
From: Haley Mountstephen
Sent: May 02, 2023 10:37 AM
Subject: City of Red Deer Land Use Bylaw Review - May 2023 - Industrial Regulations Review
Attachments: Industrial District Regs Reveiw - April 2023.pdf; Industrial District Use Reveiw - April 2023.pdf; April 2023 Definitions - for website.pdf

City of Red Deer Land Use Bylaw Review

May 2023 – Update #10

Good afternoon,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our tenth update, is to share the proposed industrial land use district regulations.

Attached you will find a draft of proposed industrial land use district regulations and the previously provided proposed land uses. A copy of the definitions has been included for your reference. These definitions are provided to aid in understanding of the districts and regulations; they are not under review at this time. Below, you will find some questions that you may wish to consider as you review the proposed industrial land use district regulations.

Questions for Consideration

1. Are there any additional industrial regulations that should be considered?
2. Are there any proposed industrial regulations that should be re-considered?

If you have any comments that you would like to share please send them to david.girardin@reddeer.ca by **May 28, 2023**. Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

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

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

Regards,

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Background

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

Executive Summary

Each industrial district embodies various regulations to guide development as it occurs. Regulations direct development such as building height, site area, and required parking. An analysis of the regulations listed under each industrial district have been reviewed to enhance opportunities, reduce red tape, and increase flexibility. A comparison was completed between Red Deer and other local municipalities. An evaluation of comments received from City administration and external participants also contributed to the analysis of each commercial district.

Key highlights include:

- Most of the site regulations remained unchanged.
- Reduced the side yard setback in I1 and IC to align with local municipal industrial side yard setbacks.
- Slightly increased the side yard setback in I2 to align with local municipal industrial side yard setbacks.
- Created consistency in the side and rear yard setbacks between the I1, I2, and IC districts.
- I1 and IC share the same site regulations.

Proposed Industrial Regulation Comparison Table

This table highlights how each industrial district compares to one another if the proposed regulation are updated as recommended. The proposed recommendations are a result of municipal research and best practices.

Regulations	Light Industrial I1	Heavy Industrial I2	Industrial/Commercial (Mixed Use) IC
Building Height Max	N/A	N/A	N/A
Front Yard Min	6.0 m, except Edgar Industrial Drive and I1 1 zoned lands located within an Eco Industrial Park Overlay District which is 9 m	15.0 m, except Edgar Industrial Drive which is 9 m	6.0 m
Side Yard Min	4.0 m	4.0 m	4.0 m
Rear Yard Min	3.0 m	3.0 m	3.0 m
Landscaped Area	40 % of minimum front yard	20 % of minimum front yard	40 % of minimum front yard
Site Area Min	929.0 m ²	1.2 hectares unless otherwise approved by the Development Authority	929.0 m ²
Frontage Min	22.0 m	N/A	22.0 m

Table of Current and Proposed Industrial Regulations by District

I1 – Light Industrial District

Current I1 Regulations		Proposed I1 Regulations		Notes
Floor Area Min	N/A	Floor Area Min		Removed Floor Area regulation from table as there no regulation (N/A)
Building Height Max	N/A	Building Height Max	N/A	No Change
Front Yard Min	6.0 m, except Edgar Industrial Drive and I1 1 zoned lands located within an Eco Industrial Park	Front Yard Min	6.0 m, except Edgar Industrial Drive and I1 1 zoned lands located within an Eco Industrial Park Overlay District which is 9 m	No Change

	Overlay District which is 9 m			
Side Yard Min	6.0 m one side	Side Yard Min	4.0 m	Reduce to align with local municipalities.
Rear Yard Min	3.0 m	Rear Yard Min	3.0 m	No Change
Landscaped Area	40 % of minimum front yard	Landscaped Area	40 % of minimum front yard	No Change
Parking Spaces	Subject to section 3.1 and 3.2	Parking Spaces		Remove and relocate to general regulations section.
Loading Spaces	Subject to section 3.7	Loading Spaces		Remove and relocate to general regulations section.
Site Area Min	929.0 m2	Site Area Min	929.0 m2	No Change
Frontage Min	22.0 m	Frontage Min	22.0 m	No Change

