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To: David Girardin
Subject: City of Red Deer Land Use Bylaw Review - June 2021 – Update #3

City of Red Deer Land Use Bylaw Review

June 2021 – Update #3

Good Morning,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our third update, is to share proposed revisions to permitted and discretionary uses in commercial districts.

Attached you will find a review of commercial land use districts with proposed changes to permitted and discretionary uses. For your reference, a list of the proposed Land Use Bylaw definitions has also been attached. Please note that comments that we have received have not yet been incorporated. Once an initial review of all sections has been completed, all comments will be reviewed to inform potential changes and revisions.

If you have any comments on the above items that you would like to share please send them to david.girardin@reddeer.ca. 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 to be removed from our email list.

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Land Use Bylaw:

Commercial Permitted and Discretionary Use Review

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Executive Summary

The following document has been prepared under the greater Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, improving customer service and respecting the community. This project aims to allow for more flexibility in the LUB while providing consistent standards and interpretation, simplifying the development process and timelines, and involving the public.

The permitted and discretionary land uses listed within the various commercial districts outline the land uses allowed under each district.

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

A Discretionary Use is defined as the *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.*

A review of each commercial district, and its associated permitted and discretionary land uses, was completed. A comparison was completed between Red Deer and commercial districts from other municipalities with the goal of enhancing opportunities, reducing red tape, and increasing flexibility. An evaluation of comments received from City administration and external participants also contributed to the analysis of each commercial district.

Key highlights include:

- Updating the applicable land uses in each commercial district to reflect the revised definitions as per Section 1.3 General Definitions of the Land Use Bylaw.
- Adding land uses to C1 (City Centre) based on a local municipal comparisons and research on successful downtown land use practices.
- Combining C2A (District Shopping Centre) and C2B (Regional Shopping Centre) to create a new C2 (District Commercial Centre) District.
- Adding land uses to each commercial district based on local municipal research.
- Adding land uses which were previously only allowed within the Riverlands/Capstone area to other commercial areas as appropriate.

Number of Uses Added to the District					
C1	C1A	C2	C3	C4	C5
21	5	13	12	17	14

- No land uses are proposed to be removed from any commercial district.
- Moving a number of discretionary uses into the permitted use tables. See the use tables for each commercial district to identify the specific uses which are proposed to become permitted:

Percent of Discretionary Uses Moved to the Permitted List					
C1	C1A	C2	C3	C4	C5
64%	13%	40%	42%	22%	20%

- Removed reference to “subject to section x.x” from various land uses listed within the commercial districts. A new subsection will be added to the regulations section of each commercial district outlining where additional regulations impacting specific land uses may be found.
- Removed regulations that were embedded within the permitted and discretionary land use tables and will relocate them into the regulations section of the commercial district.

A condensed view of the proposed changes to the permitted and discretionary uses within the various commercial districts is outlined below. A complete summary of the proposed changes is outlined on the following pages.

Proposed Commercial Permitted and Discretionary Land Use Comparison Table

Land Uses	C3	C2	C4	C5	C1	C1A
Above ground storage tanks	D	D	D		D	
Accessory Building	P	P	P	P	P	P
Accessory Use	P	P	P	P	P	P
Adult Entertainment						
Alternative/Renewable Energy Facility						
Animal Services			D	D		
Apartment			P	P	P	D
Apartment Hotel		D	P	D	P	D
Assisted Living Facility				D	P	D
Bed and Breakfast						
Business Incubator	P	P	P	P	P	P
Business Support Services	D	P	P		P	
Campground						
Cannabis Accessory						
Cannabis Production Facility						
Cannabis Retail Sales			D	D	D	
Carriage Home						
Cemetery						
Commercial Entertainment Facility	D	D	D	D	P	D
Commercial School	P	P		P	P	
Commercial Service Facility	P	P	P	P	P	P
Communication Facility	D	D	D	D	P	D
Community Garden					P	
Courtyard					P	
Crematorium						
Cultural Facility	D	D		P	P	
Dangerous Goods	D	D	D		D	D
Day Care Facility	P	P		P	P	

Land Uses	C3	C2	C4	C5	C1	C1A
Detached Dwelling Unit						
Detention and Correction Service					D	
Drinking Establishment (Adult Entertainment Provided)			D		D	
Drinking Establishment (Adult Entertainment Prohibited)	D	D	D	D	P	D
Drive Through	D	P	P	D	D	P
Duplex						
Dwelling units above the ground floor	D	D		P	P	
Educational Institution, Primary and Secondary					P	
Educational Institution, Post Secondary					P	
Emergency Services					P*	
Funeral Home			D		P	D
Gaming or Gambling Establishment		D	D		D	D
Government Service		P	P	P	P	
Greenhouse			D			
Health and Medical Services	P	P	P	P	P	P
Home Occupation, Major				D	D	
Home Occupation, Minor	D	D		P	P	D
Hospital					P*	
Hostel			P		P	D
Hotel/Motel		D	P	D	P	D
Indoor Recreation Facility	D	D	P	D	P	D
Industrial/Commercial Training Facility						
Industrial Support Services						
Industrial Trade School						
Information Service Provider	P	P	P	P	P	P
Late Night Club					D	D
Live Work Unit				D	P	
Liquor, Beer, and Wine Sales		P			P	
Low Impact Commercial Use						
Machinery Sales						
Manufacturing						D
Manufactured Home						
Manufactured Sales						D
Market					P	
Merchandise Sales and/or Rentals	P	P	P	P	P	P
Microbrewery					P*	
Mixed Use Commercial/Office with Dwelling Units				P	P	D

Land Uses	C3	C2	C4	C5	C1	C1A
Motor Vehicle Sales		D	P			
Motor Vehicle Service or Repair	D	D	P		D	
Office	P	P	P	P	P	P
Open Space					P	
Outdoor Display or Sale of Goods		P	P	P	P	P
Outdoor Recreation Facility						
Outdoor Storage		D	D			D
Parking Structure		D	D	D	P*	D
Public Assembly, Major			D	D	D	
Public Assembly, Minor	D	D	P	P	P	
Recreational Vehicle						
Recycling Facility		D	D			
Restaurant	P	P	P	P/D	P	P
Secondary Suite						
Secured Facility						
Security Suite						
Self-Storage Facility						
Service Station	D	D	P	D	D	
Service and repair of goods traded	P	P	P		P	D
Show Home or Raffle Home	P	P		P	P	P
Specialty Food Service	D	D	P	P	P	P
Supervised Consumption Site						
Supporting Merchandise Sales						D
Targeted Grazing						
Temporary Building					P	
Temporary Care Facility					D	D
Temporary Use					P	
Townhouse				P		
Trailer						
Transportation Service	D	D	D	D	D	D
Utility Facility	D	D	D	D	D	D
Warehouse			D		D*	D
Wastewater Treatment Plant						
Water Retaining Structure						

*Specific regulations may be required to ensure this use suitably fits with the surrounding land uses.

