 50.0 m (164.0 ft) and one is not, provided that the two (2) portable signs are on the frontage over 50.0 m (164.0 ft) and all signs on site are a minimum of 30.0 m (98.0 ft) from each other and 12.2 m (40.0 ft) from existing freestanding signs

16.5.5

Projecting Signs

- Shall be spaced a minimum of 2.0 m (6.5 ft) from any other **projecting sign**.
- Shall have a maximum **sign area** per side of 5.0 m² (54.0 ft²)
- Shall not project more than 1.5 m (4.9 ft) above the eave line or the roofline, measured from the top of the **sign**.
- Shall have a minimum clearance, measured from the ground to the bottom

edge of the **projecting sign**, shall be 2.44 m (8.0 ft).

- e. Shall architecturally integrate visible means of support within **building** upon which they are located to the satisfaction of the **Development Authority**.
- f. Shall not project more than 2.0 m (65.0 ft) from the **building** face.

16.5.6

Roof Signs

- a. Shall only be considered when there is no opportunity for a **freestanding** or **fascia sign** or where a **sign** would not be visible from the street.
- b. Shall not contain **third party advertising**.
- c. Shall not contain **digital copy** or electronic messaging.
- d. Shall only provide **illumination** in accordance with *Subsection 16.7*.
- e. Shall not protrude beyond the eaves or parapet of the roof of the **building** on which it is located.
- f. Shall be constructed so that it appears as an architectural feature of the **building** and no supporting **structure** shall be visible unless deemed acceptable to the **Development Authority**.
- g. **Height, area, and number of signs** shall be determined based on the **district** according to **Table 14 (Signs Allowed by District)**. If the **district** is not listed, **roof signs** are not a **permitted** or **discretionary use** in that **district**.

Table 17: Roof Sign Provisions

District	Sign Height	Sign Area	# of Roof Signs Per Site
CC	3.0 m (10.0 ft) or max height in the district, whichever is lower	8.0 m ² (86.0 ft ²)	One (1)
IB	3.0 m (10.0 ft) or max height in the district, whichever is lower	8.0 m ² (86.0 ft ²)	One (1)
MI	5.0 m (16.5 ft) or max height in the district, whichever is lower	10.0 m ² (107.6 ft ²)	One (1)
HI	5.0 m (16.5 ft) or max height in the district, whichever is lower	10.0 m ² (107.6 ft ²)	One (1)

16.6 Sign Control & Maintenance

- 16.5.1 The owner of a **sign** shall comply with the provisions of this Bylaw and shall not deviate from the approved plan, unless such deviation is approved, in writing by the **Development Authority**.
- 16.6.2 The owner of a **sign** shall maintain the **sign** in a proper state of repair and shall:
 - a. ensure that all structural members, guy wires or other methods of support are properly attached to the **sign, building or structure**,
 - b. ensure that any **sign** that no longer advertises a genuine business or service



shall be removed by the **landowner** or replaced with a blank panel until such time a new **sign** or panel is required, **portable signs** shall not remain in place unless they contain advertising,

- c. ensure that **signs** remain in a proper state of repair, meaning no portion of a **sign**, its supports, electrical system, anchorage, or **landscaping** around the perimeter of the **sign** becomes **unsightly**, dilapidated, or unsafe, and
- d. where the **Development Authority** deems a **sign** dilapidated, unsafe, irrelevant, **unsightly**, defaced, damaged, or destroyed the **sign** owner must:
 - i. immediately repair the **sign** to its original condition,
 - ii. replace it with a new **sign** that complies with any applicable **Development Permit** or the rules of this Bylaw where a **Development Permit** is not required, or
 - iii. remove the **sign**.

16.6.3 Should the **sign** owner not comply with the provisions of this Section, the **Development Authority** may commence removal and Enforcement measures as per *Subsection 16.9* of this Bylaw.

16.7 Sign Illumination

16.7.1 **Illumination** of **signs** shall be considered by the **Development Authority** according to the merits of each individual application. The **Development Authority** may approve a **Development Permit** for an illuminated **sign** provided that:

- a. the **sign** conforms to all other provisions of this Bylaw,
- b. there is no strobe, animator, revolving beacon or flashing lights that resemble emergency vehicles,
- c. there are no exposed bulbs or lamps on the exterior surface of the **sign**,
- d. the source of light is directed in such a manner that it is not visible from a **road**, residential related **uses**, or Residential **Districts**, and
- d. the maximum lumens produced are consistent with outdoor lighting guidelines contained in *Subsection 13.28*.

16.7.2 The **Development Authority** may require **sign** lumens be reduced should the intensity or brightness of the **sign** create a **nuisance** for occupants of surrounding **uses** and properties or be identified as a traffic hazard for motorists or pedestrians.

16.7.3 When determining an application for an illuminated **sign**, the **Development Authority** shall consider the following, in addition to any other relevant planning considerations:

- a. the total amount of existing or proposed light on the property,
- b. the lighting provisions detailed in *Subsection 13.28*,

- c. the total number of **signs** proposed on the property,
- d. the number of existing and proposed **signs** per **building**, and
- e. the number of existing and proposed **signs** per **building** face.

16.8 Digital Copy/Electronic Messaging

- 16.8.1 Unless otherwise stated in this Bylaw, **digital copy/electronic messaging** shall only be **permitted** on **freestanding signs** and **billboard signs** which can be incorporated into any or all of the allowable **sign copy area** as prescribed by this Bylaw and shall conform to the following:
- a. **copy** shall be static and remain in place for a minimum of six (6) seconds before switching to the next **copy**,
 - b. transitions between each **digital copy/electronic messaging** shall be instantaneous and not involve any visible effects, including but not limited to action, motion, fading in or out, dissolving, blinking, intermittent or flashing lights, or the illusion of such effects,
 - c. **illumination** of the **digital copy/electronic messaging** shall be reviewed against and adhere to *Subsection 16.7*,
 - d. the electrical power supply for **digital copy/electronic messaging** shall be provided underground, unless solar powered,
 - e. **digital copy/electronic messaging** on **freestanding signs** shall not contain **third party advertising** unless it is a community event or not for profit,
 - f. **digital copy/electronic messaging** on **billboard signs** may display **third party advertising**,
 - g. if any component of the **sign** fails or malfunctions in any way, the **sign** owner shall ensure that the **sign** is turned off until all components are fixed and operating as required.

16.9 Sign Enforcement

16.9.1 General Sign Enforcement

- a. Any **sign** located on any property in the **City's** control or management without **City** approval may be removed and impounded immediately, and without notice, by the **Development Authority** at the sole expense of the **sign** owner.
- b. The **Development Authority** shall immediately remove or direct the removal of any **sign**, at the sole expense of the owner which:
 - i. has been placed without a permit,
 - ii. have been placed in contravention of an approved **Development Permit**,
 - iii. has become **unsightly**,



- iv. is deemed to be unsafe to the general public or in a state of disrepair that constitutes a hazard,
 - v. obstructs the views of any portion of a traffic control signal, or
 - vi. in the opinion of the **Development Authority** has been abandoned.
- c. All associated costs for the removal and or storage of any **sign** shall be the responsibility of the **sign** owner or **landowner** of the **lot**/parcel of which in which the **sign** was located.
 - d. All **signs** require **landowner** approval and may be removed without notice if it is not obtained.

16.9.2

Portable Sign Enforcement

- a. Enforcement of **portable signs** will be conducted in accordance with (**Portable Sign Enforcement**).
- b. **Portable sign** offenses are calculated based on the information documented by the **Development Authority** for previous offenses of the person or entity to whom the permit was issued.
- c. All associated costs for the removal and storage of any **sign** shall be the responsibility of the **sign** owner or **landowner** of the lot or parcel on which the **sign** was located.

Table 18: Portable Sign Enforcement

First offense	<p>The Development Authority shall provide the offending sign owner and landowner Notice of the Contravention and provide three (3) days for the Contravention to be rectified</p> <p>If the Contravention is not rectified in the specified time frame, the Development Authority may immediately remove or direct the removal of the portable sign in contravention of this Bylaw without further notice</p> <p>No extensions will be provided by the Development Authority</p>
Second offense within one (1) calendar year of the first offense	<p>The Development Authority may immediately remove or direct the removal of the portable sign in contravention of this Bylaw without notice</p>
Third or subsequent offense within one (1) calendar year of the first offense	<p>The Development Authority may immediately remove or direct the removal of the portable sign in contravention of this Bylaw without notice</p> <p>The Development Authority will issue a fine to the applicant in accordance with the City's <i>Fees and Charges Bylaw</i> as amended</p>

16.10 Sign Definitions

A

A-Board Sign

A-shaped **sign**, which is set upon but not attached to the ground and has no external supporting **structure**, no **illumination**, and no electronic display.

Figure 9: A-Board Signs



Awning or Canopy Sign

Permanent sign attached to or constructed in or on the face of an awning or canopy but does not include a **hanging sign**.

Figure 10: Awning or Canopy Signs



B

Banner Sign

Sign that is attached to a **building**, fence or other **structure** that is made from lightweight, flexible fabric material.

Figure 11: Banner Signs

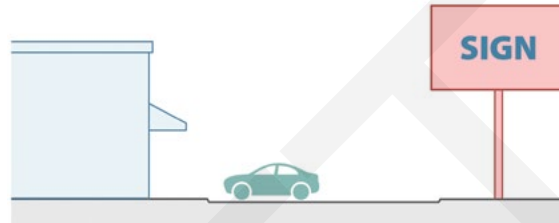




Billboard Sign

Sign supported by one (1) or more uprights, braces, or pylons which stands independently of a **building** and contains **copy** related to a product, service, facility, or business located outside of the **site** upon which the **sign** is located.

Figure 12: Billboard Signs



C

Copy

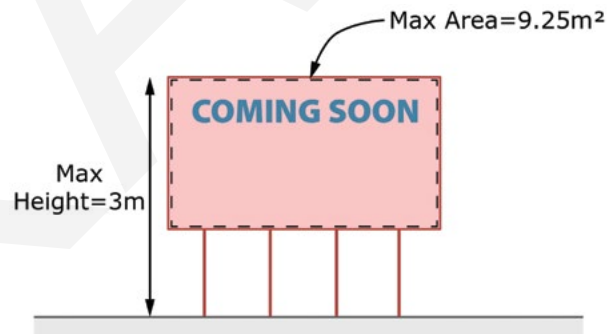
Any image, message or other representation displayed on a **sign**.

D

Development Marketing Sign

Sign for the purpose of promoting neighbourhoods, **shopping centres**, or industrial parks under **development**.

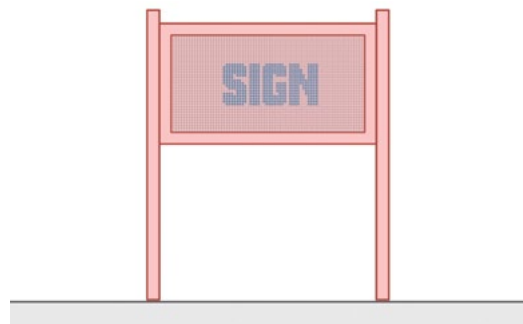
Figure 13: Development Marketing Signs



Digital Copy

Sign copy area that is changed remotely by electronic means.

Figure 14: Digital Copy



Directional Sign

On-premise **sign** that gives direction or instruction to pedestrian, bicycle, and vehicular traffic.

F

Fascia Sign

Sign attached flush to, or marked, painted or inscribed on a vertical surface of a **building**, but does not include a **billboard sign** or a **mural**.

Figure 15: Fascia Signs



Fence Sign

Means a **sign** constructed of material other than a banner, that is attached to a fence and not used as **screening**.

Figure 16: Fence Signs



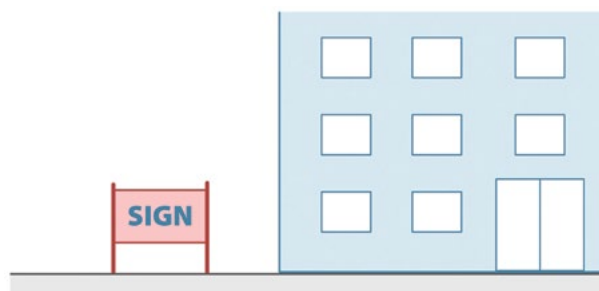
Flag

A piece of cloth or similar material attachable by one (1) edge to a pole or rope.

Freestanding Sign

On-premise **sign** that is supported independent of a **building** and may display **copy** for a single tenant or multiple tenants, and may contain a **digital copy/electronic messaging** display component.

Figure 17: Freestanding Signs





G

Government Sign

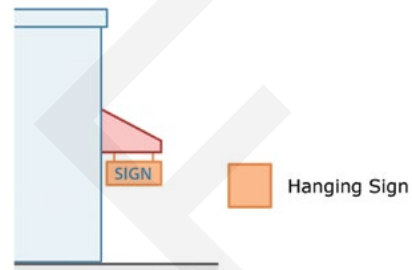
Sign erected by or at the direction of a Municipal, Provincial or Federal Government to give information to the public, regulate traffic or safety or identify public **buildings**.

H

Hanging Sign

Sign suspended from a **structure** which may include an awning or canopy.

Figure 18: Hanging Signs



I

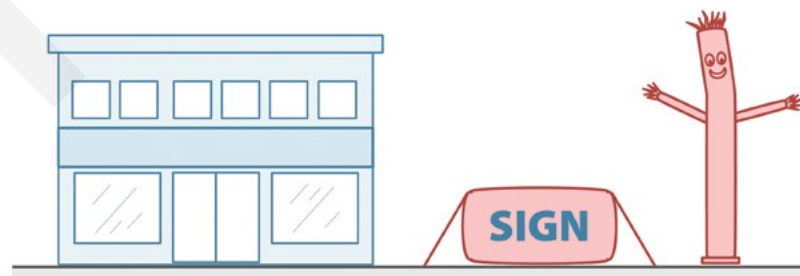
Identification Sign

Sign which contains no advertising, but is limited to the name, address and number of a **building**, institution, or the occupation of the person.

Inflatable Sign

Any inflated three (3) dimensional **sign** or advertising device supported by air or gas that is attached to the ground or any **structure**.

Figure 19: Inflatable Signs



M

Mural

Sign that is painted or sculpted onto a **building** wall and considered artistic rather than advertising and does not contain any product advertising.

Figure 20: Murals



N

Neighbourhood Sign

Sign which states the name of a community area.

Figure 21: Neighbourhood Signs



P

Permanent Sign

Any **sign** that is anchored to a footing extending below **grade** or affixed to, or painted on, a **building** or other **structure**.

Portable Sign

Standalone **temporary sign** mounted on a frame, stand or similar **structure** that is easily transported and erected for a limited time.

Figure 22: Portable Signs

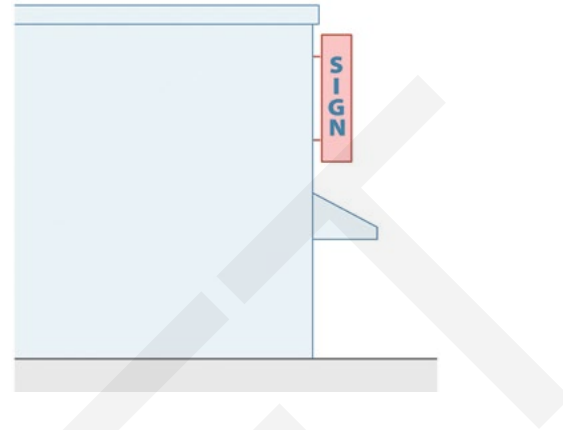




Projecting Sign

Sign which projects from a **building** or **structure**.

Figure 23: Projecting

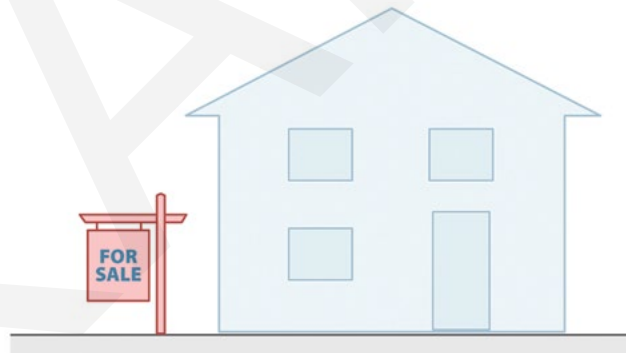


R

Real Estate Sign

Temporary sign advertising real estate that is for sale, lease, or rent.

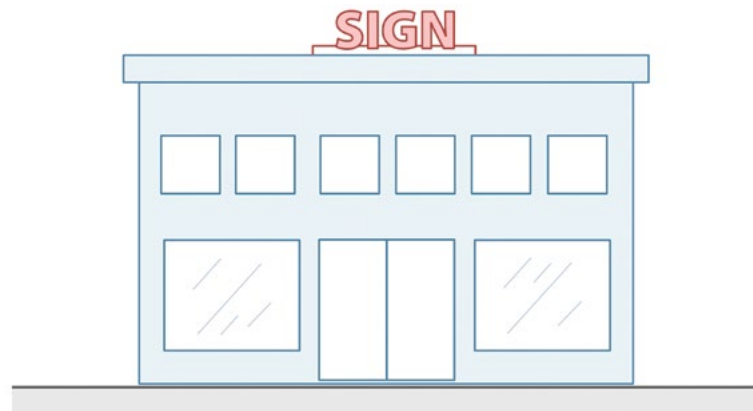
Figure 24: Real Estate Signs



Roof Sign

Sign which projects above the top eaves or is erected upon a roof of a **building** to which the **sign** is attached.

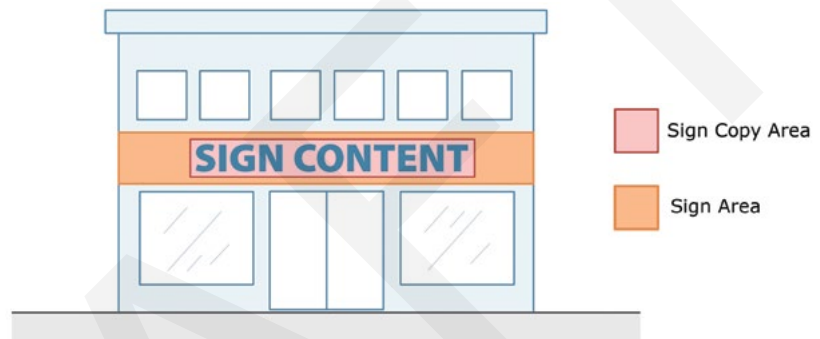
Figure 25: Roof Signs



S

Sign	A device, structure , or fixture intended for advertising or calling attention to any person, matter, object, business, or event or to provide direction.
Sign Area	The entire area of a sign , measured to the outer perimeter of the sign , but does not include the supports.
Sign Copy Area	Portion of a sign in which the advertising content is contained.

Figure 26: Sign Copy Area



Sign Height	Vertical distance measured from the finished ground surface directly under the sign to the highest point of the sign .
--------------------	--

T

Temporary Sign	Sign which is not in a permanently installed or affixed position, advertising a location, product, event, or activity on a limited time basis.
Third Party Advertising	Advertising which directs attention to a business, commodity, service, or entertainment that is conducted, sold, or offered elsewhere than on the premises on which a sign is located. Signs of any type advertising community, cultural, athletic, charity, arts or similar not-for-profit groups or events are not considered third party advertising . Third party advertising is only permitted on billboard signs , portable signs , fascia signs , and free standing signs where the free standing sign is promoting a community event, or not for profit organization.



U

Unsightly Sign

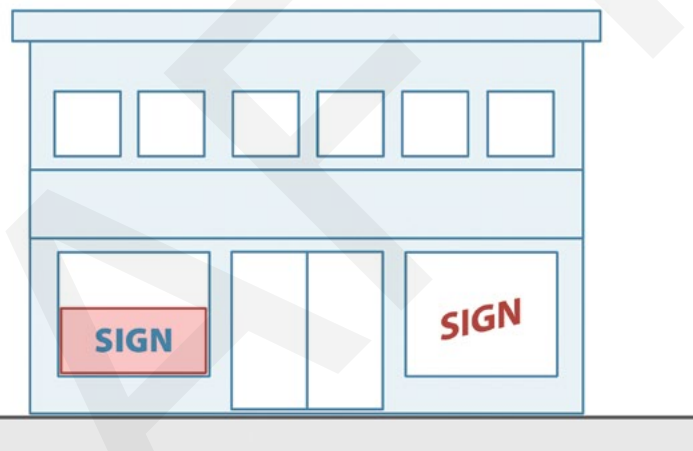
Any **permanent sign** or **temporary sign** or part thereof or its location, which is characterized by visual evidence of the **sign** having been defaced in any manner, or of a lack of maintenance and upkeep, or by the accumulation of any rubbish, refuse, scraps of paper, garbage or any other type of waste material.

W

Window Sign

Sign that is painted on, attached to, or installed inside a window.

Figure 27: Window Signs





Part 8: General Definitions

Purpose:

For purpose of this Bylaw the following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as noted in this Section.



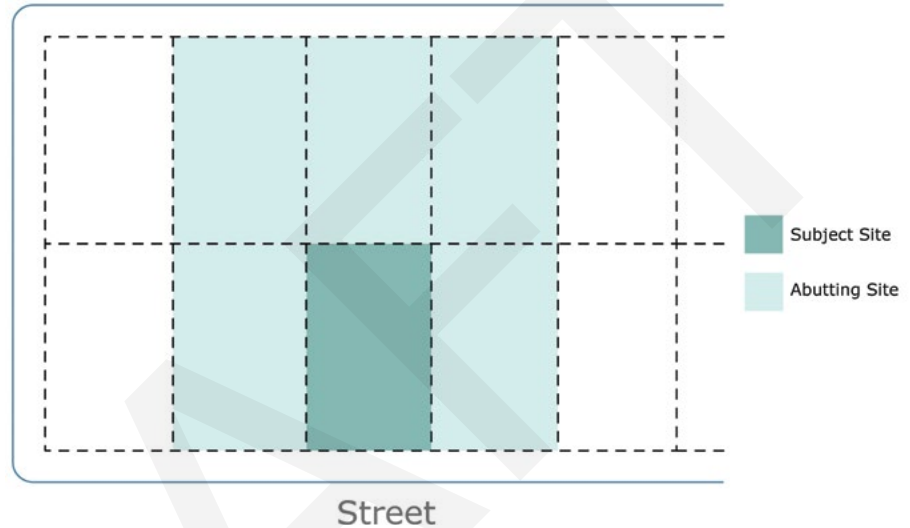
Definitions

A

Abutting

Adjacent to, and when used with respect to a **lot** or **site**, means that the **lot** or **site** physically touches upon another **lot, site**, or parcel of land.

Figure 28: Abutting Sites



Access

The way of approaching or entering a parcel of land.

Accessory Building or Structure

A **structure** or detached **building**, the use of which is incidental, subordinate, or devoted and located on the same **site** as the **principal building**.

Accessory Use

A **use**, normally incidental, subordinate, or devoted to and located on the same **lot** as the **principal use**.

Act

The Municipal Government Act, RSA 2000, c.26, as amended.

Adult Services

Development or part thereof in which products or services are provided which are of an erotic or sexual intent. **Developments** may include but are not limited to erotic dancing, erotic massage, or escort or dating services.

Agricultural Oriented Sales and Service

Development used for the sale or rental of **farming** equipment together with maintenance services and the sale of parts.

Agricultural Support Services

Development providing products or services directly related to the agricultural industry. This **use** include such facilities as **grain elevators**, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, and crop spraying.

**Aircraft Sales,
Rentals and Storage**

Development used for the sale, charter or rental of aircraft and storage together with incidental maintenance services, and the sale of parts and accessories.

Airport

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

Airport Facilities

Use of land, **buildings**, or **structures** designed for the arrival and departure of aircraft, their passengers, and freight. Services provided may include but are not limited to **airport** operations and administration, food and personal services, freight and baggage handling, vehicle rental, and aircraft maintenance and repair. **Accessory uses** may include but are not limited to hangars, runways, taxiways, tie-down areas, terminals, fueling facilities.

Alternative Energy

Renewable sources of energy including the following:

- a. **Solar Collector (Attached)** means a non-reflective **accessory structure** attached to a **building**, used to collect sunlight and convert it into energy,
- b. **Solar Collector (Freestanding)** means a non-reflective **accessory structure** not attached to a **building**, used to collect sunlight and convert it into energy,
- c. **Wind Energy System** means an **accessory structure**, used to collect wind and convert it into energy.

Amenity Area

- a. In residential **developments**, space provided for the active or passive recreation and enjoyment of the occupants of the **development**, which may be for private or communal use and owned individually or in common, subject to the provisions of this Bylaw.
- b. In non-residential **developments**, space provided for the active or passive recreation and enjoyment of the public, which shall be owned and maintained by the owners of the **development**, subject to the provisions of this Bylaw.

Appellant

Person who has served a Notice of Appeal to **the Board**.

Applicant

Person who has made an **application**.



Arterial Road	Road that carries larger volumes of traffic and typically having relatively few and controlled vehicle access points. These roads connect with collectors and other arterials , but not with local streets and do not typically allow on-street parking. Examples in Lloydminster include College Drive, and the Alberta side of 36 street.
Auctioneering Establishments	Development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.
Automotive and Equipment Repair Shops	Development used for the painting, servicing or mechanical repair of vehicles or the sale, installation or servicing of related accessories and parts. This use includes heavy duty mechanic services.
Automotive and Equipment Sales or Rentals	Development used for the retail sale or rental of new or used vehicles, recreational vehicles, construction or farming equipment and other similar vehicles, together with incidental maintenance services, sales of parts and accessories.
Automotive Service Station	Development used for the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories or the servicing or washing of vehicles. Automotive service stations may include a convenience store or restaurant.
B	
Balcony	Outside projecting platform with an entrance from an upper floor of a building intended to be used as amenity space .
Bare Land Condominium	Condominium development where only the land is condominiumized. This is created specifically through subdivision and registered as a condominium plan in accordance with the appropriate Provincial legislation governing the particular lands.
Broadcasting and Television Studio	Development used for the production or broadcasting of audio and visual programming.
Bulk Fuel Storage and Distribution	Facility for the storage and distribution of petroleum products and may include card lock retail sales.
Building	Anything constructed or placed on, in, over or under land but does not include a highway, road , or a bridge that forms part of a highway or road , as defined in the Act , as amended.
Bylaw Enforcement Officer	Person appointed by the City pursuant to The Charter to enforce City Bylaws, including a regular member of the Royal Canadian Mounted Police and, when authorized, a Community Peace Officer appointed under the Peace Officer Act S.A/ 2006, c. P-3.5, as amended or repealed and replaced from time to time.

