

---

**From:** Haley Mountstephen  
**Sent:** May 02, 2023 10:46 AM  
**Subject:** City of Red Deer Land Use Bylaw Review - May 2023 - Parking Regulations Review  
**Attachments:** April 2023 Definitions - for website.pdf; Existing vs Proposed Regulations with Rationale.pdf; Proposed Regulations.pdf; Summary of Changes.pdf

## City of Red Deer Land Use Bylaw Review

### May 2023 – Update #11

Good afternoon,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our eleventh update, is to share the proposed parking regulations.

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

#### Questions for Consideration

1. New front parking pads and driveways are proposed to be hard surfaced, meaning gravel will no longer be an acceptable finish. Is this acceptable or should it be reconsidered?
2. Are there any additional parking regulations that should be considered?
3. Are there any proposed parking regulations that should be re-considered?

If you have any comments that you would like to share please send them to [david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca) by **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](mailto:david.girardin@reddeer.ca) to be removed from our email list.

Regards,

**David Girardin RPP, MCIP**

Major Projects Planner  
City Planning & Growth  
The City of Red Deer

403.406.8707

[david.girardin@reddeer.ca](mailto:david.girardin@reddeer.ca)

Haley Mountstephen RPP MCIP  
Senior Planner



In reviewing the parking regulations several changes have been proposed. The key changes are highlighted below:

1. All defined uses are proposed to have specific parking requirements  
Currently not all the uses listed in a land use district have clear regulations regarding the number of parking stall requirements. Itemizing each use and the number of parking stalls required will provide a clearer understanding of what is required for an applicant, and what to implement for administration.
2. Reorganized and consolidated sections together  
A general reorganization and consolidation of regulations, where appropriate, removes duplication and improves the readability of the parking section.
3. Removed redundant regulations and regulations overseen by another jurisdiction or authority  
Several of the existing regulations were a duplication of those found in the Alberta Building Code, specifically those related to barrier free parking. As they are a requirement of other legislation they have been proposed to be removed from the Land Use Bylaw.
4. Included front driveway and parking pad requirements from the existing R1G district  
Front driveway and parking pad requirements are currently found within the R1G district to protect the supply of on-street parking. This is proposed to be moved to the parking section and will be applicable to all residential districts to ensure on-street parking is considered in more residential developments.

## Part 3 General Regulations – Parking

Existing Regulations	Proposed Regulations
<p>3.1 Parking Spaces and Areas</p> <p>(1) Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as specified Table 3.1 below, notwithstanding the provisions of Parts 4-8. In calculating the parking space requirement, a fractional number will be taken to the next higher number.”</p> <p>(2) Notwithstanding section 3.1(1), all residential development in the C1 District shall meet the residential parking standards as specified above.</p> <p>(3) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.</p> <p>(4) Where there are multiple uses of a site within a shopping centre, parking shall be calculated on the basis of total shopping centre parking space requirement, rather than calculating the parking requirements for each individual use.</p> <p>(5) In all other cases where there are multiple uses of a site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site.</p> <p>(6) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement</p>	<p>3.1 Parking Spaces and Areas</p> <p>(1) The term parking shall include the spaces required for parking, visitor parking, barrier free parking, loading areas, and bicycle parking, unless otherwise stated. – Comparable to other municipalities</p> <p>(2) Requirements of section 3.1 shall not apply to any use in existence at the date of passing of this Bylaw so long as the Gross Floor Area is not increased as it existed as of the date the Bylaw passing. – Comparable to other municipalities</p> <p>(3) If changes are made to the use that has an effect of increasing parking, additional parking shall be required as per the provisions of this Bylaw. – Comparable to other municipalities</p> <p>(4) Any required parking spaces shall be unobstructed and available for parking purposes and used for that purpose at all times, unless otherwise stated in this Bylaw. – Comparable to other municipalities</p> <p>(5) Where a Building or Site contains a mix of uses, the total parking spaces shall be the total number of parking spaces for all uses, unless applicant requests a variance due to non-overlapping use of parking spaces. – Similar to existing 3.1(5)</p> <p>(6) Barrier free parking shall be included within, not in addition to, minimum parking requirements in this Bylaw. – Comparable to other municipalities</p> <p>(7) Unless otherwise determined by the Development Authority, parking spaces shall be located on the same Site as the use. – Comparable to other municipalities</p> <p>(8) An owner or tenant must provide on-Site parking spaces for the uses in Table 3.1 below, unless otherwise stated. Where the calculation of the required number of parking stalls results in a</p>