C1 – City Centre Permitted and Discretionary Uses

Proposed C1 District (alphabetized land uses)	Notes
Permitted	
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced with accessory buildings or uses.
Apartment	<p>With the revision to the Land Use Definitions under Section 1.3, Multiple Family Building became defined as Apartment. Updated to reflect new definition term.</p> <p>Moved this use from the discretionary land use list to the permitted land use list based on successful downtown land use research.</p> <p>Residential is key to downtown success. Additional regulations can be added to address concerns regarding larger scale residential as required.</p>
Apartment Hotel	<p>Added this use. New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>Supported by successful downtown land use research. Added as a permitted use because Apartments and Hotels are permitted uses in the C1 District.</p>
Assisted Living Facility	Moved this use from the discretionary land use list to the permitted land use list. This use is considered similar to an Apartment Use.
Building Sign	No Change
Business Incubator	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Business Support Services	Added this use. New land use proposed to be added to the Land Use Definitions Section 1.3.
Commercial Entertainment Facility	Moved this use from the discretionary land use list to the permitted land use list based on successful downtown land use research.
Commercial School	<p>This land use used to fall under the definition of Commercial Services Facility; however, with the revision to the Land Use Definitions under Section 1.3, it's no longer a part of that definition.</p> <p>Added to C1 District based on successful downtown land use research and maintained it as a permitted use.</p> <p>This use serves both adults and children citywide. Hours of operation could provide an evening activity in the downtown. The downtown would benefit from having students and parents accessing the variety of services. Could create business spin offs.</p>

Commercial Service Facility	No Change
Communication Facility	<p>With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.</p> <p>Moved this use from the discretionary land use list to the permitted land use list based on local municipal research.</p> <p>It's a permitted land use in Lethbridge, Calgary, and Moose Jaw.</p>
Community Garden	<p>Added to C1 District based on successful downtown land use research.</p> <p>It could compliment an existing use/development or act as a temporary use until an undeveloped site develops. Provides the opportunity for residents to grow produce downtown as well as a communal interaction/bumping space.</p> <p>Note: under Section 3.25 of the Land Use Bylaw it allows Community Gardens as a discretionary use in all districts.</p>
Court Yard	Added to C1 District based on successful downtown land use research.
Cultural Facility	<p>Moved this use from the discretionary land use list to the permitted land use list based on local municipal research.</p> <p>It's a permitted land use in Lethbridge, Calgary, and Moose Jaw.</p>
Day Care Facility	<p>This land use used to fall under the definition of Commercial Services Facility; however, with the revision to the Land Use Definitions under Section 1.3, it's no longer a part of that definition.</p> <p>Added to C1 District based on successful downtown land use research and maintained it as a permitted use.</p> <p>Enables child care in the downtown for parents working or living in the downtown. Would want to ensure access to green/outdoor space as part of this use or accessible nearby.</p>
Drinking Establishment (Adult Entertainment Prohibited)	Moved this use from the discretionary land use list to the permitted land use list based on successful downtown land use research.
Dwelling units above the ground floor	No Change
Educational Institution, Post-Secondary	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Educational Institution, Post-Secondary.</p> <p>Moved this use from the discretionary land use list to the permitted land use list based on successful downtown land use research.</p>
Educational Institution, Primary and Secondary	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Educational Institution, Primary and Secondary.

	Moved this use from the discretionary land use list to the permitted land use list based on successful downtown land use research.
Emergency Service	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Emergency Service.</p> <p>Moved this use from the discretionary land use list to the permitted land use list.</p>
Freestanding Sign	No Change
Funeral Home	Moved this use from the discretionary land use list to the permitted land use list.
Government Services	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Government Services.</p> <p>Moved this use from the discretionary land use list to the permitted land use list based on local municipal research.</p> <p>It's a permitted land use in Moose Jaw, Medicine Hat, and Lethbridge.</p>
Health and Medical Services	No Change
Home Occupations, Minor	<p>The C1 district listed Home Occupation as a discretionary use.</p> <p>With the revision to the Land Use Definitions under Section 1.3, the definition of Home Occupations was split into Minor and Major. A Minor Home Occupation became a permitted land use while a Major Home Occupation became a discretionary land use.</p>
Hospital	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Hospital.</p> <p>Moved this use from the discretionary land use list to the permitted land use list.</p>
Hotel, Motel or Hostel	No Change to Hotel or Motel. Moved Hostel from discretionary to permitted.
Indoor Recreation Facility	With the revision to the Land Use Definitions under Section 1.3, Commercial Recreation Facility became defined as an Indoor Recreation Facility. Updated to reflect new definition term.
Information Service Provider	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Liquor, Beer, and Wine Sales	Added this use as it's similar to Merchandise Sales.

Live Work Unit	<p>Added to C1 District based on successful downtown land use research.</p> <p>Form of mixed use accommodating residential and commercial, office, or retail space. Small scale operation (resident and up to two employees).</p>
Market	<p>Added to C1 District based on successful downtown land use research.</p> <p>Attracts patrons from all areas, supports local business, enables community interaction, and could include space for collaborative partnerships/events.</p>
Merchandise Sales and/or Rentals	No Change
Microbrewery	<p>Added to C1 District based on successful downtown land use research.</p> <p>This use provides an activity that supports local business. Hours of operation could serve patrons during day time and evening hours.</p>
Mixed Use Commercial/Office with Dwelling Units	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Apartments, Merchandise Sales, and Office are a permitted use in the C1 district.</p> <p>Supported by successful downtown land use research.</p>
Office	No Change
Open Space	<p>Added to C1 District based on successful downtown land use research.</p> <p>Provides space for refuge, social interaction. Gives families and young children living downtown a space to access and play. May attract people to visit the downtown if there is a unique playground opportunity.</p>
Outdoor Display or Sale of Goods	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Parking Structure	Moved this use from the discretionary land use list to the permitted land use list.
Public Assembly, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major. A Minor Public Assembly became a permitted land use while a Major Public Assembly became a discretionary land use.
Restaurant	No Change
Service and repair of goods traded in the C1 district, excluding motor vehicles	No Change

Show Home or Raffle Home	Moved this use from the discretionary land use list to the permitted land use list. These uses are often temporary and issues are not typically experienced.
Specialty Food Services	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Restaurant is a permitted use in the C1 District.</p>
Temporary Building	<p>Added to C1 District based on successful downtown land use research.</p> <p>Creates opportunity for seasonal or short term events/businesses. This use could take advantage of underutilized or vacant parcels in the downtown.</p>
Temporary Use	<p>Added to C1 District based on successful downtown land use research.</p> <p>Creates opportunity for seasonal or short term events/businesses. This use could take advantage of underutilized or vacant parcels in the downtown.</p>
Discretionary	
Above ground storage tanks for motor fuel products including propane and used oil	No Change
Cannabis Retail Sales	No Change
Dangerous Goods Occupancy	No Change
Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw	No Change
Detention and Correctional Services	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Detention and Correctional Services.
Drinking Establishment (adult entertainment permitted)	No Change
Drive Through	<p>Added this use. It's an accessory use but because it serves motorists, it has been added as a discretionary use.</p> <p>Downtown is envisioned as a walkable, compact environment.</p>
Dynamic Fascia Sign	No Change
Dynamic Freestanding Sign	No Change
Gaming or Gambling Establishment	No Change
Home Occupations, Major	With the revision to the Land Use Definitions under Section 1.3, the definition of Home Occupations was split

	into Minor and Major. A Major Home Occupation became discretionary to fit the intent of the C1 District.
Late Night Club	No Change
Market	Added to C1 District based on successful downtown land use research. A major destination that draws people downtown. Supports local businesses and surrounding downtown businesses.
Microbrewery	Added to C1 District based on successful downtown land use research. Provides unique local retail and entertainment use in the downtown that serves patrons of the downtown. Hours of operation could serve daytime and evening. Size and type of business operation makes this use better suited for discretionary.
Motor vehicle service and repair, excluding the service or repair of agricultural or industrial motor vehicles or machinery	Removed “including the sale of fuel” as this is covered under Service Station.
Public Assembly, Major	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major. A Major Public Assembly became discretionary to fit the intent of the C1 District.
Secondary Suite in a detached Dwelling Unit	No Change
Service Station	No Change
Temporary care facility except within the Gaetz-Ross Heritage Areas	No Change
Transportation Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Warehouse	Added to C1 District. Warehousing in the downtown would be regulated to be compact, high density buildings providing storage lockers for residential units. It could provide a mixed use opportunity mixing storage with commercial or residential development. Low density, spread out warehousing would not be allowed in C1.

