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**From:**

**Sent:**

**To:**

**Subject:** City of Red Deer Land Use Bylaw Review - June 2023 -Update 12 Landscaping, Accessory Building and Amenity Spaces Regulations Review

## City of Red Deer Land Use Bylaw Review

### June 2023 – Update #12

Good afternoon,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this update is to share the proposed Landscaping, Accessory Building, and Amenity Spaces regulations.

Attached you will find a draft of proposed Landscaping, Accessory Building, and Amenity Spaces regulations. A copy of the definitions has also been included for your reference. These definitions are provided to aid in understanding of the districts and regulations; they are not under review at this time. Below, you will find some questions that you may wish to consider as you review the proposed regulations.

#### Questions for Consideration

1. Should Accessory Buildings be allowed in residential Front Yards?
2. If Accessory Buildings are allowed in Front Yards, should that apply to all Accessory Buildings, or only certain types?
3. Are there any additional Landscaping, Accessory Building, or Amenity Spaces regulations that should be considered?
4. Are there any proposed Landscaping, Accessory Building, or Amenity Spaces regulations that should be re-considered?

If you have any comments that you would like to share please send them to [david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca) by **June 19, 2023**. Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

Thank you for your interest in the City of Red Deer's Land Use Bylaw Review Project.

If you no longer want to receive these emails, please contact [david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca) to be removed from our email list.

Regards,

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# **City of Red Deer Land Use Bylaw**

## **Accessory Buildings Regulation Review**

### **Contents**

Background

Executive Summary

Comparison Table – Accessory Buildings Current and Proposed Regulations

Proposed Accessory Building Regulations

### **Background**

The following document has been prepared under the Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, and improving customer service. This project aims to allow for more flexibility in the LUB through the provision of consistent standards and interpretation. It aims to simplify the development process and improve the overall experience for customers.

### **Executive Summary**

Accessory Building regulations outlined in Parts 3 & 4 of the Land Use Bylaw were reviewed to improve clarity, reduce red tape and duplication, and increase flexibility. Overall, regulations will generally remain the same, but reworded and brought together to one location to improve readability. Some key changes are proposed however, as identified below:

**1. Addition of a regulation to help determine when something is considered an Accessory Building or an extension of an existing building**

The current Land Use Bylaw did not provide much guidance for when an attached Accessory Building was viewed as an Accessory Building, and when it was to be an extension of the existing building, leading to uncertainty and potential inconsistency between reviewers. A new regulation is proposed to help better close this gap, and provide more certainty to applicants.

**2. 3.5(2) Accessory Building size limit of 40% Ground Floor Area of Principal Building in C1 District and Riverlands Districts is proposed to be removed**

Administration is seeking to remove the requirement that any proposed workshop as part of an Accessory building in C1 and Riverlands Districts not exceed 40% of the Ground Floor Area of the Principal Building. Workshops would be treated similar to any other Accessory Building in these districts, and would be consistent with other districts in the City.

**3. 3.5(5) Requirement for Accessory Buildings to be similar to and complement the Principal Building is proposed to be removed**

Regulating is highly subjective on what 'similar' or 'complement' means to a Development Officer. Where extra consideration around creating a certain kind of neighbourhood aesthetic is preferred, overarching Character Statements or Overlays in effect can create a redundancy with the regulation.

**4. Detached Garage Regulations are simplified**

Detached garages or carports are proposed to have setbacks regulations more clearly determined just on how they are accessed (via lane or via street) rather than their orientation on the lot in conjunction with how they were being accessed.

The either/or setbacks for lane access detached garages/carports is now simplified to a minimum setback of 0.9 metres or any easement width +0.5 metres, whichever is larger.

**Comparison Table – Accessory Buildings Current and Proposed Regulations**

Current Regulation	Proposed Regulation	Comments
Regulations for Accessory Buildings in All Districts		
N/A	<p><i>Where a proposed accessory building is attached to a building, roofed, and heated, it will not be considered as an Accessory Building, but as an extension of the building it is attached to, and must meet development regulations accordingly.</i></p> <p><i>If the proposed Accessory Building is a garage or carport, it will be considered as an extension of the building if it is attached directly to the primary building, regardless of if it is heated or not.</i></p>	New regulation(s) proposed to help define when something is considered an Accessory Building or as an extension of the building it is attached to.
<p>3.5(1) An accessory building</p> <p>(a) shall not be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site; and</p> <p>(b) may not be erected or placed over a gas line if the accessory building is on a permanent foundation.</p> <p>3.5(3) An accessory building shall not enclose the service valves or shut off valves of a sewer or water line.</p>	<p>An Accessory Building <i>must not</i>:</p> <ul style="list-style-type: none"> <li><i>be placed in a street-facing Side Yard closer to the property line than the minimum Side Yard setback</i></li> <li><del>may not be erected or</del> placed over a gas line if the Accessory Building is on a permanent foundation</li> <li><i>impede access to utilities for servicing and/or shutoffs</i></li> </ul>	<p>Multiple regulations moved together and reworded.</p> <p>Regulation regarding service valves made more clear that access should remain not just to the valves, but to conduct servicing and shutoffs in general</p>
<p>3.5(2) No Accessory Building or Buildings designed or intended to be used for a workshop shall be erected on a Site in a C1 District or the Riverlands Districts if the ground floor area of such Accessory Building or Buildings exceeds 40% of the ground floor area of the Principal Building on the Site.</p>	DELETED	Regulation impacts one type of accessory buildings allowed in Downtown and Greater Downtown commercial areas, which is no longer viewed as a concern.

<p>3.5(4) A private garage, or carport, in addition to the other provisions of this section and section 3.11 shall comply with the following:</p> <p>(a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6.0 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6.0 m or the width of the easement plus 0.5 m from the lane,</p> <p>(b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6.0 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,</p> <p>(c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6.0 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,</p> <p>(d) notwithstanding section 3.5(4)(a),(b), and (c), a garage which is within the following tolerances of the</p>	<p><i>Where accessed from a lane, a detached garage or carport must be set back from the property line abutting the lane a minimum of 0.9 metres, or the width of any registered easements plus 0.5 metres, whichever is larger</i></p> <p><i>Where accessed from a street, a detached garage or carport must be set back a minimum 6.0 metres from the sidewalk edge. If there is no sidewalk, setback must be a minimum of either 2.4 metres from the property line, or any easement width plus 0.5 metres, whichever is larger</i></p> <p><i>If a detached garage or carport is within a 10% variance from the required setback distance, it is considered as meeting the distance unless it is encroaching onto land under easement.</i></p>	<p>Clause (a) is reworded and changed from rear lane setback to setback from any lane access. Requirement for a 6.0m setback is removed. Setback will instead be a minimum only, set by the same 0.9m or easement + 0.5m requirements found in the original regulation</p> <p>Clause (b) is combined into (a) through the proposed rewording and removed as a separate regulation</p> <p>Clause (c) is reworded and changed from side access to access from a street regardless which side</p> <p>Clause (d) is reworded.</p> <p>Adherence to Section 3.11 for corner setbacks will still remain, however it will be addressed elsewhere and the callout reference within the section will be removed</p>
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requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.		
3.5(5) Accessory Buildings in all Residential Districts and Riverlands Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.	DELETED	Clause is subjective and can vary between reviewers. It is also made redundant where Character Statements and Overlays in effect can create certain forms of neighbourhood aesthetics under clearer specifications.
Regulations for Accessory Buildings in Residential Districts		
4.7(3)(a) In addition to the requirements of section 3.5 when allowed in a residential land use district an accessory building shall not:  <div style="margin-left: 40px;"> (i) exceed one storey or 5.0 metres in height, or   (ii) occupy more than two thirds of the width of the Rear Yard of any Site, except in an R1N District where an Accessory Building can be two thirds of the width of the Rear Yard or 7.31 metres, whichever is greater, provided it complies with the Side Yard setback requirement, or </div>	<p>When allowed in a residential land use district an Accessory Building <i>additionally must</i> not:</p> <ul style="list-style-type: none"> <li>Exceed one storey or 5.0 metres in height <del>or</del></li> <li>Occupy more than two thirds of the width of the Rear Yard <del>of any Site</del>, except in an <del>R-N</del> District where <del>an Accessory Building it</del> can be two thirds of the width of the Rear Yard or 7.31 metres, whichever is greater, provided it <i>otherwise</i> complies with the Side Yard setback <del>requirement</del></li> <li>Be located in the Front Yard <del>of a residential district unless approved by the Development Authority, or</del></li> </ul>	<p>Regulations (i)(ii)(iii)(iv) carry across, but are reworded to simplify, reduce redundancies, and reflect proposed name changes happening through LUB Review.</p> <p>Regulation (v) is changed to avoid creating confusion with how Backyard Suites are regulated.</p>