	<p>fractional number, the values shall be rounded down to the next whole number. – Similar to existing 3.1(1)</p> <p>(9) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established. – Similar to existing 3.1(3)</p> <p>(10) Notwithstanding section 3.1(8), uses in the C1 District do not require parking spaces, except all Residential Development which shall meet the Residential parking standards as specified above. – Similar to existing 3.1(1) and 3.1(2)</p> <p>(11) Where there are multiple uses on a Site within a Shopping Centre, parking spaces shall be calculated on the basis of total Shopping Centre parking space requirement, rather than calculating the parking requirements for each individual use. – Similar to existing 3.1(4)</p> <p>(12) In all other cases where there are multiple uses on a Site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the Site. – Similar to existing 3.1(5)</p> <p>(13) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement. – Similar to existing 3.1(6)</p>																
<p><b>Table 3.1 Parking Requirements</b></p> <table border="1"> <thead> <tr> <th>USES</th><th>PARKING SPACES</th></tr> </thead> <tbody> <tr> <td>Places of Worship</td><td>1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area</td></tr> <tr> <td>Auditorium Arena</td><td>1.0 per 10.0 seats</td></tr> <tr> <td>Health Care (excluding Hospitals)</td><td>2.5 per 93.0 m<sup>2</sup></td></tr> </tbody> </table>	USES	PARKING SPACES	Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area	Auditorium Arena	1.0 per 10.0 seats	Health Care (excluding Hospitals)	2.5 per 93.0 m <sup>2</sup>	<table border="1"> <thead> <tr> <th colspan="2">Table 3.1 Parking Space Requirements</th></tr> <tr> <th>USE</th><th>REQUIRED PARKING SPACES</th></tr> </thead> <tbody> <tr> <td>Accessory Building</td><td>Nil – No change</td></tr> <tr> <td>Adult Entertainment</td><td>1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less – Same as existing Adult Mini-Theater</td></tr> </tbody> </table>	Table 3.1 Parking Space Requirements		USE	REQUIRED PARKING SPACES	Accessory Building	Nil – No change	Adult Entertainment	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less – Same as existing Adult Mini-Theater
USES	PARKING SPACES																
Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area																
Auditorium Arena	1.0 per 10.0 seats																
Health Care (excluding Hospitals)	2.5 per 93.0 m <sup>2</sup>																
Table 3.1 Parking Space Requirements																	
USE	REQUIRED PARKING SPACES																
Accessory Building	Nil – No change																
Adult Entertainment	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less – Same as existing Adult Mini-Theater																

Hospitals, Temporary Care Facility	1.0 per 93.0 m2	Alternative or Renewable Energy Facility	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
Regional Shopping Centres	5.1 per 93m2 (Gross Leasable Floor Area)	Animal Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
District Shopping Centres	5.1 per 93m2 (Gross Leasable Floor Area)	Apartment	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be clearly identified as guest parking – No change
<b>COMMERCIAL &amp; INDUSTRIAL</b>		Backyard Suite	Suites with two or fewer bedrooms – 1.0 per unit  Suites with more than two bedrooms – 2.0 per unit – Same as existing Secondary Suites
Adult Mini-Theater	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less	Business Incubator	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Approximately half of the spaces required of other commercial uses
Call Centre	8.0 stalls per 93.0 m2 (gross floor area)	Business Support Service	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
Commercial Recreation Facility: Racquet Sports Facility Gaming or Gambling Establishment Bowling Alleys All other Uses	4.0 per court  1.0 space per 2.3 seats  5.0 per alley plus, 5.0 for staff 1.0 per 2.0 participants (at maximum capacity) plus 1.0 per 20.0 m2 (gross floor area)	Call Centre	8.0 stalls per 93.0m <sup>2</sup> Gross Floor Area – No change
Commercial Entertainment Facility	1.0 per 5.0 seats	Campground	1.0 per camping space – Comparable to other municipalities and similar to Hotel
Commercial Service Facility, excluding Funeral Homes	2.5 per 93.0 m2	Cannabis Production Facility	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
Drinking Establishment	1.0 per 4.0 seats	Cannabis Retail Sales	2.5 per 93.0m <sup>2</sup> Gross Floor Area – Same as existing Commercial Service Facility
Funeral Homes	1.0 per 5.0 seats	Cemetery	Nil – comparable to existing City cemeteries