I2 – Heavy Industrial District

Current I2 Regulations		Proposed I2 Regulations		Notes
Floor Area Min	N/A	Floor Area Min		Removed Floor Area regulation from table as there no regulation (N/A)
Building Height Max	N/A	Building Height Max	N/A	No Change
Front Yard Min	15.0 m, except Edgar Industrial Drive which is 9 m	Front Yard Min	15.0 m, except Edgar Industrial Drive which is 9 m	No Change
Side Yard Min	3.8 m on one side	Side Yard Min	4.0 m	Increased to make it a full number. Aligns with local municipalities and is consistent with I1.
Rear Yard Min	3.0 m	Rear Yard Min	3.0 m	No Change
Landscaped Area	20 % of minimum front yard	Landscaped Area	20 % of minimum front yard	No Change
Parking Spaces	Subject to section 3.1 and 3.2	Parking Spaces		Remove and relocate to general regulations section.

Loading Spaces	Subject to section 3.7	Loading Spaces		Remove and relocate to general regulations section.
Site Area Min	1.2 hectares unless otherwise approved by the Development Authority	Site Area Min	1.2 hectares unless otherwise approved by the Development Authority	No Change
Frontage Min	N/A	Frontage Min	N/A	No Change

IC - Industrial/Commercial (Mixed Use) District

Current IC Regulations		Proposed IC Regulations		Notes
Floor Area Min	N/A	Floor Area Min		Removed Floor Area regulation from table as there no regulation (N/A)
Building Height Max	N/A	Building Height Max	N/A	No Change
Front Yard Min	6.0 m	Front Yard Min	6.0 m	No Change
Side Yard Min	6.0 m	Side Yard Min	4.0 m	Reduce to align with local municipalities.
Rear Yard Min	3.0 m	Rear Yard Min	3.0 m	No Change
Landscaped Area	40 % of minimum Front Yard	Landscaped Area	40 % of minimum front yard	No Change
Parking Spaces	Subject to section 3.1 and 3.2	Parking Spaces		Remove and relocate to general regulations section.
Loading Spaces	Subject to section 3.7	Loading Spaces		Remove and relocate to general regulations section.
Site Area Min	929.0 m ²	Site Area Min	929.0 m ²	No Change
Frontage Min	22.0 m	Frontage Min	22.0 m	No Change

Supporting Industrial District Regulations

Outlined below are the regulations specific to each industrial district. General formatting has been used for the sections and subsections below. It is different from the formatting found in the Land Use Bylaw.

How to Read the following Districts and Corresponding Regulations:

- Each commercial district is presented in its updated version.

- Text which has been crossed out is proposed to be removed or relocated to another section of the Land Use Bylaw.
- A reference has been included beside each regulation to identify its original origin in the Land Use Bylaw or elsewhere if applicable.
- A note has been included for each regulation to explain what has changed and why.

I1 – Light Industrial District

A. Specific Regulations for Uses in the I1 District

- ~~1. I1 District is subject to any applicable industrial regulations listed within section 6.6.~~
Deleted and moved to general industrial regulations applicable to all industrial districts.
2. Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.
3. An Industrial Commercial Training Facility has maximum capacity of 60 persons. *Moved from Use Table in I1.*

I2 – Heavy Industrial District

A. Specific Regulations for Uses in the I2 District

- ~~1. I2 District is subject to any applicable industrial regulations listed within section 6.6.~~
Deleted and moved to general industrial regulations applicable to all industrial districts.
2. Notwithstanding the above required front, side and rear yard setbacks, the Development Authority may require a greater setback for a use that may interfere with the safety and amenities of adjacent sites. *New regulation added from Sylvan Lake Land Use Bylaw.*
3. An Industrial Commercial Training Facility has maximum capacity of 60 persons. *Moved from Use Table in I1.*

B. Site Location

1. The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding **environments**, shall be subject to approval by the Development Authority.