C1A – City Centre West Permitted and Discretionary Uses

Proposed C1A District (alphabetized land uses)	Notes
Permitted	
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Building Sign	No Change
Business Incubator	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Commercial Service Facility	No Change
Drive Through	Added this use. It's an accessory use.
Freestanding Sign	No Change
Health and Medical Services	No Change
Information Service Provider	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Merchandise Sales and/or Rentals excluding motor vehicles and fuel	This use was permitted or discretionary based on the size (m2) of the merchandise sales. The regulations limiting the size of the merchandise sales have been removed and therefore, this use is now a permitted use. This is similar to the C1 district.
Office	No Change
Outdoor Display or Sale of Goods	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Restaurant	No Change
Show Home or Raffle Home	Moved this use from the discretionary land use list to the permitted land use list. These uses are often temporary and issues are not typically experienced.
Specialty Food Services	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Restaurant is a permitted use in the C1A District.</p>
Discretionary Use	
Apartment	With the revision to the Land Use Definitions under Section 1.3, Multiple Family Building became defined as a Apartment. Updated to reflect new definition term.

Apartment Hotel	<p>New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>Supported by successful downtown land use research. Added as a discretionary use because Apartments and Hotels are discretionary uses in the C1 District.</p>
Assisted Living Facility	No Change
Commercial Entertainment Facility	No Change
Communications Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Dangerous Goods Occupancy	No Change
Drinking Establishment (adult entertainment prohibited)	No Change
Funeral Home	No Change
Gaming or Gambling Establishment	No Change
Home Occupations, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Home Occupations was split into Minor and Major. A Minor Home Occupation was selected to best suit the intent of the C1A District.
Hotel, Motel, or Hostel	No Change
Indoor Recreation Facility	With the revision to the Land Use Definitions under Section 1.3, Commercial Recreation Facility became defined as Indoor Recreation Facility. Updated to reflect new definition term.
Late Night Club	No Change
Manufacturing	Removed reference “of any articles”
Mixed Use Commercial/Office with Dwelling Units	<p>Added this use. It’s a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a discretionary use because Apartments and Merchandise Sales are discretionary uses in the C1A district.</p> <p>Supported by successful downtown land use research.</p>
Outdoor Storage	No Change
Parking lot/Parking Structure	No Change
Service and Repair of Any Articles	No Change
Supporting Merchandise Sales	<p>Added this use. It’s a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a discretionary use because Manufacturing is a discretionary use in the C1A District.</p>
Temporary Care Facility	No Change

Transportation Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Warehouse	Removed reference “in the existing structure”
Any development legally existing or legally approved prior to the passing of this Bylaw deemed to be a discretionary use duly approved by the Development Authority	Remove and relocate to the regulation section

C2 – District Commercial Centre Permitted and Discretionary Uses

Proposed C2 District (alphabetized land uses)	Notes
Permitted Uses	
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Building Sign	No Change
Business Incubator	Added this use. It’s a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city. Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.
Business Support Services	Added this use. New land use proposed to be added to the Land Use Definitions Section 1.3. It’s a permitted land use in Edmonton, Lethbridge, and Medicine Hat.
Commercial School	Added this use based on local municipal research. It’s a permitted land use in Edmonton and Lethbridge.
Commercial Service Facility	No Change
Day Care Facility	Added this use based on local municipal research. It’s a permitted land use in Edmonton, Lethbridge, and Medicinne Hat.
Drive Through	Added this use. It’s an accessory use.
Freestanding Sign	No Change
Government Services	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Government Services.

	<p>Added this use based on local municipal research.</p> <p>It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Health and Medical Services	This use was permitted in C2A and discretionary in C2B. It has become a permitted land use in the new C2 District.
Information Service Provider	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Liquor, Beer or Wine sales	This use was discretionary in C2B and not allowed in C2A. It has become a permitted land use in the new C2 District as it is similar to merchandise sales.
Merchandise Sales and/or Rentals excluding motor vehicles	Removed reference to excluding liquor, beer or wine sales as this is a permitted land use under the new C2 District.
Office	No Change
Outdoor Display or Sale of Goods	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Restaurant	This use was permitted in C2A and discretionary in C2B. It has become a permitted land use in the new C2 District.
Service and Repair of Goods Traded in C2 District, excluding motor vehicles	No Change
Show Home or Raffle Home	Moved this use from the discretionary land use list to the permitted land use list. These uses are often temporary and issues are not typically experienced.
Discretionary Uses	
Above Ground Storage Tanks for motor fuel including propane and used oil	This use was discretionary in C2A and not allowed in C2B. It has become a discretionary land use in the new C2 District.
Apartment Hotel	<p>New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>Added as a discretionary use because Hotel is a discretionary use in the C2 District.</p> <p>The C2 District is primarily located adjacent to residential areas. This supports the inclusion of apartment units within the Hotel and creates a natural transition between commercial and residential uses.</p>
Commercial Entertainment Facility	This use was discretionary in C2A and not allowed in C2B. It has become a discretionary land use in the new C2 District.
Communication Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation,

	Communication, or Utility Facility was split into individual uses.
Cultural Facility	Added this use based on local municipal research. Discretionary in Lethbridge and Medicine Hat
Dangerous Goods Occupancy	No Change
Drinking Establishment (adult entertainment prohibited)	No Change
Dwelling Units above the ground floor	No Change
Dynamic Fascia Sign	No Change
Dynamic Freestanding Sign	No Change
Gaming or Gambling Establishment	No Change
Home Occupations, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Home Occupations was split into Minor and Major. This use was discretionary in C2B and not allowed in C2A. A Minor Home Occupation was selected to best suit the intent of the new C2 District.
Hotel or Motel	This use was discretionary in C2A and not allowed in C2B. It has become a discretionary land use in the new C2 District.
Indoor Recreation Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Commercial Recreation Facility was changed to Indoor Recreation Facility. Updated to reflect new definition term.
Motor Vehicle Sales, Service and Repair, but excluding agricultural or industrial motor vehicles or machinery	No Change
Outdoor Storage excluding where there is no Principal Building	Added the exclusion where there is no Principal Building.
Parking lot/Parking Structure	No Change
Public Assembly, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major. Added a Minor Public Assembly based on local municipal research. It's a discretionary land use in Edmonton and Medicine Hat. It's permitted in Lethbridge.
Recycling Facility	New land use proposed to be added to the Land Use Definitions Section 1.3. Added this use based on local municipal research. It's a discretionary land use in Edmonton and Lethbridge.
Service Station	Added this use based on local municipal research.

	It's a permitted land use in Lethbridge. Discretionary in Edmonton and Medicine Hat.
Specialty Food Services	Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city. Added as a discretionary use because of the packaging, bottling, or shipping this use may include.
Transportation Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Transportation, Communication, or Utility Facility was split into individual uses.