Hotels, Motels and Hostels	1.0 per guest room	Commercial Entertainment Facility	1.0 per 5.0 seats – No change
Live Work Unit	1 additional parking space per unit	Commercial School	1.0 per 8 students, based on maximum enrollment – Comparable to other municipalities
Local Convenience Shopping Centre	5.1 per 93.0 m2 (gross floor area)	Communication Facility	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
Manufacturing and Industrial Plants, Wholesale, Servicing and Repair Establishments, Research, Laboratories and Transportation, Communication or Utility Facility	3.0 per 93.0 m2 , but not less than 4.0 spaces per tenant or establishment (The Development Authority may vary this regulation to accommodate more labour intensive uses)	Community Garden	Nil – No change
Warehousing, Storage Buildings and Yards	1.0 per 93.0 m2 , but not less than 4.0 spaces per tenant or establishment	Commercial Service Facility	2.5 per 93.0m <sup>2</sup> Gross Floor Area – No change
Merchandise Sales and/or Rentals: Sales/Rental Areas Office Areas Warehouse Warehouse Sales	5.1 per 93.0 m2  2.0 per 93.0 m2 1.0 per 93 m2 5.1 per 93 m2	Courtyard	Nil – No change
Offices	2.0 per 93.0 m2	Crematorium	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
Repair Services	2.0 per 93.0 m2	Cultural Facility	2.5 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
Restaurants	1.0 per 4.0 seats	Dangerous Goods Occupancy	Nil – No change
Vehicle and Equipment Sales	2.0 per 93.0 m2	Day Care Facility	1.0 per 2 employees or 1.0 per 10 children (based on maximum enrollment), whichever is greater – Comparable to other municipalities
<b>SCHOOLS</b>		Detention and Correction Services	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
		Drinking Establishment (Adult Entertainment Permitted)	1.0 per 4.0 seats – No change
		Drinking Establishment (Adult	1.0 per 4.0 seats – No change

Public or Private Elementary and Junior High Schools	1.0 space for each classroom	Entertainment Prohibited)	
Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy	Drive-Through	Nil – parking requirements will be based on principle use
Colleges, Business or Commercial or Technical Schools	1.0 per 10.0 seats, plus auditorium requirements where applicable	Duplex	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit – No change
<b>RESIDENTIAL</b>		Educational Institution – Primary and Secondary	Primary – 1.0 space for each classroom Secondary – 1.0 per 3.3 students, based on maximum occupancy – No change
Carriage Home	1.0 per unit	Educational Institution – Post-Secondary	1.0 per 10 students, based on maximum enrollment, plus 1.0 per 20.0m <sup>2</sup> for community use components, plus 2.0 per 93.0m <sup>2</sup> for office components – Comparable to other municipalities
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a public roadway	2.0 per unit	Emergency Service	2.5 per 93.0m <sup>2</sup> Gross Floor Area – Similar to Health and Medical Services
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a private roadway	2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking	Emergency Shelter	2.0 per 93.0m <sup>2</sup> of office components – Same as existing Office
Multiple Family Building	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit, plus 1.0 additional space for every 5.0 units which must be clearly identified as guest parking.  In the Greater Downtown, as identified in Figure 1, the parking requirement is 1.0 per residential unit regardless of the number of bedrooms in the unit, plus 1.0 additional space for every 5.0 units which must be clearly identified as guest parking.	Funeral Homes	1.0 per 5.0 seats – No change
		Gaming or Gambling Establishment	1.0 space per 2.3 seats – No change
		General Contractor Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
		Government Service	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Similar to Office
		Greenhouse	1.5 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities



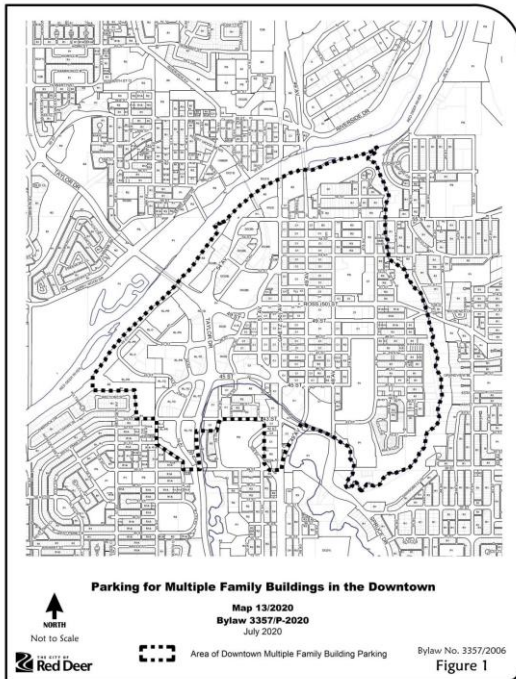
Lodging and Boarding Houses	1.0 per 2.0 persons being accommodated	Health and Medical Services	2.5 per 93.0m <sup>2</sup> Gross Floor Area – No change
Assisted Living Facility	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of three spaces.	Home Occupation – Major	In addition to those required for the principal Dwelling Unit, the following shall be satisfied: 1.0 except for Bed and Breakfast which shall be 1.0 per guestroom – New, based on internal and external comments over the years
Secondary suite with two or fewer bedrooms	1.0 parking spaces	Home Occupation – Minor	In addition to those required for the principal Dwelling Unit, the following shall be satisfied: 1.0 for business with client visits – New, based on internal and external comments over the years
Secondary suite with more than two bedrooms	2.0 parking spaces	Hospital	1.0 per 93.0m <sup>2</sup> Gross Floor Area – No change
Proposed to remove any uses that are not defined in the definition section.		Hostel	1.0 per guest room – No change
		Hotel	1.0 per guest room – No change
		House	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit – No change
		House Suite	Suites with two or fewer bedrooms – 1.0 per unit  Suites with more than two bedrooms – 2.0 per unit – No change
		Indoor Recreation Facility	5.0 stalls for employee parking plus each of the following that is applicable: Curling rink – 6.0 per lane Health and fitness areas – 1.0 per 10m <sup>2</sup> Gross Floor Area