IC - Industrial/Commercial (Mixed Use) District

A. Specific Regulations for Uses in the IC District

- ~~1. The IC District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.~~
Deleted and moved to general industrial regulations applicable to all industrial districts.

- ~~2. All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District. *Removed regulation as properties currently zoned IC are no located adjacent to major entry areas. If a future site exists in an area with the major entry overlay, it would be required to meet the regulations.*~~
3. An Industrial Commercial Training Facility has maximum capacity of 60 persons. *Moved from Use Table in I1.*
4. Office allowed up to 929m² of the gross leasable area of the lot on which it is located.

General Industrial District Regulations

Below are the general regulations applicable to all industrial districts.

A. Application of General Regulations

1. All industrial districts are subject to any applicable industrial regulations listed within section 6.6.

B. Site Development

1. ~~For Development within the I1 A/BSR, I1B/AD, IC, I1 and I2 Districts all Site Plans,~~ In any industrial district, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
2. The minimum front yard of a site in any industrial district may be used only for:
 - i. Landscaped areas and pedestrian walkways which together ~~unless otherwise provided in the Regulations,~~ shall not comprise ~~not~~ less than 40% of the area of the minimum front yard.
 - ii. Driveways having access to a street or streets at locations to be approved by the Development Authority.
 - iii. ~~subject to the approval of the Development Authority~~ Loading and parking areas having a combined area not exceeding 60% of the ~~area of the said minimum~~ front yard provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street. Loading and Parking areas are subject to the approval of the Development Authority.
 - iv. Display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority. *LUB 6.6(3)(b)(i). Moved to this section as it applies to all industrial development.*
3. If the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:
 - i. paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or
 - ii. landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or

- iii. a combination of (i) and (ii) hereof. *LUB 6.6(3)(b)(ii). Moved to this section as it applies to all industrial development.*
- 4. If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement. *LUB 6.6(3)(b). Moved to this section.*
- 5. ~~It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.~~ *Deleted as this applies to I1A/BSR which will become a new DC district.*

C. Industrial Standard Definitions

1. Industrial Standard I

- i. Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
 - a. emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
 - b. no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
 - c. no process involving the emission of dust, flying ash or other particulate material is permitted,
 - d. emission of any odour or gas is prohibited,
 - e. the emission of toxic gases or other toxic substances is prohibited,
 - f. no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned,
 - g. outdoor storage of goods or material is permitted if kept in a neat and orderly manner subject to regulations listed in section 6.6 subsection (6), and
 - h. no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

2. Industrial Standard II

- i. Industrial Standard II means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

D. ~~General Industrial Performance Standards~~

- 1. ~~The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial~~

~~district rests with the applicant.~~ Unnecessary regulation as this is the case with any application.

2. In addition to meeting the requirements of section 6.6 subsection (2), development of an industrial site shall comply with the following:
 - ~~i. the minimum front yard of a site in any industrial district may be used only for:~~
 - ~~a. landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,~~
 - ~~b. driveways having access to a street or streets at locations to be approved by the Development Authority,~~
 - ~~c. subject to the approval of the Development Authority loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,~~
 - ~~d. display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.~~ *Moved to section above pertaining to Site Development.*
 - ~~ii. if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:~~
 - ~~a. paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or~~
 - ~~b. landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or~~
 - ~~c. a combination of (1) and (2) hereof.~~ *Moved to section above pertaining to Site Development.*
 - ~~iii. If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.~~ *Moved to section above pertaining to Site Development.*

E. Projection Over Yards

1. Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
 - i. On sites in industrial districts, a canopy *may be constructed* if:
 - a. the canopy is at least 3.6 m above the surface of the yard, and
 - b. no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

F. Vehicular Access to Lots from Public Roadways

1. The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

G. Outdoor Storage

1. Where the outdoor storage of raw materials, finished, or partially finished products, fuel, salvage material, junk or waste is permitted or approved on a site, such storage shall be concealed from sight from adjacent sites, streets, or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street, or lane.
2. Outdoor storage areas shall be fenced or screened as determined by the Development Authority.
3. Outdoor storage shall not be located within the front yard setback of any site.
4. All outdoor storage shall be kept in a neat and orderly condition at all times. *Added regulation from Sylvan Lake LUB.*
5. Lumber yards approved as an accessory use in industrial districts shall comply with the outdoor display or sale of goods regulations listed in section 5.7 (10).