C3 – Neighbourhood Commercial Permitted and Discretionary Uses

Proposed C3 District (alphabetized land uses)	Notes
Permitted	
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Building Sign	No Change
Business Incubator	Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city. Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.
Commercial Schools	This land use used to fall under the definition of Commercial Services Facility; however, with the revision to the Land Use Definitions under Section 1.3, it's no longer a part of that definition. Added this use and maintained it as a permitted use.
Commercial Service Facility	Moved Commercial Service Facility from the discretionary land use list to the permitted land use list. It's a permitted land use in Edmonton and Lethbridge.
Day Care Facility	Added this use. It's a permitted land use in Lethbridge and Medicine Hat.
Health and Medical Services	Moved this use from the discretionary land use list to the permitted land use list. It's a permitted land use in all other commercial districts.
Information Service Provider	Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the

	<p>update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Merchandise Sales and/or Rentals servicing the neighbourhood only; excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, fuel, and liquor, beer or wine sales	No Change
Office	<p>Moved Office from the discretionary land use list to the permitted land use list.</p> <p>It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Restaurant	<p>Moved Restaurant from the discretionary land use list to the permitted land use list.</p> <p>It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Service and repair of goods traded in the C3 District	No Change
Show Home or Raffle Home	Moved this use from the discretionary land use list to the permitted land use list. These uses are often temporary and issues are not typically experienced.
Discretionary Use	
Above ground storage tanks for motor fuel products including propane and used oil	No Change
Business Support Services	New land use proposed to be added to the Land Use Definitions Section 1.3.
Commercial Entertainment Facility	<p>Added this use.</p> <p>It's a discretionary land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Communication Facility	No Change
Cultural Facility	<p>Added this use.</p> <p>It's a discretionary land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Dangerous Goods Occupancy, where required, in association with a dry cleaning business	No Change
Drinking Establishment (adult entertainment prohibited)	<p>Added this use based on local municipal research.</p> <p>It's a discretionary land use in Edmonton and Lethbridge.</p>
Drive Through	<p>Added this use.</p> <p>It's an accessory use but because it serves motorists, it has been added as a discretionary use. C3 sites are not</p>

	large and a Drive Through can demand a lot of space for cuing vehicles.
Dwelling unit above the ground floor	No Change
Freestanding Sign	No Change
Home Occupations, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Home Occupations was split into Minor and Major. A Minor Home Occupation became discretionary to fit the intent of the C3 District.
Indoor Recreation Facility	Added this use based on local municipal research. It's a discretionary land use in Edmonton, Lethbridge, and Medicine Hat.
Motor Vehicle Service and Repair but excluding agricultural or industrial motor vehicles or machinery	Removed "including the sale of fuel" because this is provided under Service Station.
Public Assembly, Minor	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major. Added Minor Public Assembly based on local municipal research. It's a discretionary land use in Lethbridge and Medicine Hat.
Service Station	Added this use based on local municipal research. It's a discretionary land use in Edmonton, Lethbridge, and Medicine Hat.
Specialty Food Services	Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city. Added as a discretionary use because of the packaging, bottling, or shipping this use may include.
Transportation Service	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use: is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and will operate during business hours compatible with the business hours of other businesses	To be deleted. Businesses serve patrons from everywhere. If an application is received for a discretionary use, conditions can be placed on a permit to regulate business hours, parking, etc.

on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.	
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C4 – Major Arterial Permitted and Discretionary Uses

Proposed C4 District (alphabetized land uses)	Notes
Permitted	
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Apartment	<p>Added this use. The Municipal Development Plan encourages an intensification of land use, mixed use development, and improvements along the city’s major commercial corridors to make them more pedestrian friendly and transit oriented.</p> <p>C4 does not currently allow for residential development; however, there has been an increase in the number of requests to allow more residential developments in these areas. An example would be DC(8).</p>
Apartment Hotel	<p>New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>Added as a permitted use because Apartments and Hotels are permitted uses in the C4 District.</p> <p>The Municipal Development Plan encourages mixed use development along the city’s major commercial corridors. This use creates the opportunity to mix residential and commercial uses within a single building.</p>
Building Sign	No Change
Business Incubator	<p>Added this use. It’s a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Business Support Services	<p>New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>It’s a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Commercial Service Facility	No Change
Drive Through	Added this use. It’s an accessory use.
Freestanding Sign	No Change
Government Services	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility

	<p>was split into multiple specific uses; one of those being Government Services.</p> <p>Added this use based on local municipal research.</p> <p>It's a permitted land use in Medicine Hat and Lethbridge.</p> <p>It's a discretionary land use in Edmonton.</p>
Health and Medical Services	<p>Moved from the discretionary land use list to the permitted land use list based on local municipal research.</p> <p>It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Hotel, Motel or Hostel	<p>Moved from the discretionary land use list to the permitted land use list based on local municipal research.</p> <p>It's a permitted land use in Edmonton and Lethbridge.</p>
Indoor Recreation Facility	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Commercial Recreation Facility was changed to Indoor Recreation Facility.</p> <p>Updated to reflect new definition term.</p>
Information Service Provider	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Merchandise Sales and/or Rentals	<p>This use was permitted or discretionary based on the size (m2) of the merchandise sales. The regulations limiting the size of the merchandise sales have been removed and therefore, this use is now a permitted use. This is similar to the C1A district.</p>
Motor Vehicle Sales, Service or Repair	<p>Added this use based on local municipal research.</p> <p>It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.</p>
Office	No Change
Outdoor Display or Sale of Goods	<p>Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.</p>
Public Assembly, Minor	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major.</p> <p>Added this use based on local municipal research.</p> <p>A Minor Public Assembly became permitted while a Major Public Assembly became discretionary.</p>
Restaurant	No Change
Service and Repair of Goods traded in the C4 District	No Change
Service Station	Added this use based on local municipal research.

	It's a permitted land use in Edmonton, Lethbridge, and Medicine Hat.
Specialty Food Services	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Restaurant is a permitted use in the C4 District.</p>
Discretionary	
Above ground storage tanks for motor fuel products including propane and used oil	No Change
Animal Services	<p>Added this use based on local municipal research.</p> <p>It's a discretionary land use in Edmonton and Medicine Hat and a permitted land use in Lethbridge.</p>
Cannabis Retail Sales	No Change
Commercial Entertainment Facility	<p>Added this use based on local municipal research.</p> <p>It's a discretionary land use in Edmonton, Medicine Hat, and Lethbridge.</p>
Communication Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Dangerous Goods Occupancy	No Change
Drinking Establishment (adult entertainment prohibited)	No Change
Drinking Establishment (adult entertainment permitted)	No Change
Dynamic Fascia Sign	No Change
Dynamic Freestanding Sign	No Change
Funeral Home	No Change
Gaming or Gambling Establishment	No Change
Greenhouse	<p>Added this use based on local municipal research.</p> <p>It's a discretionary land use in Medicine Hat and Lethbridge and a permitted land use in Edmonton.</p>
Outdoor Storage	No Change
Parking Lot/Structure	<p>Added this use based on local municipal research.</p> <p>It's a discretionary land use in Edmonton, Medicine Hat, and Lethbridge.</p>
Public Assembly, Major	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major.</p> <p>Added this use based on local municipal research.</p>

	It's a discretionary land use in Edmonton, Medicine Hat, and Lethbridge.
Recycling Facility	New land use proposed to be added to the Land Use Definitions Section 1.3. Added this use based on municipal research. It's a discretionary land use in Edmonton and Lethbridge.
Transportation Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Warehouse	No Change

C5 – Mixed Use Permitted and Discretionary Uses

Proposed C5 District (alphabetized land uses)	Notes
Permitted	
Apartment	With the revision to the Land Use Definitions under Section 1.3, Multiple Family Building was redefined as Apartment.
Accessory Building or Use	Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.
Building Sign	No Change
Business Incubator	Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city. Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.
Business Support Services	New land use proposed to be added to the Land Use Definitions Section 1.3. Added this use based on municipal research. It's a permitted land use in Edmonton, Calgary, and Medicine Hat.
Commercial School	Added this use based on municipal research. It's a permitted land use in Edmonton and Calgary.
Commercial Service Facility	Moved this use from the discretionary land use list to the permitted land use list. It's a permitted use in all other of Red Deer commercial districts.
Cultural Facility	Added this use based on municipal research. It's a permitted land use in Edmonton and Calgary.