		Hockey rink and pools – 1.0 per 5.0m <sup>2</sup> of playing or water surface Racket sports – 3.0 per court Bowling alley – 5.0 per alley Fixed seating areas – 1.0 per 5 seats – Similar to existing, comparable to other municipalities
	Industrial or Commercial Training Facility	1.0 per 5 students, based on maximum enrollment – Comparable to other municipalities
	Information Service Provider	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Mid range between other similar uses
	Late Night Club	1.0 per 4.0 seats – Same as existing Drinking Establishment
	Liquor, Beer and Wine Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area – Similar to other uses with sales
	Low Impact Commercial Use	In addition to those required for the principal Dwelling Unit, the following shall be satisfied for each type of Commercial use on Site: Office – 2.0 per employee on duty Health and Medical Service – 2.0 per personal consultation cubicle Commercial Service Facility – 2.5 per 93.0m <sup>2</sup> Gross Floor Area Merchandise Sales and Rentals – 5.1 per 93.0m <sup>2</sup> Gross Floor Area – No change
	Machinery Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area – Similar to other uses with sales
	Manufactured Home	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking

		Fronting onto a public roadway – 2.0 per unit – No change
	Manufactured Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area – Similar to other uses with sales
	Merchandise Sales and Rentals	5.1 per 93.0m <sup>2</sup> Gross Floor Area – No change
	Microbrewery	11.0 per 93.0m <sup>2</sup> of seating area plus 3.0 for employee parking – Comparable to other municipalities
	Mixed Use Residential Building	In addition to those required for the principal Dwelling Unit, each Commercial use on Site shall provide parking based on the underlying use except in the R-SMU district where no parking is required for Commercial uses – No change
	Motor Vehicle Sales, Service or Repair	2.0 per 93.0 m <sup>2</sup> Gross Floor Area – No change
	Offices	2.0 per 93.0 m <sup>2</sup> Gross Floor Area – No change
	Oilfield Support Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Same as General Contractor Services
	Open Space	Nil – No change
	Outdoor Display or Sale of Goods	5.1 per 93.0 m <sup>2</sup> of outdoor space used for use – Similar to other uses with sales
	Outdoor Recreation Facility	Fixed seating areas – 1.0 per 5 seats Non-seating areas – 1.0 per 10.0m <sup>2</sup> – Comparable to other municipalities
	Outdoor Storage	Same as the principle use on Site. Where Outdoor Storage is the principle use then 1.0 per 93.0 m <sup>2</sup> of outdoor space used for storage, but not less than 4.0 spaces per tenant or establishment – Added

		provisions for where it is not the principle use on Site
	Parking Structure	As required by the Development Authority – Based on site design and location
	Public Assembly	8.0 per 93.0m <sup>2</sup> Gross Floor Area or 1.0 per 6.0 seats, to be determined by the Development Authority – Comparable to other municipalities
	Recycling Depot	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
	Restaurants	1.0 per 4.0 seats – No change
	Secured Facility	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Same as Temporary Care Facility
	Security Suite	1.0 per Dwelling Unit – Comparable to Backyard Suite and House Suite
	Self-Storage Facility	4.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
	Service Station	2.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to other municipalities
	Shopping Centre	5.1 per 93.0m <sup>2</sup> Gross Leasable Floor Area – No change
	Show Home	2.0 per Dwelling Unit – Same as dwelling unit
	Specialty Food Services	11.0 per 93.0m <sup>2</sup> of seating area plus 3.0 for employee parking – Comparable to Microbrewery
	Supervised Consumption Services	1.0 per 93.0m <sup>2</sup> Gross Floor Area – Comparable to Hospital and Temporary Care Facility
	Supporting Sales	5.1 per 93.0m <sup>2</sup> of the floor area used for sales – Similar to other uses with sales
	Supportive Living Accommodation	0.4 per unit with a minimum of 3 spaces – No change

	Targeted Grazing	Nil – No change
	Temporary Building	Same as underlying use – Dependent on use
	Temporary Care Facility	1.0 per 93.0m <sup>2</sup> Gross Floor Area – No change
	Townhouse	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit – No change
	Transportation Service	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
	Utilities	Nil – No change
	Utility Facility	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
	Warehouse	1.0 per 93.0 m <sup>2</sup> Gross Floor Area but not less than 4.0 spaces per tenant or establishment – No change
	Waste Management Facility	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
	Waste Water Treatment Plant	1.0 per employee – Same as existing Transportation, Communication and Utility Facility
Figure 1		



Proposed to be moved to new section: 3.2.3 Parking areas in the greater Downtown

### 3.2 Parking Standards

- (1) The standards set out in Section 3.2 apply to the development of parking lots in all districts.
- (2) All parking areas must have access to individual parking spaces by means of unobstructed driving aisles satisfactory to the Development Authority.
- (3) A parking space must be located either: a) On the same site as the building or use in respect of which it is required, or b) With the approval of the Development Authority, on another site not more than 100.0m away (herein called "adjacent site") from the building or use in respect of which it is required.