City of Red Deer Land Use Bylaw

Permitted and Discretionary Use Review

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IC – Industrial Industrial/Commercial (Mixed Use) District Commercial Permitted and Discretionary Uses

I1A/BSR – (Light Industrial and Business Service-Residential) District Permitted and Discretionary Uses

Background

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

Executive Summary

The Land Use Bylaw provides for development by specifying permitted and discretionary land uses within each of its land use districts.

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 Structures 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.*

In preparation of this document, a review of existing industrial districts permitted and discretionary uses was completed, alongside a review of industrial districts and regulations from other municipalities. The goal of this review was to identify current trends and opportunities to improve the overall user

experience. In completing this review, some general observations were noted and have been outlined below.

General Observations - Red Deer LUB

- Some of the existing industrial land use districts are quite similar
- The overall structure of the industrial land use districts differ from the rest of the LUB
- Lack of clarity around allowable uses
- Regulations imbedded into uses
- Opportunity to introduce additional uses
- Opportunity to move some uses from discretionary to permitted

Based on these observations, revisions to industrial districts and permitted and discretionary uses have been proposed. A detailed review can be found in the Proposed Industrial Permitted and Discretionary Use Comparison table. Key highlights include:

- Updating the applicable land uses in each industrial district to reflect proposed definitions (Appendix 1 attached).
- Separating out multiple grouped uses in use tables
- Introducing additional permitted and discretionary uses
- Moving some uses from discretionary to permitted
- Removing embedded regulations from land uses in permitted and discretionary use tables
- Combining the I1 and I1B/AD uses into the I1 District.
- Moving I1A/BSR to a Direct Control District
- No land uses are proposed to be removed from any industrial district.

Additional Uses Added by Districts			
	I1	I2	IC
Permitted Uses			
Discretionary Uses			
All Uses	TBD	TBD	TBD

Industrial District Overview

The City of Red Deer Land Use Bylaw currently contains 5 industrial land use districts, summarized as follows:

I1 Industrial (Business Service) District – *Provides for a limited range of light industrial, warehousing, storage, and industrial support services which do not create or emit noises, odours, dust, fumes, or other nuisance factors.*

I2 Industrial (Heavy Industrial) District -*provides for a wide range of manufacturing, assembling, fabrication and processing of goods which have a high probability of nuisance factor.*

I1A/BSR (Light Industrial and Business Service-Residential) District - *purpose is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses*

combined with residential dwelling units and existing industrial uses. New development must be consistent with the Riverside Meadows Area Redevelopment Plan.

I1B/AD (Business Service and Automobile Dealership) District - *general purpose is to provide for a limited range of light industrial, Warehousing, storage, Industrial Support Services, and vehicle sales and related uses such as Service and Repair in the Queens Business Park for those Sites identified as light industrial with a vehicle dealership component in the West QE2 Major Area Structure Plan. Development is complimentary to adjacent industrial use, recognizes highway exposure, and free of nuisance factors.*

IC Industrial Industrial/Commercial (Mixed Use) District - *The general purpose of the IC Industrial/Commercial District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another, and free of nuisance factors. The IC District is intended for the Riverside Light Industrial area or other areas as identified in an area structure plan.*

Summary of Proposed Revisions

General Revisions affecting all Districts

A recurring theme noted in the review of Red Deer's industrial land use districts is the lack of clarity around allowable uses due to the grouping of multiple uses in permitted and discretionary use tables, and the presence of regulations embedded into uses. These elements have been addressed in all industrial districts as part of this review.

A review of all regulations affecting industrial districts will also be completed to ensure that regulations are added or adjusted where necessary.

I1 Industrial (Business Service) District and I1B/AD (Business Service and Automobile Dealership) District

Review of the I1 and I1B/AD districts revealed many similarities between these two districts and the merging of the I1B/AD into an expanded I1 district is proposed.