Day Care Facility	No Change
Dwelling units above the ground floor	No Change
Freestanding Sign	No Change
Government Services	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Government Services.</p> <p>Added this use based on municipal research.</p> <p>It's a permitted land use in Edmonton and Medicine Hat.</p>
Health and Medical Services	No Change
Home Occupations, Minor	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Home Occupations Major or Minor. A Home Occupation Minor was selected to best fit the intent of the C5 District.</p>
Information Service Provider	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because it is similar to an Office which is permitted in all commercial districts.</p>
Merchandise Sales and/or Rentals excluding motor vehicles, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment	No Change
Mixed Use Commercial/Office with Dwelling Units	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Apartments, Merchandise Sales, and Office are a permitted use in the C5 district.</p>
Office	No Change
Outdoor Display or Sale of Goods	<p>Moved this use from the discretionary land use list to the permitted land use list. These uses are minor/subordinate and issues are not typically experienced.</p>
Public Assembly, Minor	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Home Occupations Major or Minor. A Minor Public Assembly became permitted to fit the intent of the C5 District.</p>
Restaurant without drive through	No Change
Show Home or Raffle Home	No Change

Specialty Food Services	<p>Added this use. It's a land use currently only allowed within the Riverlands/Capstone area; however, with the update to the Definitions under Section 1.3, it became available to use elsewhere in the city.</p> <p>Added as a permitted use because Restaurant is a permitted use in the C5 District.</p>
Townhouse	With the revision to the Land Use Definitions under Section 1.3, Multi-Attached Building was redefined as Townhouse. Updated to reflect new definition term.
Discretionary	
Animal Services	<p>Added this use based on municipal research.</p> <p>It's a discretionary land use in Edmonton, Calgary, and Medicine Hat.</p>
Apartment Hotel	<p>New land use proposed to be added to the Land Use Definitions Section 1.3.</p> <p>Added as a discretionary use because Hotels are discretionary uses in the C45 District. Apartments are permitted.</p> <p>The C5 District is a mixed use district. This use creates the opportunity to mix residential and commercial uses within a single building.</p>
Assisted Living Facility	No Change
Cannabis Retail Sales	No Change
Commercial Entertainment Facility	No Change
Communications Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Drinking Establishment (adult entertainment prohibited)	No Change
Drive Through	<p>Added this use.</p> <p>It's an accessory use but because it serves motorists, and C5 is envisioned as a pedestrian friendly environment, it has been added as a discretionary use.</p>
Dynamic Fascia Sign	No Change
Dynamic Freestanding Sign	No Change
Home Occupations, Major	<p>With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Home Occupations Major or Minor.</p> <p>Added this use.</p> <p>Home Occupations Minor is allowed as a permitted use so it seems fitting to allow Home Occupations Major as a discretionary use.</p>
Hotel or Motel	<p>Added this use based on municipal research.</p> <p>It's a discretionary land use in Edmonton, Calgary, and Medicine Hat.</p>

Indoor Recreation Facility	With the revision to the Land Use Definitions under Section 1.3, the definition of Commercial Recreation Facility was changed to Indoor Recreation Facility.
Live Work Unit	Added this use based on municipal research. It's a discretionary land use in Edmonton, Calgary, and Medicine Hat.
Parking lot/Parking Structure	No Change
Public Assembly, Major	With the revision to the Land Use Definitions under Section 1.3, the definition of Institutional Service Facility was split into multiple specific uses; one of those being Public Assembly Minor and Major. Public Assembly Major was selected to best fit the intent of the C5 district.
Public and Quasi-public Buildings	No Change
Restaurant with drive-through	No Change
Service Station	No Change
Transportation Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.
Utility Facility	With the revision to the Land Use Definitions under Section 1.3, Transportation, Communication or Utility facility was split into individual uses.

Appendix

Proposed General Purpose Statements for Commercial Districts

*Updated to reflect the proposed changes to the permitted and discretionary uses, the Municipal Development Plan, and municipal research.

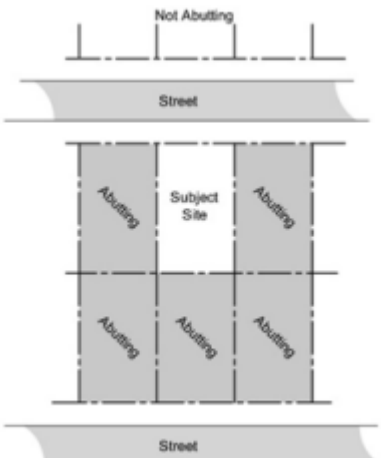
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Commercial General Purpose Statements

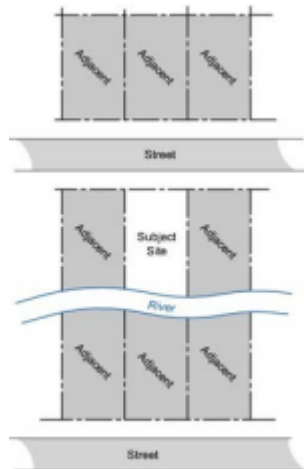
	Original General Purpose Statement	Proposed
C1 – City Centre District	This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.	This district is located in the central area of the city with excellent road access, transit access, and pedestrian design. This district is intended as an active, compact, mixed use centre that acts as a focal point for the community. The city centre accommodates a mix of uses such as commercial, higher density residential, institutional, cultural, entertainment, and recreation. Generally, the land uses are to serve the city and region as a whole.
C1A – City Centre West District	This general purpose of this district is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve The City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.	This general purpose of this district is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve the city and the region as a whole.
C2 – District Commercial Centre District	<p>C2A – The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.</p> <p>C2B – The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, and dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situated only.</p>	The general purpose of this district is to facilitate the development of district commercial centres along arterial and collector roadways that border residential areas. It may also include accommodations, entertainment, daily services, offices, and dwelling units as secondary functions. Generally, the land uses are to serve the surrounding neighbourhoods in which they are located.
C3 – Neighbourhood Commercial District	The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).	The general purpose of this district is to facilitate the development of local convenience centres which serve the daily needs of residents. It may also include the provision of business services, dwelling units, and medical offices as secondary functions. The uses in this district are primarily intended to serve the adjoining neighbourhoods.

C4 – Major Arterial District	The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.	The general purpose of this district is to facilitate large commercial developments with good visibility and accessibility along, or adjacent to, major public roadways serving the city and the region as a whole. Residential land uses are included as secondary functions. Opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.
C5 – Mixed Use District	The general purpose of this District is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.	The general purpose of this district is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy, and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.