3.2 Parking Standards Parking standards (Parking Standards, Parking Layout for Commercial Developments, Accessible Parking Design, and Parking and Landscaping Separation) have now been combined into one section.

- (1) The standards set out in Section 3.2 apply to the Development of on-Site parking in all Districts including Parking Lots, Parking Structures, Parking Pads, Driveways, and other areas used for parking. Expanded to include all parking areas, similar to existing 3.2(1)
- (2) All parking areas shall have access to individual parking spaces by means of unobstructed driving aisles. No change, similar to existing 3.2(2)

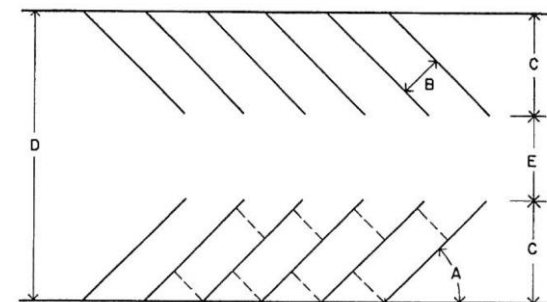
- (4) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by The City.
- (5) A minimum parking space in all districts shall be at least 2.7m in width and 5.5m in depth/length.
- (6) Parking areas required for multi-attached, multiple family and commercial buildings shall be paved or finished to a hard surfaced standard satisfactory to the Development Authority. This does not include gravel finished parking lots.
- (7) Driving aisles for perpendicular (90 degree) parking within new developments shall be at least 7.0 m in width. The requirement shall not apply to redevelopment applications for developments approved prior to September 11, 2006, in which case the driving aisle shall be at least 6.0 m in width. **Proposed to be removed, duplication of info in parking standards table.**
- (8) On-site parking shall be constructed in the manner shown on the approved plan. **Proposed to be removed, duplication of section 9.2(1) offences and penalties.**
- (9) Curbs, concrete bumper, fences and curb stops shall be provided to the satisfaction of the Development Authority.
- (10) The minimum parking stall width and parking aisle depth, minimum overall depth and minimum driving aisle width in parking lot design shall meet the requirements of Table 3.2 below, calculated on the parking angle as shown:
- Table 3.2 Minimum Parking Lot Design Standards**

- (3) All Parking Lots, except those approved on a temporary basis, shall be paved or finished to a hard surfaced standard. Typical examples include concrete, asphalt, and pavers. **New flexibility for temporary Parking Lots, similar to existing 3.2(6)**
- (4) Where a Front Yard Parking Pad or Driveway is accessed from a hard surfaced Road, the Parking Pad or Driveway shall also be finished with a hard surface. Typical examples include concrete, asphalt, and pavers. **New regulation, is this preferred?**
- (5) Curbs, concrete bumper, fences and curb stops shall be provided to the satisfaction of the Development Authority. **No change, same as existing 3.2(9)**
- (6) Parking areas shall be physically separated from any Landscaped Areas either by the use of curb stops or any other means satisfactory to the Development Authority. **No change, taken from existing 3.2.3**
- (7) Parking spaces, excluding those in Parking Lots and Parking Structures, shall satisfy the following minimum requirements:

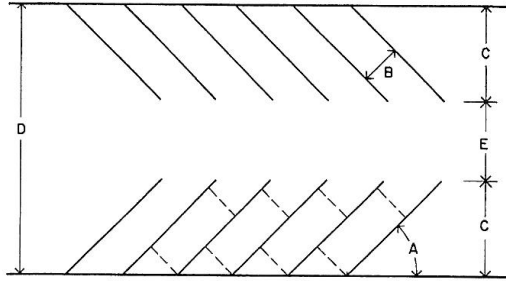
Parking Stall Regulation	Minimum Requirement
Width	2.7m
Depth (length)	5.5m

**No change, same as 3.2(5)**

- (8) Parking spaces in Parking Lots and Parking Structures shall satisfy the following minimum requirements:



A	B	C	D	E
---	---	---	---	---



A	B	C	D	E
Parking Angle	Stall Width	Parking Aisle Depth	Overall Depth	Driving Aisle
0°	2.9 m	2.9 m	9.3 m	3.5 m
30°	2.7 m	5.0 m	13.5 m	3.5 m
45°	2.7 m	5.7 m	15.4 m	4.0 m
60°	2.7 m	6.0 m	17.5 m	5.5 m
90°	2.7 m	5.5 m	18.0 m	7.0 m

(11) Where adverse soil conditions are present, the Development Authority may require a layer of packed gravel, rock, crushed concrete or rock which is greater than 4 inches in depth to meet the **Minimum Gravel Parking Standard**. **Proposed to be removed from this section, moved to a separate section on minimum gravel parking standards.**

### 3.2.1 Parking Layout for Commercial Developments

- (1) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority.
  - (a) Parking aisles shall not be greater than 105.0 m in length.
  - (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.
  - (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lands, and pedestrian walkways.