C

Campground	Development of land which has been planned and improved for the seasonal short term use of recreational vehicles or tents and is not used for year-round storage, or accommodation for permanent residential use.
Cannabis	Cannabis plant, fresh cannabis , dried cannabis , cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis .
Cannabis Establishment	Development used for the retail sales of cannabis that is licensed by provincial or federal legislation. This use does not include cannabis production and distribution facility , but may include retail sales of related products.
Cannabis Production and Distribution Facility	Development where cannabis is cultivated, processed, packaged, tested, destroyed, stored, or loaded for shipping; where a license for all activities associated with a cannabis production is issued by Health Canada.
Carnival	Temporary entertainment activity providing a variety of shows, games and amusement rides in which the patrons participate.
Casino	Facility that is licensed by required agencies in the applicable Province for patrons to participate in gaming opportunities as the principal use . The casino may include an accessory use such as a drinking or eating establishment .
Cemetery	Development primarily used as landscaped open space for the entombment of the deceased, and may include, but is not limited to, the following accessory uses : crematorium , cinerarium, columbarium, and mausoleums.
Charter	<i>The Lloydminster Charter</i>
Child Care Facility	Development intended to provide care, educational activities and supervision for groups of seven (7) or more children as licensed and identified under provincial legislation during the day or evening, but does not include overnight accommodation. Shall include daycare centres, out-of-school care centres, drop-in centres and nursery schools. These developments shall be approved by the applicable Province and are not allowed as a home based business .
City	The City of Lloydminster and the area contained within the corporate boundaries of the City.



Client	Customer; a person or organization that engages the services of a person or company.
Collector Road	As defined by the City's Street Numbering Bylaw , as amended.
Commercial School	Development used for training and instruction in the operation of heavy equipment or machinery for the financial gain of the individual or company owning the school.
Communication Facility	Industry Canada regulated communication facility , including, but not limited to, radio, television, cellular telephone and other applicable transmission towers, and accessory structures .
Community Garden	Area where flowers, vegetables or fruit are cultivated for consumption and not for distribution or sale.
Community Support Centre, Major	Development that provides support and assistance for those whose mental and physical well-being are at risk. It is sponsored or supervised by a public authority or non-profit agency and may include accommodations for anyone requiring immediate shelter. This use may also include the provision for food services, counselling, group meetings, day or night shelter for the short term or as determined by the sponsoring agency or authority. This use does not include permanent residency, health care facilities or safe consumption space.
Community Support Centre, Minor	Development where the principal use is to provide social services aimed at addressing the needs of people whose well-being may be at risk, on an outpatient basis only. Overnight accommodation is not permitted at any time. This use is generally sponsored or supervised by a public authority or non-profit agency and may include the provision for food services, counselling, group meetings, or day shelter for the short term. This use does not include short term or permanent residency, health care facilities or safe consumption space.
Community Support Centre, Warming Shelter	Temporary development that provides support and assistance for those whose physical well-being is at risk by extreme inclement weather such as heavy snowfall or extreme cold. This use may be open for up to twenty-four (24) hours in a day and may include the provision of food services or bathrooms, but does not include permanent residency, health care facilities, sleeping facilities including temporary cots, showering facilities or safe consumption spaces.

Contractor Services	Development used for the provision of services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service may be included.
Council	The Municipal Council of the City of Lloydminster.
Crematorium	Facility used for the purification and reduction of the deceased body by heat and the keeping of deceased bodies, other than in cemeteries . This use does not include funeral services and shall include equipment designed to control odor and emissions prior to discharge from the building , thereby limiting any adverse effects on adjacent parcels.
D	
Dark Sky Compliant	Outdoor lighting that meets the International Dark Sky Associations (IDA) requirements for reducing waste of ambient light. Fixtures within this category are fully shielded.
Day Home	Use of a dwelling as a home based business, major that provides regular, ongoing care and supervision for six (6) children or less, not including the residents of the dwelling , unless otherwise approved and monitored by the applicable Provincial Agency.
Deck	Unenclosed structure that is above or at grade , intended as an amenity space and attached to a building deemed to be accessory to the principal building on the site . This use includes a patio.
Deck, Covered	Structure enclosed by a roof, with direct access to the ground forming part of the principal building on the site . This use includes a patio.
Density	Number of dwelling units on a site , expressed as dwelling units per hectare or dwelling units per lot .
Development	As defined in the Act as amended.
Development Agreement	Agreement between a developer or landowner and the City that defines the terms and conditions of a development .
Development Authority	Persons appointed by City Council , or a designate, responsible for carrying out the responsibilities described within <i>Subsection 2.1</i> of this Bylaw.
Development Officer	Persons appointed by the City Manager responsible for carrying out the responsibilities described within <i>Subsection 2.2</i> of this Bylaw.



Development Permit	Document that is issued under a Land Use Bylaw and authorizes a development or use .
Discretionary Use	Use that may be allowed in a district only at the discretion of, and under the conditions specified by the Development Authority .
Distillery, Brewery, and Winery	Facility where beer, wine, spirits or other alcoholic beverages are made on-site and sold or distributed. This use may be approved as an accessory use to a drinking or eating establishment provided both uses are listed within the district .
Distribution Centre	Facility used for receiving, warehousing, loading, offloading, re-packaging, temporary storage or distribution of goods, which shall not have detrimental impact, pose potential health or safety hazard or nuisance that will negatively impact the intension or use of the site . <ul style="list-style-type: none"> a. Distribution centres located at the airport may or may not include direct taxiway access.
District	Defined area of the City as required in the Act and set out in this Bylaw. Districts are shown on the Land Use District and Overlay Map (Figure 3, Map 3) .
Drinking or Eating Establishment	Development where the primary purpose of the facility is the sale of consumable and edible products, which may include the sale of alcoholic beverages, to the public, for consumption on-site or off-site . This use may include drive through services or a cannabis establishment as an accessory use .
Drinking Establishment, Nightclub	Development where: <ul style="list-style-type: none"> a. the primary purpose of the facility sale of alcoholic beverages to the public, for consumption within the premises, b. a license for the sale of liquor, that prohibits minors on the premises at any time, is issued by the appropriate Provincial authority, c. entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in areas greater than 15.0 m²; and d. food may be prepared and sold for consumption on the premises.

Drive Through Services

Development or portion of a **development** that provides service to patrons who typically remain in a vehicle. This **use** may be a **principal** or **accessory use** that includes a self-service or manual **car wash**, a financial institution, drive through pharmacy, or a drive-in theatre.

- a. **Car Wash** - type of **drive through service** containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand.

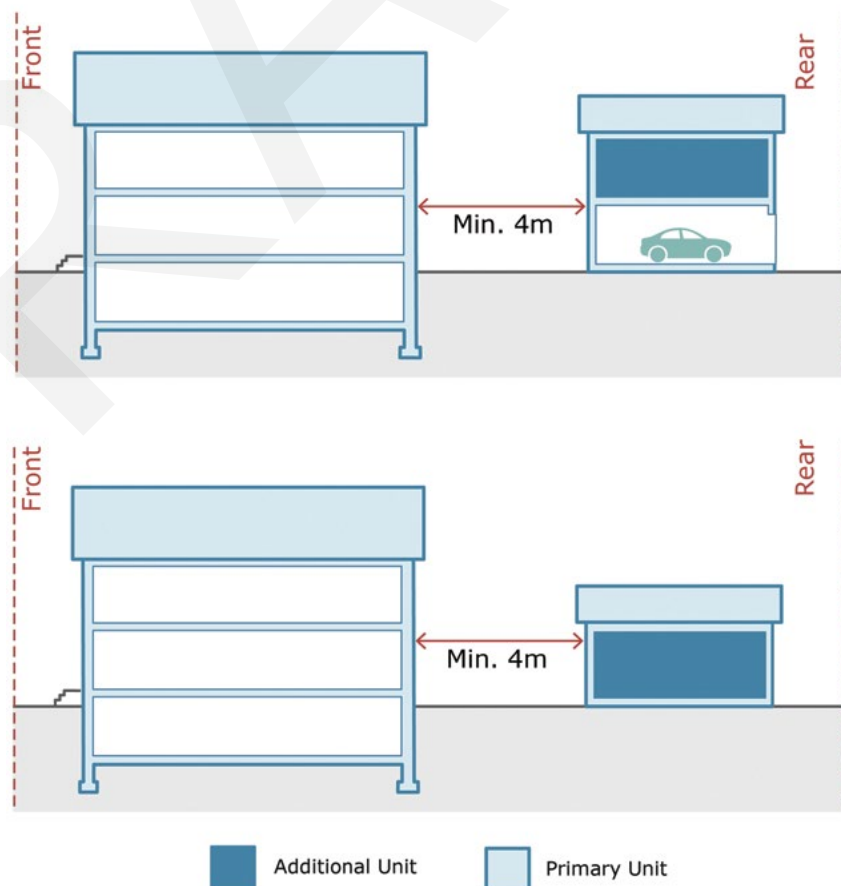
Dwelling or Dwelling Unit

Complete **building** or self-contained portion of a **building** used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the **building** or through a common area inside the **building**.

Dwelling, Additional Unit (ADU)

Self-contained detached **dwelling unit** which is **accessory** to the **principal dwelling unit** on a residential **lot** with a **single-detached dwelling**. This may be a separate stand-alone **building** or attached to or above an **accessory building**. This use may include a **garage** suite or garden suite.

Figure 29: Dwelling, Additional Unit (ADU)

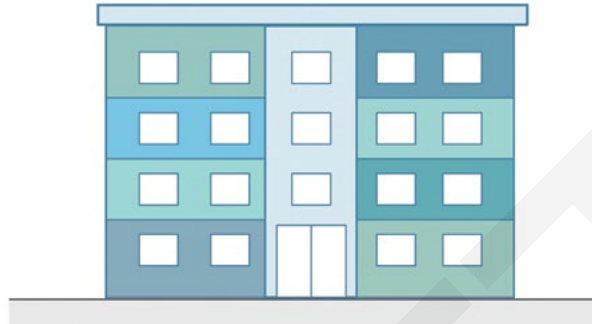




Dwelling, Apartment

Development consisting of multiple **dwelling units** contained within a **building** with shared entrance facilities.

Figure 30: Dwelling, Apartment



Dwelling, Mobile Manufactured Home

Prefabricated **dwelling unit** that complies with the latest edition of the applicable *Building Code* and meets Canadian Standards Association standards where applicable. **Mobile manufactured homes** do not require a permanent foundation and can be anchored on a concrete or wood block foundation. This **use** includes does not include recreational vehicles. **Mobile manufactured home dwellings** shall not be considered as **ADUs**.

Dwelling, Multi-unit

Development consisting of a **building** containing three (3) or more **dwellings** in which the **dwellings** are arranged in any horizontal or vertical configuration. Each **dwelling** shall have separate and individual **access**. This **use** includes row houses and fourplexes.

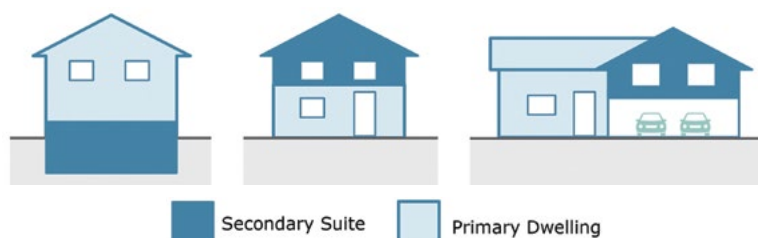
Figure 31: Dwelling, Multi-unit



Dwelling, Secondary Suite

Self-contained **dwelling unit**, such as a basement suite or within an attached **garage**, that is located within a **principal dwelling** (either a **single-detached dwelling** or a **two-unit dwelling**), where the **dwelling units** are registered under the same land title.

Figure 32: Dwelling, Secondary Suite



Dwelling, Show Home

Development consisting of one future **dwelling unit** which is separate from any other **dwelling unit** or **building**, meets the requirements for a residence as specified within the *Building Code*, and is temporarily intended to be used for marketing purposes. A **dwelling, show home** shall not be occupied for any residential purpose prior to the issuance of an Occupancy Permit.

Dwelling, Single-detached

Building, which may be built **on-site** or **off-site**, using prefabricated or modular construction, consisting of one (1) **dwelling unit**. This **use** does not include a **mobile manufactured home** as defined in this Bylaw.

Figure 33: Dwelling, Single-detached



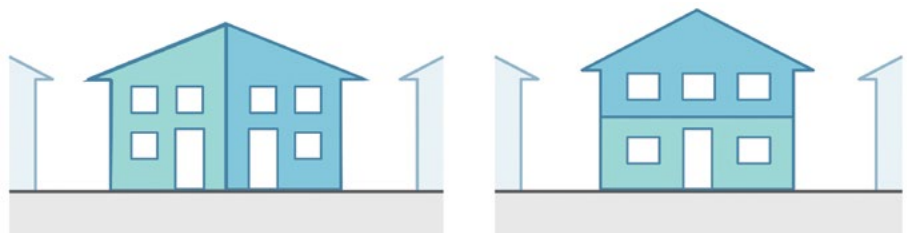
Dwelling, Supportive Housing

Development consisting of the use of a **building** as a residential care facility which is recognized, authorized, licensed or certified by a public authority as a care facility which may provide room, board or services to meet the specific needs of residents. The facility may provide for the personal rehabilitation of its residents either through self-help or professional care, guidance or supervision. **Supportive housing** shall only be considered in **dwelling** types that are listed as either **permitted** or **discretionary uses** within the underlying **district** and in all cases the residential character of the **dwelling** shall be primary.

Dwelling, Two-unit

Development consisting of exactly two (2) **dwelling**s. Each **dwelling** shall have separate, individual and direct access to **grade**, with no interior access connections, and no common means of access with other **dwelling**s.

Figure 34: Dwelling, Two-unit





E

Education Services **Development** that involves assembly for educational, training, or instruction purposes, and may include staff or student housing and administration **offices** required for the provision of such services on the same **site**. This **use** does not include **commercial schools**.

Entertainment Centre **Development** (or portion thereof) intended for the gatherings of persons for entertainment, culture, celebrations, or educational purposes. Activities may include: conferences, sporting events, concerts, or theatrical performances and recitals. This **use** does not include **adult services**, but may include **drinking or eating establishment** as an **accessory use**.

Exhibition and Convention Facilities **Development** which provides, but is not limited to, permanent facilities for indoor or outdoor meetings, seminars or conventions, **carnivals**, product or trade fairs, or other exhibitions which may include an agricultural component.

F

Façade Exterior outward face of a **building**.

Farming **Development** for engaging in the practice of raising field crops and **livestock**. This **use** shall not include intensive agricultural operations such as feedlots or abattoirs.

Fitness Studio **Development** where space, equipment or instruction is provided for activities related to the physical well-being such as dance, martial arts, yoga, and other forms of physical exercise and does not include **recreation services**.

Fleet Services **Development** using a fleet of vehicles for the delivery of people, goods or services. This **use** includes, but is not limited to, taxi services, bus lines, and messenger and courier services, but may or may not include an **office** or dispatch component.

Floor Area Total floor area of every room and passageway contained in a **building**, but does not include the floor areas of basements, attics, walls, **sheds**, **decks** or breezeways. Basement and attic floor areas shall be included only when they contain **habitable rooms** or storage.

Floor Area, Gross Total **floor area** of a **building** or **structure** contained within the outside surface of the exterior wall, excluding attics, **balconies**, boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage.

Funeral Services

Development where the deceased are prepared for burial or cremation, and the holding of **funeral services**. This **use** includes funeral homes and undertaking establishments but does not include a **crematorium**.

G

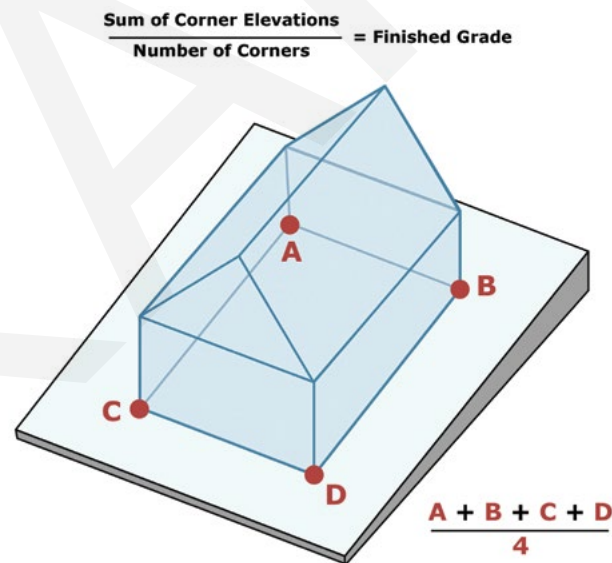
Garage

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

Grade

Ground elevation established for the purpose of regulating **building height**. The finished **grade** shall be the level of the ground **abutting** the walls of the **building** if the ground is level. If the ground is not level, the finished **grade** shall be determined by averaging the elevation of the ground for each corner of the **building**, excluding an artificial embankment, as shown in the following figure.

Figure 35: Grade



Grading Certificate

Certificate issued by the **City** for the rough and final **grade** for all properties that have an approved **Lot Grading Plan**. A **Grading Certificate** submission shall conform to the requirements of the **City's Lot Grading and Drainage Bylaw** as amended.

Grain Elevator

Development that receives grain directly for storage, transfer, or both. This **development** may include receiving and testing **offices** or weighbridges.

Greenhouses and Plant Nurseries

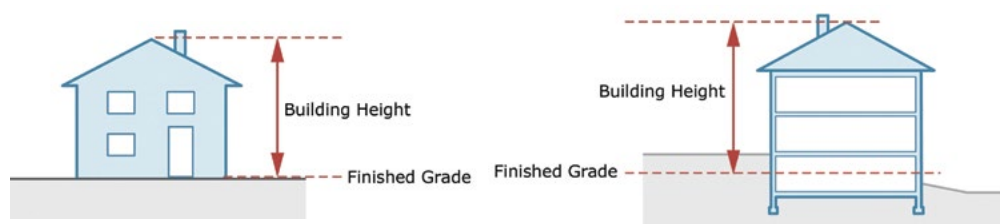
Development used primarily for the raising, storage and sale of plants and related accessories.



H

Habitable Room	Any room in a dwelling intended for human occupancy for living, sleeping, eating or cooking. Bathrooms, toilets, hallways, storage areas, closets, or utility rooms and similar areas are not considered habitable spaces.
Hall	Any building which is used for the purpose of a communal activity.
Hard Surfacing	Provision of durable, dust-free material constructed and maintained to the satisfaction of the Development Authority . Typical materials include concrete, asphalt, interlocking pavers, or similar material.
Hazardous Goods	Any product, substance, or organism which, because of its quantity, concentration or its physical, chemical, or infectious characteristics, either individually or in combination with other substances is an existing or potential threat to the physical environment, to human health or to other living organisms.
Health Services	Development used for the provision of physical and psychological health services on an in-patient or out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature provided by a person duly licensed or registered under Alberta or Saskatchewan law. This use includes a hospital or extended care facilities but does not include offices for private medical practitioners.
Height	Vertical distance between the finished grade and the highest point of a building . This definition does not apply to development within the Airport Protection Overlay. <ul style="list-style-type: none"> a. The following are not included when measuring building height: a ventilating fan, mechanical housing, elevator shaft/stairwell, skylight, steeple, chimney, smokestack, firewall, parapet wall, flagpole, or any other accessory construction on the roof of the building that is not structurally essential. b. Notwithstanding the above, the following are included when measuring building height: solar collectors, signs, telecommunication towers, and wind energy systems.

Figure 36: Height



Highway

Highway 16 or Highway 17 within **City** boundaries.

Home Based Business

Secondary **use** of a portion of a **dwelling** to conduct a business or occupation. This **use** includes:

- a. **Home Based Business, Limited** which allows for a home **office** by a full-time occupant of the **dwelling**.
 - b. **Home Based Business, Minor** which allows for the operation of a business by a full-time occupant of the **dwelling**, which includes a limited number of business-associated visits to the residence.
 - c. **Home Based Business, Major** which allows for the operation of a business by a full-time occupant of the **dwelling**, which includes a limited number of business-associated visits to the residence, up to one (1) additional non-resident employee, and limited use of a **rear yard** or **accessory building**.
-

Hotel

Development including a motel used for the provision of rooms or suites for **temporary** sleeping accommodation. **Hotels** may include **accessory retail stores, drinking or eating establishments, personal service shops**, and cleaning, concierge, meeting rooms, or other guest services.

I**Illumination**

Lighting by artificial means.

Industrial Uses, General

Development used principally for, but not limited to, one (1) or more of the following activities:

- a. processing of raw materials,
- b. manufacturing or assembling of semi-finished or finished goods, products or equipment,
- c. cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses,
- d. storage or transshipping of materials, goods and equipment, or
- e. distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses.

Any indoor display, **office**, technical or administrative support areas or any retail sale operations shall be **accessory** to the **general industrial use**.



Intermunicipal Development Plan (IDP)

City of Lloydminster *Intermunicipal Development Plan* as amended.

K

Kennels

Development used for the accommodation or breeding of household pets and **uses** associated with the shelter and care of household pets, such as grooming, training, and exercising.

L

Landowner

Person, corporation, or otherwise who is documented on the Provincial Registry Title or the **City's** tax roll as the owner of a property.

Landscaping

Modification and enhancement of a **site** through the use of any or all of the following elements:

- a. soft **landscaping** consisting of vegetation and xeriscaping such as trees, shrubs, hedges, grass, and ground cover, and
- b. hard **landscaping** consisting of non-vegetative elements such as fencing, architectural **screening** elements, decorative **hard-surfacing** or features of wood, concrete, stone, brick, steel, or other durable, long-lasting materials.

Landscaping, Xeriscaping

Landscaping using native plants, soil grading, and mulching that takes full advantage of rainfall retention and reduces or eliminates the need for supplemental water from irrigation.

Land Use District and Overlay Map

Map delineating the boundaries of the **districts** as set out in this Bylaw and marked by the **Land Use District and Overlay Map (Figure 3, Map 3)** in *Section 12* of this Bylaw.

Lane

Public roadway that is primarily intended to give **access** to the rear of **buildings** or **lots**.

Legal Non-Conforming

A **use** which does not conform to the requirements of this Bylaw, but legally existed under a previous Bylaw and is allowed to continue. Such **uses** are subject to the provisions of the **Act** regarding these **uses**.

Livestock

Includes but is not limited to cattle, horses, sheep, goats, swine, rabbits, mules, donkeys, buffalo, domestic fowl and other domesticated animals.

Live/Work Unit

Unit that contains one (1) **dwelling**, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the **dwelling**.

**Lloydminster
Land Use Bylaw**

Land Use Bylaw, as used in the *Municipal Government Act, RSA 2000, c.26*, as amended.

Loading Space

Open area used to provide **access** for vehicles to a loading door, platform, or bay.

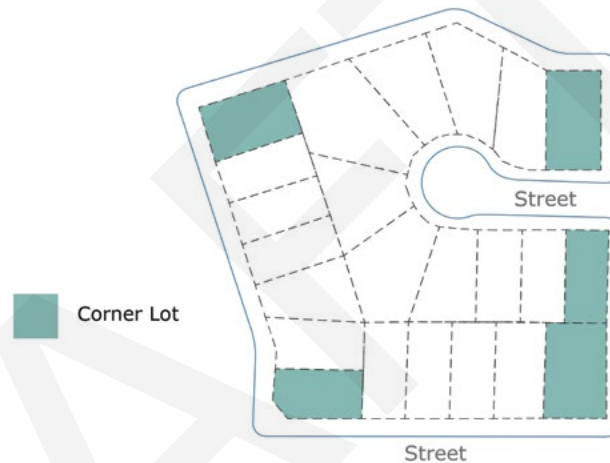
Lot

A tract or parcel of land owned by a **landowner**.

Lot, Corner

Lot located at the intersection or junction of two (2) or more **roads**.

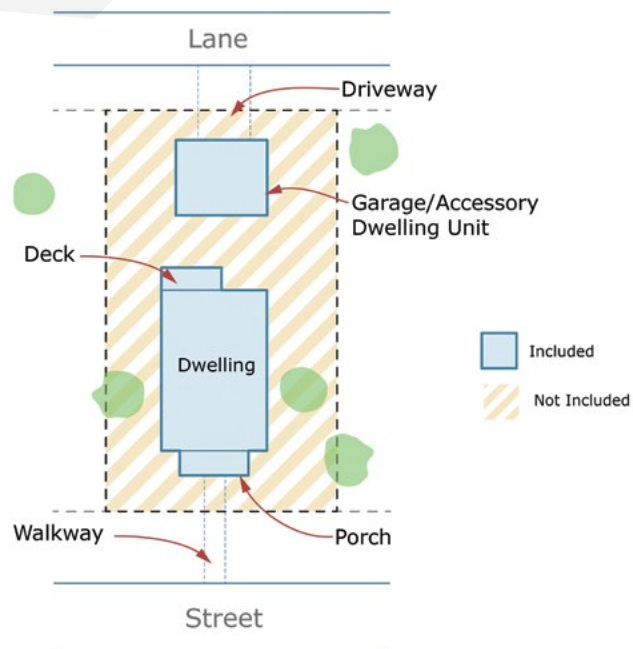
Figure 37: Lot, Corner



Lot Coverage

Combined area of all **buildings** and **structures** on a **lot**, measured at the greatest horizontal area of a **building** above **grade** within the outside surface of exterior walls and determined as a percentage of the entire **lot** area.

Figure 38: Lot Coverage

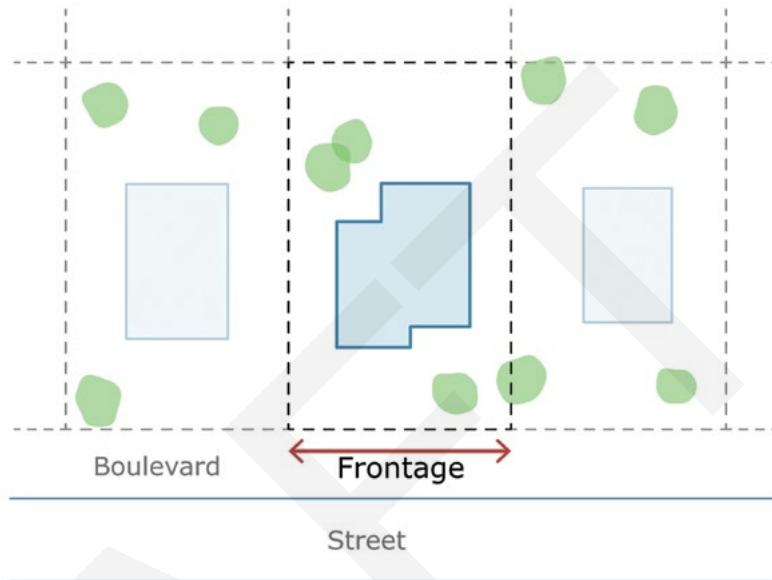




Lot Frontage

Width of a **lot** or a **site** where it is **abutting** a **road** excluding a **lane**.