A key difference between the two districts was the provision for Motor Vehicle Sales, Service and Repair as a discretionary use in the I1B/AD. Motor Vehicle Sales are not a listed use in the I1 District in the LUB currently.

Review of the Motor Vehicle Sales use identified some characteristics that suggested it would be a fitting use in the I1 District, with particular consideration of the larger scale land and building requirements associated with motor vehicles. Land use bylaws from other municipalities also indicate that motor vehicle dealerships are a common use in other light and medium industrial districts.

With the addition of Motor Vehicle Sales into the I1 District, there were few differences between the districts and the need for the I1B/AD is felt to be limited. As such, it is proposed that the I1B/AD district is removed from the LUB and subject lands are rezoned to I1.

Alongside the addition of the Motor Vehicle Sales use is the addition of a number of new uses added into the district along with a number of discretionary uses moving to permitted.

I2 Industrial (Heavy Industrial) District

The I2 district currently directs the reader to refer to the I1 district to determine the full list of permitted and discretionary uses. The proposed I2 district now lists all permitted and discretionary uses directly within the district, eliminating the need to refer to other sections of the bylaw.

Overall, proposed changes to the I2 District are limited. Some uses which were previously discretionary, have been moved into the permitted use category and a few new uses have been added.

Due to the nature of development in this heavy industrial district the majority of listed uses remain discretionary to ensure safe and appropriate development patterns. Uses with a more commercial focus have been limited in the I2 district in order to maintain the heavy industrial focus of this district and to limit potential conflicts. A similar approach is observed in heavy industrial districts in other Alberta municipalities.

IC Industrial Industrial/Commercial (Mixed Use) District

The IC district is relatively new to the City of Red Deer LUB. Created as means to accommodate changing development needs and patterns in the Riverside industrial area, the IC district provides for a mix of industrial and commercial development as the name suggests. Upon review of this district it was noted that there is opportunity for it to also serve as a transition zone or buffer from industrial uses in other areas of the city. As such the general purpose statement has been amended to reflect this.

As with other industrial districts, some uses which were previously discretionary, have been moved into the permitted use category and a few new uses have also been added.

I1A/BSR (Light Industrial and Business Service-Residential) District

The following excerpt from the Riverside Meadow Area Redevelopment Plan describes the purpose and intent of the I1A/BSR:

This district "...is unique to Riverside Meadows and was developed to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. As industrial uses move out of the area and these sites redevelop, a more appropriate and common land use district should be applied to better represent the new use. As an example, the former Harpers Metals site should be rezoned to a residential land use district if redeveloped for solely residential uses. A plan amendment would not be required unless the use does not comply with uses listed in a C3, R2, R3 or DC 13 land use district. The I1A-BSR land use district shall be amended to allow four storeys."

As outlined in the Riverside Meadows ARP, the I1A/BSR is intended to be a temporary holding district which will be phased out and replaced with existing land use districts as sites redevelop. This district is very specific to the conditions in this particular area and should continue to be phased out as initially intended. As such, it is recommended that this district is changed from an industrial district to direct control, and therefore will be reviewed separately from the industrial district review.

Eco-Industrial Overlay District

The Eco-Industrial Overlay District is currently in place for a small number of I1 parcels. This district provides guidance for development utilizing green building materials, processes, and overall site development in a specific I1 area. It has been observed that there is opportunity to provide options for green development in other areas of the city as well. A review of the Eco-Industrial Overlay District will be undertaken to determine how best to incorporate it into the LUB as a whole.