Parking Angle	Stall Width	Parking Aisle Depth	Overall Depth	Driving Aisle
0°	2.9 m	2.9 m	9.3 m	3.5 m
30°	2.7 m	5.0 m	13.5 m	3.5 m
45°	2.7 m	5.7 m	15.4 m	4.0 m
60°	2.7 m	6.0 m	17.5 m	5.5 m
90°	2.7 m	5.5 m	18.0 m	7.0 m

**Changed to specify the requirements are minimums, otherwise same as 3.2(10)**

- (9) The parking layout of all Commercial and Industrial Developments, Townhouses, and Apartments shall satisfy the following standards:
  - (a) Notwithstanding section 3.1(7), a parking space must be located either:
    - (i) On the same Site as the Building or use in respect of which it is required, or
    - (ii) On another Site not more than 100.0m away from the Building or use in respect of which it is required. **No Change, same as 3.2(3)**
  - (b) In addition to 1.2(8)(a)(ii), where some or all of the required parking is to be provided on a nearby Site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the nearby Site and enforceable by The City. **No change, similar to 3.2(4)**
  - (c) Parking aisles shall not be greater than 105.0 m in length. **No change, same as 3.2.1(a)**
  - (d) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width. **No change, same as 3.2.1(b)**
  - (e) All Parking Lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior



- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.
- (f) With the exception of the Riverlands Districts, the parking intended for each use shall be located near the entrance of the Building containing that use.
- (g) All parking stalls within new developments shall be at least 2.7 m in width. Parking stalls within developments approved prior to September 11, 2006 shall be at least 2.6 m in width. **Proposed to be removed, redundant – old standards are grandfathered, new standards are in parking standards table.**

### 3.2.2 Accessible Parking Design

- (1) The intent of this subsection is to establish development standards for parking lots and walkways within all commercial, public service and to some multiple family residential developments is required to ensure accessibility by persons with mobility challenges (i.e. wheelchairs, strollers, walkers, walking canes). The requirement of this subsection 3.2.2 apply to all development permit applications for:
  - (a) new and existing developments in commercial and public service districts; and
  - (b) new and existing multiple family building residential developments which have a shared or common entrance. **Proposed to be removed, duplication of Alberta Building Code.**

landscaping, drive lanes, and Walkways. **No change, same as 3.2.1(c)**

- (f) Walkways for Parking Lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such Walkways shall be incorporated into any adjoining neighbourhood trail system or Sidewalk. **No change, same as 3.2.1(d)**
- (g) Walkways shall be provided:
  - (i) From Commercial and public service Developments to any adjacent transit stops and Sidewalks;
  - (ii) From an Apartment or Mixed Use Residential Building to the nearest Sidewalk; and
  - (iii) Between all Principal Buildings within multiple Building Developments. **No change, same as 3.2.2(5)**
- (h) When a parking stall in a Parking Lot or Parking Structure Abuts a Walkway, a wheelstop shall be provided and setback 0.60m from the front edge of the parking stall. **Comparable to other municipalities. Similar to 3.2.2(2) and 3.2.2(3)**
- (i) All Commercial Developments shall provide for adequate stacking and queuing Lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public Roads. **No change, same as 3.2.1(e)**
- (j) With the exception of the Capstone Districts, the parking intended for each use shall be located near the entrance of the Building containing that use. **No change, same as 3.2.1(f)**
- (k) The Development Authority may, in its discretion, waive any of the requirements of Section 3.2(9):
  - (i) Where the redevelopment is minor in nature and does not change the intended use or intensity of the site. Typical examples include an architectural modification, modified signage, a change in elevations, the