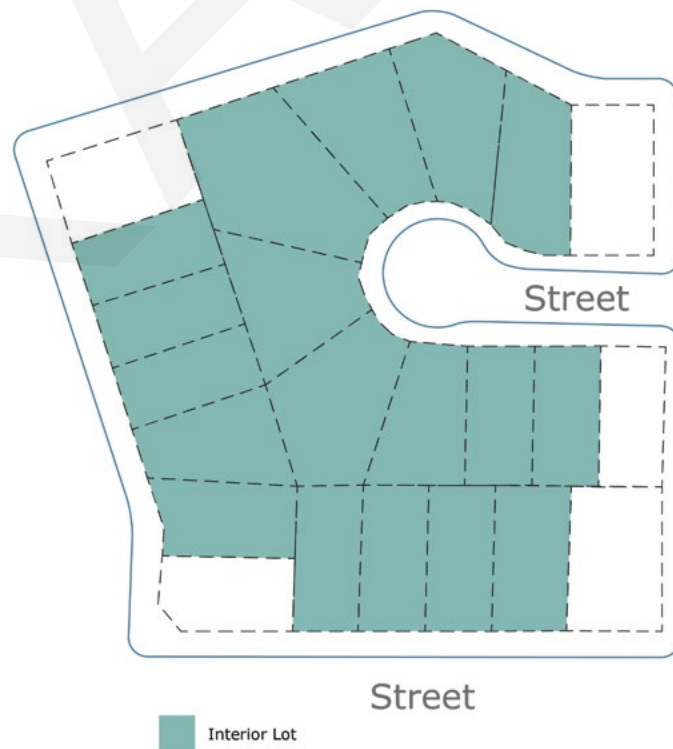
Figure 39: Lot Frontage



Lot, Interior

Any **lot** other than a **corner lot**.

Figure 40: Lot, Interior



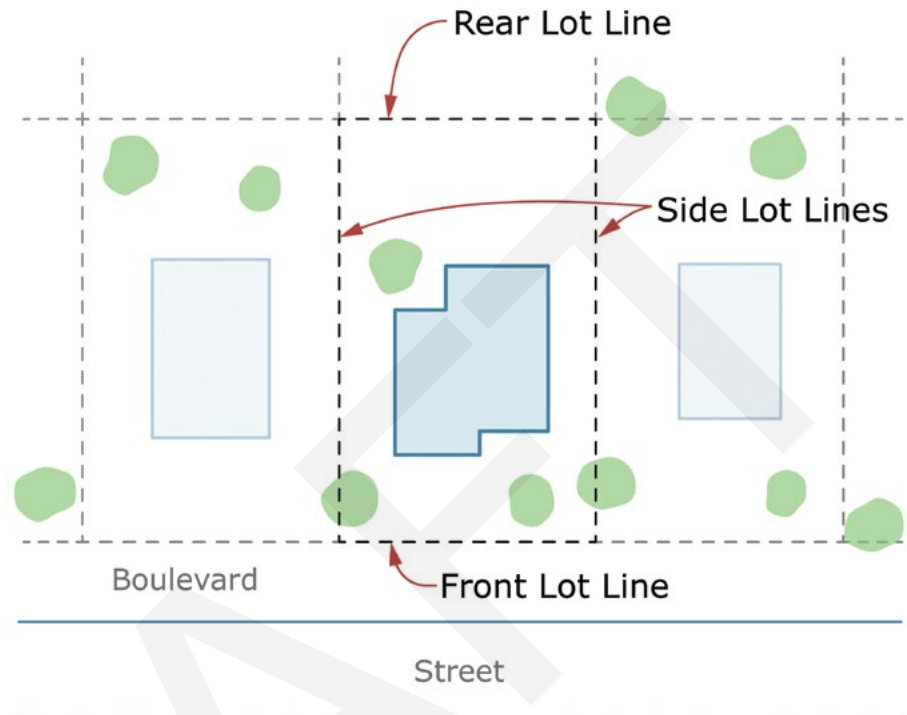
Lot Depth

Length of a line joining the mid points of the front **lot line** and the rear **lot line**.

Lot Line

Legally defined limits of any **lot**.

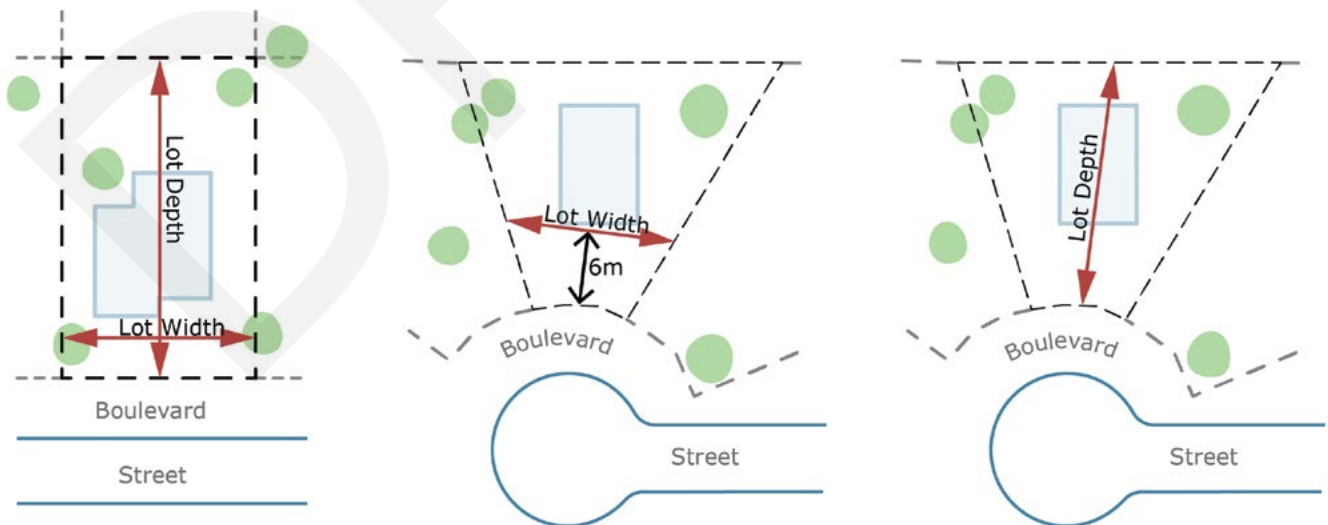
Figure 41: Lot Lines



Lot Width

Shortest horizontal distance between the side **lot line**, or, in the case of **corner lots**, the shortest distance between the side **lot line** and the flanking side **lot line**. For irregular or pie shaped **lots** the width shall be measured at 6.0 m (19.5 ft) back from the center of the front property line.

Figure 42: Lot Width & Depth





M

Manufacturing Establishment	Small-scale facility used for the manufacturing, fabrication, assembly, distribution of products or any industrial activities primarily within a building that does not produce noise, heat, glare, dust, smoke, fumes, odours, vibrations, or other external impacts. Outdoor storage shall not be included as part of the use . Typical developments may include: small scale manufacturing, artisan workshops, commercial kitchens, or small-scale electronics manufacturing or assembly.
Manufactured Home Community	As defined as per the Act as amended.
Market	Development used for the sale of new or used goods by multiple vendors in an enclosed building or outdoor space. Such operations are usually conducted on weekends and holidays.
Mixed Use Building	Multi- storey building with commercial uses on the lower storeys and dwelling units above.
Municipal Development Standards (MDS)	Most current provisions issued by the City which provide information regarding standards governing the subdivision design, servicing standards, and the construction process.
Municipal Development Plan (MDP)	City of Lloydminster's <i>Municipal Development Plan</i> , as amended.

N

Non-Habitable Room	Space in a dwelling providing a service function and not intended primarily for human occupancy.
Nuisance	Anything that in the opinion of the Development Authority interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

O

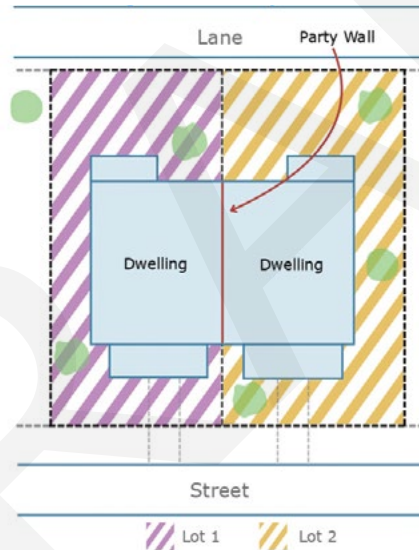
Office	Development primarily used for the provision of professional services. Typical uses include, but are not limited to, financial institutions, lawyers, accountants, municipal, provincial or federal government services, engineers, architects, private medical practitioners, and dispatch services where no fleet vehicles are stored on-site .
Official Community Plan (OCP)	City of Lloydminster <i>Official Community Plan</i> , as amended.

Off-site	Location other than the site which is the subject of a development .
On-site	Location on the site which is the subject of a development .
Outdoor Storage	Outdoor development used for the storage of equipment, goods, materials, motor vehicles, recreation vehicles, or products. This use does not include a building .

P

Parking Lot or Structure	Area of a lot, structure , or any other area, the primary purpose of which is to provide off-street parking.
Party Wall	Wall or dividing partition between two (2) abutting dwelling units erected at, or upon, a property line such that each dwelling unit is capable of being a separate, legal lot subdivided under the Act .

Figure 43: Party Wall



Pawn Shop	<p>Development where:</p> <ol style="list-style-type: none"> money is lent in conjunction with the exchange of merchandise, merchandise may be sold to the public according to the agreement with the owner of the merchandise.
Permitted Use	Uses which are allowed in a district , provided that the use conforms to the provisions of this Bylaw.
Personal Service Shop	Development used for the provision of personal services to an individual, which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This use does not include health services, office, or adult services .



Pet Care Facility	Development where household pets such as dogs and cats are washed, groomed, trained, or boarded during the day and may provide the incidental sale of products relating to the services provided by the development . This use does not include kennels but may include an outdoor amenity area for the purpose of exercising the animals.
Principal Building	Building that is, in the opinion of the Development Authority , where the site's principal use is intended to occur.
Principal Use	Main purpose for which, in the opinion of the Development Authority , a building or site is used.
Private Outdoor Skating Rink	Artificially created outdoor ice surface intended for personal use on private property. Private outdoor skating rinks do not include large scale arenas.
Private Swimming Pool	Artificially created water-filled basin lined with concrete, fiberglass, vinyl, metal or similar material, intended for swimming, diving, wading or other similar activity, which is at least 0.6 m (2.0 ft) in depth, and includes pools situated above grade and hot tubs.
Protective and Emergency Services	Development which is required for the public protection of persons and property and includes the storage of emergency equipment and vehicles. This use may include ambulance or police stations, and fire halls, and may contain living quarters and offices .
Public Library or Cultural Exhibit	Development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings or films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value.
Public Park	Development of public land specifically designed or reserved for the general public for active or passive recreational use.
R	
Radial Separation Distance	The distance established by a radial measurement from the property line of the site to the radial separation extent boundary.
Recreation Services	Development providing facilities for sports, or active or passive recreation where patrons are predominantly participants. Typical uses include skating rinks, soccer fields, baseball diamonds, establishments for playing various table or electronic games, or other amusement activities which may take place indoors or outdoors. This use does not include casinos or carnivals but may include a drinking or eating establishment as an accessory use .

Recycling Depot

Development for collecting, sorting, and temporarily storing recyclable materials, such as bottles, cans, paper, boxes, and small household goods. This **use** class includes:

- a. **Recycling Depot, Major - Development** where municipally operated spaces are used for the collection and **temporary** storage of recyclable materials within movable waste containers. Recyclable materials include, but are not limited to, cardboard, metal, plastics, paper, and similar household items. Recyclable materials left at a **recycling depot**, major are periodically removed and taken to larger, permanent recycling facilities for final recycling.
- b. **Recycling Depot, Minor - Building or site** used for the buying and **temporary** storage of bottles, cans, newspapers, metals and household goods for reuse. This **use** includes bottle depots.

Religious Assembly

Development used for worship, philanthropic or social activities and includes, but is not limited to, accessory rectories, manses, meeting rooms, and classrooms on the same **site**.

Resource Extraction

Development for the **on-site** removal, extraction, and primary processing of raw materials found on or under the **site**.

Retail Store

Development used for the retail sale of goods and services from within an enclosed **building**. This **development** includes grocery, hardware and home improvement stores, the sale of second-hand goods, and convenience stores, and may include a warehouse component. Outdoor displays are permitted, however, if **outdoor storage** is required, it shall be **screened** from public view. This **use** does not include **pawn shops, automotive and equipment sales or rentals or cannabis establishment**.

Road

Land shown as a **road** on a plan of survey that has been filed or registered in a Land Titles Office, or used as a public **road**. This **use** may include any **structure** incidental to a public **road** including the median, boulevard, or ditch.

S

Screening

Total or partial concealment of a **structure, yard**, or activity by a solid fence, wall, berm, architectural feature, or **landscaping**.

Separation Distance

Distance as measured from the edge of one (1) **development** or property line to another.



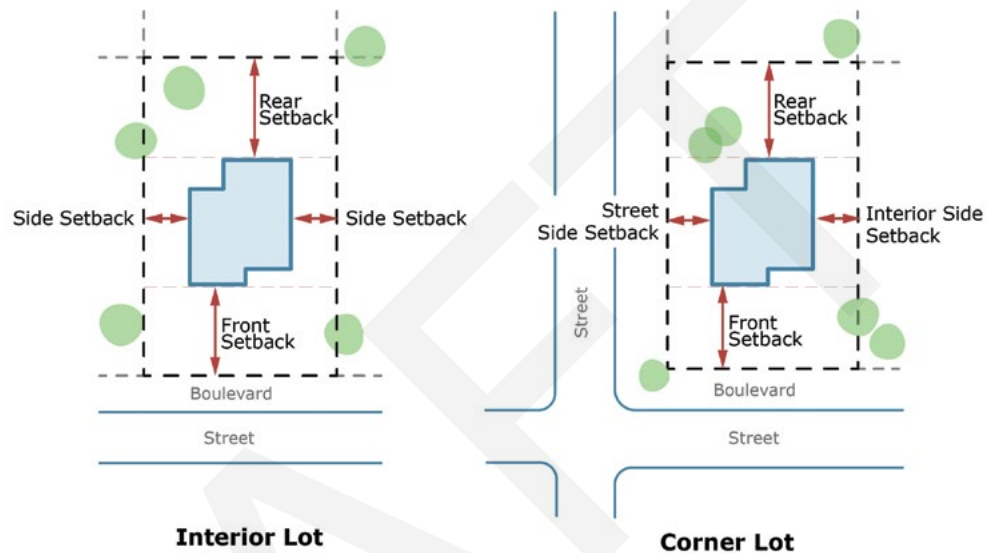
Service Window

Window through which a customer receives goods or services from a **drive through service**.

Setback

Distance between a **building** or **structure** and a **lot line**. A **setback** is not a **yard** or **amenity area**.

Figure 44: Setbacks



Shed

Single-**storey** portable **structure**, freestanding and not attached to a larger **structure**, measured 10.0 m² (108 ft²) and with a maximum wall **height** of 2.4 m (8.0 ft). **Structures** larger than **sheds** are classified as **accessory buildings**.

Shipping Container/Sea Can

Metal freight container that is used for the storage of materials and equipment that is considered to be an **accessory building or structure**. **Shipping containers/sea cans** do not include semi-trailer units.

Shopping Centre

Group of commercial establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property and related in size and type of shops to the trade area that it serves. This is intended for the overall **development** and may not include each **use** contained within the complex.

Short Term Rental

Dwelling which may or may not be occupied by the owner and used to provide accommodation to travelers for commercial purposes. Parking must be provided **on-site**.

Site

Lot, area of land, parcel or one (1) or more **abutting lots** developed or intended to be developed as one (1) unit.

Sign

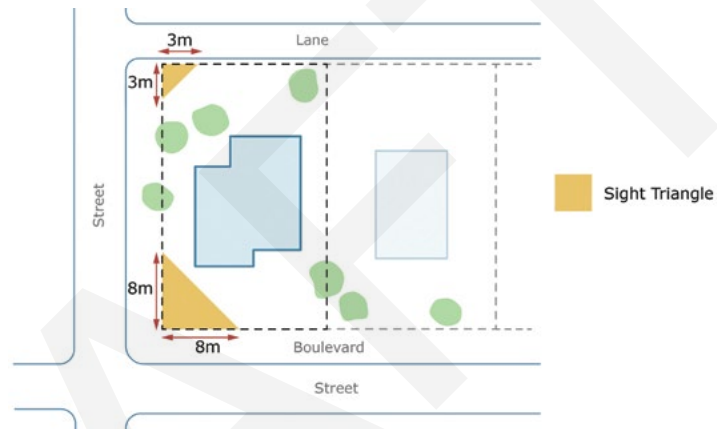
For a complete list of **sign** definitions refer to *Subsection 16.10* of this Bylaw.

Sight Triangle

Corner on a **site** where two (2) public **roads** intersect which is part of a **site** boundary and identified as follows:

- straight line drawn between two (2) points on the exterior boundaries of a **site** measured 3.0 m (10.0 ft) from the corner where they intersect at a **lane**, or
- straight line drawn between two (2) points on the exterior boundaries of a **site** measured 8.0 m (26.0 ft) from the corner where they intersect at a **road**.

Figure 45: Sight Triangle



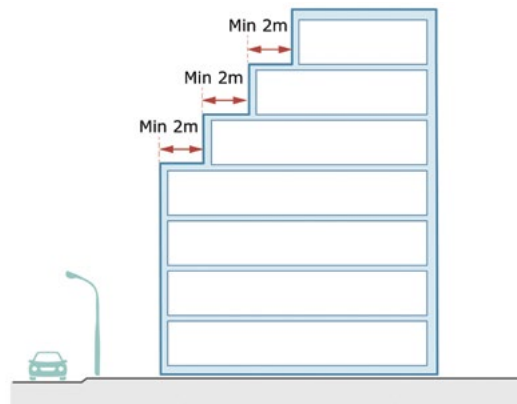
Sleeping Unit

Habitable room in a **building** in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room. The room does not include provision for cooking or food preparation and may or may not be equipped with sanitary facilities.

Stepback

Horizontal distance a **building façade** is stepped back or recessed, on a horizontal plane, from the **building façade** immediately below it.

Figure 46: Stepbacks



Storey

Portion of any **building** which is situated between the top of any floor and the top of the floor next above it.



Storey, Half	Living space contained under a peaked roof.
Structure	Any building, accessory or otherwise.
Structural Alteration	Any change to the roof, foundation, supporting walls or exterior walls of a structure that results in the expansion of the structure .
Subdivision and Development Appeal Board (the Board)	The group of individuals appointed by Council responsible for appeals regarding various issues as determined by the Act . The nature of these appeals may include Development Permit or subdivision application decisions made by the Development Authority. The Board is not responsible for subdivision appeals located in Saskatchewan
Subdivision Authority	A person or committee appointed by Council to exercise subdivision powers and duties on behalf of the municipality.
Surveillance Suite	Dwelling unit whose function is to provide surveillance, maintenance or security for a development . The suite shall form part of the development and clearly be an accessory use of the site .

T

Temporary	Means only lasting for a limited period of time.
Temporary Commercial Service	Temporary or seasonal development which operates no more than one hundred eighty (180) total days per calendar year. This may be calculated as consecutive days or spread over a twelve (12) month period. A temporary commercial service is used for the retail sale of goods, services, food or beverage to the public. This use may include but is not limited to fruit and vegetable stands, farmers markets, tree lots, pop up retail stores or windshield chip repair tents.

U

Use	The purpose or activity for which a piece of land or its buildings are developed or intended, or for which it is occupied or maintained.
Utility Service, Major	Development for utility infrastructure purposes, which are likely to have a major impact on the environment or abutting uses by virtue of their potential emissions, effects, or appearance. Typical developments include compost facilities, cooling plants, eco stations, garbage transfer stations, incinerators, power generating stations, power terminals and distributing substations, sanitary landfills, sewage lagoons, snow dumping sites , switching centres, and sewage treatment plants.

Utility Service, Minor

Development for utility infrastructure purposes, which is likely to have limited effect on the environment or **abutting uses** by virtue of its appearance, noise, size, traffic generation or operational characteristics. **Typical developments** include district heating plants, water towers, or water treatment plants.

V**Variance**

A variation, relaxation or waiver of a **development** regulation or other requirement of this Bylaw.

Veterinary Services, Major

Development used for the care and treatment of animals where the **veterinary services** primarily involve in-patient care and major medical procedures involving hospitalization for extended periods of time. This **use** does not include **kennels** or **pet care facilities** but may include an outdoor corral for the purpose of convalescing the animals.

Veterinary Services, Minor

Development used for the care and treatment of animals where the **veterinary services** primarily involve out-patient care and minor medical procedures. All animals shall be kept within an enclosed **building**. This **use** does not include **kennels** or **pet care facilities** but may include an outdoor **amenity area** for the purpose of exercising the animals.

W**Walkway**

Public **access** designated for use by pedestrian traffic.

Y**Yard**

The portion of a **site** not occupied by **buildings**. **Sites** may have **front, rear, or side yards**. This does not include a **site's** boulevard.

Yard, Front

Narrowest portion of a **site** extending across the full width of the **site** from the furthest front exterior wall of the **principal building** to the front property boundary of the **site**.

Yard, Rear

Portion of a **site** extending across the full width of the **site** from the furthest rear exterior wall of the **principal building** to the rear property boundary of the **site**.



Yard, Side

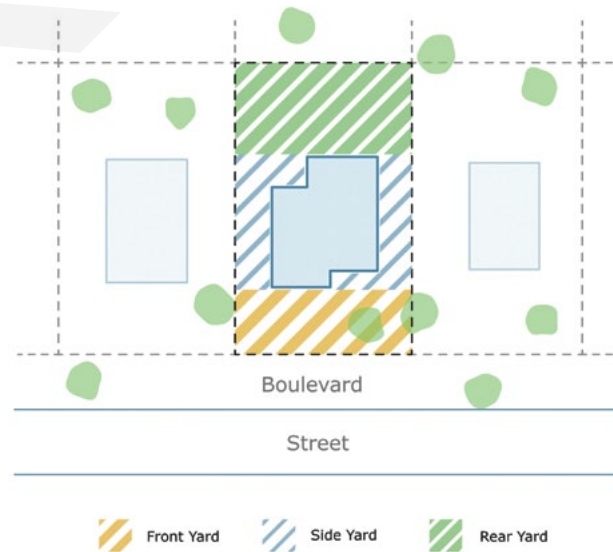
Portion of a **site** extending from the **front yard** to the **rear yard** from the side exterior wall of the **principal building** to the side property boundary of the **site**.

- a. **Interior Side** means, on **corner** or double fronting **sites**, the **side yard** that is **abutting** another **site**.
- b. **Street Side** means, on **corner** or double fronting **sites**, the **side yard** that is **abutting** a road.

Figure 47: Corner Site Yards

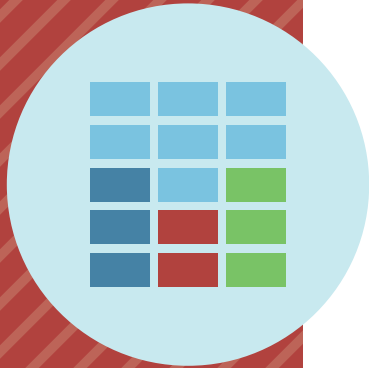


Figure 48: Interior Site Yards



Yard, Zero Side

Development permitted to be built on the side property boundaries of the **site** with no required **side yard**.