DRAFT

Proposed Industrial Permitted and Discretionary Use Comparison Table

Land Use BOLD text denotes defined uses	Industrial District		
	* Indicates change to Permitted from Disc. **Indicates new/revised use added to district		
	I1	I2	IC
above ground storage tanks for motor fuel products	P*	P*	P*
Accessory Building	P	P	P
Accessory Use	P	P	P
Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District	D	D	
Animal Services	P**	D	P*
auction mart (excluding livestock)	D	D	D
auction mart (including livestock)		D	
Billboard Sign	D	D	
Building Sign	P	P	P
Business Support Services (Industrial Support Services)	P		P
Cannabis Production Facility	D**	D	D**
Communication Facility	P*	P*	P*
Crematorium	D	D	D
Dangerous Goods Occupancy	D	D	D
Dynamic Fascia Sign	D	D	D
Dynamic Freestanding Sign	D	D	D
Emergency Service	P**	P**	P**
Freestanding Sign	P	P	P
General Contractor Services	P**	P**	P**
Greenhouse	D**		D**
Indoor Recreation Facility			D
Industrial/Commercial Training Facility (Industrial Trade School)	P*	D	P*
Industrial Operations (Manufacture, processing, distribution, repair, servicing, and/or rental of any articles)	P	P**	P**
Lease Bay Building	P**	P**	P**
Machinery Sales (Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery)	D	P**	D
Machinery Service and Repair		P**	
Manufactured Home sales	P*	P*	P*
Microbrewery	D**		D
Motor Vehicle Sales (Accessory sales of used trucks and used automobiles providing that collectively there are not more than three units for sale on the site at any one time)	D**	P (max 3)	P (max 3)
Motor Vehicle Service and Repair	P	P	P
Oilfield Support Services	P**	P**	P**
Outdoor Display and Sale of Goods	D	D	D
Outdoor Storage	P	P	P
Office			D
Parking	D**		D**

Recreational Vehicle Sales, Service, and Repair (Accessory sales of used holiday trailers providing that collectively there are not more than three units for sale on the site at any one time)	D**	P (max 3)	P (max 3)
Recycling Depot	p**	p**	p**
Restaurant	p*	D	p*
Sale of horse, stock, and light flatdeck and cargo trailers	D	D	D
Security Suite	D**	D**	D**
Self Storage Facility	p**		p**
Service Station	P	P	P
Supporting Sales (Accessory sales related to manufacturing, processing, and/or distribution of any article)	P	D**	D
Temporary Building	D**	D**	D**
Transportation Service	p*	p*	p*
Utility Facility	p*	p*	p*
Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District.	D	D	
Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District.	D	D	
Warehouse	P	P	P

Proposed Industrial Districts

I1 Industrial (Business Service) District

General Purpose	Notes
<u>General Purpose</u> The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services. This district will provide for certain other businesses which are incompatible in commercial districts.	Regulation referenced in General Purpose is removed
<u>Permitted Uses</u>	<u>Notes</u>
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Accessory Building	Removed reference to Section 3.5 (Accessory Building Regulations) as it is implied that these regulations must be adhered to
Accessory Use	Exclusion of sales removed as it was contradictory
Building Sign	No change
Business Support Services	Previously Industrial Support Services. No change.

Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
General Contractor Services	New use added based on a comparison of local municipal industrial districts.
Industrial Operations	No change. Replaces “Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ Industrial operations ”
Industrial Commercial Training Facility	Moved to permitted from discretionary. Previously known as Industrial Trade School. The use is expected to be compatible with all the other permitted I1 uses. 60 person maximum removed as it is a regulation, not a use.
Lease Bay Building	New use added based on a comparison of local municipal industrial districts.
Manufactured Home sales	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Motor Vehicle Service and Repair	No change
Oilfield Support Services	New use added based on a comparison of local municipal industrial districts.
Outdoor Storage	No change
Recycling Depot	New use added based on a comparison of local municipal industrial districts.
Restaurant	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Self Storage Facility	New use added. The use is expected to be compatible in the district.
Service Station	No change
Supporting Sales	No change. Replaces “Accessory sales related to manufacturing, processing, and/or distribution of any article”.
Transportation Service	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Utility Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Warehouse	No change
Discretionary Uses	Notes
Alternate/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District	No change