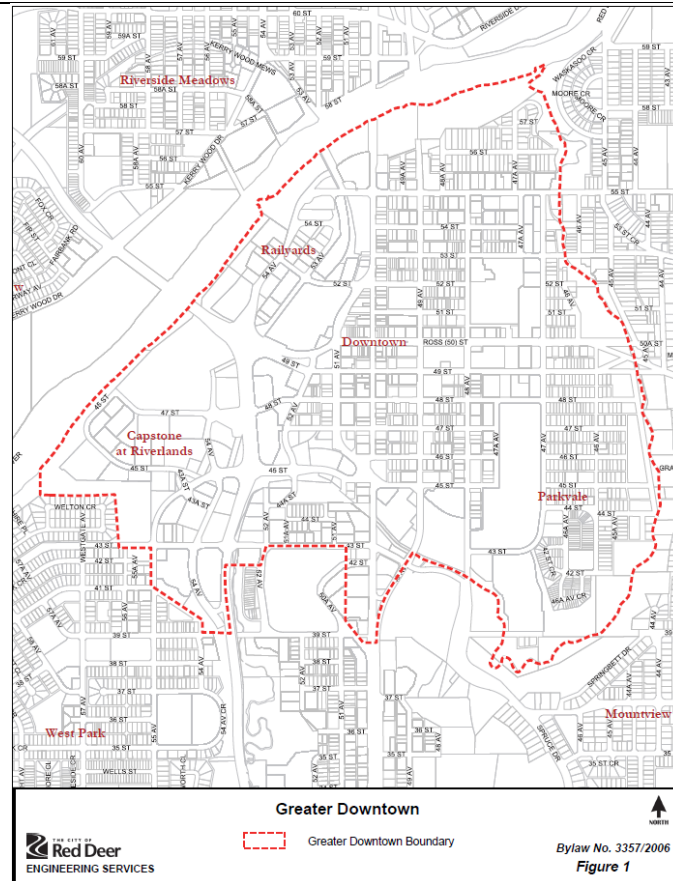
<p>(2) Concrete curb stops shall be provided for all parking spaces adjacent to all walkways fronting commercial, public service and multiple family residential development entrances. Such curb stops shall be set back a sufficient distance from the walkways to prevent vehicles from projecting over the walkway.</p> <p>(3) Walkways along the front, rear and side of commercial, public service and multiple family residential structures shall be free of obstructions and architectural features that would impede access and travel for persons with mobility challenges. <b>Proposed to be removed, duplication of Alberta Building Code.</b></p> <p>(4) Ramps shall be constructed on walkways along the front, rear or side of commercial, public service and multiple family residential structures, wherever required so as to ensure that such walkways are accessible to persons with mobility challenges. <b>Proposed to be removed, duplication of Alberta Building Code.</b></p> <p>(5) Walkways shall be provided:</p> <ul style="list-style-type: none"> <li>(a) from commercial and public service developments to any adjacent transit stops and public sidewalks;</li> <li>(b) from a multiple family development to the nearest public sidewalk; and</li> <li>(c) between all principal buildings within multiple building developments.</li> </ul> <p>(6) An application for a development permit for a development in a commercial, public service or multiple family residential district that is to provide for accessibility is subject to the approval of the Development Authority, which may, in its discretion, impose additional specific obligations similar to the foregoing in order to ensure that walkways are accessible. <b>Proposed to be removed, redundant – all applications are subject to Development Authority approval.</b></p> <p>(7) The Development Authority may, in its discretion, waive any of the requirements of Section 3.2.2:</p>	<p>installation of a shed or seasonal garden centre, or the construction of a new front entrance;</p> <ul style="list-style-type: none"> <li>(ii) Where the redevelopment does not include an expansion of, or an amendment to, an approved Site Plan; or</li> <li>(iii) Where a Walkway is of an adequate width and curb stops are of no benefit. <b>No change to intent, similar to 3.2.2(7); Alberta Building Code must still be satisfied.</b></li> </ul>
--	---

<ul style="list-style-type: none"> <li>(a) in the case of a minor redevelopment of an existing commercial, public service or multiple family building, (such as an architectural modification, modified signage, a change in elevations, the installation of a shed or seasonal garden centre, or the construction of a new front entrance);</li> <li>(b) where the redevelopment does not include an expansion of, or an amendment to, an approved site plan; or</li> <li>(c) in the case of parking space curb stops, these may be not required if an adjoining sidewalk is of sufficient width to accommodate both vehicle overhang and accessibility by persons with mobility challenges.</li> </ul> <p><b>3.2.3 Parking and Landscaping Separation</b></p> <p>(1) Parking areas shall be physically separated from any landscaped areas either by the use of curb stops or any other means satisfactory to the Development Authority.</p>	
	<p><b>3.3 Parking Areas in the Greater Downtown</b></p> <p>(1) Parking areas in the greater Downtown, as defined by the Greater Downtown Action Plan and Part 3, Figure 1, shall meet the following standards:</p> <ul style="list-style-type: none"> <li>(a) General Development Standards: <ul style="list-style-type: none"> <li>(i) Concrete curb stops are required around the perimeter of all parking areas.</li> <li>(ii) Where a storm sewer exists Adjacent to a Parking Lot, the installation of on-Site catch basins and connection to The City's storm sewer system are generally required at the discretion of the Engineering Services Department.</li> <li>(iii) Garbage receptacles may be required to the satisfaction of the Development Authority.</li> <li>(iv) The landowner of the Site is responsible for the regular upkeep of all parking areas including parking surfaces,</li> </ul> </li> </ul>