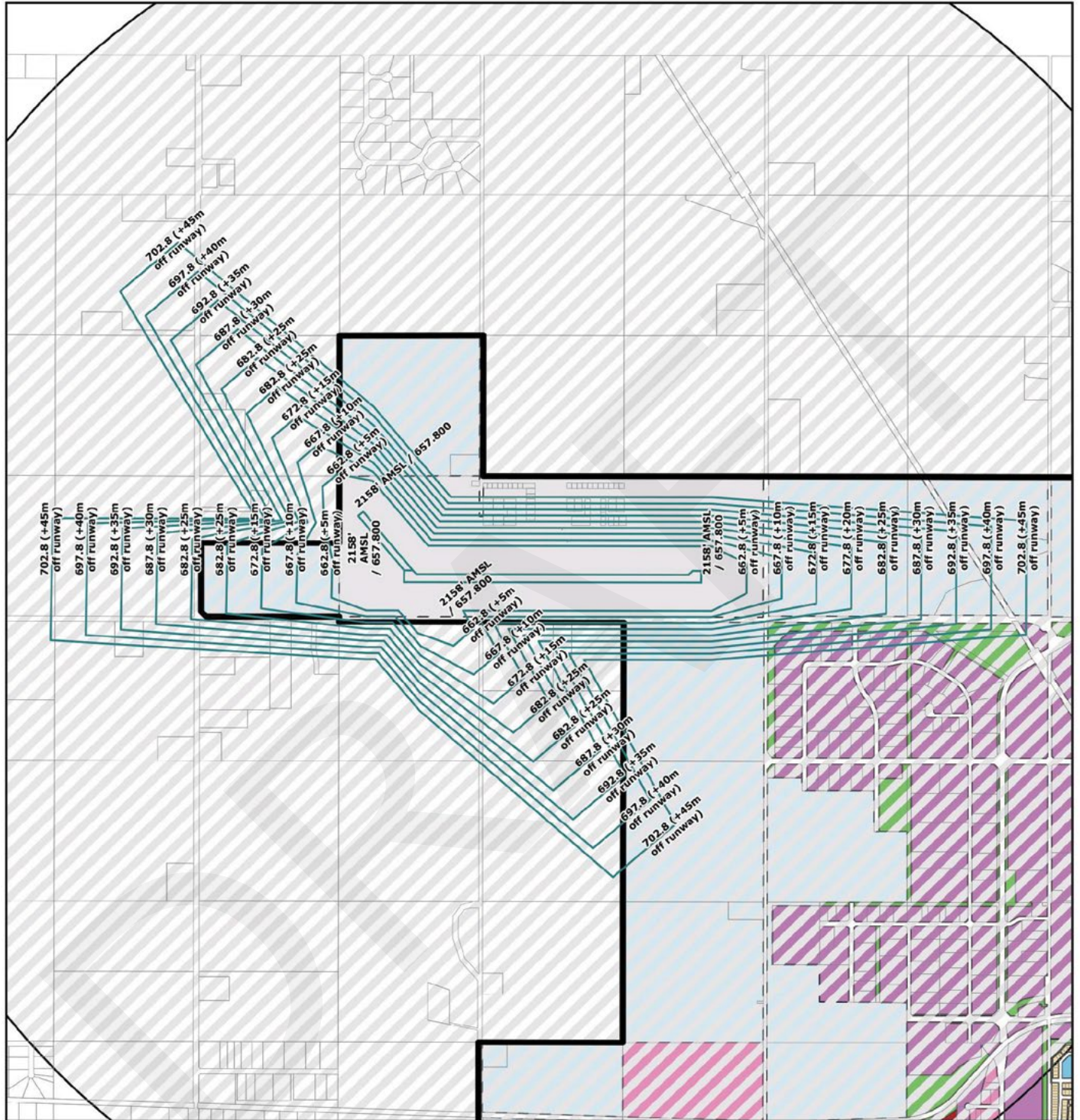


Part 9: Maps

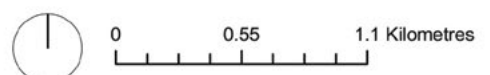
DRAFT



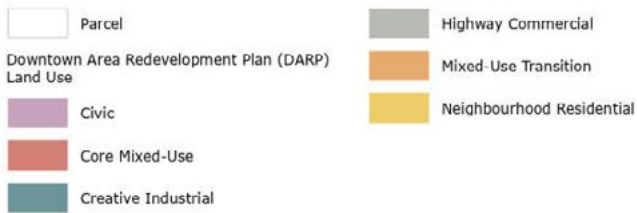
Map 1: Airport Height Limitation Contour Map



- City Boundary
- Parcel
- Airport Height Restriction
- Airport Protection Overlay
- Land Use Districts**
- LDR - Low Density Residential
- CC - Corridor Commercial
- MI - Medium Industrial
- BI - Business Industrial
- CS - Community Services
- PU - Parks & Utility
- MA - Municipal Airport
- UT - Urban Transition

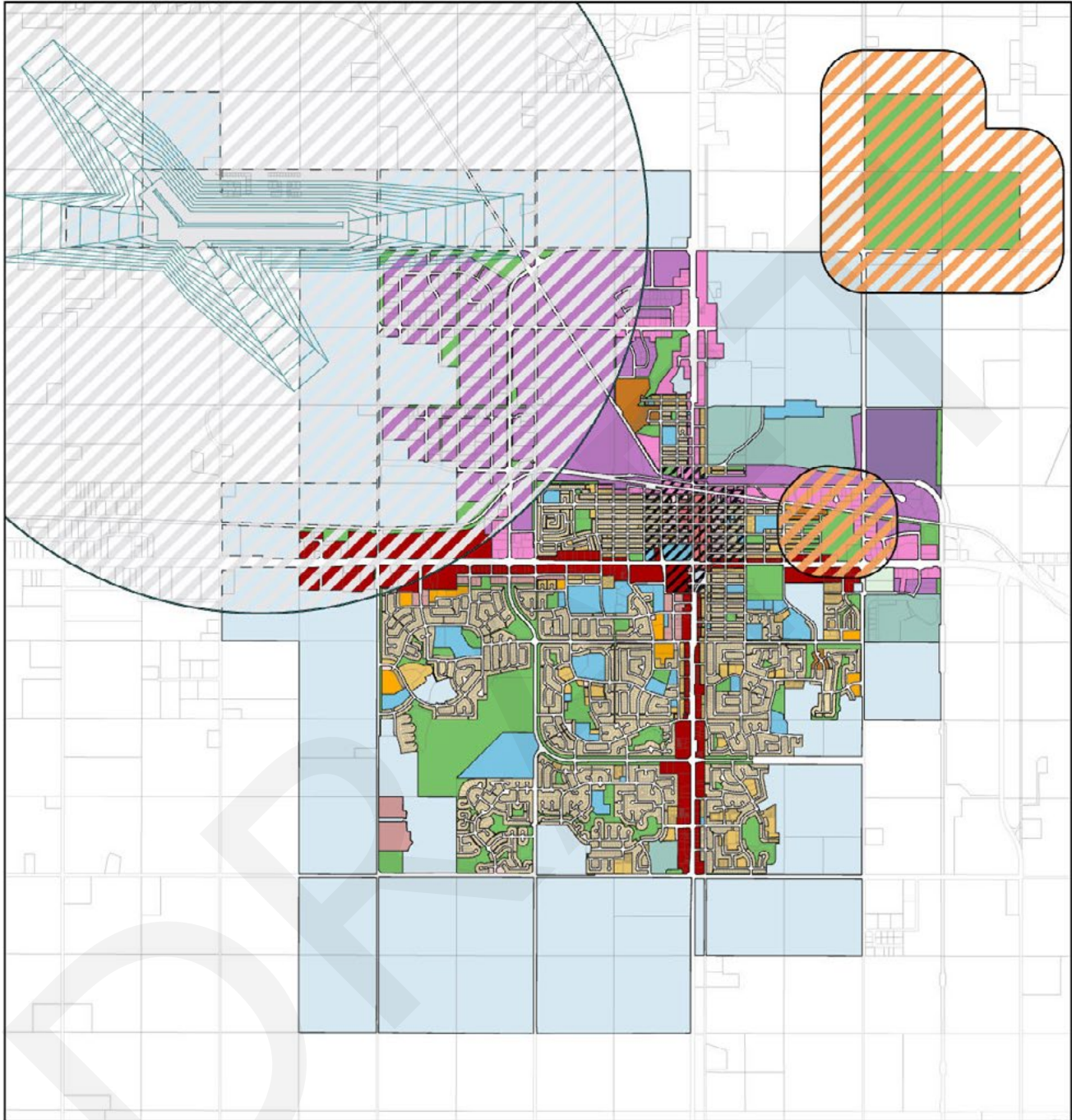


Map 2: Downtown Area Redevelopment Plan (DARP) Map





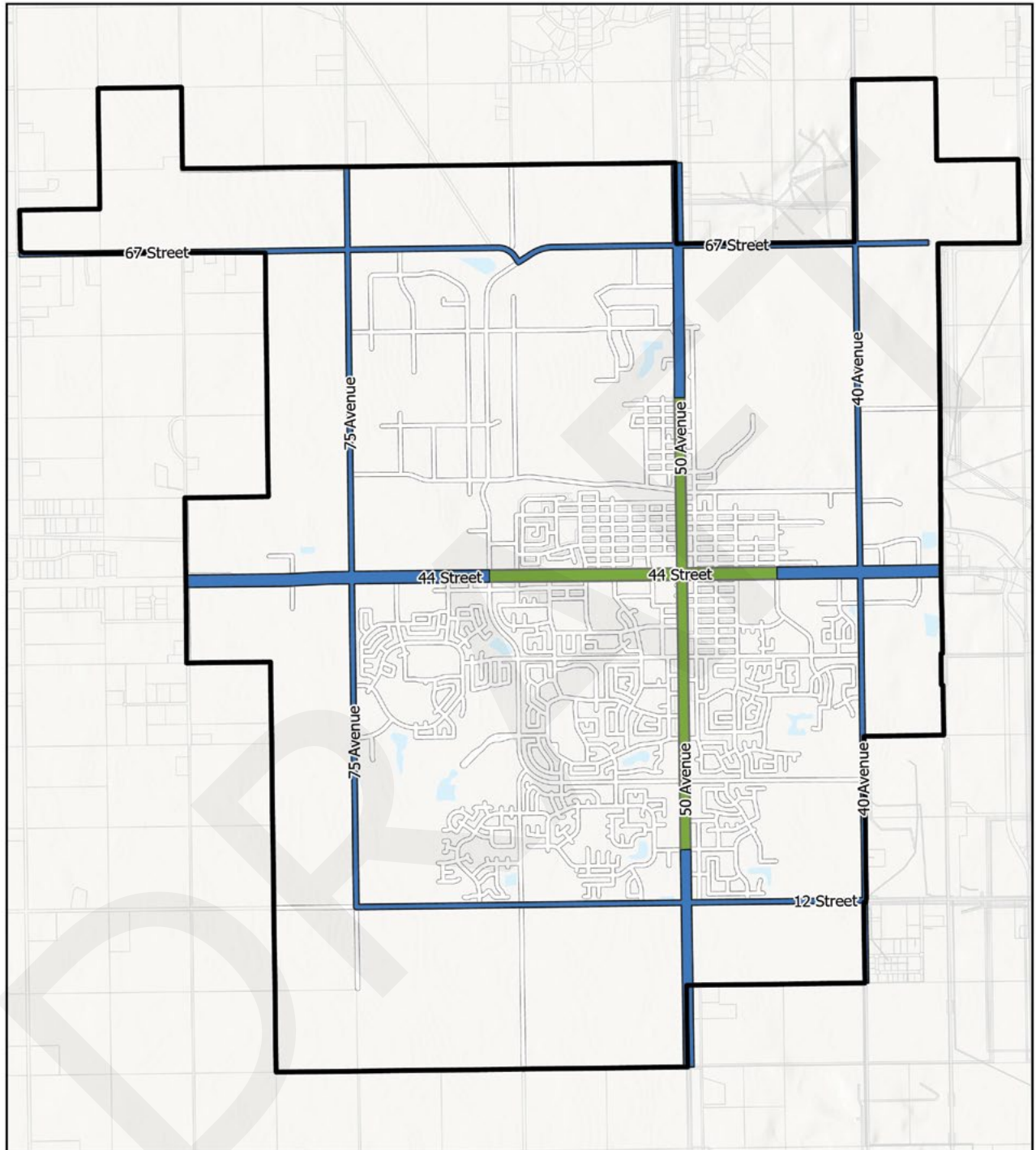
Map 3: Land Use District and Overlay Map



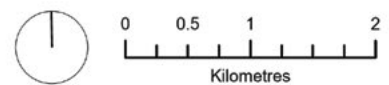
- | | | | | | |
|--|---|--|----------------------------------|--|-------------------------------------|
| | Downtown Area Redevelopment Plan (DARP) Overlay | | DTN - Downtown Commercial | | NC - Neighbourhood Commercial |
| | Landfill Buffer 450m (Operating/Non-Operating) | | GC - General Commercial | | PU - Parks & Utility |
| | Airport Protection Overlay | | HI - Heavy Industrial | | RE - Recreation & Entertainment |
| | BI - Business Industrial | | HDR - High Density Residential | | RMH - Residential Manufactured Home |
| | CC - Corridor Commercial | | LDR - Low Density Residential | | UT - Urban Transition |
| | CS - Community Services | | MA - Municipal Airport | | |
| | DC1 - Direct Control Casino | | MDR - Medium Density Residential | | |
| | DC2 - Direct Control Couplet | | MI - Medium Industrial | | |



Map 4: Right-of-Way Portable Sign Approval Map

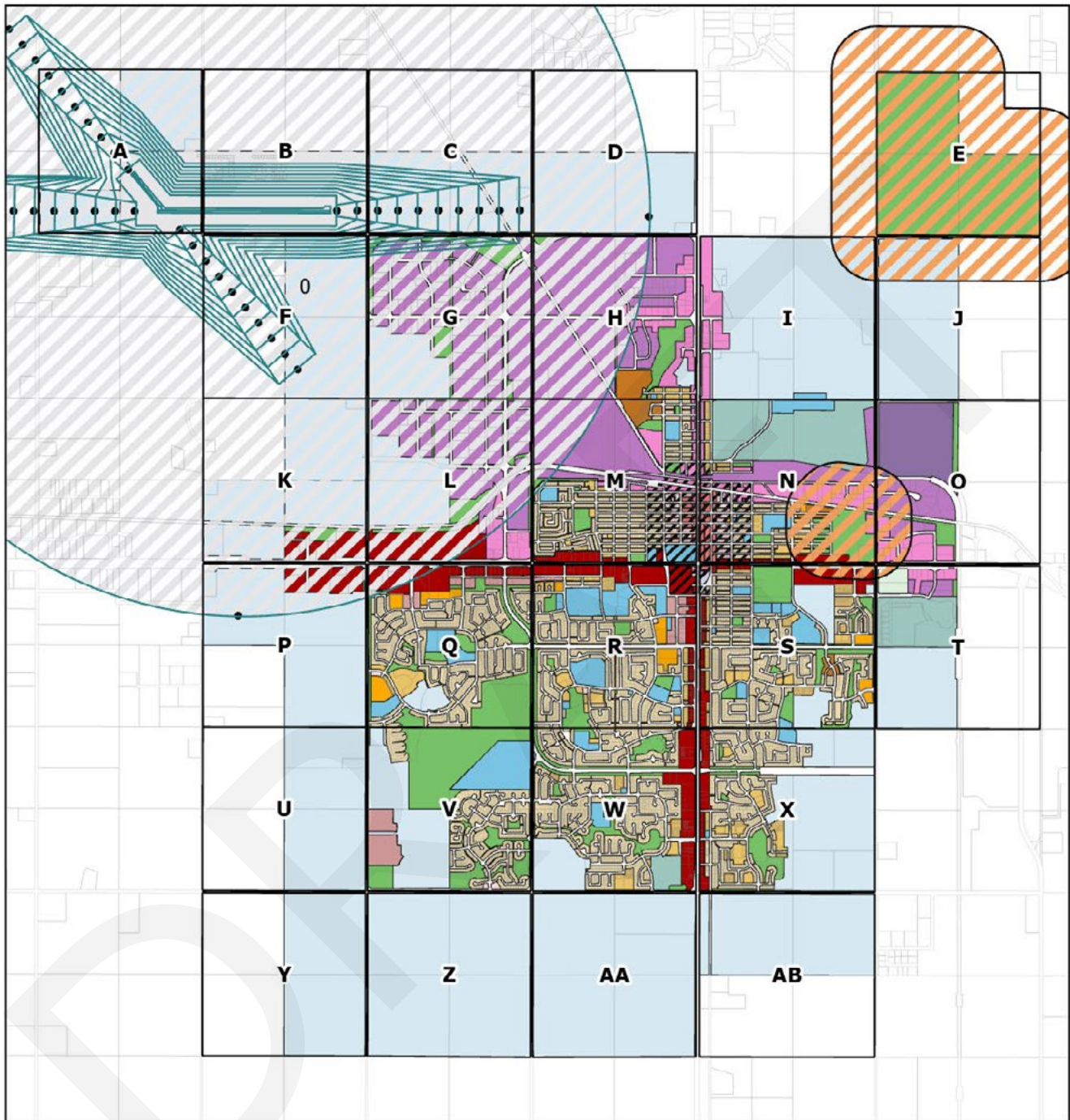


- Portable Signs Allowed in Road Right-of-Way Within 200 m (656 ft) of other Portable Signs
- Portable Signs Allowed in Road Right-of-Way Within 50 m (164 ft) of other Portable Signs
- No Portable Signs Allowed in Road Right-of-Way
- City Boundary





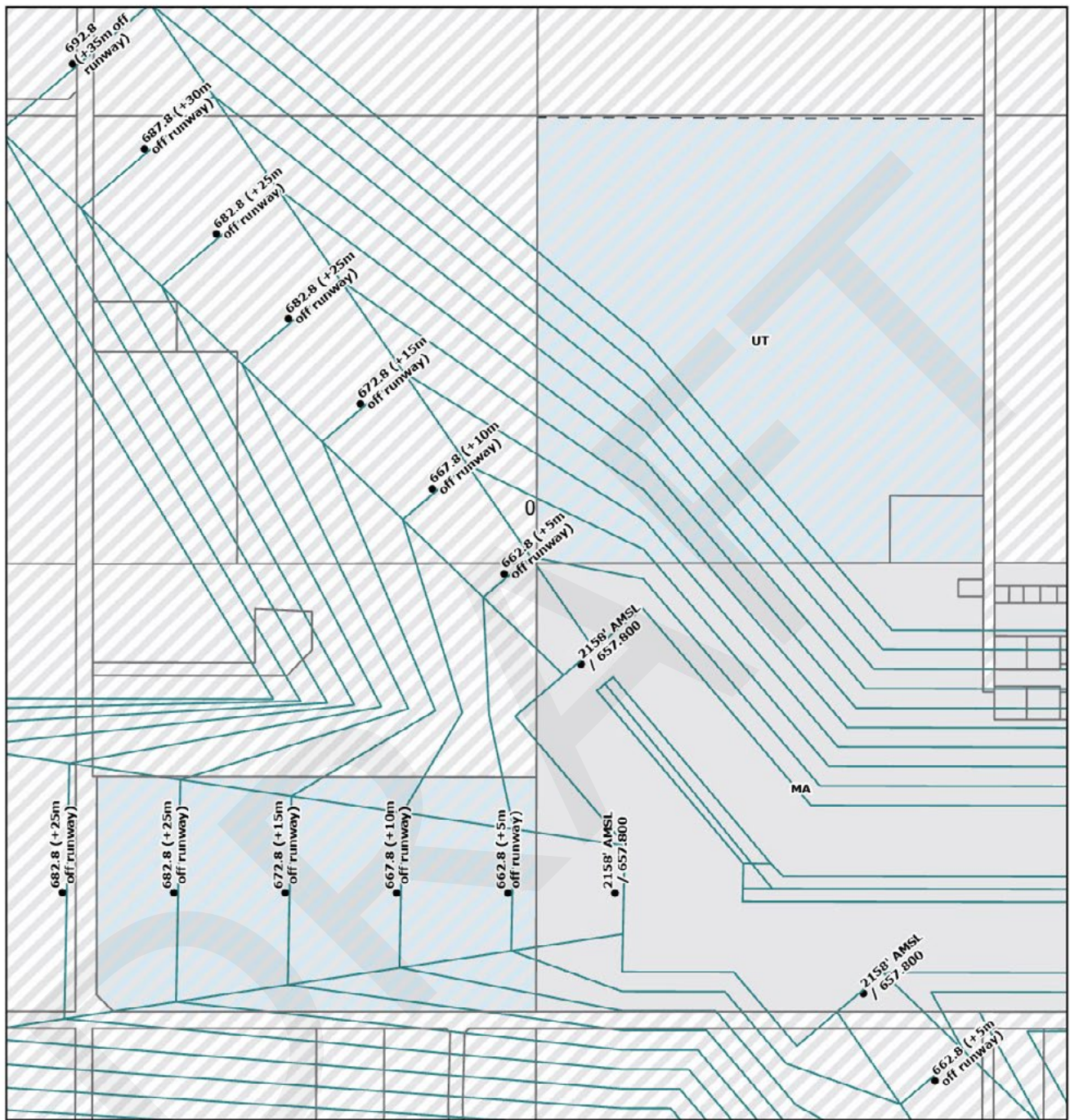
Map 5: Land Use District and Overlay Map: City Index



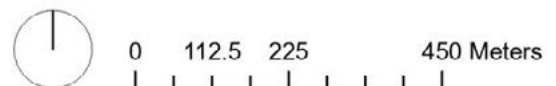
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section A

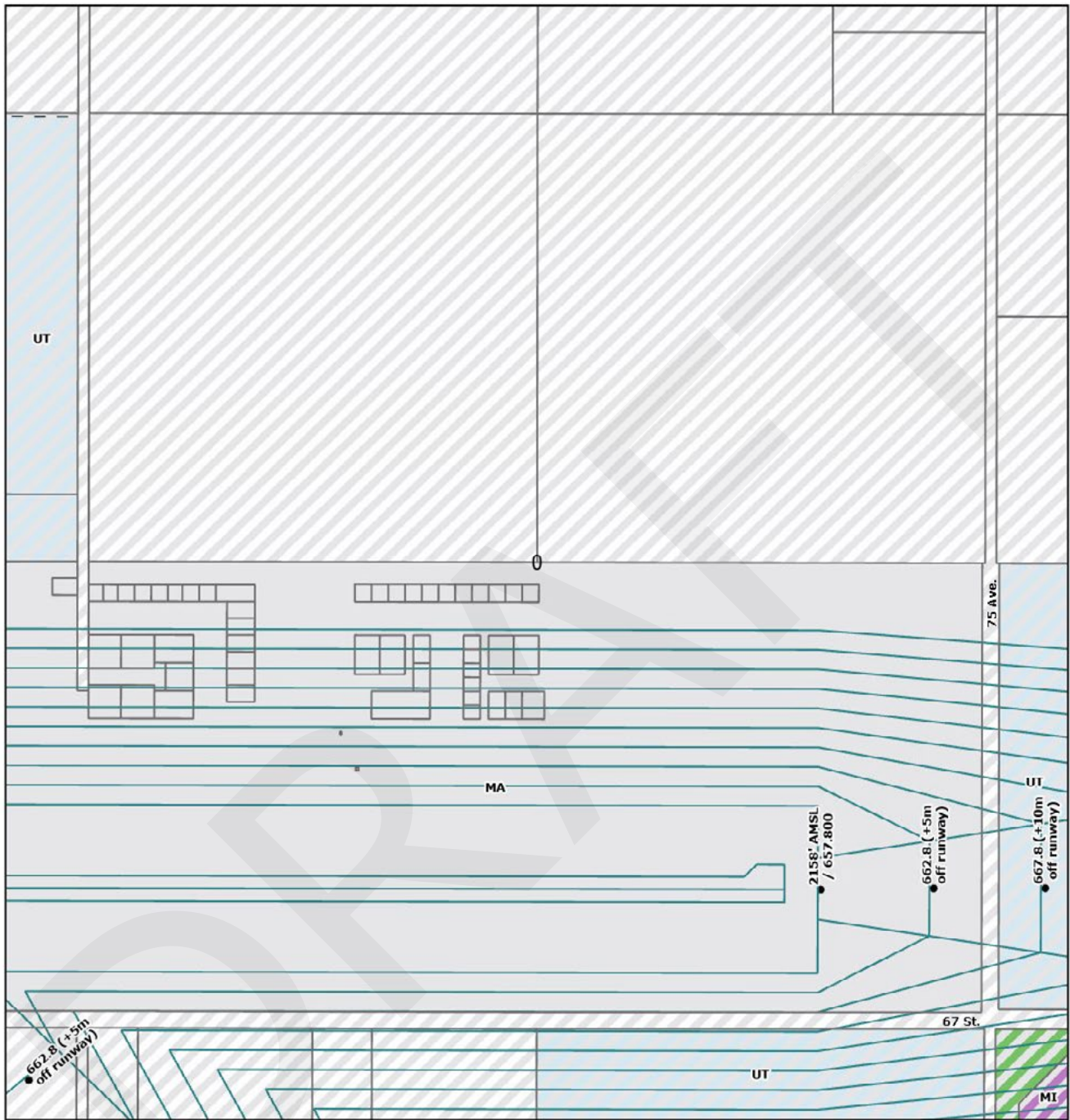


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

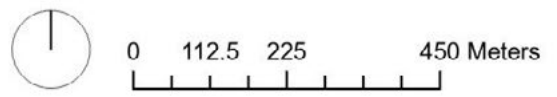




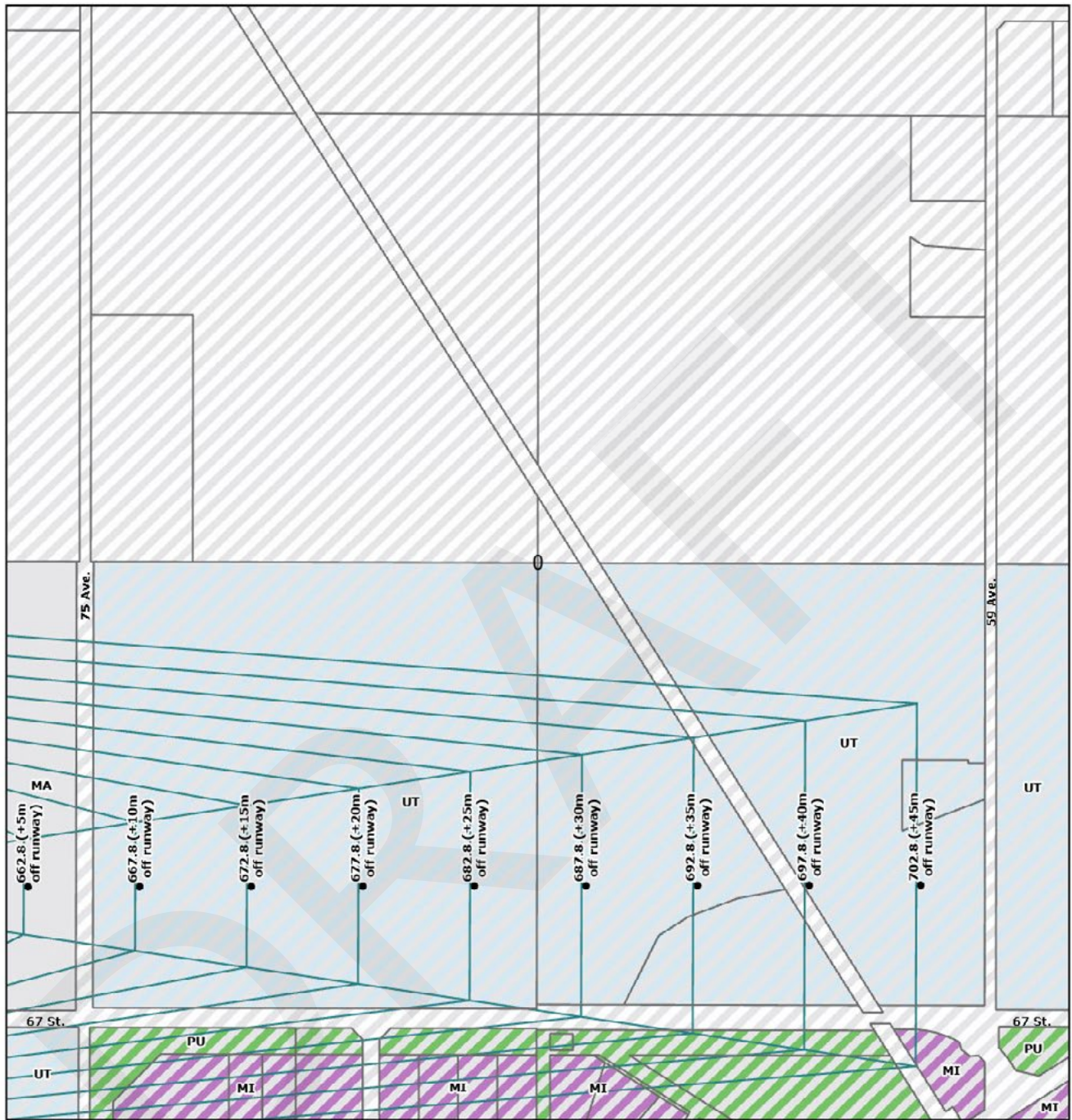
Map 5: Land Use District and Overlay Map: Section B