General Definitions

Proposed
<p>Abut or Abutting means physically touching or sharing a common border such as a property line.</p> 
<p>Act means the Municipal Government Act.</p>
<p>Active Commercial Main Floor means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor and/or Street 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.</p>
<p>Adjacent means lands that would be next to a parcel if not for an easement, right-of-way, railway, road, river or stream.</p>

Proposed



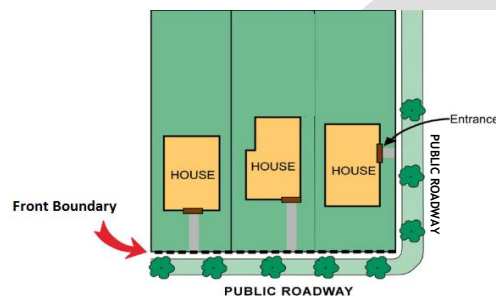
Administration means the collective or individual departments within The City of Red Deer.

Amenity Space means an indoor or outdoor space in Assisted Living Facilities 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.

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.

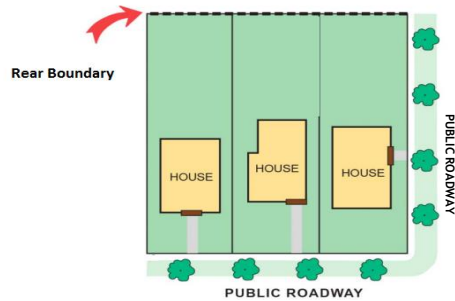
Boundary means the registered property line of a Site.

Boundary, Front means the Boundary of a Site adjacent to a Street.

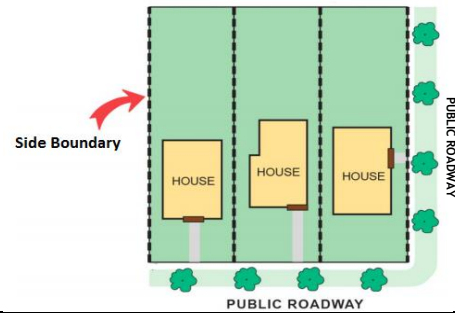


Boundary, Rear means the Boundary of a Site lying opposite the Front Boundary.

Proposed



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



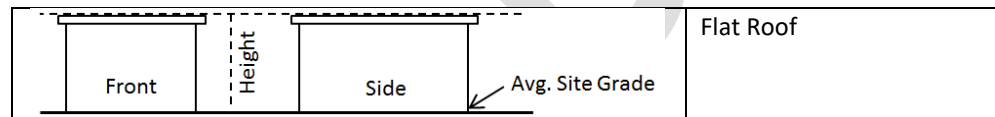
Building means anything constructed or placed on, in, over, or under land, but does not include a highway or road or a bridge that forms part of a highway or road.

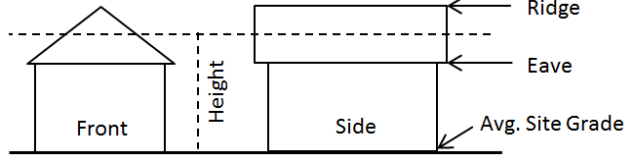
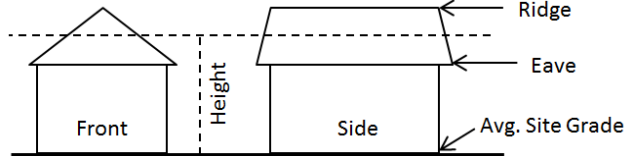
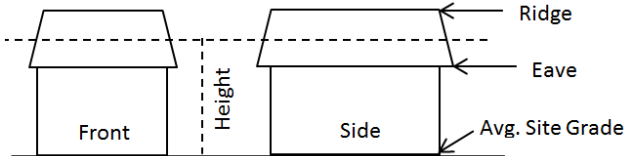
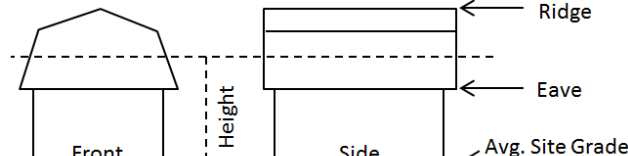
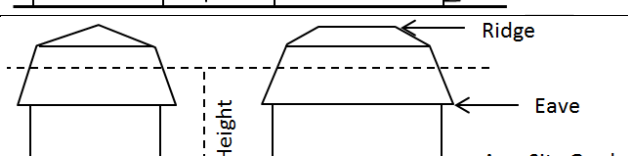
Building Footprint means the area of a Building measured from the outer surface of the exterior of the Building at Grade level.


Building Height means the vertical distance between the Grade of a Building, Structure or part thereof and one of the following:

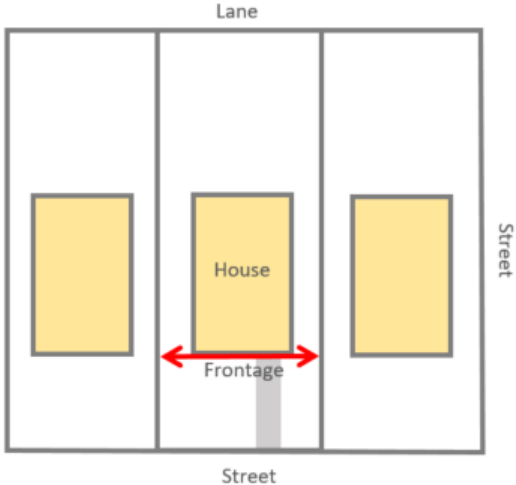
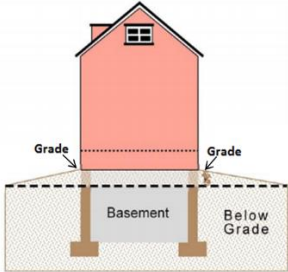
- (a) the highest point of the roof surface of a flat roof;
- (b) the mean height level between the eaves and ridge of a sloped roof;
- (c) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or
- (d) the highest point of a structure without a roof.

The Building Height shall be determined without considering any device or feature not structurally essential to the Building.

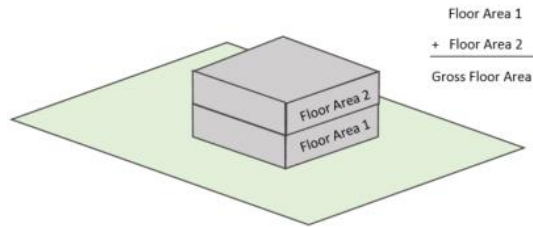


Proposed		
	Sloped Roof	
	Sloped Roof	
	Flat Roof on Sloped Roof	
	Sloped Roof	
	Sloped Roof	
<p>Building Lighting means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building. A typical example includes accent lighting.</p>		
<p>Cannabis means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the <i>Cannabis Act</i> (Canada) and its regulations, as amended from time to time.</p>		
<p>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.</p>		
<p>Commercial means a use of land primarily related to or used for the buying and selling of goods and services to the public.</p>		
<p>Commercial District means a land use District primarily related to or used for Commercial uses.</p>		

Proposed
<p>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.</p>
<p>Corner Site means and includes any lot which is adjacent to:</p> <ul style="list-style-type: none"> (a) the intersection of two Streets, or (b) the intersection of two lanes, or (c) the intersection of a lane and a Street. 
<p>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.</p>
<p>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.</p>
<p>Development means:</p> <ul style="list-style-type: none"> (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.
<p>Development Authority includes:</p> <ul style="list-style-type: none"> (a) a person appointed as a Development Officer under this Bylaw, (b) the Municipal Planning Commission, and/or (c) City Council where so identified in a Direct Control District.
<p>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.</p>
<p>District means a land use District established under this Bylaw.</p>
<p>Driveway means an area that provides access for vehicles from a Street or private roadway to a Site. A Driveway does not include a Parking Pad.</p>
<p>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.</p>

Proposed	
Edge Zone	means the setback between a Building and the Abutting Street, 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.
Frontage	means the linear distance of the Front Boundary.
	