<p>(iii) be located in the front yard of a residential district unless approved by the Development Authority, or</p> <p>(iv) be erected or placed in the rear yard of a site within 0.9 metres of the side or rear boundary of the site, provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites, or</p> <p>(v) be used as a dwelling</p>	<ul style="list-style-type: none"> <li>• Be <del>erected or</del> placed <del>in the rear yard of a site</del> within 0.9 metres of the Side or Rear <del>Boundary property lines of the site,</del> <i>provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites, or;</i> <i>except</i> <ul style="list-style-type: none"> <li>○ <i>May sit on or cross over a side property line common to two Abutting Sites if the Accessory Building serves the two Abutting Sites</i></li> </ul> </li> <li>• Be used as a dwelling, <i>except for Backyard Suites</i></li> </ul>	
<p>4.7(8)(j)(x)</p> <p>an accessory building may not be constructed or used for the sole purpose of a home occupation</p>	<p>DELETED*</p>	<p>*Regulation is no longer part of Accessory Buildings, but will be incorporated into other section(s) of the Land Use Bylaw</p>



## **Proposed Accessory Buildings Regulations**

Where a proposed Accessory Building is attached to a building, roofed, and heated, it will not be considered as a separate Accessory Building, but as an extension of the building it is attached to, and must meet development regulations accordingly

If the proposed Accessory Building is a garage or carport, it will be considered as an extension of the building if it is attached directly to the primary building, regardless of if it is heated or not

### **Accessory Buildings in All Districts**

An Accessory Building must not:

- be placed in a street-facing Side Yard closer to the property line than the minimum Side Yard setback
- be placed over a gas line if the Accessory Building is on a permanent foundation
- impede access to utilities for servicing and/or shutoffs

For Detached Garages or Carports:

- Where accessed from a lane, a detached garage or carport must be set back from the property line abutting the lane a minimum of 0.9 metres, or the width of any registered easements plus 0.5 metres, whichever is larger
- Where accessed from a street, a detached garage or carport must be set back a minimum 6.0 metres from the sidewalk edge. If there is no sidewalk, setback must be a minimum of either 2.4 metres from the property line, or any easement width plus 0.5 metres, whichever is larger
- If a detached garage or carport is within a 10% variance from the required setback distance, it is considered as meeting the distance unless it is encroaching onto land under easement

### **Accessory Buildings in Residential Districts**

When allowed in a residential land use district, an Accessory Building additionally must not:

- Exceed one storey or 5.0 metres in height
- Occupy more than two-thirds of the width of the Rear Yard, except in an R-N District where it can be two-thirds of the width of the Rear Yard or 7.31 metres, whichever is greater, provided it otherwise complies with the Side Yard setback
- Be located in the Front Yard
- Be placed within 0.9 metres of the side or rear property lines; except
  - May sit on or cross over a side property line common to two Abutting Sites if the Accessory Building serves the two Abutting Sites
- Be used as a dwelling, except for Backyard Suites

# Land Use Bylaw Definitions

May 2023

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The proposed definitions in this document are an update to those previously provided in April 2021.

Previous input has been reviewed and incorporated into the newly drafted definitions where appropriate.

Several new definitions have been created. These are proposed stemming from the review of the existing residential, commercial, and industrial districts and regulations.

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## General Definitions List

Abut or Abutting	Frontage	Report
Accessory Use	Front Boundary	Residential
Act	Front Yard	Residential Building
Active Commercial Main Floor	Garage	Residential District
Adjacent	Grade	Riverlands Districts
Administration	Green Building Materials	Road
Amenity Space	Gross Floor Area	Roof Terrace
Ancillary Use	Gross Leasable Floor Area	Screened
Bed and Breakfast	Hardscaping	Shipping Container
Bicycle Storage	Household	Shopping Centre
Boundary	Immediate Road Context	Side Boundary
Building	Industrial	Sidewalk
Building Footprint	Industrial District	Side Yard
Building Height	Interior Site	Sign
Building Lighting	Landfill	Site
Cannabis	Landfill or Wastewater	Site Coverage
Cannabis Accessory	Treatment Plan Setback	Site Plan
Character Statement	Landscaped Area	Softscaping
Commercial	Lap Dancing	Structure
Commercial District	Live Portion	Subdivision Authority
Container Class	Main Floor	Sustainable Landscaping
Corner Site	Major Corridors	Tandem Parking
Crest	Movement Corridor	Telecommunication Facility
Deck	Net Floor Area	Temporary Use
Development	Overlay District	Trailer
Development Authority	Parapet Wall	Trail Lighting
Discretionary Use	Parking Pad	Vertical Greening
District	Permitted Use	Walkway
Driveway	Principal Building	Water Retaining Structure
Dwelling Unit	Public Property	Yard
Edge Zone	Rear Boundary	Zero Lot Line
Entrance Lighting	Rear Yard	
First Storey	Recreational Vehicle	

## General Definitions

**Abut or Abutting** means physically touching or sharing a common border such as a property line. IMAGE

**Accessory Use** means a use which is subordinate and normally or naturally incidental to that of the principal use which is a Permitted Use or Discretionary Use on the same Site.

**Act** means the Municipal Government Act.

**Active Commercial Main Floor** means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor or Road level (for example, a coffee shop, an art gallery, or boutique) as identified in the Riverlands Area Redevelopment Plan 2016. Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.

**Adjacent** means lands that would be next to a parcel if not for an easement, right-of-way, railway, road, river or stream. IMAGE

**Administration** means the collective or individual departments within The City of Red Deer.

**Amenity Space** means an indoor or outdoor space in Supportive Care Accommodation or Building(s) with Dwelling Units designed for active and passive recreational use. Typical examples include sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms.

**Ancillary Use** means a minor or incidental use that is exclusively devoted to, and forms part of, the expected service or function of the principal use.

**Bed and Breakfast** means a Dwelling Unit where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public.

**Bicycle Storage** means an easily accessible indoor or outdoor Structure that provides a cyclist with the ability to securely lock the frame of a bicycle to a secure Structure, rack, railing, locker, or other structurally sound device specifically designed to securely park or store one or more bicycles in an orderly fashion.

**Boundary** means the registered property line of a Site.

**Building** means a Structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels or equipment.

**Building Footprint** means the area of a Building measured from the outer surface of the exterior of the Building at Grade level.

**Building Height** means the vertical distance between the Grade of a Building or part thereof and the highest point of the Building, without considering any device or feature not structurally essential to the Building.

**Building Lighting** means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building. A typical example includes accent lighting.

**Cannabis** means 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.

**Cannabis Accessory** means Cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.

**Character Statement** means a Council approved planning tool that defines the design elements of a specific geographic area that makes it different from another geographic area.

**Commercial** means a use of land primarily related to or used for the buying and selling of goods and services to the public.

**Commercial District** means a land use District primarily related to or used for Commercial uses.

**Container Class** means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association's current publication entitled "Canadian Standards for Nursery Stock" as may be amended from time to time.

**Corner Site** means and includes any lot which is adjacent to:

- (a) the intersection of two Roads, or
- (b) the intersection of two Lanes, or
- (c) the intersection of a lane and a Road. IMAGE

**Crest** means the break between the slope face and the generally flat area located above the escarpment. Crest may be determined through a professional Report.

**Deck** means an uncovered horizontal Structure with a surface height greater than 0.6 metres above Grade at any point, and intended for use as a private outdoor Amenity Space.

**Development** means:

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

**Development Authority** includes:

- (a) a person appointed as a Development Officer under this Bylaw,
- (b) the Municipal Planning Commission, or
- (c) City Council where so identified in a Direct Control District.

**Discretionary Use** means a use of land, Building or other Structure that may be permitted by the Development Authority after due consideration is given to the impact of that use upon neighbouring land and other lands in the city.

**District** means a land use District established under this Bylaw.

**Driveway** means an area that provides access for vehicles from a Road or private roadway to a Site. A Driveway does not include a Parking Pad.

**Dwelling Unit** means a self-contained Building or a portion of a Building, whether occupied or not, usually containing cooking, eating, living, sleeping and sanitary facilities and used or designed to be used as a permanent residence by a Household.

**Edge Zone** means the setback between a Building and the Abutting Road, Movement Corridor, or Public Space.

**Entrance Lighting** means exterior lighting that is located above or adjacent to the primary and secondary entrances of a Building.

**First Storey** means the floor of a Building closest to Grade at the front elevation and having its ceiling more than 1.7 m above Grade. IMAGE

**Frontage** means the linear distance of the Front Boundary. IMAGE

**Front Boundary** means the shortest Boundary of a Site Adjacent to a Road. In the case of a Site that adjoins more than one Road where the Boundaries adjoining Roads are of equal length, the Boundary with primary access shall be deemed the Front Boundary. IMAGE

**Front Yard** means that part of a Site which extends across the full width of a Site between the Front Boundary and the nearest wall or projection of a Building. IMAGE

**Garage** means a Building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

**Grade** means the elevation established for the purpose of regulating the number of storeys and the height of a building. The Building grade shall be the average level of finished grade Adjacent to the walls of a Building.

**Green Building Materials** means Building materials that are salvaged, refurbished, or recycled (pre and post-consumer products).