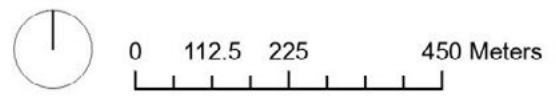
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section C

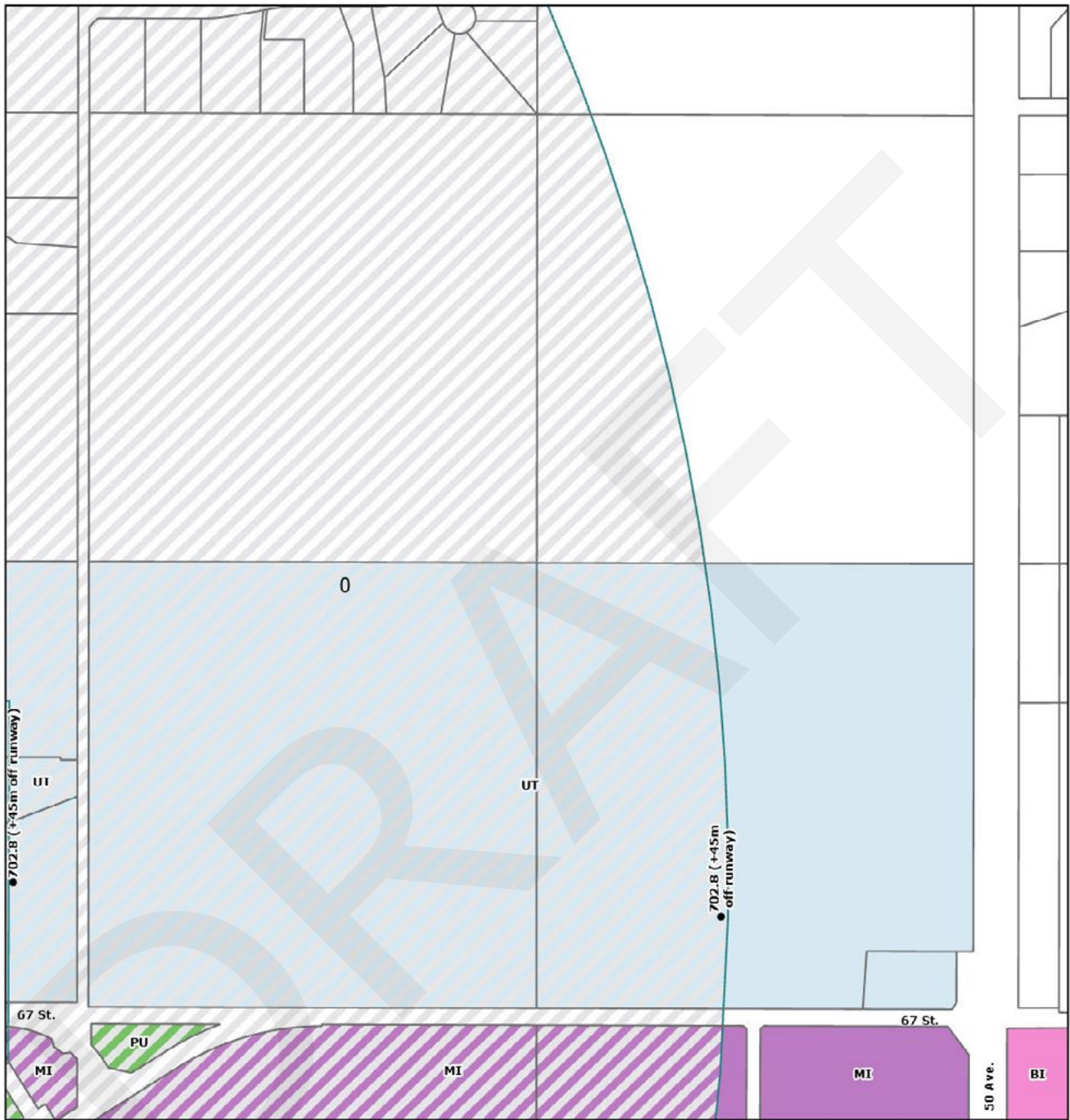


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

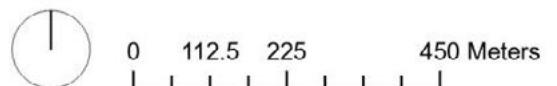




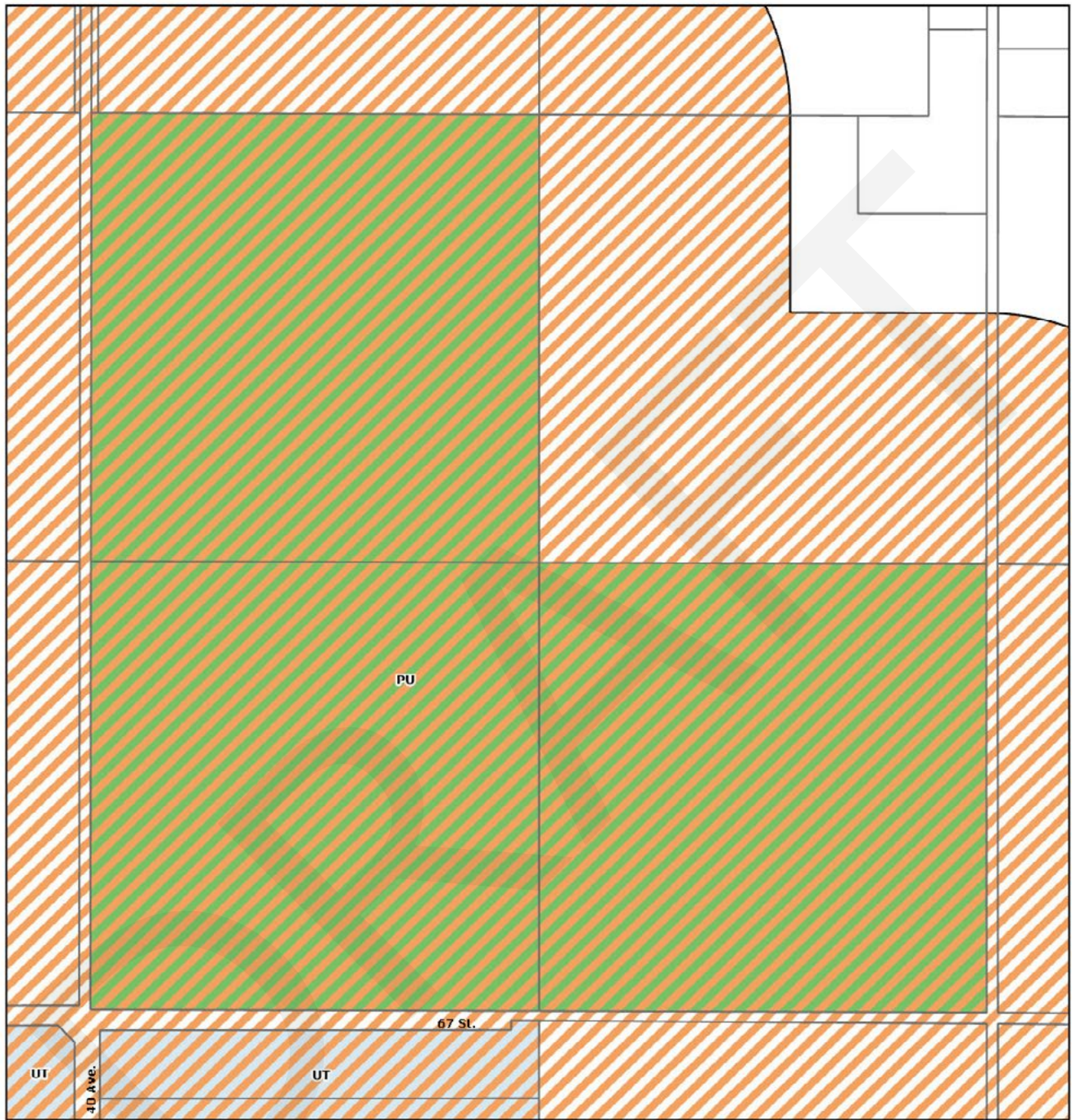
Map 5: Land Use District and Overlay Map: Section D



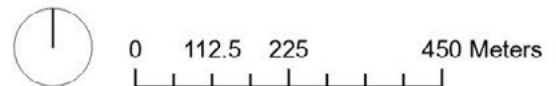
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section E

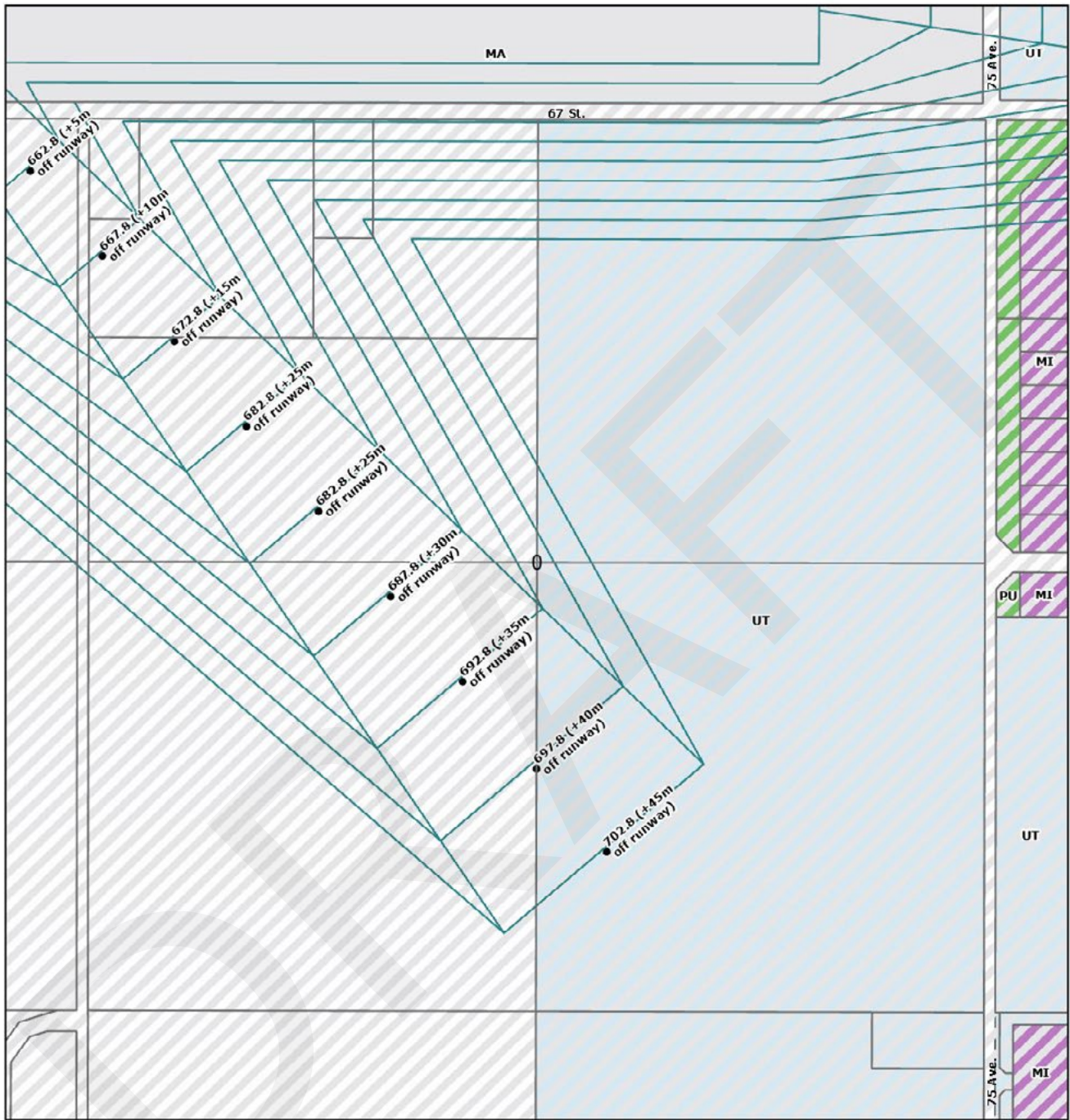


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |





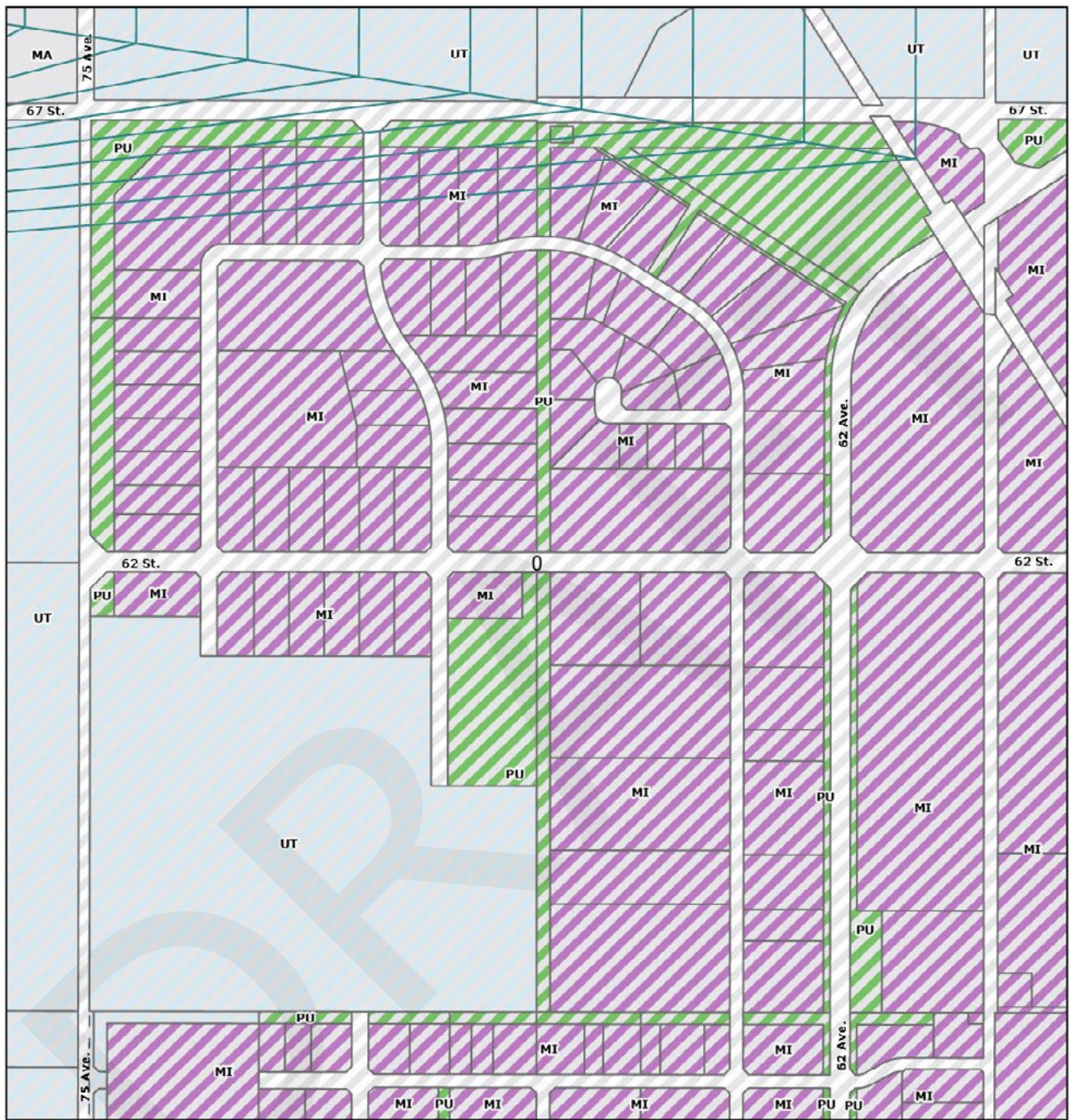
Map 5: Land Use District and Overlay Map: Section F



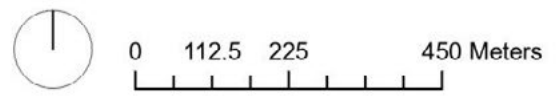
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section G

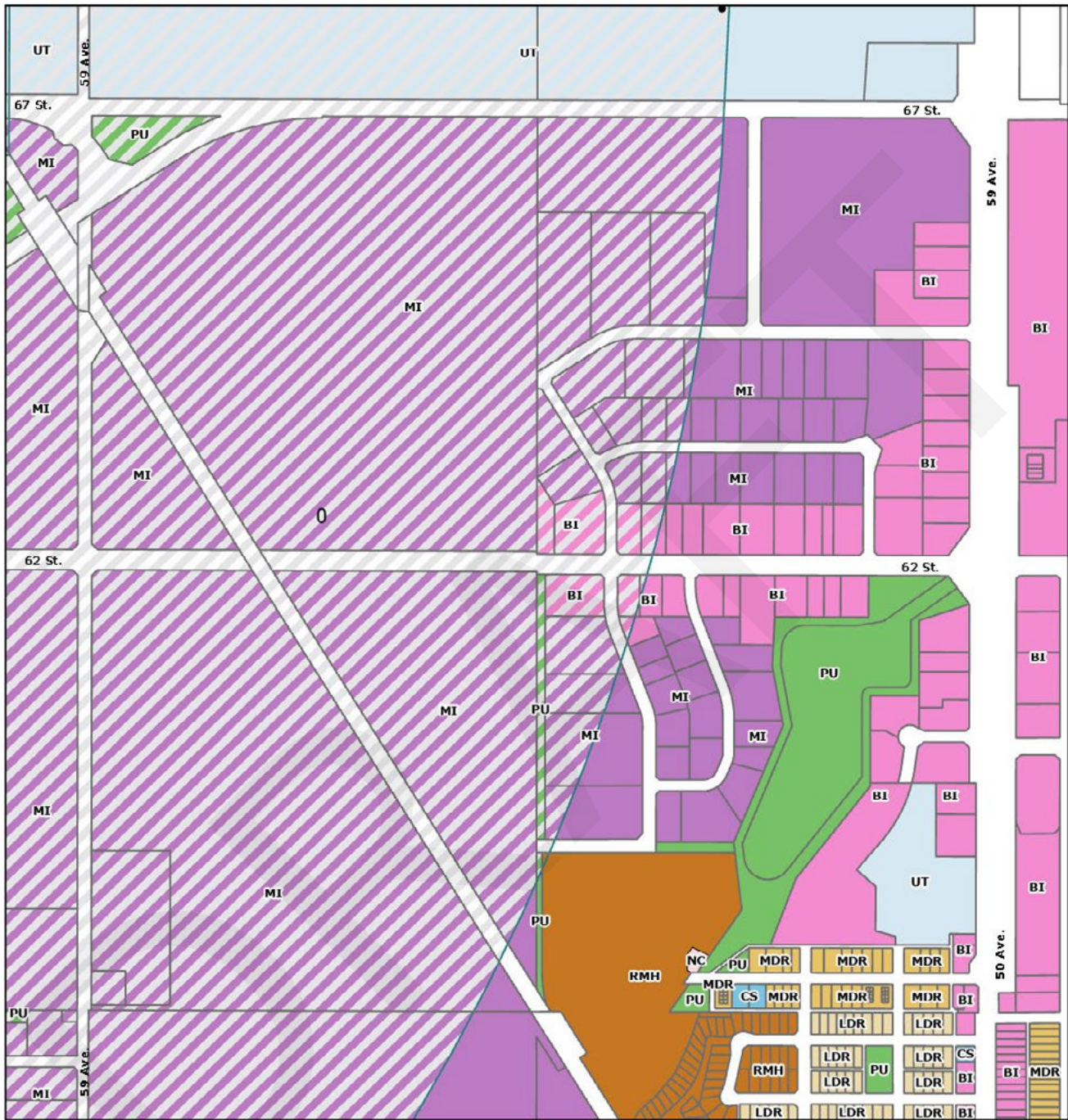


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



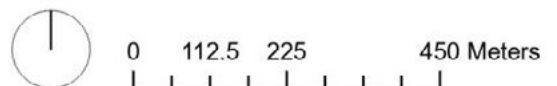


Map 5: Land Use District and Overlay Map: Section H

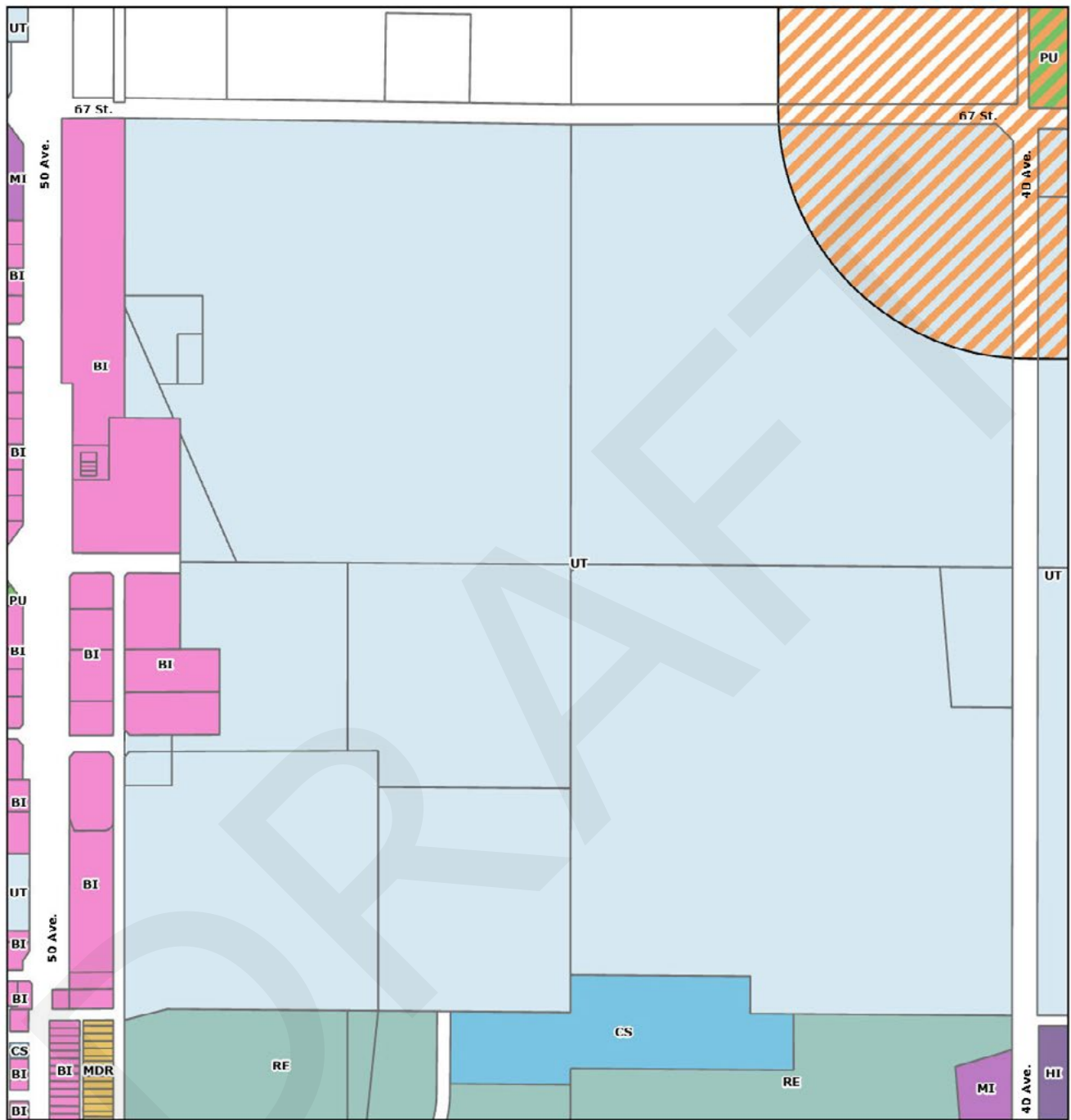


- | | |
|--------------------------------|-------------------------------------|
| BI - Business Industrial | LDR - Low Density Residential |
| CC - Corridor Commercial | MA - Municipal Airport |
| CS - Community Services | MDR - Medium Density Residential |
| DC1 - Direct Control Casino | MI - Medium Industrial |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial |
| DTN - Downtown Commercial | PU - Parks & Utility |
| GC - General Commercial | RE - Recreation & Entertainment |
| HI - Heavy Industrial | RMH - Residential Manufactured Home |
| HDR - High Density Residential | UT - Urban Transition |

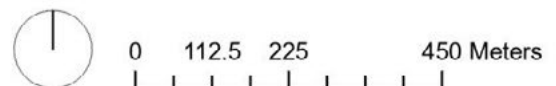
- City Boundary
- Parcel
- Downtown Area Redevelopment Plan (DARP) Overlay
- Landfill Buffer 450m (Operating/Non-Operating)
- Airport Protection Overlay