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 ground elevation established for the purpose of regulating the number of storeys and the height of a Building. The Building grade shall be the elevation adjacent to the walls of the Building if the finished grade is level. If the ground is not entirely level the grade shall be determined by averaging the elevation of the ground for each face of the Building.
	
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.

Proposed



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 an Assisted Living Facility or a Temporary Care Facility.

Immediate Street Context refers to existing Buildings and Signs along the same street Frontage (both sides of the Street) 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/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.

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

Major Corridors mean:

- 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;

Proposed
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.
Major Entry Areas means areas adjacent to Major Corridors which are highly visible to motorists.
Mixed-Use means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building.
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.
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 must 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 and Quasi-Public means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.
Public Property means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.
Public Space
Redevelopment means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street that is located within the Mature Neighbourhood Overlay District.
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 private residence 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.
Road Right-of-Way means land identified for road on a legal plan of survey or land used as a public road. This includes a bridge forming part of a public road and any Structure incidental to a public road.
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.

Proposed

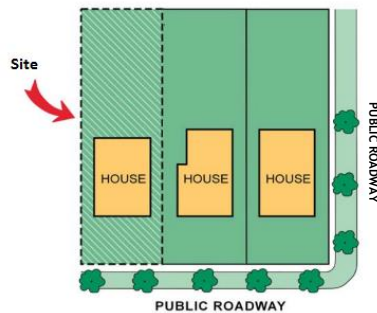
Riverlands Districts mean the Riverlands Taylor Drive District (RL-TD), the Riverlands Commercial District (RL-C), the Riverlands Primarily Residential District (RL-PR) and the Riverlands Active Commercial Main Floors Overlay District.

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

Sidewalk means a hard surfaced public infrastructure path for pedestrians within the Road Right-of-Way and part of public lands.

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.

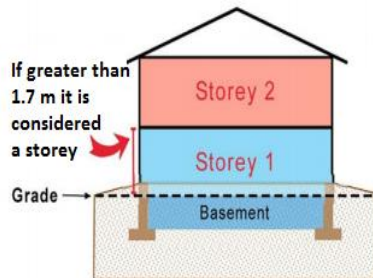


Site Coverage means the area of a Site covered by a Structure(s) with a roof, excluding Accessory Buildings that are 10.0 square metres or less provided they are moveable.

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.

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



Street means a registered street or public roadway and does not include a Lane or Walkway.

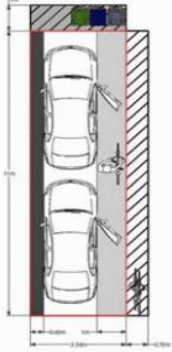
Proposed

Structure means anything constructed or erected on the ground, or attached to something on the ground and includes all Buildings. Typical examples include 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.

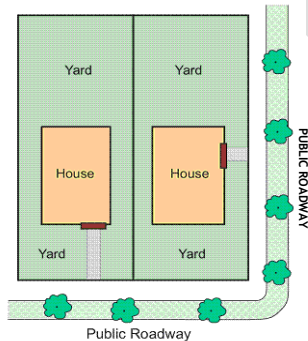


Trail Lighting means a system of light fixtures or poles providing lighting for Walkways and gathering areas.

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 plant material can also be rooted into the wall itself.

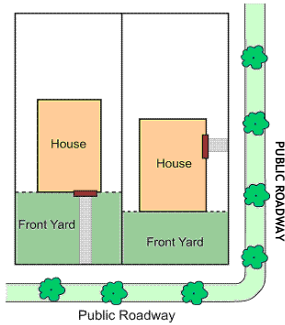
Walkway means a passage or path for pedestrians located on private land.

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

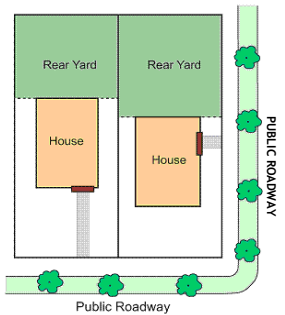


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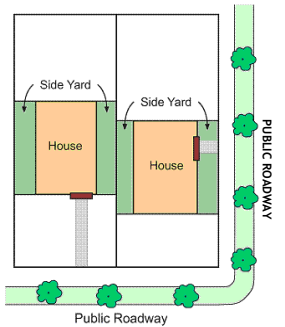
Yard, Front means that part of a Site which extends across the full width of a Site between the Front Boundary and the nearest wall or supporting member of a Building.



Yard, Rear means that part of a Site which extends across the full width of a Site between the Rear Boundary and the nearest wall or supporting member of a Principal Building.



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



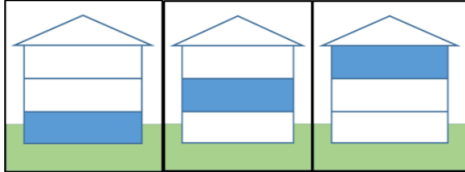
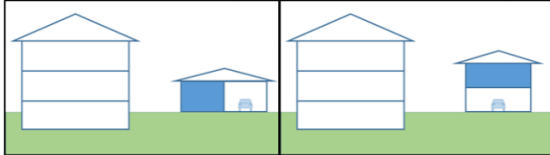
Use Definitions

Proposed
Accessory Building means a secondary Building on a Site, the use of which is subordinate and incidental to that of the Principal Building on the same Site.
Accessory Use means a use which is subordinate and incidental to that of the principal use 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/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.
Assisted Living Facility means a Building, or a portion of a Building operated for the purpose of providing live in accommodation for six or more persons who require onsite varying professional and medical support for daily living. This use may include a Secured Facility but does not include a Temporary Care Facility.
Bed and Breakfast means a Dwelling Unit where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public.
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.
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 Accessory means Cannabis accessory as defined in the <i>Cannabis Act</i> (Canada) and its regulations, as amended from time to time.
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.

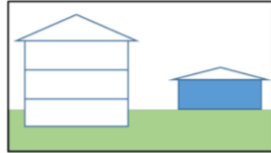
Proposed
Commercial Entertainment Facility means a use or Development contained within a Building that has been specifically built or adapted to provide entertainment to the public. This use does not include Adult Entertainment or a facility in which Lap Dancing is performed, or a Late Night Club.
Commercial School means a facility which provides education or training to adults or children in general education, recreation, life, or business skills. Typical uses include dance schools, music schools or tutoring facilities. This use does not include Educational Institution, Primary or Secondary, or Educational Institution, Post-Secondary, or Industrial Trade School.
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, small animal grooming, and services provided by Educational Institutions, Post-Secondary.
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 Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the National Fire Code – Alberta Edition, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Division “B” of the Code.
Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator’s own children) between three and 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.
Detached Dwelling Unit means a free standing Residential Building constructed on Site and containing one Dwelling Unit.
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: <ul style="list-style-type: none"> one unit is placed over the other in whole or part, or 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.