**Gross Floor Area** means the total floor area of each floor of a Building measured from the outside surface of the exterior wall, and includes all floors totally or partially above Grade level except parking levels. IMAGE

**Gross Leasable Floor Area** is the amount of floor area available to be rented in a Commercial property. Specifically, Gross Leasable Floor Area is the total floor area designed for tenant occupancy and exclusive use.

**Hardscaping** means landscaping using hard-surfaced materials. Typical examples include decorative stonework, retaining walls, and Walkways.

**Household** means a group of persons all living together as a single social and economic housekeeping group and using shared cooking, eating, living, sleeping, and sanitary facilities. A Household does not include Supportive Living Accommodation or Temporary Care Facility.

**Immediate Road Context** refers to existing Buildings and Signs along the same Road Frontage (both sides of the Road) as the proposed Development or Sign and within the same block.

**Industrial** means Development involved in one or more of the following:

- (a) the processing of raw materials;
- (b) the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial Districts;
- (d) the storage or transshipping of materials, goods and equipment;
- (e) the distribution and sale of materials, goods and equipment to institutions or industrial and Commercial businesses for their direct use;
- (f) Agriculture related Developments satisfying one or more of (a) to (e) above.

**Industrial District** means a land use District primarily related to or used for Industrial uses.

**Interior Site** means a Site that is interior to the block. An Interior Site cannot be a Corner Site.

**Landfill** means a Landfill as defined in the Subdivision and Development Regulation, as amended.

**Landfill or Wastewater Treatment Plan Setback** means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation as amended.

**Landscaped Area** means the portions of a Site planted with trees, shrubs or other vegetation including the soil or bedding material areas associated with plantings.

**Lap Dancing** means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

**Live Portion** means the areas of a Dwelling Unit not contained in an attached Garage. This includes covered spaces such as verandahs and porches.

**Main Floor** means the floor of the Building that is closest to the Grade.

**Major Corridors** means an area of 20m measured from the Site Boundary that is Adjacent to:

- (a) Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street;
- (b) Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive/80 Street;
- (c) Taylor Drive from the southern boundary of the City to 22 Street;
- (d) 67 Street/Highway 11 from the western boundary of the City to Taylor Drive;
- (e) Highway 11A from the western boundary of the City to Taylor Drive; and
- (f) Highway 2 within the City boundary.

**Movement Corridor** means corridors that facilitate movement of all users as shown in the Riverlands Area Redevelopment Plan 2016.

**Net Floor Area** means the portion of the Gross Floor Area which excludes mechanical rooms, utility rooms, public washrooms, stairwells, elevators, escalators, common walkways and non-leasable basement space.

**Overlay District** means additional Development regulations superimposed on specific areas of the Land Use Bylaw map, which supersede or add to the development regulations of the underlying District.

**Parapet Wall** means a low wall or barrier which is an extension of the wall at the edge of a roof, terrace, balcony, Walkway, or other Structure, or an architectural feature to screen mechanical equipment.

**Parking Pad** means an area designed for the parking of motor vehicles on a Site, where a garage, parking lot or other parking facilities may or may not be otherwise provided. A Parking Pad does not include a Driveway.

**Permitted Use** means use of land or Buildings in a District for which, unless exempted from requiring a Development permit, a Development permit shall be issued with or without conditions, if the proposed Development conforms to this Bylaw.

**Principal Building** means a Building that is considered the main or principal use of the Site on which it is erected and has the largest footprint on the Site.

**Public Property** means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.

**Rear Boundary** means the Boundary of a Site lying opposite the Front Boundary. IMAGE

**Rear Yard** means that part of a Site which extends across the full width of a Site between the Rear Boundary and the nearest wall or projection of a Principal Building. IMAGE

**Recreational Vehicle** means a vehicle or portable Structure designed to be carried on a motor vehicle, towed behind a motor vehicle, or designed and built to be transported on its own wheels, which provides temporary living accommodation for travel or recreational purposes, and meets the Canadian Standards Association requirements for recreational vehicles. Typical examples include campers, tent trailers, and motor homes. Recreational Vehicle does not include Trailer.

**Report** means a professional technical assessment. Typical examples include a geotechnical assessment, a real property report, and a parking assessment

**Residential** means a use of land primarily related to or used for housing.

**Residential Building** means a Building which is designed or used exclusively for one or more Dwelling Units.

**Residential District** means a land use District primarily related to or used for Residential housing.

**Riverlands Districts** mean the Riverlands Taylor Drive District (RL-TD), the Riverlands Commercial District (RL-C), the Riverlands Primarily Residential District (RL-PR) and the Riverlands Active Commercial Main Floors Overlay District.

**Road** means land identified as road on a legal plan of survey or land used as a public roadway but does not include a Lane or Walkway.



**Roof Terrace** means a raised flat surface on which people can gather, that is located on top of a roof or partially recessed within the roof Structure of a Building, does not project beyond any façade of the storey below, is surrounded by guardrails, Parapet Walls or a similar feature, and is intended for use as an Amenity Space.

**Screened** means landscaping or similar materials which serve to enhance the visual appearance of a Site while mitigating the exposure of unsightly facilities.

**Shipping Container** means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train or highway tractor.

**Shopping Centre** means a Commercial multi-unit Development comprised of one or more Buildings on a single Site.

**Side Boundary** means the Boundaries of a Site connecting the Front Boundary with the Rear Boundary. IMAGE

**Sidewalk** means a hard surfaced public infrastructure path for pedestrians within the Road right-of-way and part of public lands.

**Side Yard** means that part of a Site which extends from a Front Boundary to the Rear Boundary between the Side Boundary of a Site and the nearest wall or projection of a Principal Building. IMAGE

**Sign** has the meaning assigned in Section \_\_\_\_ Sign Definitions.

**Site** means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not. IMAGE

**Site Coverage** means the area of a Site covered by a Structure(s) with a permanent foundation.

**Site Plan** means a plan of a Site submitted in support of a permit application.

**Softscaping** means landscaping using plant material such as grass turf, trees, shrubs, and flowers. With the exception of manufactured materials used for containers such as planters or tree pits.

**Structure** means anything constructed or placed on, in, over, or under land, but does not include a highway or road or a bridge that forms part of a highway or road. A Structure may include a Building, but also includes typical examples such as fencing, Freestanding Signs, and light posts.

**Subdivision Authority** means the Subdivision Officer or the Municipal Planning Commission.

**Sustainable Landscaping** means a method of landscaping that promotes little to no use of potable water and plant material suitable for Canada Zones 1-3 that will require less watering, mechanical maintenance and use of fertilizers and pesticides.

**Tandem Parking** means two parking spaces, one behind the other, with one point of access. Tandem parking is not the same as parallel parking. IMAGE

**Telecommunication Facility** means a federally licensed antenna and its support Structure designed for the purpose of reception and transmission of radio, television, microwave, or other communication signals.

Telecommunication Facility also includes and any Structure containing equipment for an antenna, or is an ancillary use to the Structure such as fencing, landscaping, signage, and security lighting.

**Temporary Use** means a use which may remain in place for a limited time and conforms to the general purpose of the District.

**Trailer** means an unpowered vehicle towed by another motor vehicle used to transport property, household goods, tools, equipment, supplies, motor vehicles, off road vehicles, or watercraft. Typical examples includes flatbed trailers, cargo trailer, car haulers, and utility trailers. A Trailer does not include Recreational Vehicles.

**Trail Lighting** means a system of light fixtures or poles providing lighting for Walkways and gathering areas.

**Vertical Greening** means all plant material such as climbing vines or cascading ground cover that grow up, down or from the façade of a Building, privacy screen or other free standing Structure. Plant material can be rooted at the base of the Structure, in intermediate planters or on rooftops. The material can also be rooted into the wall itself.

**Walkway** means a passage or path for pedestrians located on private land.

**Water Retaining Structure** means a swimming pool, hot tub, pond or other structure designed to retain liquid above or below the ground surface.

**Yard** means the part of a Site unoccupied by any portion of a Building or Structure. IMAGE

**Zero Lot Line** means a Development where one Side Yard setback is reduced to 0m and each principal Dwelling Unit is developed on its own Site.