Map 5: Land Use District and Overlay Map: Section I

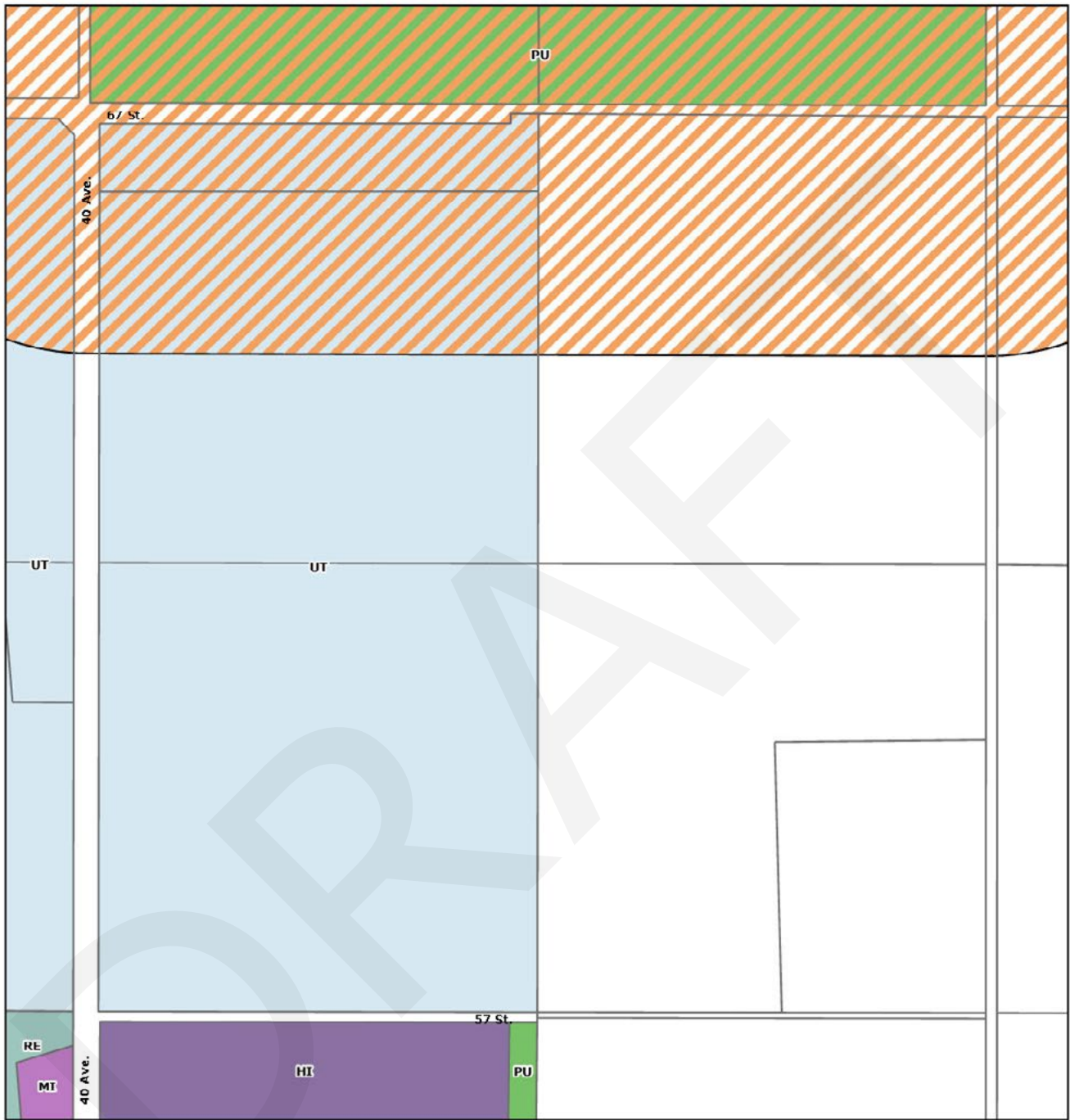


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

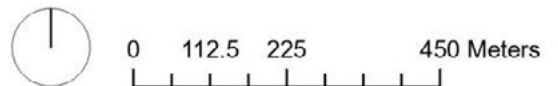




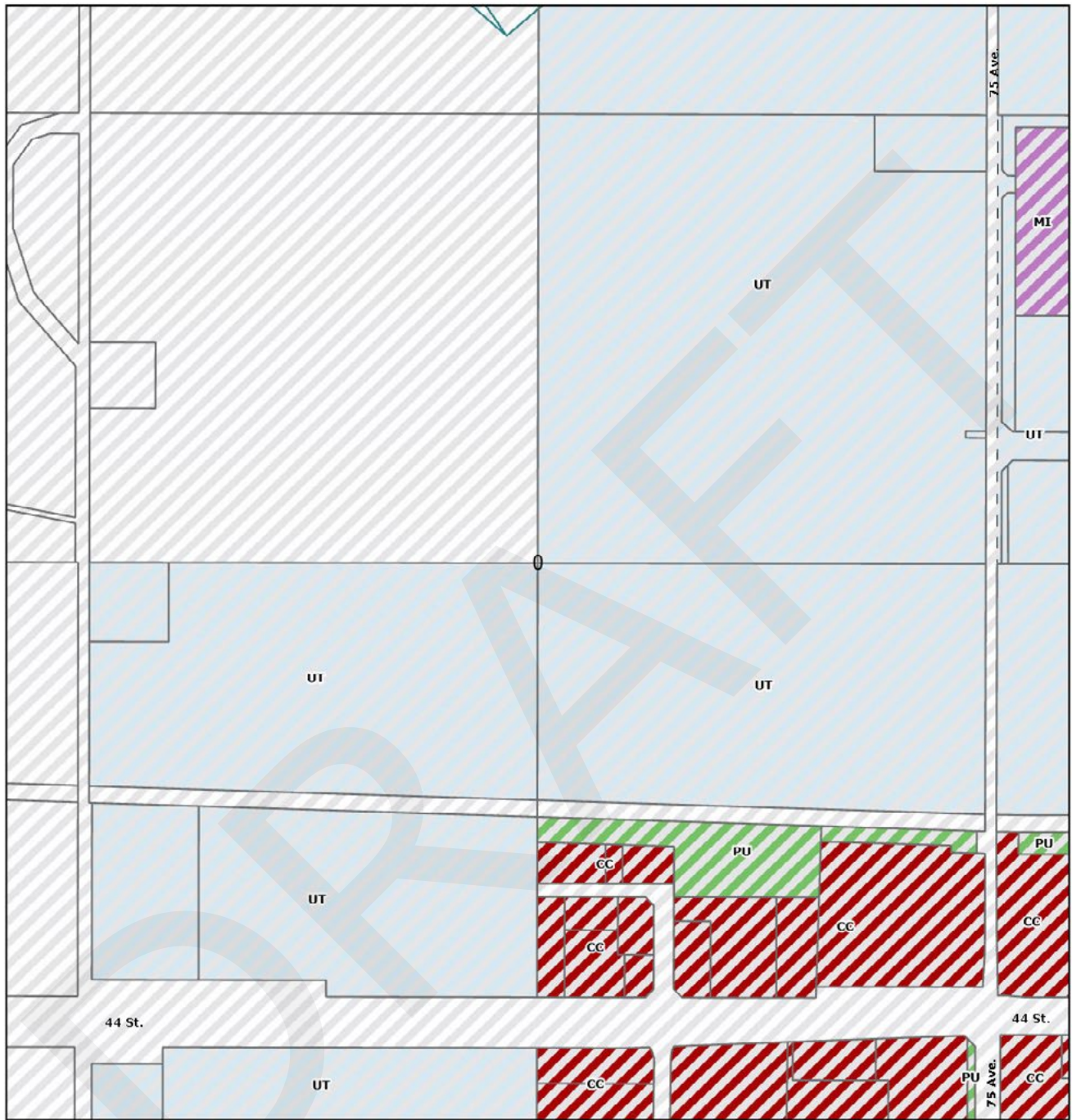
Map 5: Land Use District and Overlay Map: Section J



- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section K



- BI - Business Industrial
- CC - Corridor Commercial
- CS - Community Services
- DC1 - Direct Control Casino
- DC2 - Direct Control Couplet
- DTN - Downtown Commercial
- GC - General Commercial
- HI - Heavy Industrial
- HDR - High Density Residential

- LDR - Low Density Residential
- MA - Municipal Airport
- MDR - Medium Density Residential
- MI - Medium Industrial
- NC - Neighbourhood Commercial
- PU - Parks & Utility
- RE - Recreation & Entertainment
- RMH - Residential Manufactured Home
- UT - Urban Transition

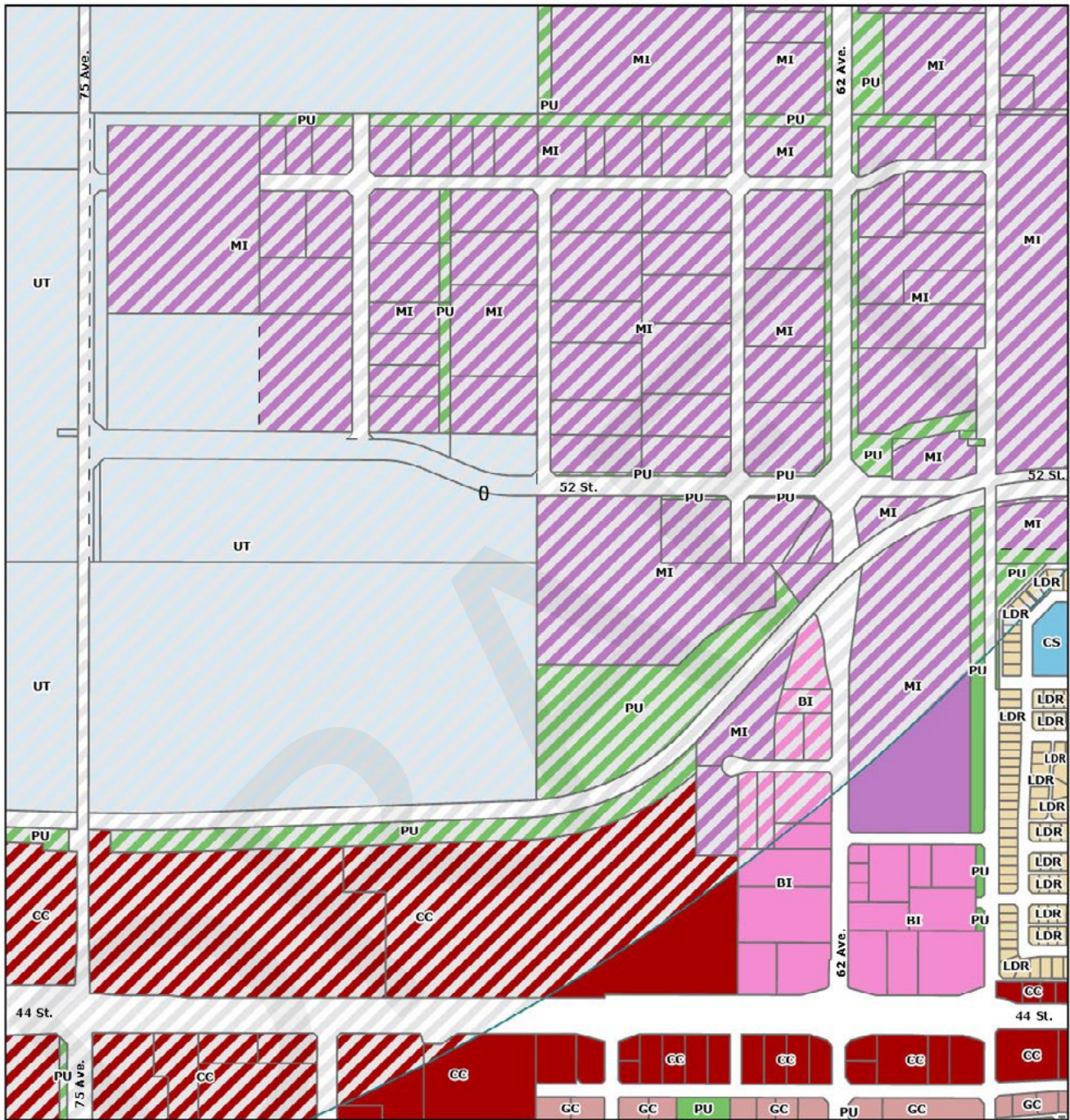
- City Boundary
- Parcel
- Downtown Area Redevelopment Plan (DARP) Overlay
- Landfill Buffer 450m (Operating/Non-Operating)
- Airport Protection Overlay



0 112.5 225 450 Meters

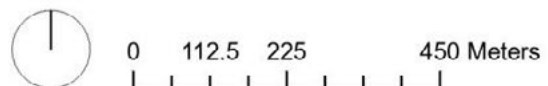


Map 5: Land Use District and Overlay Map: Section L

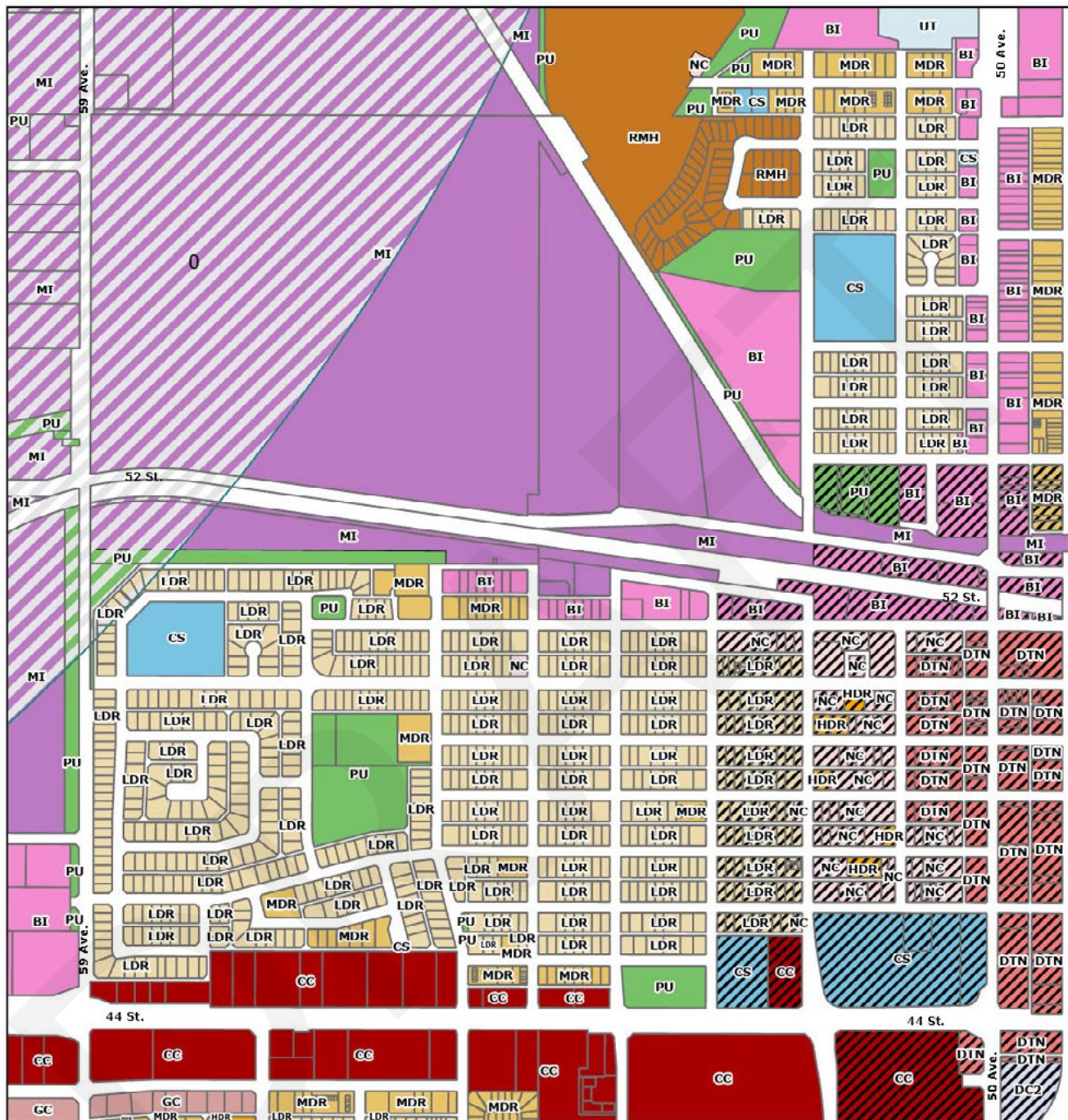


- BI - Business Industrial
- CC - Corridor Commercial
- CS - Community Services
- DC1 - Direct Control Casino
- DC2 - Direct Control Couplet
- DTN - Downtown Commercial
- GC - General Commercial
- HI - Heavy Industrial
- HDR - High Density Residential
- LDR - Low Density Residential
- MA - Municipal Airport
- MDR - Medium Density Residential
- MI - Medium Industrial
- NC - Neighbourhood Commercial
- PU - Parks & Utility
- RE - Recreation & Entertainment
- RMH - Residential Manufactured Home
- UT - Urban Transition

- City Boundary
- Parcel
- Downtown Area Redevelopment Plan (DARP) Overlay
- Landfill Buffer 450m (Operating/Non-Operating)
- Airport Protection Overlay



Map 5: Land Use District and Overlay Map: Section M

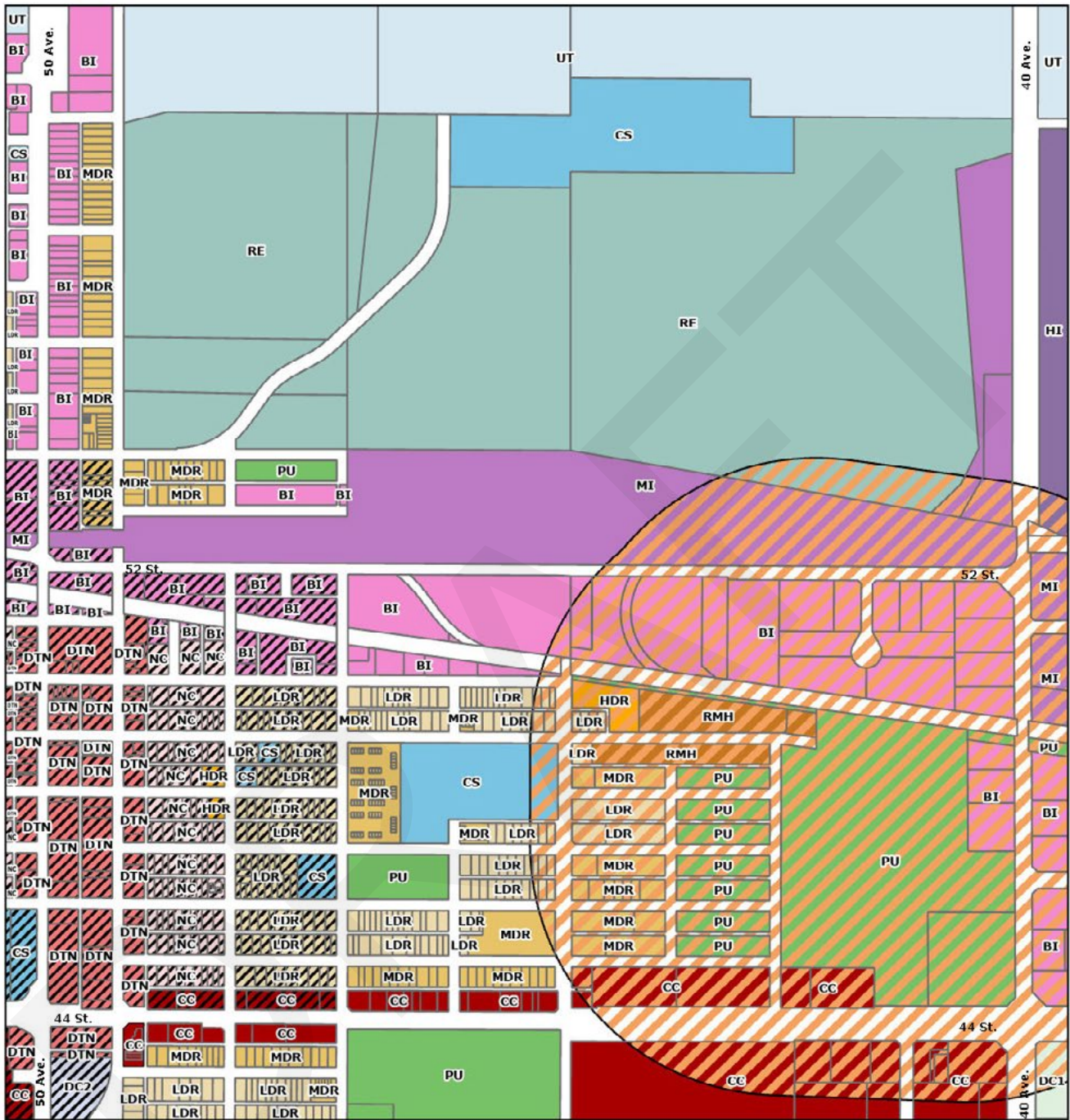


- | | | |
|---|---|---|
| <ul style="list-style-type: none"> BI - Business Industrial CC - Corridor Commercial CS - Community Services DC1 - Direct Control Casino DC2 - Direct Control Couplet DTN - Downtown Commercial GC - General Commercial HI - Heavy Industrial HDR - High Density Residential | <ul style="list-style-type: none"> LDR - Low Density Residential MA - Municipal Airport MDR - Medium Density Residential MI - Medium Industrial NC - Neighbourhood Commercial PU - Parks & Utility RE - Recreation & Entertainment RMH - Residential Manufactured Home UT - Urban Transition | <ul style="list-style-type: none"> City Boundary Parcel Downtown Area Redevelopment Plan (DARP) Overlay Landfill Buffer 450m (Operating/ Non-Operating) Airport Protection Overlay |
|---|---|---|





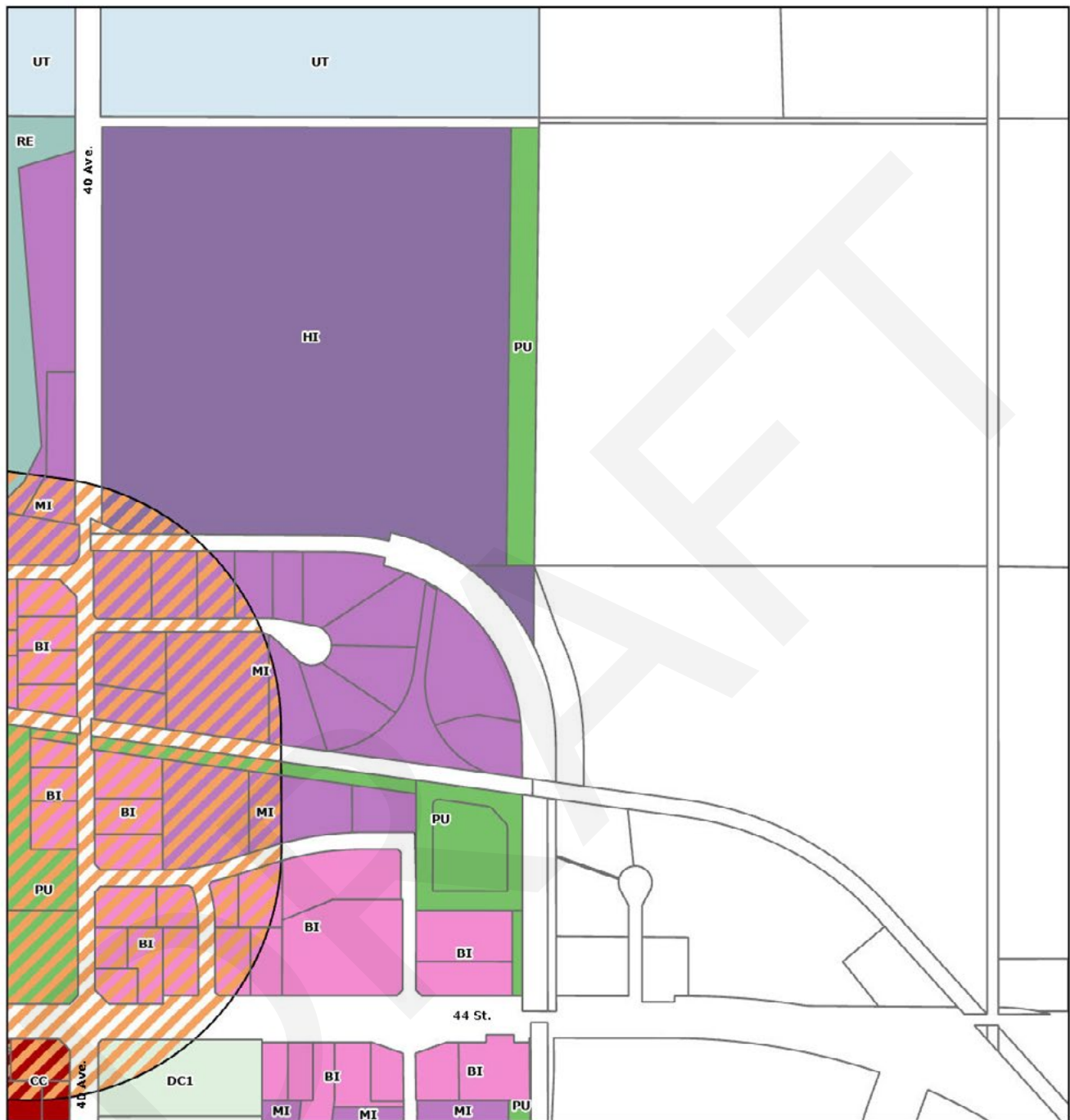
Map 5: Land Use District and Overlay Map: Section N



- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section O

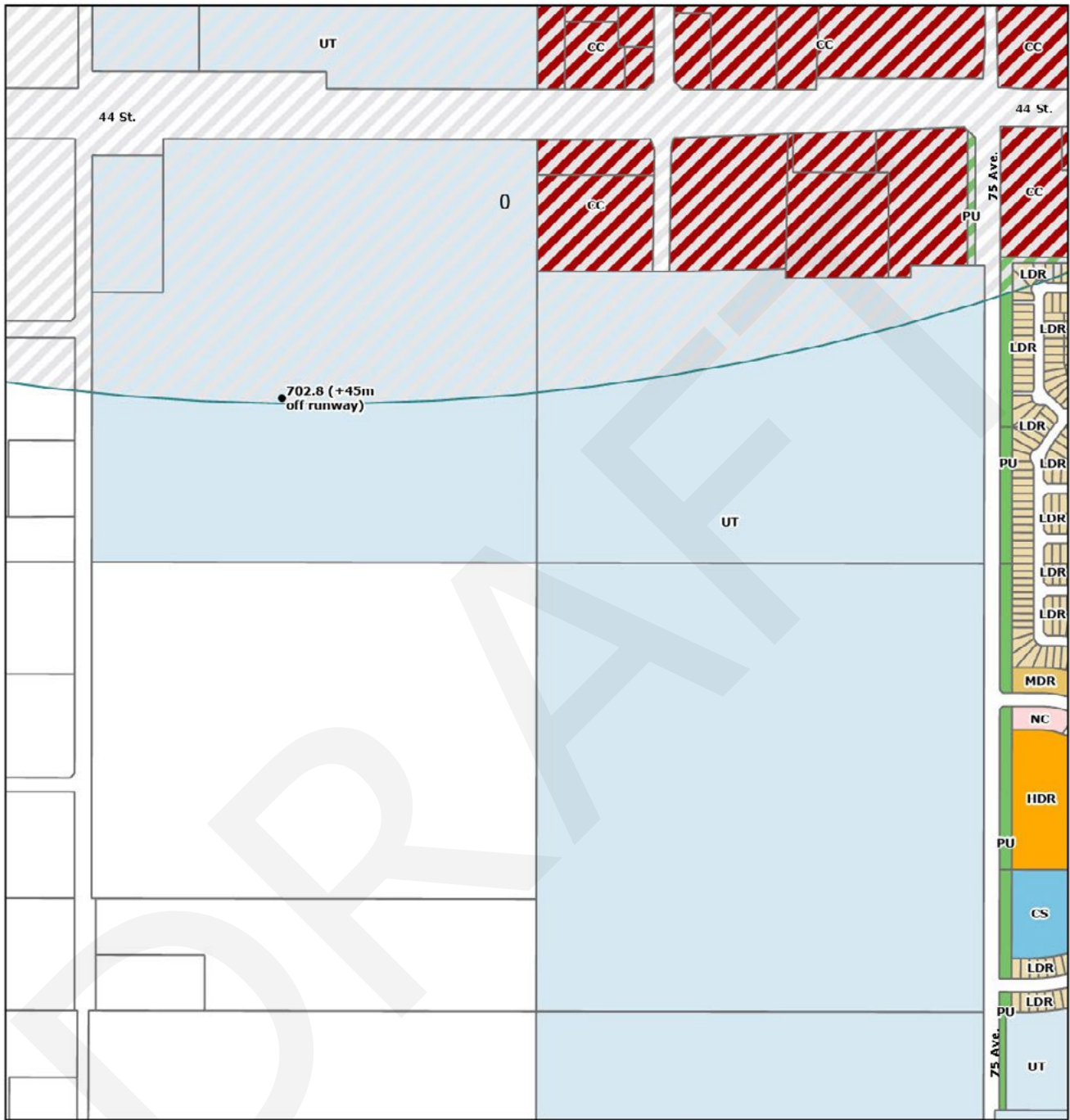


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |





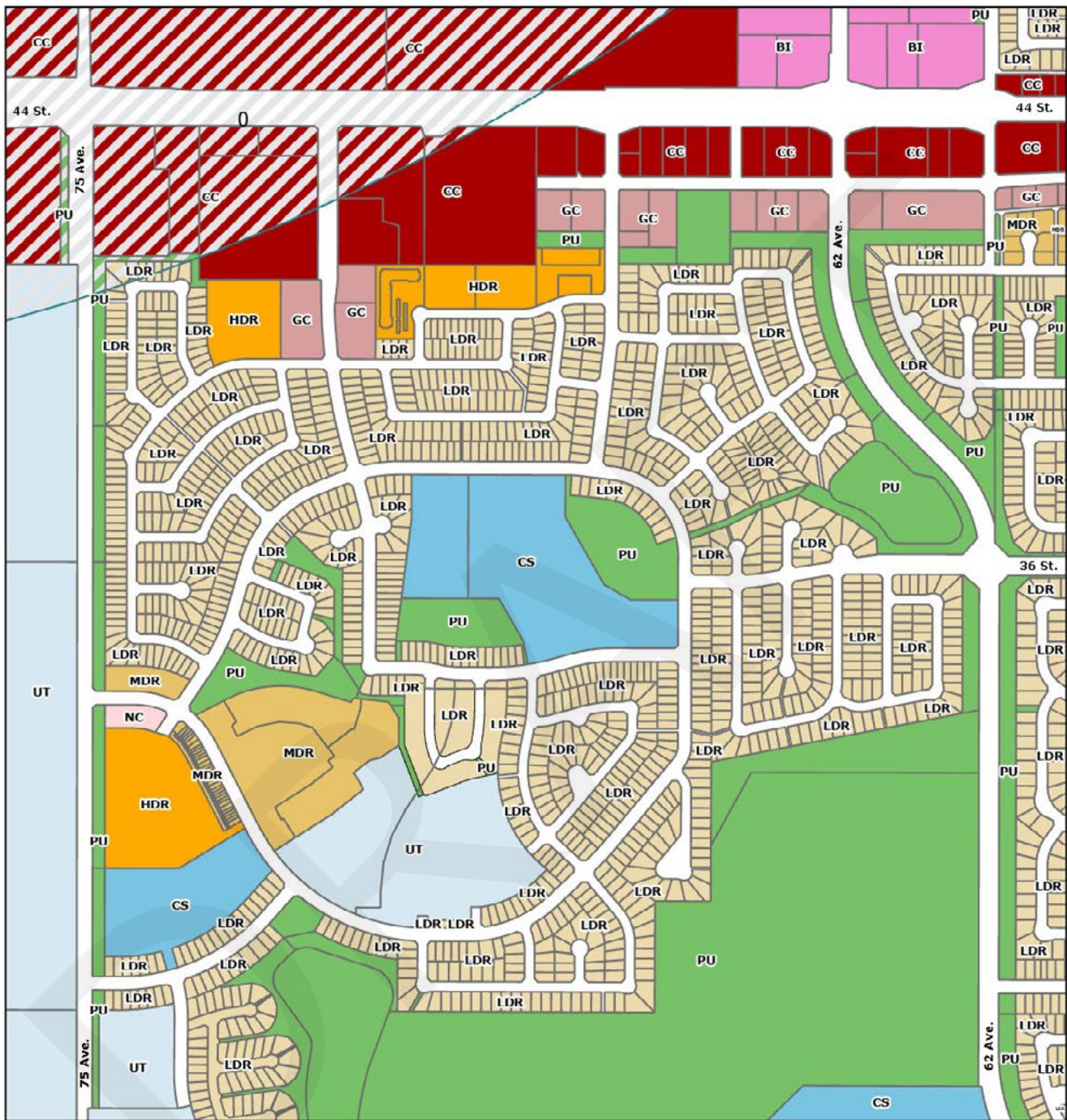
Map 5: Land Use District and Overlay Map: Section P



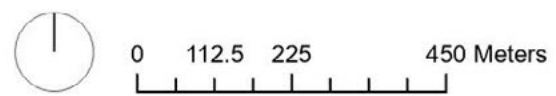
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section Q

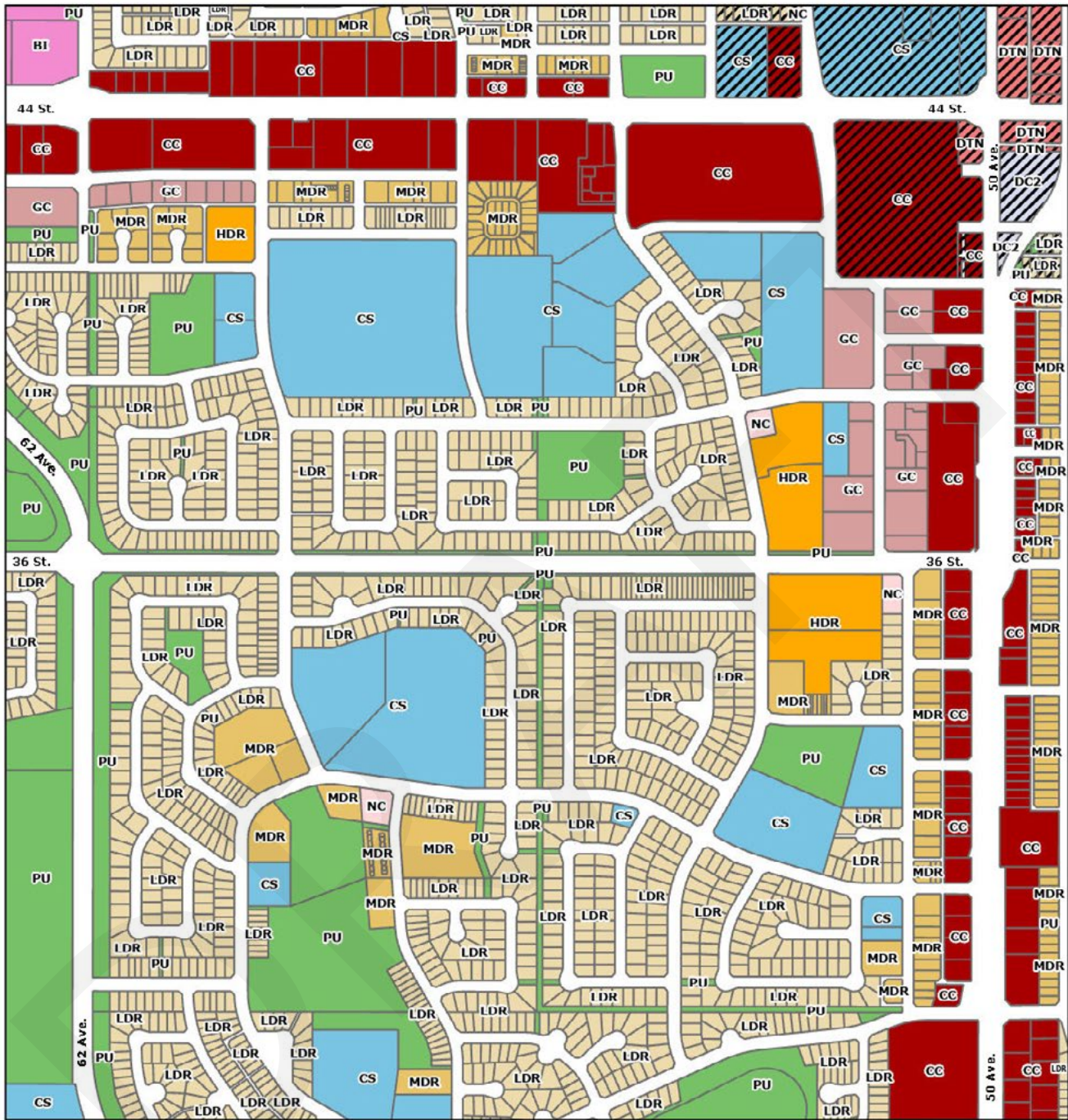


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 150m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

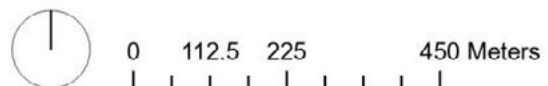




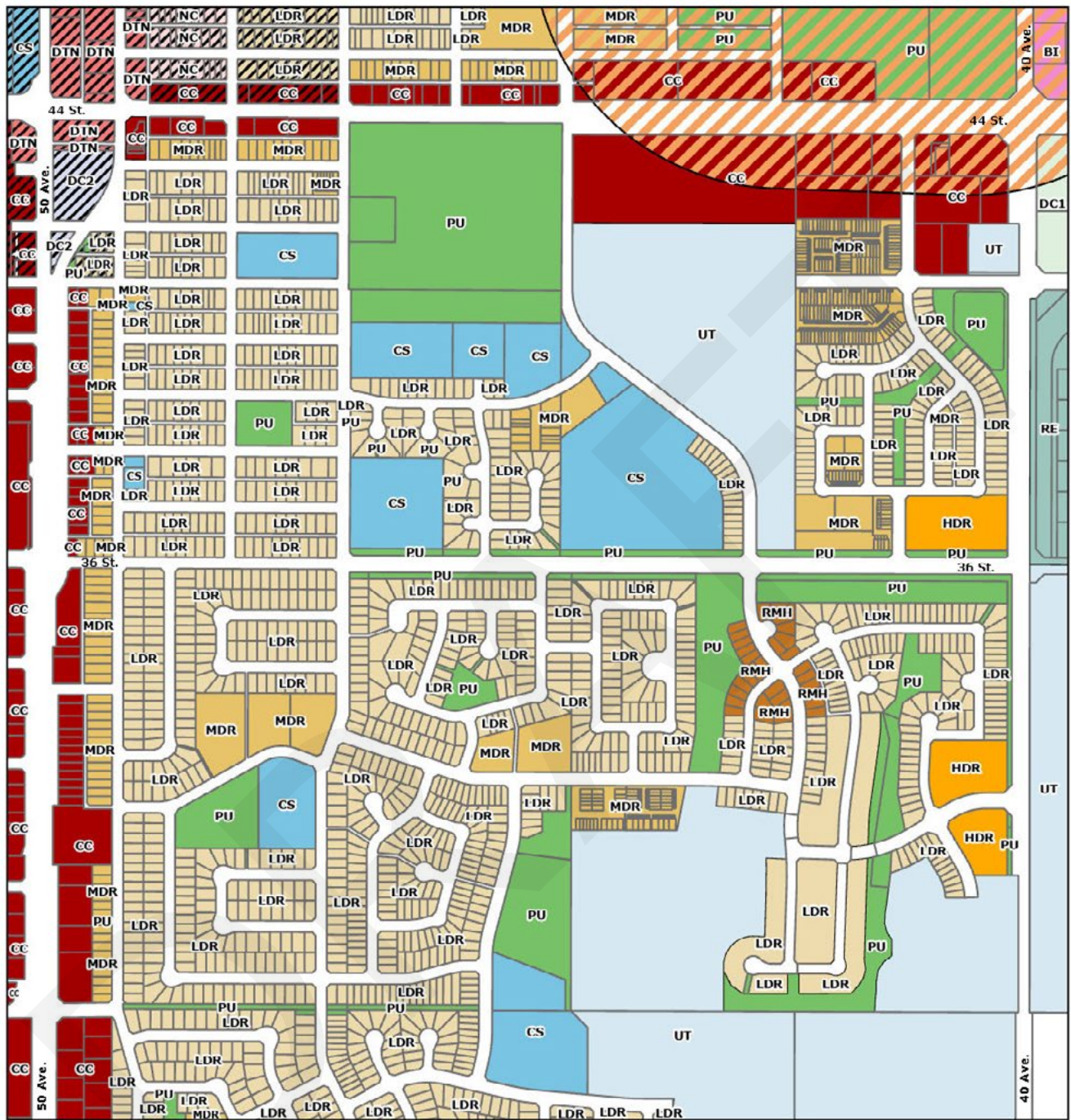
Map 5: Land Use District and Overlay Map: Section R



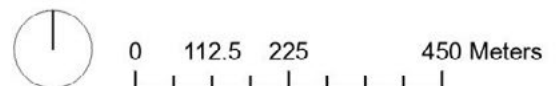
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section S

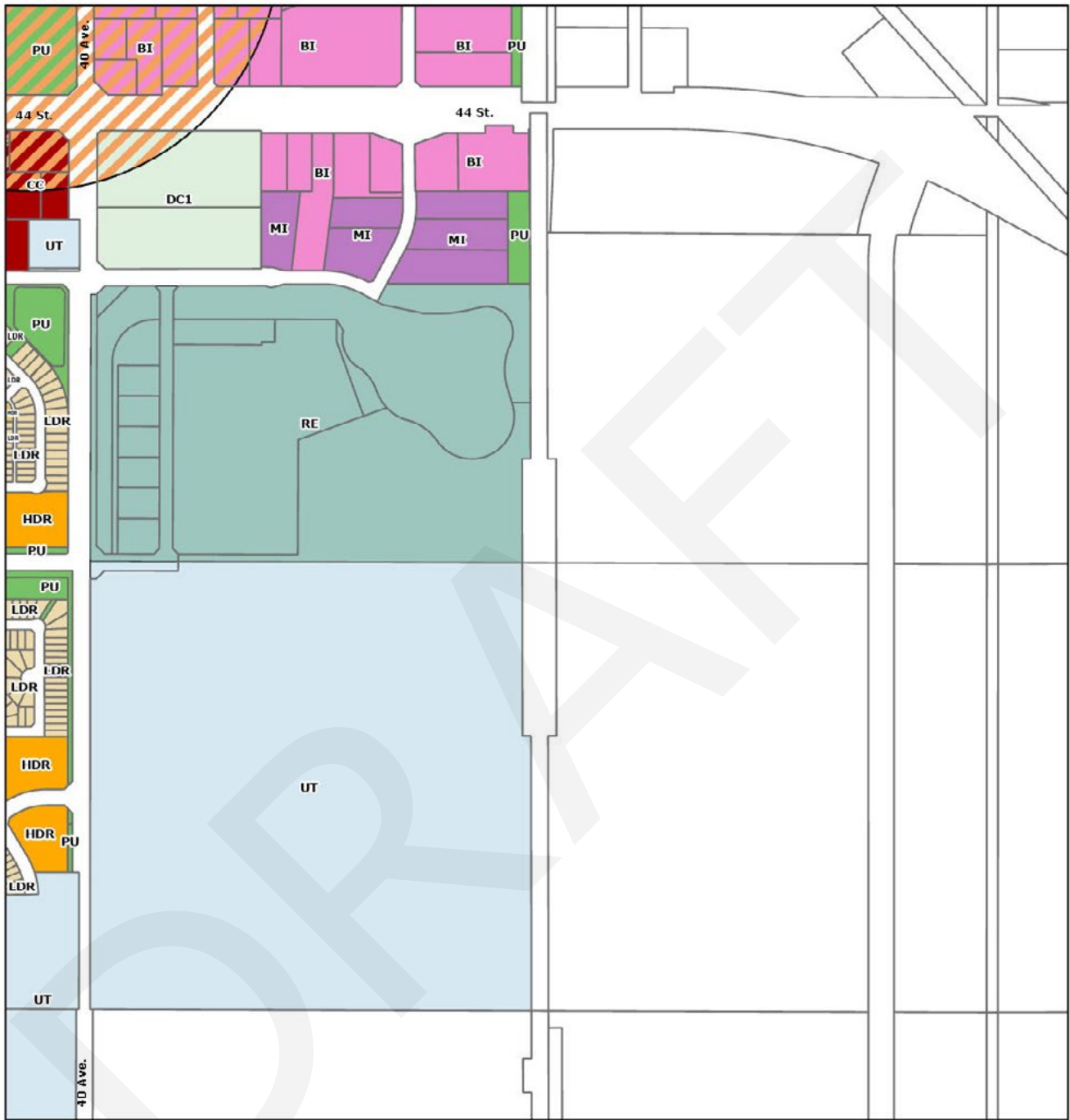


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

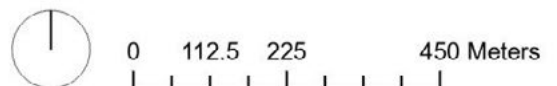




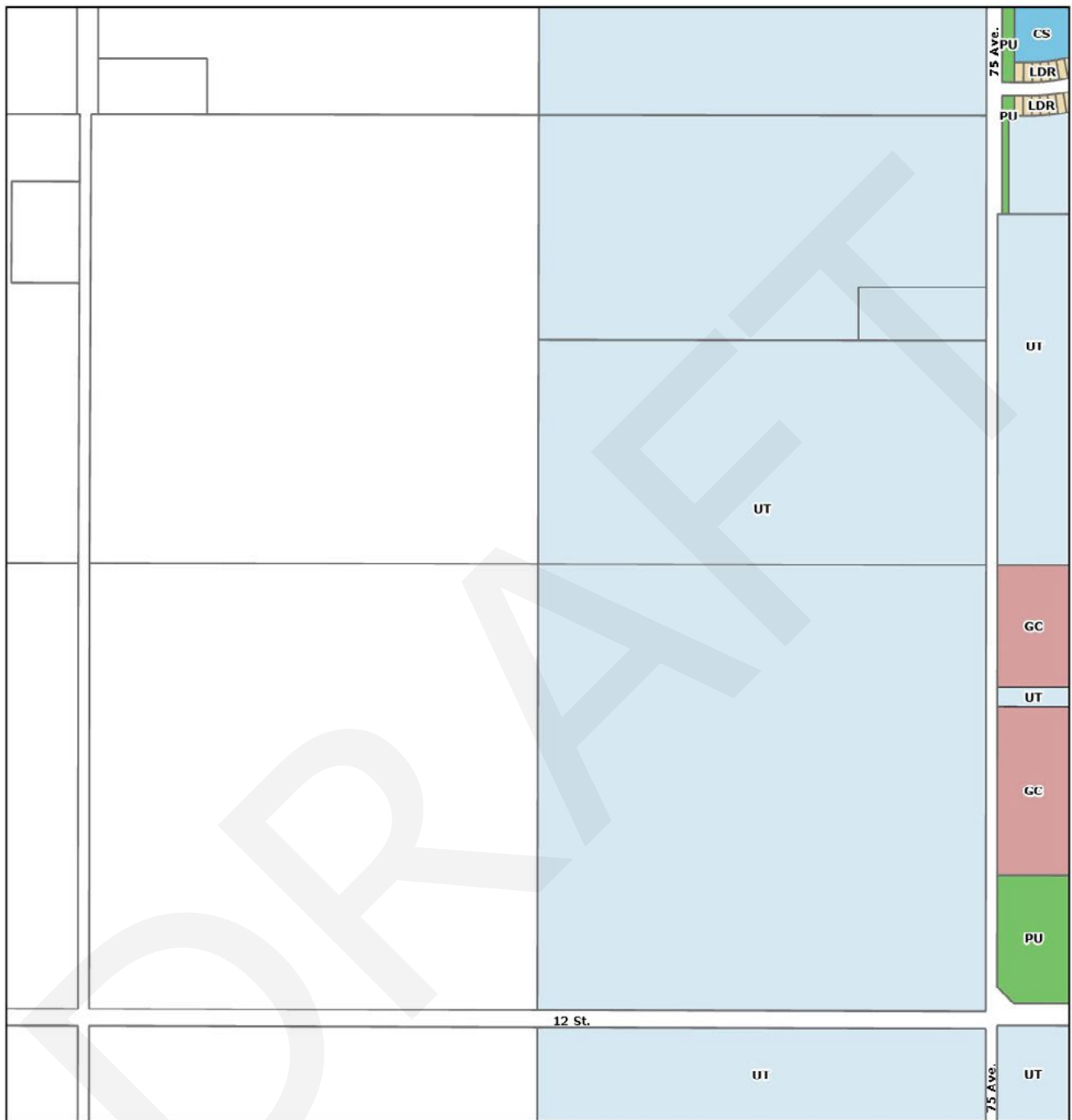
Map 5: Land Use District and Overlay Map: Section T



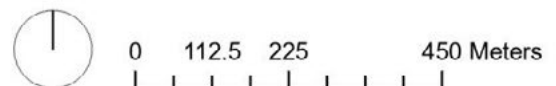
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section U