Animal Services	No change
Auction Mart (excluding livestock)	No change
Billboard Sign	No change
Cannabis Production Facility	New use added. Existing Cannabis Production Facilities have not resulted in negative impacts; therefore the use is expected to be compatible in the district.
Crematorium	No change
Dangerous Goods Occupancy	No change
Dynamic Fascia Sign	No change
Dynamic Freestanding Sign	No change
Greenhouse	New use added based on a comparison of local municipal industrial districts.
Indoor Recreation Facility	New use added. The use is expected to be compatible in the district.
Microbrewery	New use added. The use is currently in place in other industrial and commercial areas in the city and is expected to be compatible in this district.
Machinery Sales	No change. Machinery Sales use added to replace “Sale of large trucks over 10,000 Kg and heavy construction equipment and machinery”
Motor Vehicle Sales	New use added. Vehicle dealerships are becoming larger and more suited to areas with large parcels of land. The use is expected to be compatible in the district.
Outdoor Display or Sale of Goods	Removed reference to “accessory”. Definition will clarify that this use is minor and subordinate.
Parking	New use added based on a comparison of local municipal industrial districts.
Sale of horse, stock, and light flatdeck and cargo trailers	No change
Security Suite	New use added. The use is expected to be compatible in the district.
Temporary Building	New use added. The use is expected to be compatible in the district.
Trailer sales	New definition “ Trailer ” replaces “horse, stock, and light flatdeck and cargo trailers.”
Recreational Vehicle Sales, Service, and Repair	New use added. The use is expected to be compatible in the district.
Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District.	No change
Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District.	No change

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I2 Industrial (Heavy Industrial) District

General Purpose	Notes
<p>General Purpose The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods in which nuisance factors have a high probability of occurring.</p>	Regulation referenced in General Purpose is removed
Permitted Uses	Notes
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Accessory Building	Removed reference to Section 3.5 (Accessory Building Regulations) as it is implied that these regulations must be adhered to
Accessory Use	Removed reference to exclusion of sales as it was contradictory
Building Sign	No change
Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
General Contractor Services	New use added based on a comparison of local municipal industrial districts.
Industrial Operations	No change. Replace “ Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ Industrial operations ”
Lease Bay Building	New use added based on a comparison of local municipal industrial districts.
Machinery Sales	No change. Replaces “Sale of large trucks over 10,000 kg, heavy construction equipment, and machinery”.
Machinery Service and Repair	New use added based on a comparison of local municipal industrial districts.
Manufactured Home sales	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Motor Vehicle Sales of used trucks and used automobiles providing that collectively there are not more than three units for sale at any one time.	No change.
Motor Vehicle Service and Repair	No change
Oilfield Support Services	New use added based on a comparison of local municipal industrial districts.
Outdoor Storage	No change

Recreational Vehicle Sales, Service, and Repair of used holiday trailers providing that collectively there are not more than three units on site at any one time.	No change
Recycling Depot	New use added based on a comparison of local municipal industrial districts.
Service Station	No change
Supporting Sales	No change. Replaces “Accessory sales related to manufacturing, processing, and/or distribution of any article”.
Transportation Service	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Utility Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Warehouse	No change
Discretionary Uses	
Alternate/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District	No change
Animal services	No change
Auction mart (excluding livestock)	No change
Auction mart (including livestock)	No change
Billboard Sign	No change
Cannabis Production Facility	No change
Crematorium	No change
Dangerous goods occupancy	No change
Dynamic Fascia Sign	No change
Dynamic Freestanding Sign	No change
Industrial/Commercial Training Facility	No change. Replaces “Industrial Trade School”. 60 person maximum removed as it is a regulation, not a use.
Restaurant	No change
Machinery Sales	Replaces “Sale of large trucks over 10,000kg, heavy construction equipment and machinery”
Outdoor Display or Sale of Goods	Removed reference to “accessory”. Definition will clarify that this use is minor and subordinate.
Sale of horse, stock, and light flatdeck and cargo trailers	No change
Security Suite	New use added. The use provides for enhanced security for businesses The use is expected to be compatible in the district.
Temporary Building	New use added. The use is expected to be compatible in the district.
Trailer sales	New definition for “ Trailer ” replaces “stock, and light flatdeck and cargo trailers”

Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District.	No change
Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District.	No change

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IC Industrial Industrial/Commercial (Mixed Use) District