## Use Definitions List

Above Ground Storage Tank	Educational Institution - Primary and Secondary	Mixed Use Residential Building
Accessory Building	Educational Institution - Post-Secondary	Motor Vehicle Sales, Service or Repair
Adult Entertainment Facility	Emergency Service	Office
Alternative or Renewable Energy Facility	Emergency Shelter	Oilfield Support Services
Animal Services	Funeral Home	Open Space
Apartment	Gaming or Gambling Establishment	Outdoor Display or Sale of Goods
Auction Mart	General Contractor Services	Outdoor Recreation Facility
Backyard Suite	Government Service	Outdoor Storage
Business Incubator	Greenhouse	Parking Lot
Business Support Services	Health and Medical Services	Parking Structure
Campground	Home Occupation, Major	Public Assembly
Cannabis Production Facility	Home Occupation, Minor	Recycling Depot
Cannabis Retail Sales	Hospital	Restaurant
Cemetery	Hostel	Riverlands Existing Building
Commercial Entertainment Facility	Hotel	Secured Facility
Commercial School	House	Security Suite
Commercial Service Facility	House Suite	Self-Storage Facility
Communication Facility	Indoor Recreation Facility	Service Station
Community Garden	Industrial Operations	Show Home
Courtyard	Industrial or Commercial Training Facility	Specialty Food Services
Crematorium	Information Service Provider	Supervised Consumption Services
Cultural Facility	Late Night Club	Supporting Sales
Dangerous Goods Occupancy - likely removed from LUB	Lease Bay Building	Supportive Living Accommodation
Day Care Facility	Liquor, Beer and Wine Sales	Targeted Grazing
Detention and Correction Services	Low Impact Commercial Use	Temporary Building
Drinking Establishment (Adult Entertainment Permitted)	Machinery Sales	Temporary Care Facility
Drinking Establishment (Adult Entertainment Prohibited)	Manufactured Home	Townhouse
Drive-Through	Manufactured Home Lot	Transportation Service
Duplex	Manufacture Home Park	Utilities
Eco Industrial Waste Production or Consumption	Manufactured Home Sales	Utility Facility
	Manufactured Sales	Warehouse
	Merchandise Sales and Rentals	Waste Management Facility
	Microbrewery	Wastewater Treatment Plant

## Use Definitions

**Above Ground Storage Tank** means a Development for handling petroleum products in bulk quantities and includes supplementary tanker vehicle storage.

**Accessory Building** means a secondary Building on a Site, the use of which is subordinate and normally or naturally incidental to that of the Principal Building on the same Site.

**Adult Entertainment** means any premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. These uses include:

- (a) Adult mini-theatres, which are any premise wherein live performances, film or video or other electronic or photographic reproductions are performed and shown as a principal use or accessory to some other business activity which is conducted on the premises, and has a viewing area capacity of less than 20 seats;
- (b) Erotic dance clubs or strip club; or
- (c) Services of which a principal feature or characteristic is the nudity or partial nudity of any person.

**Alternative or Renewable Energy Facility** means a facility or development that either generates energy using natural or renewable resources or produces low emissions energy.

**Animal Services** means the treatment, boarding, or training of animals and includes retail sales of associated products. Typical examples include veterinary clinics, boarding and breeding kennels, and impounding and quarantining facilities.

**Apartment** means a Building or part of a Building containing three or more Dwelling Units arranged in any horizontal or vertical configuration which may have separate entrances at Grade or a shared entrance area through a common vestibule. This use does not include a Townhouse.

**Auction Mart** means a use where goods and equipment are auctioned, including the temporary storage of such goods and equipment.

**Backyard Suite** means an Accessory Building containing a Dwelling Unit that is located separate from the principal Dwelling Unit that is a House or a Manufactured Home.

**Business Incubator** means a use accommodating leasable Commercial space with communal washrooms and a shared reception area. The intent of a Business Incubator is to facilitate the need for a short term space in-between a Home Occupation and a larger independent Commercial space.

**Business Support Services** means Development used to provide support services to businesses which are characterized by one or more of the following features:

- the use of mechanical equipment for printing, duplicating, binding or photographic processing;
- the provision of office maintenance or custodial services;
- the provision of office security;
- the sale, rental, repair or servicing of office equipment, furniture and machines; and
- the support offered is to another business within the same District.

Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

**Campground** means a Site intended to accommodate temporary camping, including the erection of tents or the parking of Recreational Vehicles, either of which may be used for short term sleeping or living accommodations.

**Cannabis Production Facility (CPF)** means any Site in which commercial activities permitted by federal legislation may be conducted, such as the growing, production, labelling, packaging, storing and transporting of Cannabis, but excludes the growing of Cannabis by an individual for their personal use and consumption. This use does not include Cannabis Retail Sales.

**Cannabis Retail Sales** means a retail store that is licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend at the premises.

**Cemetery** means land that is set apart or used as a place for the burial of deceased persons.

**Commercial Entertainment Facility** means a use or Development contained within a Building that has been specifically built or adapted to provide entertainment to the public. This use does not include Adult Entertainment or a facility in which Lap Dancing is performed, or a Late Night Club.

**Commercial School** means a facility which provides instruction, training, or certification in a specific trade, service, skill, or artistic endeavour which is not publicly funded. Typical uses include trade, dance, music, business, and beauty schools. This use does not include Educational Institution - Primary or Secondary, or Educational Institution – Post Secondary.

**Commercial Service Facility** means a Development in which Commercial services related to the day-to-day needs of customers are provided. This use may include small animal clinics and small animal grooming.

**Communication Facility** means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted. This use does not include a Telecommunication Facility.

**Community Garden** means a garden plot, or multiple garden plots, gardened collectively by a group of community participants.

**Courtyard** means an enclosed, or partially enclosed, semi-private outdoor space located on private land. A Courtyard facilitates access to greenspace that is sheltered from wind and noise and may provide a closed off area for children to play.

**Crematorium** means a facility where deceased persons, pets or companion animals are incinerated and the ashes of the deceased are collected.

**Cultural Facility** means a Development for the display, storage, restoration or events related to art, literature, music, history or science. Typical examples include art galleries, libraries, and museums.

**Dangerous Goods Occupancy**, unless otherwise determined by the Development Authority after consultation with the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods as defined by the National Fire Code - Alberta Edition, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the small quantities exemptions set forth in the National Fire Code – Alberta Edition.

**Day Care Facility** means a provincially licensed facility-based use providing care, or supervision for children for less than 24 consecutive hours in a day. Day Care Facility may include uses such as day cares, kindergarten, out-of-school care and other programs where the primary purpose is the care of children.

**Detention and Correction Services** means a Development for the purpose of holding or confining, and treating or rehabilitating persons. Typical examples include prisons, mental institutions, and correction centres.

**Drinking Establishment (Adult Entertainment Permitted)** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes may include Adult Entertainment. This use does not include a facility in which Lap Dancing is performed.

**Drinking Establishment (Adult Entertainment Prohibited)** means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises. This use does not include Adult Entertainment.

**Drive-Through** means an Accessory Use to a Development where services are provided to patrons who are in a motor vehicle.

**Duplex** means a Residential Building consisting of two separate Dwelling Units, each with their own separate outdoor entrance where:

- (a) one unit is placed over the other in whole or part, or
- (b) the units are joined side by side or back to back and separated by a common party wall extending from the foundation to the roof.

A Duplex does not include a House Suite.

**Eco Industrial Waste Production or Consumption** means a Development in the Eco Industrial Park Overlay District that either:

- (a) produces waste materials, outputs, or by-products that may be used as inputs for another industrial operation in the Eco Industrial Park Overlay District, or
- (b) consumes waste material, outputs, or by-products that are produced by another industrial operation in the Eco Industrial Park Overlay District.

**Educational Institution - Primary and Secondary** means a Development for which the principal use is to provide academic and technical instruction for grades K to 12. This use includes publicly or privately supported institutions or a combination thereof.

**Educational Institution – Post Secondary** means a Development for which the principal use is to provide publicly funded education, training or instruction for post-secondary students and includes programs of study in line with the Post-Secondary Learning Act. This use does not include a Industrial/Commercial Training Facility but may include a Commercial School or Commercial Service Facility as an Accessory Use.

**Emergency Service** means a Development providing police, fire protection, or ambulance services.

**Emergency Shelter** means a facility that provides accommodation for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may offer health, education, and other programs and services to clients but does not provide residential treatment programs for addiction, mental or medical illnesses. Typical examples include overnight shelters.

**Funeral Home** means a facility which provides for the arrangement of funerals, the holding of funeral services, and the preparation of deceased persons for burial or cremation. This use does not include a Crematorium or cremation chamber.

**Gaming or Gambling Establishment** means any premises where games of chance or percentage are the principal use of the premises. Typical examples include bingo halls and casinos.

**General Contractor Services** means Development used for the provision of Building construction, land development, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. This use may include incidental uses such as a show room, office space, or retail sales to the principal use.

**Government Service** means a Development for which the principal use is to provide municipal, provincial or federal government services to the public. Typical uses include taxation and employment offices, courthouses, and post offices. Government Service does not include Educational Institution - Primary and Secondary, and Educational Institution – Post Secondary.

**Greenhouse** means Development used for propagation, storage and sale of plants, and for the sale of products used for landscaping purposes. This does not include Cannabis Production Facility (CPF) or Cannabis Retail Sales.

**Health and Medical Services** means a Development that provides services that are regulated, or could be regulated, under the Health Professions Act, related to the physical or mental health and well-being of individuals. This use does not include Emergency Service, Hospital, or pharmacies.

**Home Occupation, Major** means a business within a Residential Site that does not change the external appearance of the Dwelling Units or Site and has customer visits to the Site. This use may include a Bed and Breakfast.