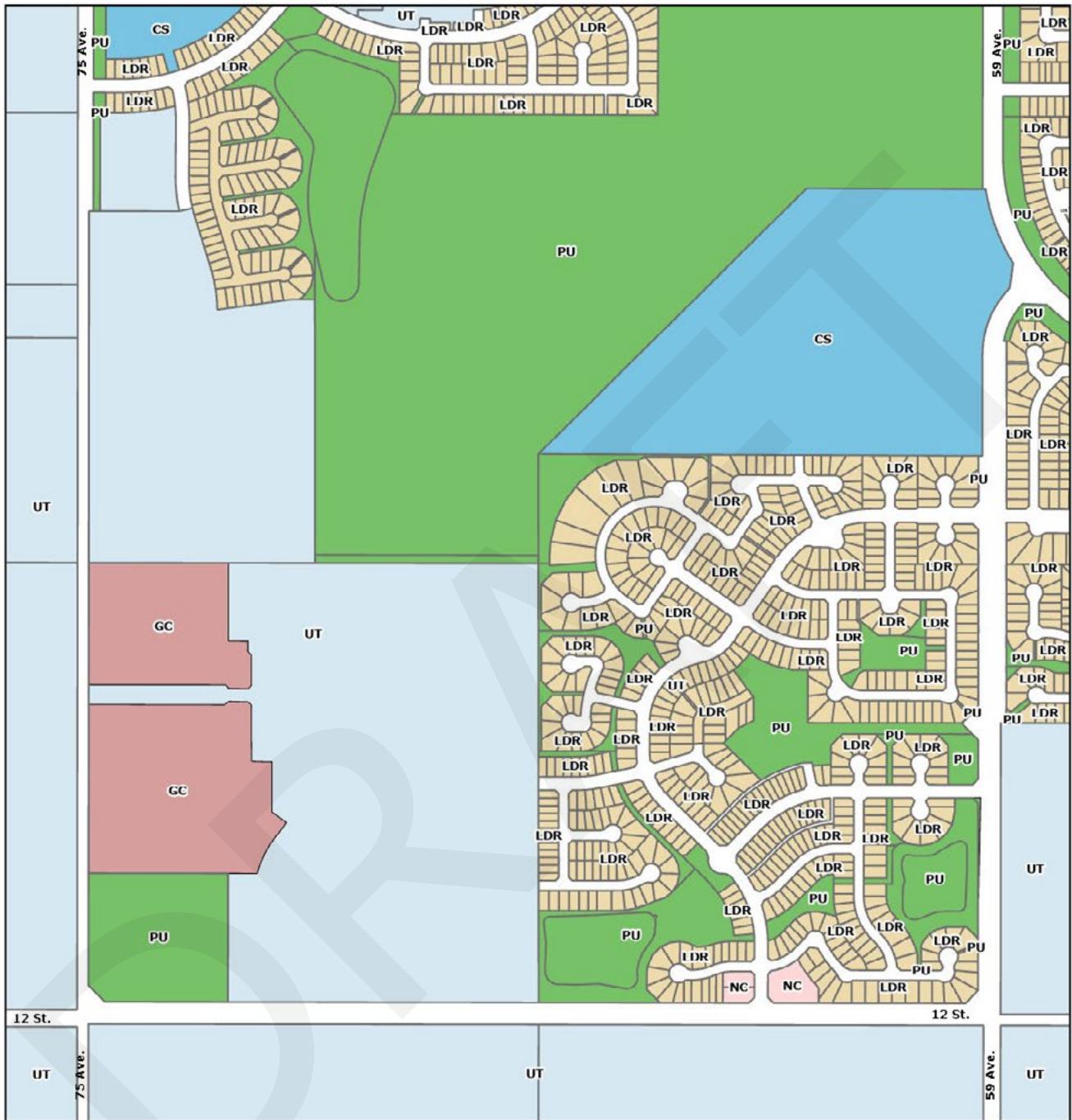


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

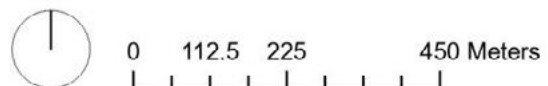




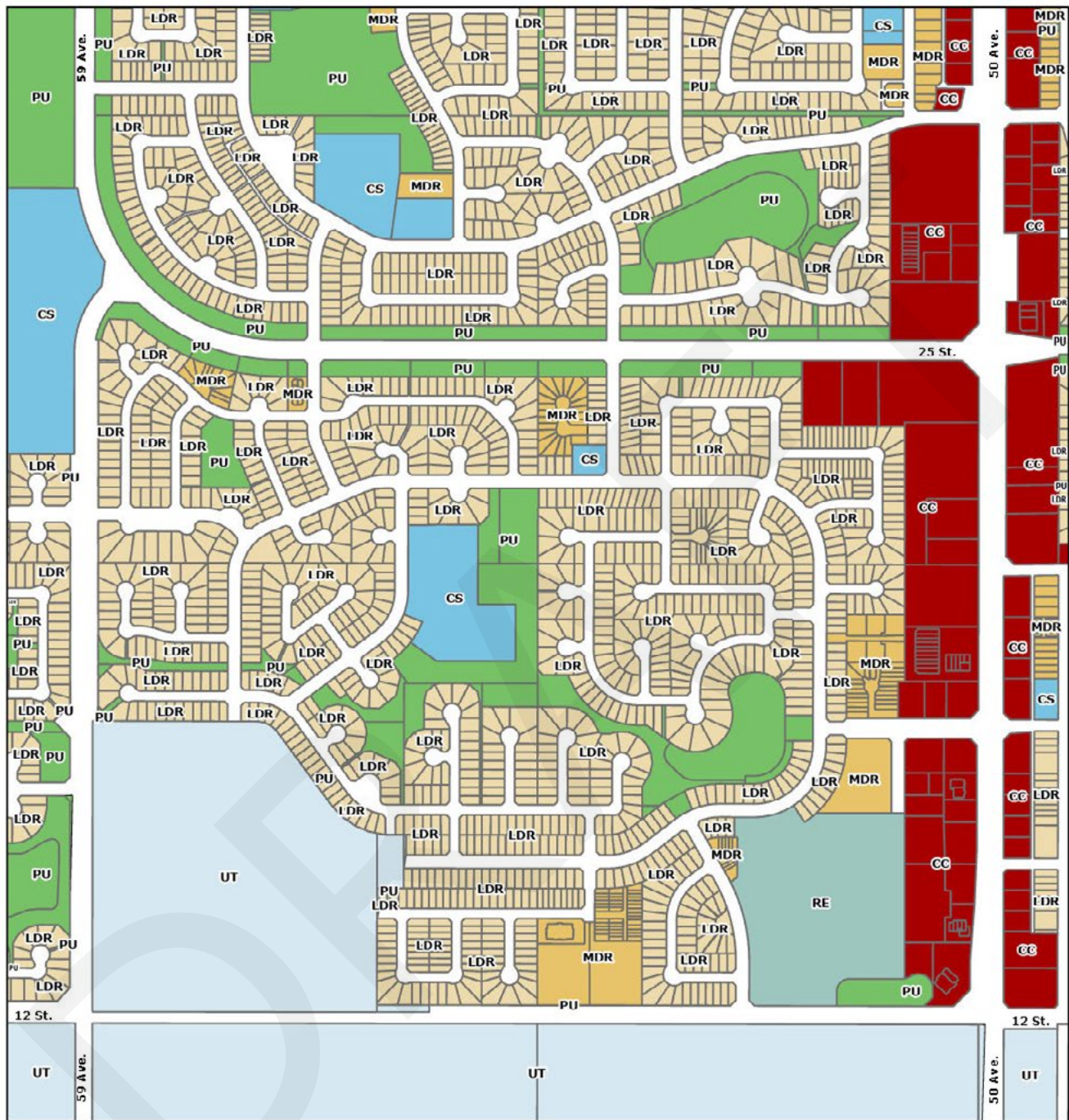
Map 5: Land Use District and Overlay Map: Section V



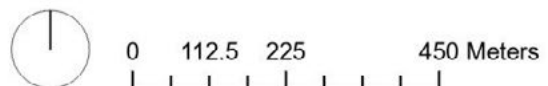
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



Map 5: Land Use District and Overlay Map: Section W

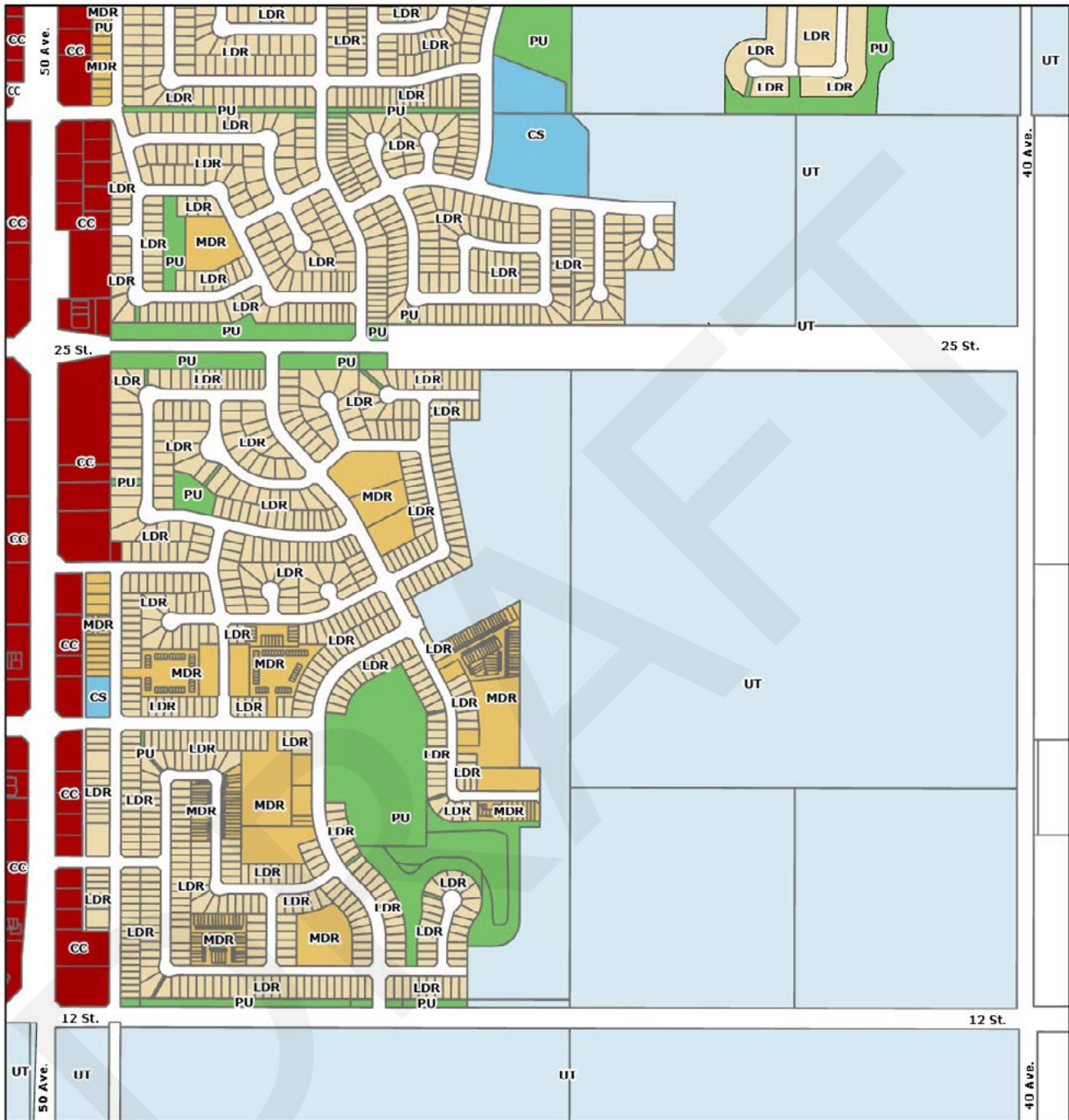


- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

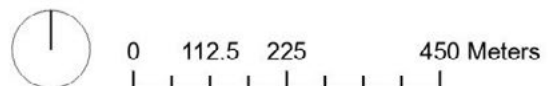




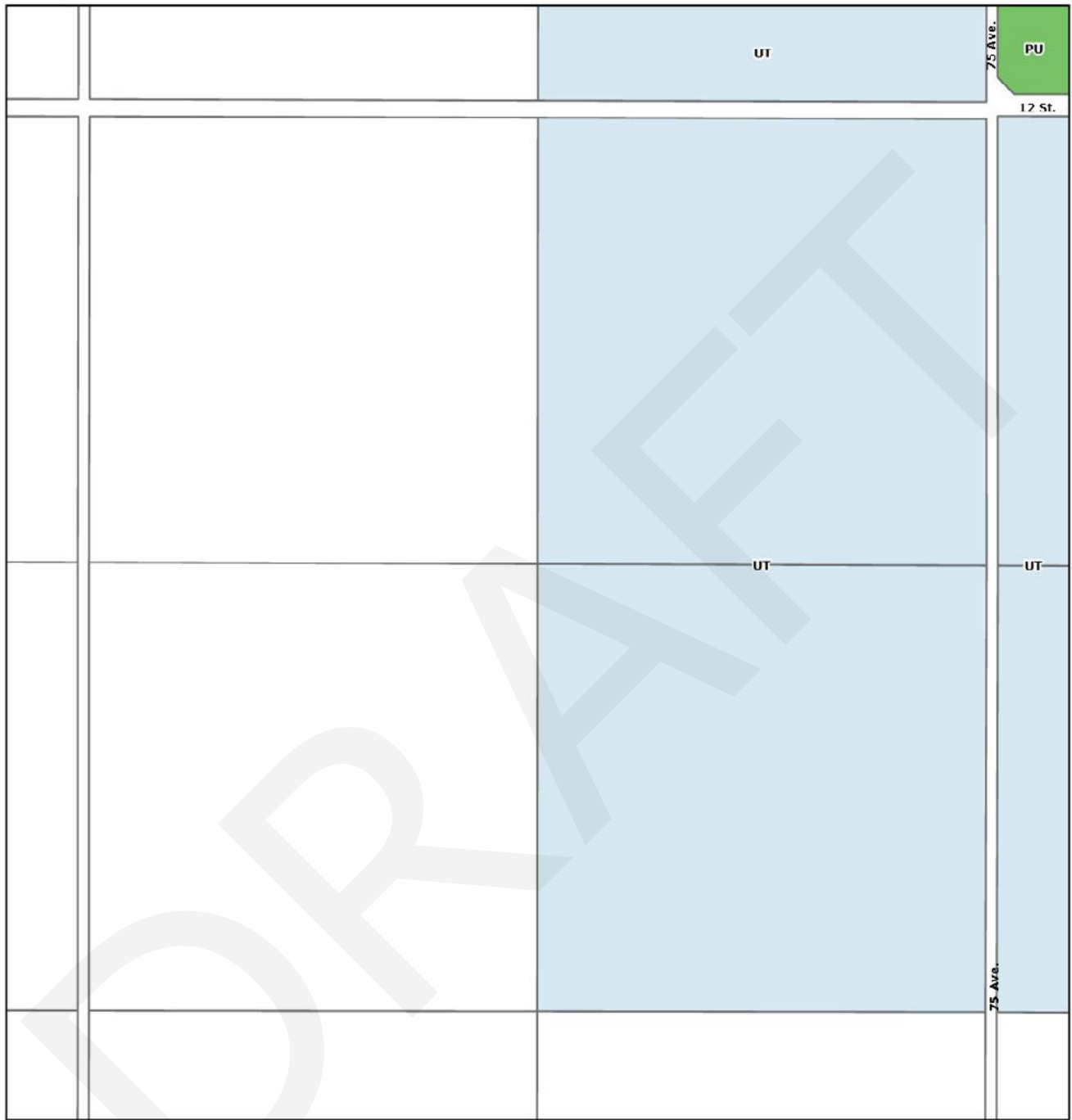
Map 5: Land Use District and Overlay Map: Section X



- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



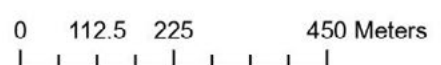
Map 5: Land Use District and Overlay Map: Section Y



- BI - Business Industrial
- CC - Corridor Commercial
- CS - Community Services
- DC1 - Direct Control Casino
- DC2 - Direct Control Couplet
- DTN - Downtown Commercial
- GC - General Commercial
- HI - Heavy Industrial
- HDR - High Density Residential

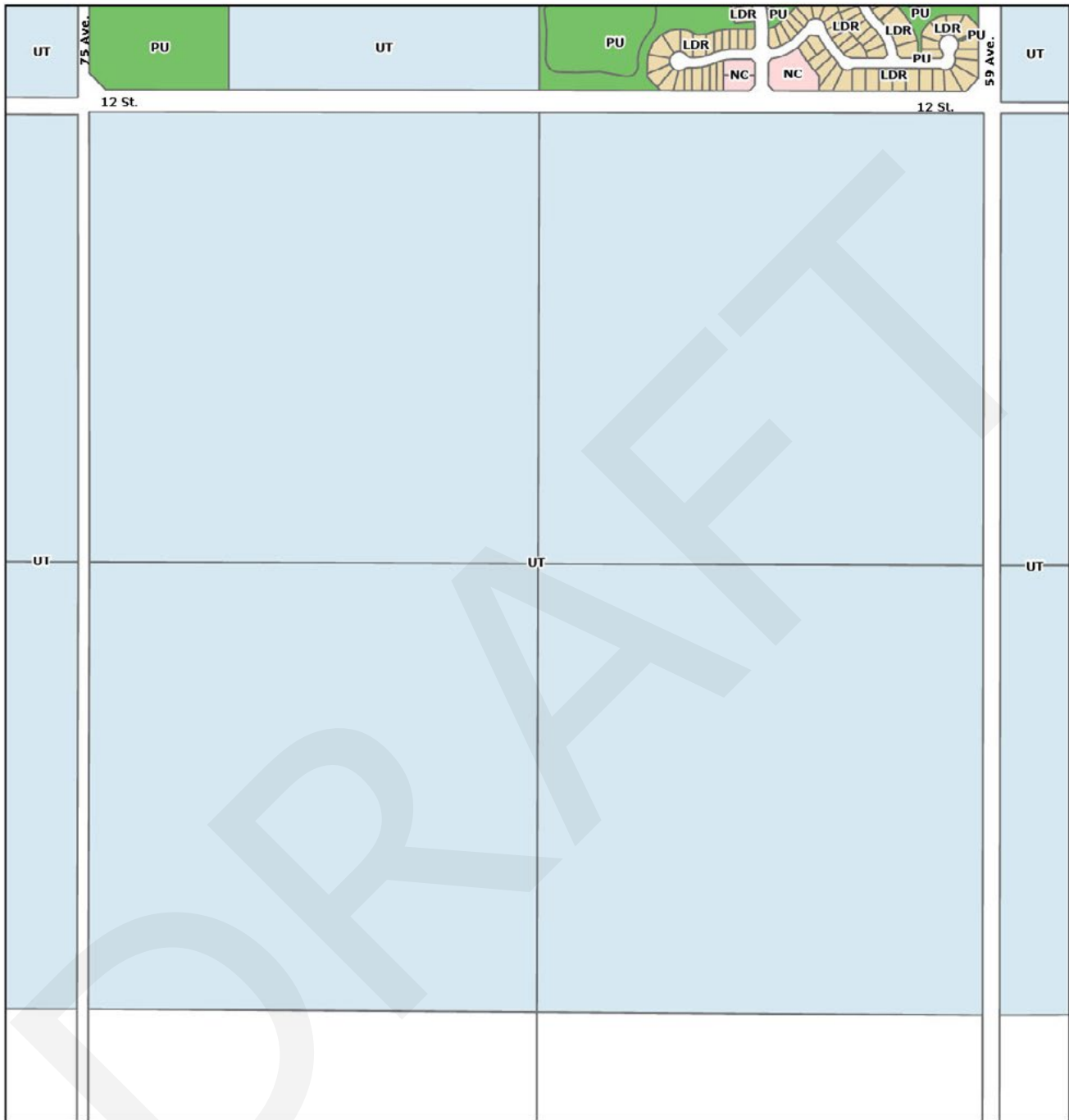
- LDR - Low Density Residential
- MA - Municipal Airport
- MDR - Medium Density Residential
- MI - Medium Industrial
- NC - Neighbourhood Commercial
- PU - Parks & Utility
- RE - Recreation & Entertainment
- RMH - Residential Manufactured Home
- UT - Urban Transition

- City Boundary
- Parcel
- Downtown Area Redevelopment Plan (DARP) Overlay
- Landfill Buffer 450m (Operating/Non-Operating)
- Airport Protection Overlay





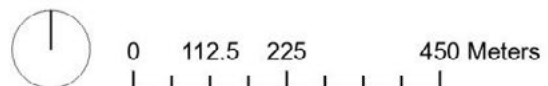
Map 5: Land Use District and Overlay Map: Section Z



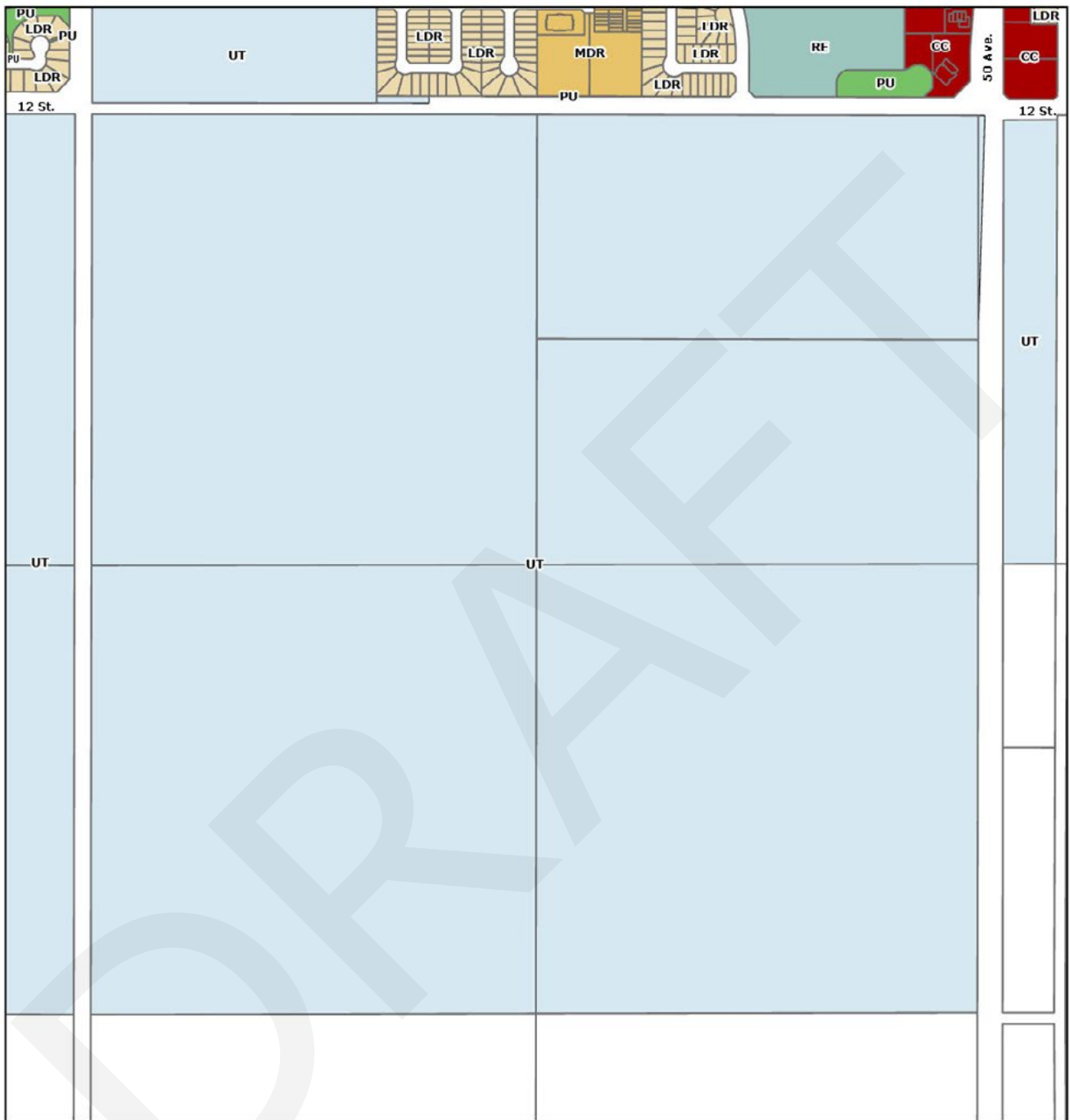
- BI - Business Industrial
- CC - Corridor Commercial
- CS - Community Services
- DC1 - Direct Control Casino
- DC2 - Direct Control Couplet
- DTN - Downtown Commercial
- GC - General Commercial
- HI - Heavy Industrial
- HDR - High Density Residential

- LDR - Low Density Residential
- MA - Municipal Airport
- MDR - Medium Density Residential
- MI - Medium Industrial
- NC - Neighbourhood Commercial
- PU - Parks & Utility
- RE - Recreation & Entertainment
- RMH - Residential Manufactured Home
- UT - Urban Transition

- City Boundary
- Parcel
- Downtown Area Redevelopment Plan (DARP) Overlay
- Landfill Buffer 450m (Operating/Non-Operating)
- Airport Protection Overlay



Map 5: Land Use District and Overlay Map: Section AA



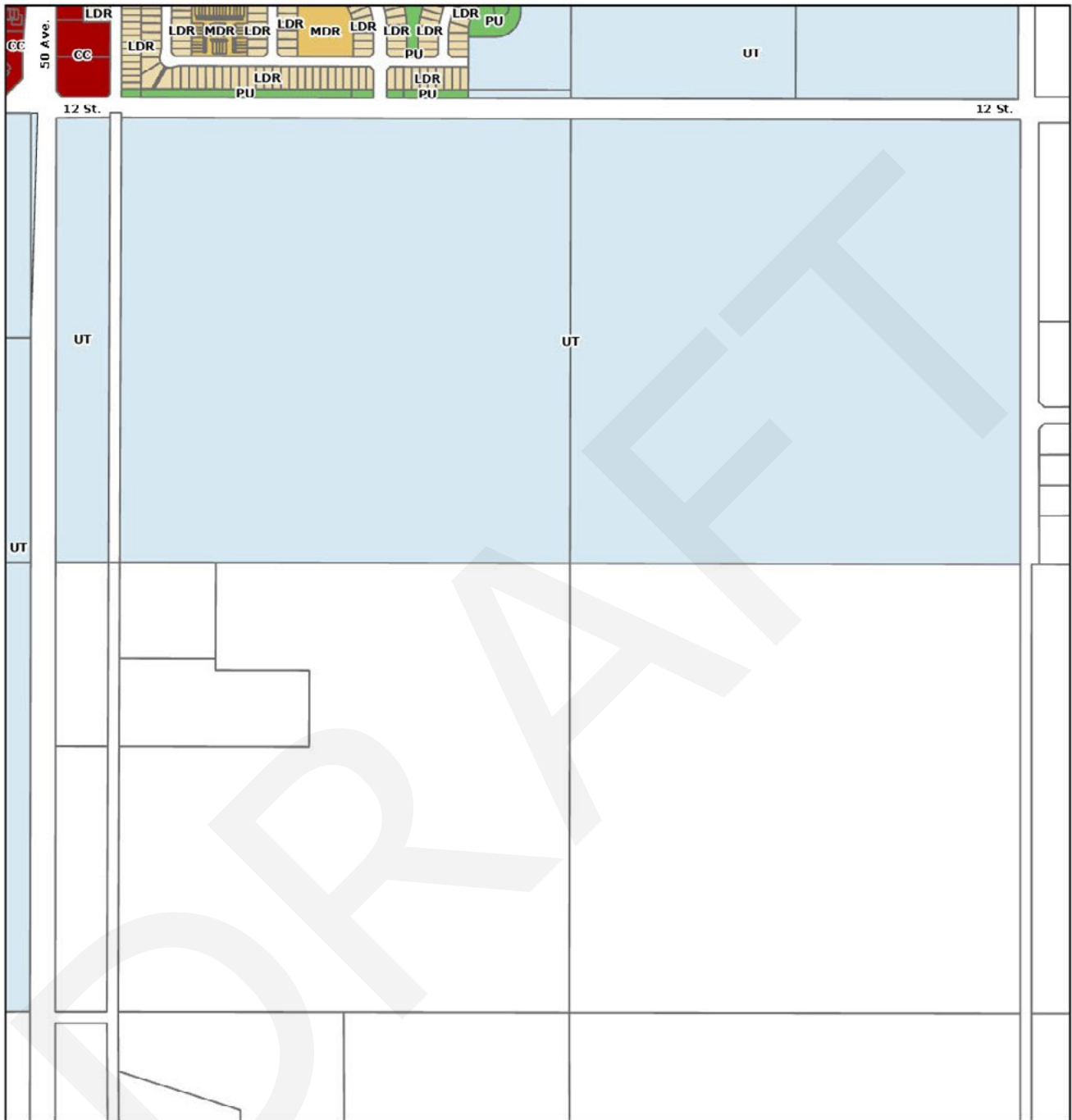
- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |



0 112.5 225 450 Meters



Map 5: Land Use District and Overlay Map: Section AB



- | | | |
|--------------------------------|-------------------------------------|---|
| BI - Business Industrial | LDR - Low Density Residential | City Boundary |
| CC - Corridor Commercial | MA - Municipal Airport | Parcel |
| CS - Community Services | MDR - Medium Density Residential | Downtown Area Redevelopment Plan (DARP) Overlay |
| DC1 - Direct Control Casino | MI - Medium Industrial | Landfill Buffer 450m (Operating/Non-Operating) |
| DC2 - Direct Control Couplet | NC - Neighbourhood Commercial | Airport Protection Overlay |
| DTN - Downtown Commercial | PU - Parks & Utility | |
| GC - General Commercial | RE - Recreation & Entertainment | |
| HI - Heavy Industrial | RMH - Residential Manufactured Home | |
| HDR - High Density Residential | UT - Urban Transition | |