General Purpose	Notes
The general purpose of the IC Industrial/ Commercial (Mixed Use) District is to allow for light industrial, commercial, and recreational uses that are compatible and complementary to one another and with any adjacent non-industrial use. The IC District may also serve as a transition zone or buffer from industrial areas.	Removed regulation from General Purpose statement Added reference to expansion of IC district to serve as a transition zone that is compatible with adjacent non-industrial uses.
Permitted Use	Notes
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses.
Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019	No change
Accessory Building	No change
Accessory Use	Deleted “(excluding sales)” because it is contradictory
Animal Services	Moved to permitted from discretionary based on a comparison of local municipal industrial districts.
Building Sign	No change
Business Support Services	No change. Replaces “Industrial Support Services”
Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
General Contractor Services	New use added based on a comparison of local municipal industrial districts.
Industrial Operations	No change. Replace “ Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ Industrial operations ”
Industrial/Commercial Training Facility	Moved to permitted from discretionary. Replaces “Industrial Trade School”. The use is expected to be compatible with all the other permitted IC uses. Removed size limitation as it is a regulation, not a use.
Lease Bay Building	New use added based on a comparison of local municipal industrial districts.

Manufactured Home sales	Moved to permitted from discretionary. The use appears to be widely compatible in the district.
Motor Vehicle Sales of used trucks and used automobiles providing that collectively there are not more than three units for sale on the site at any one time	No change
Motor Vehicle Service and Repair	No change
Oilfield Support Services	New use added based on a comparison of local municipal industrial districts.
Outdoor Storage	No change
Recycling Depot	New use added based on a comparison of local municipal industrial districts.
Restaurant	Moved to Permitted from Discretionary. The use is expected to be compatible with all the other permitted IC uses
Self Storage Facility	New use added. The use is expected to be compatible in the district.
Service Station	No change
Transportation Service	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses
Utility Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses
Warehouse	No change
Discretionary Uses	Notes
Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019	No change
Auction Mart (excluding livestock)	No change
Dynamic Fascia Sign	No change
Dynamic Freestanding Sign	No change
Cannabis Production Facility	New use added based on a comparison of local municipal industrial districts.
Crematorium	No change
Dangerous goods occupancy	No change
Greenhouse	New use added based on a comparison of local municipal industrial districts.
Indoor Recreation Facility	No change
Machinery Sales	Replaces "sale of large trucks over 10,000kg, heavy construction equipment & machinery"
Microbrewery	No change
Office	Removed size limitation as it is a regulation, not a use. Office size will be determined through regulations.

Outdoor display or sale of goods	Removed reference to "accessory". Definition will clarify that this use is minor and subordinate.
Parking	New use added based on a comparison of local municipal industrial districts.
Recreational Vehicles Sales, Service, and Repair of used holiday trailers providing that collectively there are not more than three units for sale on the site at any one time.	No change
Sale of horse, stock, and light flatdeck and cargo trailers	No change
Security Suite	New use added. The use provides for enhanced security for businesses The use is expected to be compatible in the district.
Supporting Sales	No change. Replaces "Accessory sales related to manufacturing, processing, and/or distribution of any article"
Temporary Building	New use added. The use is expected to be compatible in the district.
Trailer sales	"Trailer sales" replaces "Sale of horse, stock & light flat deck & cargo trailers"

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Land Use Bylaw Definitions

May 2023

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

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

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

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General Definitions List

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

General Definitions

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

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

Act means the Municipal Government Act.

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

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

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

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

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

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

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

Boundary means the registered property line of a Site.

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

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

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

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

Cannabis means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time.

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

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

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

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

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

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

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

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

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

Development means:

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

Development Authority includes:

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

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

District means a land use District established under this Bylaw.

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

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

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

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

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

Frontage means the linear distance of the Front Boundary. IMAGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sign has the meaning assigned in Section ___ Sign Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Use Definitions List

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

Use Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Duplex does not include a House Suite.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Open Space means a use where picnic areas, Open Space facilities, playgrounds or tot lots, outdoor rinks, 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sign Definitions List

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

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Sign Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illumination or Illuminated means the use of artificial light to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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