**Home Occupation, Minor** means a business within a Residential Site that does not change the external appearance of the Dwelling Units or Site and has limited customer visits to the Site.

**Hospital** means a facility for both inpatient and outpatient medical care that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services for the treatment of human illness, injury, and disease. This use does not include a Temporary Care Facility.

**Hostel** means short term lodging for travellers, consisting mainly of dorm style accommodations, shared kitchens and common areas.

**Hotel/Motel** means a use providing temporary sleeping accommodation in rooms or suites, other than Dwelling Units.

**House** means a free-standing Residential Building constructed on Site on a permanent foundation and contains one Dwelling Unit or a Dwelling Unit and a House Suite.

**House Suite** means a Development consisting of a Dwelling Unit located within, and accessory to, a House.

**Indoor Recreation Facility** means a Building for athletic, recreation or leisure activities. This use may include outdoor sports fields located on the same Site.

**Industrial Operations** means a Development for which the principal use is one of the following:

- (a) Processing of raw or finished materials
- (b) Manufacturing or assembling of any article
- (c) Servicing or repair of any article
- (d) Distribution of articles to institutions, or industrial and commercial business for their direct use
- (e) Rental of equipment

This use does not include Merchandise Sales and Rentals, Cannabis Production Facility, or Machinery Sales.

**Industrial or Commercial Training Facility** means a Development that provides the training of personnel in Commercial businesses or Industrial operations. This use does not include Commercial School or Education Institution – Post Secondary.

**Information Service Provider** means a use where services, expertise or access to information is provided to the general public without appointment. A typical use includes a tourism information centre.

**Late Night Club** means a facility where the primary purpose of which is to host late night events.

**Lease Bay Building** means a Building designed to accommodate multiple businesses, each occupying one or more bays in a condominium or leasehold tenure arrangement. Prior to occupancy of a bay, the occupant must apply for an individual Development permit to allow for their intended use.

**Liquor, Beer and Wine Sales** means a use where prepackaged alcoholic beverages are sold for consumption off the premises and that has been licensed by the Alberta Gaming and Liquor Commission. Typical examples include specialty wine stores, liquor stores or off-sale outlets.

**Low Impact Commercial Use** means the conducting of Merchandise Sales and Rentals, the operation of an Office or the provision of personal services or Commercial services from a House in a Residential District in a manner which does not adversely affect adjacent Residential uses.

**Machinery Sales** means the retail sale, service, and rental of new or used commercial, industrial, and agricultural vehicles and equipment. This use does not include Merchandise Sales and Rentals.

**Manufactured Home** means a Residential Building containing one Dwelling Unit suitable for long-term occupancy, designed to be moveable, transported on its own wheels and chassis or other means and arriving at a Site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

**Manufactured Home Lot** means the space allotted for the installation of one Manufactured Home in a Manufactured Home Park.

**Manufactured Home Park** means a parcel of land under one title which has been divided into Manufactured Home Lots.

**Manufactured Home Sales** means a Development for which the principal use is the sale of Manufactured Homes.



**Manufactured Sales** means the sale or rental of goods produced on a production line of machinery or skilled labour. Manufactured Sales does not include Cannabis Retail Sales, Machinery Sales, Manufactured Home sales, Merchandise Sales and Rentals, Motor Vehicle Sales, Service or Repair or Trailer sales.

**Merchandise Sales and Rentals** means the sale, rental, or combination thereof of goods within an enclosed Building for use or consumption by the public. Merchandise Sales and Rentals does not include Cannabis Retail Sales or Machinery Sales.

**Microbrewery** includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment or Restaurant.

**Mixed Use Residential Building** means a Building with Commercial uses on the ground level and Residential Uses either above or below the Commercial space.

**Motor Vehicle Sales, Service or Repair** means the sales, servicing and repair of motor vehicles, Recreational Vehicles, or Trailers, including car washes.

**Office** means a Development that provides professional, governmental, managerial, administrative, business support or consulting services that are not regulated, or could be regulated, under the Health Professions Act. This use may have minimal retail activity incidental to the principal use.

**Oilfield Support Services** means a Development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or transshipping of such materials, goods and equipment, including petrochemical products and supplies. Typical operations include seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

**Open Space** means a use where picnic areas, Open Space facilities, playgrounds or tot lots, outdoor rinks, amphitheaters, and other passive recreational activities for use by the general public may occur.

**Outdoor Display or Sale of Goods** means the display of goods for sale, but does not include the sale or display of goods by licensed hawkers.

**Outdoor Recreation Facility** means a Development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical examples include golf courses, ski hills, sports fields, boating facilities, outdoor swimming pools, riding stables and fitness trails. This use does not include a Campground.

**Outdoor Storage** means the storage of goods, materials or supplies outside of a Principal Building the Site, or where there is no Principal Building and the Site is used as a storage yard. This use does not include Outdoor Display or Sale of Goods.

**Parking Lot** means an area for motor vehicles to be parked for a short duration that may be accessory to or independent of another use on the same Site.

**Parking Structure** means a Parking Lot in a multi-tiered Structure that may be accessory to or independent of any other use on the same Site.

**Public Assembly** means a Building used for public gatherings and assemblies. This use includes assembly areas used for religious, community, or social activities. Typical examples include places of worship, community centres, auditoriums, and convention centres.

**Recycling Depot** means a Development for the collection and temporary storage of recyclable material including bottles, cans, newspapers and similar household goods. A Recycling Depot may include the supplementary production and sale of by-products or materials.

**Restaurant** means a use where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site. Minors are not prohibited from any portion of the establishment at any time during the hours of operation. This use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family Restaurants.

**Riverlands Existing Building** means a Building within one of the Riverlands Districts that existed at the time of passing of Bylaw 3357/Q-2016 on December 5, 2016 and amendments thereto.

**Secured Facility** means a facility providing Residential accommodation which require increased levels of service and a structure with enhanced safety and security controls.

**Security Suite** means a Dwelling Unit provided as an Accessory Use for the purpose of providing surveillance for the maintenance and safety of the Development or use(s) on Site.

**Self-Storage Facility** means a use where separate, secured indoor storage units are designed for the general public for the private storage of personal items.

**Service Station** means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

**Show Home** means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale, rent, or a prize in a raffle or lottery, and may be used as a sales Office.

**Specialty Food Services** means development where limited type of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. Specialty Food Services may include packaging, bottling, or shipping of the products made as part of the use. Typical examples include cafes, bakeries, or butcher shops. This use does not include a Microbrewery.

**Supervised Consumption Services** means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.

**Supporting Sales** means a use where the sale of product produced and packaged on the premises is accessory to the principal use on Site. This does not include Cannabis Retail Sales or Merchandise Sales and Rentals.

**Supportive Living Accommodation** means Buildings or units in Buildings that are intended for the permanent Residential living where an operator also provides or arranges for on-Site services to assist residents to live as independently as possible or to assist residents requiring full-time care.

**Targeted Grazing** means the temporary placement of livestock on a Site as a form of low impact vegetation control. This use may include temporary fencing.

**Temporary Building** means a Building or Structure without any foundation below Grade used on a temporary basis. This use does not include an Accessory Building.

**Temporary Care Facility** means a facility providing temporary living accommodations in addition to services for professional care, supervision, and health treatment. Typical examples include short-term medical rehabilitation centres for substance use and detoxification centres.

**Townhouse** means a Residential Building containing three or more Dwelling Units, each with their own separate outdoor entrance where the units are joined side by side or back to back or a combination thereof and separated by common party walls. Units may also be placed over the other in whole or part so long as each unit has a separate outdoor entrance. Typical examples include row house, triplex and fourplex.

**Transportation Service** means a Development using vehicles to transport people, currency, documents and packages. Typical uses include bus lines, transit services, taxicabs, limousine services and courier services.

**Utilities** means public utilities as defined in Part 17 of the Act, with the exception of a Waste Management Facility and a Telecommunication Facility.

**Utility Facility** means Development for the operation, maintenance or administration of water, gas, waste, electrical services or energy transmission, or a facility within a railway right of way. This use may include an Alternate/Renewable Energy Facility but does not include Waste Management Facility or Wastewater Treatment Plant.

**Warehouse** means a Building for the indoor storage of goods or merchandise.

**Waste Management Facility** means a Site used for the storage, processing, treatment and disposal of solid waste. Typical uses include sanitary landfills, garbage transfer and compacting stations, waste-to-energy stations, facilities for the recycling of materials, and snow dump sites. This use does not include Recycling Depot, Utility Facility, or Alternate/Renewable Energy Facility.