Proposed
A Duplex does not include a Secondary Dwelling.
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 publically or privately supported institutions or a combination thereof.
Educational Institution, Post-Secondary means: A Development for which the principal use is to provide education, training or instruction for post-secondary students and may include community colleges, technical and vocational schools and universities. This use does not include Commercial Schools, Industrial/Commercial Training Facility, Industrial Trade School.
Emergency Service means a Development providing police, fire protection, or ambulance services.
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.
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 related to the physical or mental health and well-being of individuals on an out-patient basis. Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling. This use also includes respite and day-time care facilities where overnight accommodation is infrequent.
Home Occupation, Major means a moderate impact business within a Residential Site that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site. This use may include a Bed and Breakfast.
Home Occupation, Minor means a low impact business within a Residential Site that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond 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.
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/Commercial Training Facility means a development that provides the training of personnel in Commercial businesses and/or Industrial operations. This use does not include a Commercial School, Education Institution, Post-Secondary or Industrial Trade School.
Industrial Support Service means a Development whose principal use is to provide support services to Industrial clients. Any retail sales, display or Office areas shall be accessory to the principal Industrial Support Service use.
Industrial Trade School means a facility which provides education or training in trades used in an industrial context. Typical examples include electrical, plumbing, and carpentry.
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.

Proposed
Late Night Club means a facility where the primary purpose of which is to host late night events.
Live Work Unit means a Dwelling Unit where a business is operated by the resident and up to two employees. This use does not include a Home Occupation, Minor or Home Occupation Major.
Liquor, Beer, and/or 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 (for example, a specialty wine store, liquor store or off-sale outlet).
Low Impact Commercial Use means the conducting of Merchandise Sales and/or Rentals, the operation of an Office and/or the provision of personal services and/or Commercial services from a Detached Dwelling Unit 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/or Rentals.
Manufactured Home means a factory built Residential Building containing one Dwelling Unit suitable for long term occupancy, designed to be movable, 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 Sales means the sale or rental of goods produced on a production line of machinery and/or skilled labour. Manufactured Sales does not include Cannabis Retail Sales, Machinery Sales, Manufactured Home sales, Merchandise Sales and/or Rentals, Motor Vehicle Sales, Service or Repair or Trailer sales.
Market means a use where individual vendors provide goods for sale directly to the public, and where the vendors may change on a frequent or seasonal basis.
Merchandise Sales and/or Rentals means the retail sale and/or rental of goods within an enclosed Building for use or consumption by the public. Merchandise Sales and/or 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 Commercial/Office with Dwelling Units means a use where there is a mix of Commercial/Office uses integrated with Residential Dwelling Units in the same Building.
Motor Vehicle Sales, Service or Repair means the sales, servicing and repair of motor vehicles including car washes.
Office means a Development that provides professional, governmental, managerial, administrative, business support and/or consulting services, with minimal retail activity incidental to the principal use.
Open Space means a use where picnic areas, Open Space facilities, playgrounds or tot lots, outdoor rinks, amphitheatres, 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.

Proposed
<p>Parking Structure means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.</p>
<p>Public Assembly, Major means a Building used for the public gatherings and assemblies with an assembly area capacity of 250 or more people. This use includes assembly areas for religious, charitable, educational, or social activities. Typical examples include auditoriums, convention centres and places of worship.</p>
<p>Public Assembly, Minor means a Building used for public gatherings and assemblies with an assembly area capacity of less than 250 people. This use includes assembly areas used for religious, charitable, educational, or social activities.</p>
<p>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 and/or recreational purposes. Typical examples include campers, tent trailers, and motor homes. Recreational Vehicle does not include Trailer.</p>
<p>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.</p>
<p>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.</p>
<p>Secondary Dwelling means a second self-contained Dwelling Unit located on a Parcel in which the Principal Building is a Detached Dwelling Unit. This use may take the following forms:</p> <p>House Suite: A suite incorporated into a Detached Dwelling Unit and may be located in the basement, on the main storey or on an upper storey or a combination thereof.</p>  <p>Garage Suite: A suite incorporated into a garage Accessory Building and may be located at Grade or above Grade or a combination thereof. The principal purpose of the Building shall remain an Accessory Building.</p>  <p>Garden Suite: A stand-alone suite located in a Rear or Side Yard of a Parcel containing a Detached Dwelling Unit.</p>

Proposed



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 use where living accommodations are 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 Homes 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 Merchandise Sales means a use where the sale of product produced and packaged on the premises takes place utilizing no more than 30% of the Gross Floor Area. This use does not include Cannabis Retail Sales or Merchandise Sales and/or Rentals.

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 overnight shelters, short-term medical rehabilitation centres, detoxification centres, and hospices.

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

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.

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.

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.

Proposed
Utilities means public utilities as defined in Part 17 of the Act, with the exception of waste management and telecommunications.
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 Landfill, or Wastewater Treatment Plant.
Warehouse means a Building for the indoor storage of goods or merchandise.
Wastewater Treatment Plant means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.
Water Retaining Structure means a swimming pool, hot tub, pond or other structure designed to retain liquid above or below the ground surface.

Sign Definitions

DRAFT

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.



Building Sign are 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:

- (1) Awning/Canopy Sign is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame.



- (2) 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.



- (3) 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.
- (4) Painted Wall Sign is a Sign that is painted, inscribed, or marked directly on a Building Façade.



- (5) 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.



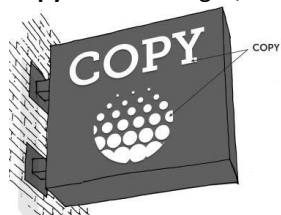
- (6) Projecting Sign is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade.



- (7) 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.



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, Streets, public amenities, allocation of residential, commercial, and/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.



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.



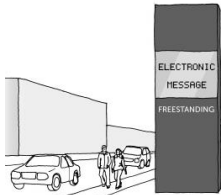
Electronic Message means alpha-numeric text, scrolling text, or characters that change through electronically controlled changing lights or digital programming. Electronic Messages must not have any other Dynamic components, or display videos or images.

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

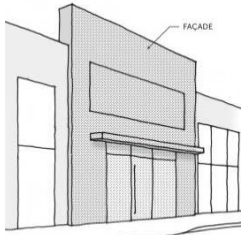
Electronic Message Fascia Sign is a Fascia Sign with a portion of it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Fascia Signs must not display videos.



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.



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



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.

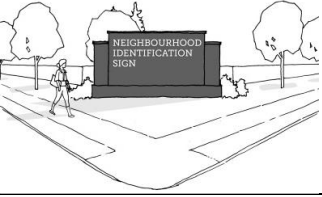


Ground Sign means a general term to describe Permanent Signs that are not affixed, plastered, etc. on Buildings. Examples of Ground Signs include, but are not limited to Freestanding Signs, or Neighbourhood Identification Signs, but do not include Billboard Signs.

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:

(1) reflect off the surface of a Sign (external illumination);

(2) project through the surface of a Sign (internal illumination); or (3) 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.
<p>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.</p> 
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 and/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.
<p>Sign is a visual tool, including its Structure that communicates using words, numbers, pictures, graphics or logos to:</p> <p>(1) attract attention or convey information; (2) provide direction; or (3) promote a product, business, activity, service, or idea.</p>
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:

(1) 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.



(2) 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.



(3) 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.



(4) 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.



(5) 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.

(6) Portable Sign is a flat, easily movable Sign with independent supports. It may have one or two sides of Copy.



(7) Real Estate Sign is a Sign that advertises real estate that is “for sale”, “for lease”, “for rent”, or “sold”, or an “open house”.

(8) Show Home Sign is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.

(9) 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.



(10) 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.

(11) Temporary Directional Sign is a temporary Sign used to identify the location of a Show Home, Developing Community, and/or provide a means to reach a destination.

(12) 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).