**Wastewater Treatment Plant** means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.

## Sign Definitions List

Accessory Tenant	Electronic Message Freestanding Sign	Permanent Directional Sign
Architectural Feature	Façade	Permanent Sign
Billboard Sign	First Party Advertising	Property Management Sign
Building Sign	Freestanding Sign	Recreation Sponsor Sign
Community Bulletin Board Sign	Ground Sign	Sign
Copy	Identification Sign	Sign Area
Copy Area	Illumination or Illuminated	Sign Depth
Developing Community	Incidental Sign	Sign Height
Dynamic	Interpretive Sign	Sign Structure
Dynamic Sign	Multi-Tenant	Sign Width
Dynamic Fascia Sign	Mural	Sponsor Recognition
Dynamic Freestanding Sign	Neighbourhood Identification Sign	Temporary Sign
Electronic Message	Owner	Third Party Advertising
Electronic Message Sign		Window Area
Electronic Message Fascia Sign		

## Sign Definitions

**Accessory Tenant** is a business that has leased land, Building(s), or space within a Building from the Principal business on a Site.

**Architectural Feature** is an exterior characteristic of a Building including brackets, columns, pilasters, doors, window and door surrounds, projections, cornices, pediments and balustrade, and similar features or architectural hardware and their paints, finishes, and colours.

**Billboard Sign** means a permanent Sign that is not attached to a Building or Structure where content is allowed for periodic replacement. Billboard Signs shall contain Third Party Advertising, and do not include a dynamic component or electronic messaging. IMAGE

**Building Sign** is a Sign attached to or connected to, inscribed, marked or painted onto the Façade or outside surface, including windows, of a Building or part of a Building. Building Signs must not include a Dynamic or an Electronic Message. The following Signs are types of Building Signs:

- (a) Awning/Canopy Sign is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame. IMAGE
- (b) Fascia Sign is a Sign that runs parallel to the Building Façade where it is displayed or attached, but does not include a Painted Wall Sign or a Permanent Window Sign. IMAGE
- (c) Identification Sign is a Sign that identifies, by name or symbol, the Building or Site where the Sign is placed. Information may include the name, address, and number of the Building.
- (d) Painted Wall Sign is a Sign that is painted, inscribed, or marked directly on a Building Façade. IMAGE
- (e) Permanent Window Sign is a Sign which is permanently posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building. IMAGE
- (f) Projecting Sign is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade. IMAGE
- (g) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.

**Community Bulletin Board Sign** is a Sign used to post community information and event notices.

**Copy** means all logos, letters, numbers, graphics or characters on a Sign. IMAGE

**Copy Area** means the area, measured in square metres, that encompasses all the Copy on a Sign, excluding Structure that supports the Sign.

**Developing Community** means a quarter section of land, or a portion thereof, undergoing a transition from a rural use to an urban use or redevelopment by way, but not limited to, the installation of new utilities, Roads, public amenities, allocation of residential, commercial, or industrial land uses until such time that the land is developed, as determined by the Development Authority.

**Dynamic** means components of a Sign that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink.

**Dynamic Sign** is a general term to describe Dynamic Fascia Signs and Dynamic Freestanding Signs.

**Dynamic Fascia Sign** is a Fascia Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Sign Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Fascia Signs must not display videos. IMAGE

**Dynamic Freestanding Sign** is a Freestanding Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Freestanding Signs must not display videos. IMAGE

**Electronic Message** means alpha-numeric text, scrolling text, or characters that change through electronically controlled changing lights or digital programming. Electronic Messages must not have any other Dynamic components, or display videos or images.

**Electronic Message Sign** is a general term to describe Electronic Message Fascia Signs and Electronic Message Freestanding Signs.

**Electronic Message Fascia Sign** is a Fascia Sign with a portion of it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Fascia Signs must not display videos. IMAGE

**Electronic Message Freestanding Sign** is a Freestanding Sign with a portion it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Freestanding Signs must not display videos. IMAGE

**Façade** means the side of a Building below the eaves, generally the side of a Building or Structure facing a Road exposed to public view. IMAGE

**First Party Advertising** means Copy that promotes goods, services, or activities available on the Site where the Sign is located.

**Freestanding Sign** is a Sign that has independent supports placed in the ground that is not part of a Building or Structure. IMAGE

**Ground Sign** means a general term to describe Permanent Signs that are not affixed, plastered, etc. on Buildings. Examples of Ground Signs include, but are not limited to Freestanding Signs, or Neighbourhood Identification Signs, but do not include Billboard Signs.

**Identification Sign** is a Sign that identifies the occupant, business or the Site by name, symbol, or logo. It may include the name, number, and address of the Building, institution, or person, but may not include any additional advertising content.

**Illumination or Illuminated** means the use of artificial light to:

- (a) reflect off the surface of a Sign (external illumination);
- (b) project through the surface of a Sign (internal illumination); or
- (c) project from behind the surface of a Sign (backlit).

**Incidental Sign** is a Sign, typically inside the Site, used to inform the public about facilities or services on the premises. Incidental Signs may include Signs for restrooms, hours of operation (including open and closed Signs), acceptable credit cards, advertising on gas pumps, and recycling containers.

**Interpretive Sign** is a Sign used to inform and educate the public of a Site's heritage, cultural, or environmental significance.

**Multi-Tenant** means two or more businesses or two or more Residential units within a complex that either share a common parking area or that occupy a single Building or separate Buildings that are physically or functionally related.

**Mural** is a piece of art that is painted or otherwise applied to the Façade or other integral part of a Building. A Mural is not a Sign because it is for public display only and does not include advertising.

**Neighbourhood Identification Sign** means a Sign that identifies the name of a neighbourhood and may contain a logo, symbol or map which is related to the community name. IMAGE

**Owner** is the person responsible for the Sign, whose name appears on the Development Permit for the Sign.

**Permanent Directional Sign** is a Sign used to identify the distance or direction to a place of business or other premises indicated on the Sign.

**Permanent Sign** is a Sign that is permanently fastened to a Building or ground and intended to exist indefinitely at the Site.

**Property Management Sign** is a Sign that identifies the party or agent responsible for the management of the Site and any sales, leasing, or rental information.

**Recreation Sponsor Sign** means a Sign located on sports field fencing, an Accessory Building, or a Structure such as dugouts, bleachers, or media towers that advertises the sponsor's business, or the event or team being sponsored.

**Sign** is a visual tool, including its Structure that communicates using words, numbers, pictures, graphics or logos to:

- (a) attract attention or convey information;
- (b) provide direction; or
- (c) promote a product, business, activity, service, or idea.

**Sign Area** means the entire surface area of a Sign on which advertising copy could be placed and includes any frame or embellishment which forms an integral part of the display, but does not include landscaping. In the case of a double-face or multi-face Sign, the Sign Area is the average of the total area of all Sign faces, unless otherwise stated.

**Sign Depth** is the thickness of the Sign Area or projection measured from the front of the Sign to the back or backing of the Sign.

**Sign Height** is the vertical height of the Sign measured from the ground to the top of the Sign.

**Sign Structure** is the supporting Structure of a Sign, such as a single pole, Sign frame, or Façade, or an integral part of a Building.

**Sign Width** is the width of the Sign, measured from one side of the Sign to the other at the point of greatest horizontal distance.

**Sponsor Recognition** means the recognition of a corporation, person or other entity which has donated money, goods or services to the landowner on which the Sign is located or which has entered into an agreement to pay money to the landowner in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor's name, brand, logo, tagline, website information or phone numbers.

**Temporary Sign** is a Sign that is not intended to be permanent and is allowed for a limited time by the applicable development standards. The following are Temporary Signs:

- (a) Banner Sign is a Sign made out of lightweight material, which may be enclosed in a rigid frame and secured or mounted to allow movement caused by the wind. IMAGE
- (b) Construction Sign is a Sign used to identify a construction project, the owner, general contractor, sub-trades, architect, engineers, and others associated with the design, planning, and Development of a project under construction. IMAGE
- (c) Election Sign is a Sign used to promote a candidate, position, or party during a municipal, school board, provincial or federal election or a referendum or plebiscite. IMAGE
- (d) Flag Sign is a Sign that is made of lightweight, flexible material attached to a freestanding pole or to a Structure placed in or on the ground. It may have one or two sides of Copy. IMAGE
- (e) Future Development Sign is a Sign used to identify a new community identified in a Neighbourhood Area Structure Plan, and the developer(s) or builder(s) associated with the project. It may include information on the amenities, design, staging, and timing of the proposed Development.
- (f) Portable Sign is a flat, easily movable Sign with independent supports. It may have one or two sides of Copy. IMAGE
- (g) Real Estate Sign is a Sign that advertises real estate that is "for sale", "for lease", "for rent", or "sold", or an "open house".
- (h) Show Home Sign is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.
- (i) Sidewalk Sign is a small self-supporting sign set on or in the ground and includes A-shaped or sandwich board Signs and signs advertising garage sales. IMAGE
- (j) Special Event Sign is a Sign that advertises a temporary event, like the farmers market, exhibition, fair, carnival, festival, a recreational competition, or other similar event or activity, and which has a valid Special Events Permit issued by The City.
- (k) Temporary Directional Sign is a temporary Sign used to identify the location of a Show Home, Developing Community, or provide a means to reach a destination.
- (l) Temporary Window Sign is a Sign temporarily posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.

**Third Party Advertising** means Copy that promotes goods, products, services, or activities not sold, produced, or offered on the Site where the Sign is located. This does not include the name of a sponsor on Signs on a Building.



**Window Area** includes all contiguous panels of glass, including panes of glass that would be contiguous if not separated by mullions (the bars between panes of glass).

DRAFT

# City of Red Deer Land Use Bylaw

## Landscaping Regulation Review

### Table of Contents

Background

Executive Summary

Proposed Revisions

### Background

The following document has been prepared under the Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, and improving customer service. This project aims to allow for more flexibility in the LUB through the provision of consistent standards and interpretation. It aims to simplify the development process and improve the overall experience for customers.

### Executive Summary

The landscaping regulations outlined in Part 3 of the Land Use Bylaw were reviewed to improve clarity, reduce red tape and duplication, and increase flexibility. A comparison of landscaping regulations was completed between Red Deer and other local municipalities.

Key highlights include:

- Adding landscaping plan requirements to section 2.4 of the Land Use Bylaw
- Breaking the general landscaping regulations into sections
- Reducing duplicate regulations
- Adding a table specifying the landscaping requirements for each land use district

### Proposed Revisions

#### 2.4 Development Permit Application Requirements

(4) A development permit application shall include or be accompanied by:

(d) for a Principal Building:

- i. a landscaping plan which shall include: **New – Blackfalds, Sylvan Lake, and Red Deer County include this outline.**
  - a. name of the project and/or applicant;
  - b. name and/or endorsement stamp of the landscape professional;

- c. north arrow, plan scale and legal and civic address;
- d. location of existing plant materials and indication as to whether they are to be removed or retained;
- e. location of new plant materials scaled accurately to mature size;
- f. location of planting beds and identification of bedding material;
- g. a table indicating:
- h. minimum site area, in square meters, required to be landscaped pursuant to the requirements of this Land Use Bylaw;
- i. the site area, in square meters, of the proposed landscaped area, as well as the percentage of the lot area;
- j. the minimum number of trees and shrubs, in the required coniferous/deciduous ratio, required to be provided pursuant to the requirements of this Land Use Bylaw;
- k. the total number of trees and shrubs proposed to be provided, and the proposed coniferous/deciduous ratio;
- l. plant material list identifying the species/type of trees and shrubs (botanical and common names) and their planted size, as well as their typical mature size;
- m. a list of any proposed variances, if any;
- n. any water conservation methods or strategies employed;
- o. identification of proposed surfacing of parking and storage areas;
- p. location of proposed and existing utilities, easements and right-of-ways;
- q. if Landscaping is being proposed within a utility right-of-way the plan must be endorsed by all utility companies that have access to the right-of-way, indicating their approval of the proposed Landscaping;
- r. all other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, and decorative paving; and
- s. a site plan indicating Lot boundaries and Lot dimensions and the location of proposed Landscaping and features in relation to all existing and proposed Buildings, Signs, outdoor storage areas, parking areas, display areas, approaches, Driveways, fences, and utility rights-of-way

### 3.6 General Landscaping Regulations

(1) The Developer shall submit detailed landscape design plans with the application for development for approval by the Development Authority in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.

(2) ~~In addition to the requirements section 2.4 (Development Permit Application Requirements), the landscape design plan shall include the following additional information:~~

- ~~a) common botanical names;~~
- ~~b) planting standards—excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m; and~~
- ~~c) number of trees and shrubs.~~ Deleted as this is covered in the new list of requirements for landscaping plans.

~~(3) The landscape design plans shall include details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect as well as any water conservation methods or strategies employed. Any proposed landscaping plan with a naturscaping component for new development or redeveloped site shall be subject to Development Authority approval.~~ A portion of this regulation is covered in the new list of requirements for landscaping plans.

And there's a regulation further down (10) which requires 15% of landscaping area to be Naturscaped.

(4) Landscape details shall consist of not less than the following standards:

- a) deciduous trees - minimum calliper 60.0 millimetres (measured 450.0 millimetres from ground level),
- b) coniferous trees - minimum height 2.5 m,
- c) deciduous shrubs – minimum #2 container class,
- d) coniferous shrubs – minimum #2 container class,
- e) excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m. Moved this last regulation from 3.6.2 (above).

~~(5) Refer to Section 7.15 Major Entry Areas Overlay District, Subsection (7) for Major Entry Areas Regulations for Landscaping.~~ Remove because it requires cross-referencing in the LUB.

(6) In all areas other than Major Entryways Areas the following minimum standards shall be met:

- a) One tree is required for each 60.0m<sup>2</sup> of landscaped area;
- b) One shrub is required for each 30.0m<sup>2</sup> of landscaped area;
- c) The proportion of deciduous to coniferous trees or shrubs shall be approximately 2:1.

(7) The use of landscaping is required adjacent to exterior walls and fences which are visible from adjacent public roads, other than lands, to minimize the perceived mass and to create visual interest.

Landscaping along the fence line should be positioned to the outside (roadside) of the fence when adjacent to a road. New – Blackfalds LUB.

(8) The landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs that add value throughout all seasons. Added from C5 regulations.

(9) The parking of vehicles, the outdoor display or sale of goods and outdoor storage are all prohibited on any portion of a site which has been approved for landscaping (including the natural display of grass, plants or other landscaping features) unless approved by the Development Authority.

(10) A minimum of 15% of all Landscaped Area of developments requiring a landscaping plan shall consist of Naturscaping Sustainable Landscaping. Replace Naturscaping with new definition term.

~~(11) The Developer is responsible for landscaping boulevards and roadway berms adjacent to the lot or development site.~~ May removed this regulation as it could also be covered under the Engineering Design Guidelines.

(12) ~~In addition to subsection (11),~~ With the exception of mixed use district areas, in the case of non-residential lots adjacent to residential lots, landscaping shall provide a visual buffer between the residential and non-residential uses.

~~(13) 25% of all front yards of detached, semi-detached and multi-attached dwelling units shall consist of landscaped area.~~ Move to new section 3.6.4 Residential Landscaping Regulations

(14) Where ~~planned~~ phased Development is proposed, an overall concept plan for Landscaping shall be approved prior to the first phase ~~approval~~ of development. Landscaping of the undeveloped areas of the Development may be required. If in the opinion of the Development Authority Landscaping is required and it shall be landscaped with an approved ground cover. New – Blackfalds LUB

(15) An owner of a Residential Site shall ensure that the landscaping on the Landscaped Area of the Site is completed within two years of the date that the Building is occupied. For the purpose of this section, completion of landscaping shall mean, at the minimum, that the Landscaped Area is covered by lawn.

Moved form residential general regulations.

### 3.6.1 Landscaped Islands within Parking Areas New section, same regulations

(1) Where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells.

(2) The landscaping treatment shall be in the form of landscaped islands, ~~particularly~~ located at:

- a) the termini of long rows of parking;
- b) ~~tree lines separating~~ between rows of facing parking stalls;
- c) mid-aisle of long rows of parking stalls; or
- d) another form or combination of landscaping treatments to the satisfaction of the Development Authority.

(3) Landscape islands shall consist of a minimum of one deciduous tree that is well-suited to survive in a high traffic environment or shrubs that the Development Authority deems equivalent to a tree. New – Edmonton and Medicine Hat LUB

~~(11) The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.~~ This is covered in the first regulation (3.6.1).

### 3.6.2 Landscaping Letter of Credit Requirements New section, same regulations

~~(1) The applicant shall, as a condition of Development Permit approval, provide an Irrevocable Letter of Credit to The City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:~~

- ~~a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the development, then the amount specified in the Irrevocable Letter of Credit shall be paid to The City on demand for its use absolutely, and~~
- ~~b) Engineering Services shall not release the Irrevocable Letter of Credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the date of~~

~~receiving a written request for the applicant to perform said inspection.~~ May remove these regulations as it could be captured in Development Agreements.

### 3.6.3 Landscaping Requirements by District New section, regulations based on proposed updates

Land Use District	% of Site to be Landscaped
R-L (Low Density)	30%
R-N (Narrow Lot)	30%
R-A (Acreage)	30%
R-MH (Manufactured Home)	30%
R-M (Medium Density)	30%
R-H (High Density)	30%
R-SMU (Small Scale Mixed Use)	N/A
C1 (City Centre)	N/A
C1A (City Centre West)	15%
C2 (District)	15%
C3 (Neighbourhood)	15%
C4 (Arterial)	15%
C5 (Mixed Use)	15%
I1 (Light)	15 % of minimum front yard and any side or rear yard area if adjacent to a public roadway.
I2 (Heavy)	<del>20 % of minimum front yard</del> <span style="color: #E67E22;">15 % of minimum front yard and any side or rear yard area if adjacent to a public roadway.</span>
IC (Mixed Use)	15 % of minimum front yard and any side or rear yard area if adjacent to a public roadway.

### 3.6.4 Residential Landscaping Regulations Moved from residential district regulations.

- (1) 25% of all front yards of detached, semi-detached and multi-attached dwelling units shall consist of landscaped area.
- (2) An owner of a Residential Site shall ensure that the landscaping on the Landscaped Area of the Site is completed within two years of the date that the Building is occupied.
- (3) For the purpose of this section, completion of landscaping shall mean, at the minimum, that the Landscaped Area is covered by lawn.

# **City of Red Deer Land Use Bylaw**

## **Amenity Spaces Regulation Review**

### **Contents**

Background

Executive Summary

Comparison Table – Accessory Buildings Current and Proposed Regulations

Proposed Accessory Building Regulations

### **Background**

The following document has been prepared under the Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, and improving customer service. This project aims to allow for more flexibility in the LUB through the provision of consistent standards and interpretation. It aims to simplify the development process and improve the overall experience for customers.

### **Executive Summary**

Amenity Space regulations outlined in Parts 4 & 10 of the Land Use Bylaw were reviewed to improve clarity, reduce red tape and duplication, and increase flexibility. Overall, the content of the regulations will remain the same, but will be reworded and consolidated to improve readability.

Key changes proposed include:

1. Choosing a consistent term for Amenity Spaces
2. Defining Amenity Space, Private Amenity Space, and Common Amenity Space
3. Moving all Amenity Space regulations to Part 3 of the Land Use Bylaw for easy readability
4. Simplifying Capstone District regulations

**Comparison Table – Amenity Spaces Current and Proposed Regulations**

Current Regulation	Proposed Regulation	Comments
Part 1: Title, Definitions, General Operative Clauses		
N/A	<p><i>Amenity Space means an indoor or outdoor space designed for active or passive recreation, and enjoyment. These can be provided as common or private spaces or a combination of both. Typical examples include sitting areas, playgrounds, pools, patios, balconies, Decks, and exercise rooms.</i></p> <p><i>Private Amenity Space means an Amenity Space provided for the exclusive use of the occupants of only one unit and is directly accessible from the unit.</i></p> <p><i>Common Amenity Space means an Amenity Space provided for communal use and must be accessible by all occupants of a Development.</i></p>	New definitions added, and the term “Amenity Space” chosen for consistency. More details included to explain the differences between types of Amenity Spaces.
Part 3: General Regulations Applicable to all Districts		
N/A	<p><i>The following amount of Common Amenity Space must be provided within all Residential Districts:</i></p> <ul style="list-style-type: none"> <li><i>(i) A minimum of 4.5m<sup>2</sup> per Dwelling Unit for Apartments and Townhouses</i></li> <li><i>(ii) A minimum of 15.0m<sup>2</sup> per unit for Supportive Living Accommodations and Temporary Care Facilities</i></li> </ul> <p><i>The following amount of Private Amenity Space must be provided within all Residential Districts:</i></p> <ul style="list-style-type: none"> <li><i>(i) An outdoor space Abutting an exterior wall of the Backyard Suite, with a minimum of 7.5m<sup>2</sup> with no dimension less than 1.5m for Backyard Suites</i></li> </ul>	<p>Amenity Space regulations from Part 4: Residential District Regulations and Part 10: Capstone Districts and Development Standards moved and consolidated in Part 3: General Regulations Applicable to all Districts.</p> <p>Reworded and reorganized for clarity.</p> <p>“Multiple Family Building” changed to “Apartment.”</p>



	<p><i>The following amount of Common Amenity Space, Private Amenity Space, or a combination thereof must be provided within the Capstone Districts:</i></p> <ul style="list-style-type: none"> <li><i>(i) A minimum of 4.5m<sup>2</sup> per Dwelling Unit for Apartments and Townhouses</i></li> <li><i>(ii) A minimum of 15.0m<sup>2</sup> per unit for Supportive Living Accommodations and Temporary Care Facilities</i></li> <li><i>(iii) Private Amenity Spaces must have no dimension less than 1.8m</i></li> <li><i>(iv) Common Amenity Spaces must have a minimum area of 50.0m<sup>2</sup> with no dimension less than 6.0m</i></li> </ul>	<p>“Multi-Attached Building” changed to Townhouse.”</p> <p>“Assisted Living Facility” changed to Supportive Living Accommodation.”</p>
Part 4: Residential Districts and Regulations		
<p>4.7 (1) General Regulations (f) Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5m<sup>2</sup> per dwelling unit for Multiple Family Building and Multi-Attached Building and a minimum of 15.0m<sup>2</sup> per unit for an Assisted Living Facility and Temporary Care Facility shall be provided.</p> <p>For the purpose of this section the term “Amenity Area” includes an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of residential development for communal use. This term includes but is not limited to sitting areas, playgrounds, pools, patios and exercise rooms.</p>	DELETED	<p>Amenity Space requirement details moved to Part 3: General Regulations Applicable to all Districts.</p> <p>“Amenity Area” changed to “Amenity Space” and definition moved to Part 1: Title, Definitions, General Operative Clauses. Definition was also changed slightly to clearly outline what counts as an Amenity Space.</p>
Part 10: Capstone Districts and Development Standards		
10.1.2 General Definitions	DELETED	

<p>Amenity Space means an indoor or outdoor space in Assisted Living Facilities or Buildings with Dwelling Units designed for active and passive recreational use (for example, sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms).</p>		<p>Definition was removed from this section to decrease repetition.</p>
<p>10.6.8 Amenity Space for Capstone Districts</p> <p>(a) All Buildings containing three or more Dwelling Units and/or Assisted Living Facility units shall provide Amenity Space. Amenity Space may be provided as Common Amenity Space, Private Amenity Space, provide linkages with abutting Sites or a combination of all three (3). Amenity Space locations may be provided in, but not limited to, Edge Zones, Landscape Areas, and/or Roof Terraces.</p> <p>(b) Minimum Amenity Space is 4.5m<sup>2</sup> per Dwelling Unit, and 15.0m<sup>2</sup> per unit for an Assisted Living Facility.</p> <p>(i) Private Amenity Space:</p> <ul style="list-style-type: none"> <li>i. Shall adjoin and be directly accessible from the Dwelling Unit; and</li> <li>ii. Shall have a minimum of 1.8m x 2.0m in dimension.</li> </ul> <p>(ii) Communal Amenity Space:</p> <ul style="list-style-type: none"> <li>i. May be provided indoor and/or outdoor;</li> <li>ii. Communal Amenity Space outdoor shall provide at least one of the following as permanent features:</li> </ul> <ul style="list-style-type: none"> <li>(1) Art installation;</li> </ul>	<p><i>DELETED</i></p>	<p>Amenity Space requirement details reduced and reworded for clarity and to decrease repetition. Also moved to Part 3: General Regulations Applicable to all Districts.</p>

<p>(2) Barbeque area with tables and garbage receptacles;</p> <p>(3) Communal garden;</p> <p>(4) Gazebo;</p> <p>(5) Play structure;</p> <p>(6) Pergola;</p> <p>(7) Seating;</p> <p>(8) Water feature; or</p> <p>(9) Other feature, at the discretion of the Development Authority</p> <p>iii. Shall be accessible from all Dwelling Units or Assisted Living Facility units;</p> <p>iv. Shall have a minimum contiguous area of 50.0m<sup>2</sup> with no dimension less than 6.0m; and</p> <p>v. Should be located at or above Grade.</p>		
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## Proposed Amenity Space Regulations

### Definitions

**Amenity Space** means an indoor or outdoor space designed for active or passive recreation, and enjoyment. These can be provided as common or private spaces or a combination of both. Typical examples include sitting areas, playgrounds, pools, patios, balconies, Decks, and exercise rooms.

**Private Amenity Space** means an Amenity Space provided for the exclusive use of the occupants of only one unit and is directly accessible from the unit.

**Common Amenity Space** means an Amenity Space provided for communal use and must be accessible by all occupants of a Development.

### Amenity Space Regulations in all Districts

The following amount of Common Amenity Space must be provided within all Residential Districts:

- (i) A minimum of 4.5m<sup>2</sup> per Dwelling Unit for Apartments and Townhouses
- (ii) A minimum of 15.0m<sup>2</sup> per unit for Supportive Living Accommodations and Temporary Care Facilities

The following amount of Private Amenity Space must be provided within all Residential Districts:

- (i) An outdoor space Abutting an exterior wall of the Backyard Suite, with a minimum of 7.5m<sup>2</sup> with no dimension less than 1.5m for Backyard Suites

The following amount of Common Amenity Space, Private Amenity Space, or a combination thereof must be provided within the Capstone Districts:

- (i) A minimum of 4.5m<sup>2</sup> per Dwelling Unit for Apartments and Townhouses
- (ii) A minimum of 15.0m<sup>2</sup> per unit for Supportive Living Accommodations and Temporary Care Facilities
- (iii) Private Amenity Spaces must have no dimension less than 1.8m
- (iv) Common Amenity Spaces must have a minimum area of 50.0m<sup>2</sup> with no dimension less than 6.0m