	<p>curb stops, lighting, garbage receptacles, signage, and landscaping.</p> <p>(b) Lighting Standards:</p> <ul style="list-style-type: none"> <li>(i) Lighting shall be installed, including ground-oriented pedestrian scale lighting which identifies pedestrian routes and Site entrances to Parking Lots.</li> <li>(ii) Parking Lot lighting shall be located and arranged to: <ul style="list-style-type: none"> <li>a. Prevent direct rays of light directed towards any Abutting Sites; and</li> <li>b. Ensure direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.</li> </ul> </li> </ul> <p>(c) Landscaping Standards:</p> <ul style="list-style-type: none"> <li>(i) A Landscaped Area of 1.5 meters, situated between the curb or Sidewalk and the Parking Lot, shall be installed and consist of a combination of trees, shrubs, sod, and decorative rock as outlined in Table 3.2(B).</li> <li>(ii) Corner island landscaping and planting beds may be required to the satisfaction of the Development Authority.</li> <li>(iii) Publicly owned trees and shrubs shall not be removed to facilitate construction of the Parking Lot, unless approved by the Development Authority.</li> <li>(iv) Landscaping shall consist of not less than the following standards: <ul style="list-style-type: none"> <li>a. Deciduous trees – minimum calliper 60.0 millimeters (measured 450.0 millimeters from ground level);</li> <li>b. Coniferous trees – minimum height 2.5 m;</li> <li>c. Deciduous and coniferous shrubs –#2 container class; and</li> <li>d. All top soiled areas area to be sodded or be decorative rock.</li> </ul> </li> </ul>
--	---

(d) The following outlines the landscaping requirements for permanent, temporary, adjunct, and parking lots:

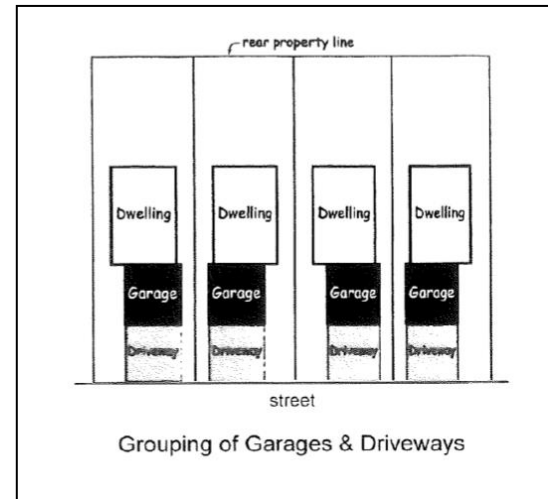
PERIMETER LANDSCAPING	
Parking Lot	Minimum Landscaping Requirement
Permanent Parking Lot (dual Street Frontage)	1 tree and 2 shrubs per 7.5 stalls
Permanent Parking Lot (single Street Frontage)	1 tree and 2 shrubs per 10 stalls
Temporary Parking Lot (dual Street Frontage)	1 tree and 1 shrub per 10 stalls
Temporary Parking Lot (single Street Frontage)	1 tree and 1 shrub per 12.5 stalls
Adjunct Parking Lots of 10 parking stalls or more	1 tree and 1 shrub per 10 stalls
Above ground Parking Structures	Subject to the Development Authority
INTERIOR LANDSCAPING	
Parking Lot	Minimum Landscaping Requirement
Permanent Parking Lot of 100 parking stalls or more	1 interior tree per 15 stalls  All interior trees shall be contained in underground pre-cast planter boxes.



This section is taken from an existing Council policy, 6114-C Greater Downtown Park Areas Development. Updated to align with current regulations.

#### 3.4 Front Driveways and Parking Pads within Residential Districts

- (1) Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, in a Residential District, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:



- (a) There is an odd number of Adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or
  - (b) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in a Developed Area where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or
  - (c) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.
- (2) Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.

This section is taken from the existing R1G District and is proposed to apply to all Residential Districts for consideration of on-Street Parking.





### 3.1 Parking Spaces and Areas

#### General Requirements

- (1) The term parking shall include the spaces required for parking, visitor parking, barrier free parking, loading areas, and bicycle parking, unless otherwise stated.
- (2) Requirements of section 3.1 shall not apply to any use in existence at the date of passing of this Bylaw so long as the Gross Floor Area is not increased as it existed as of the date the Bylaw passing.
- (3) If changes are made to the use that has an effect of increasing parking, additional parking shall be required as per the provisions of this Bylaw.
- (4) Any required parking spaces shall be unobstructed and available for parking purposes and used for that purpose at all times, unless otherwise stated in this Bylaw.
- (5) Where a Building or Site contains a mix of uses, the total parking spaces shall be the total number of parking spaces for all uses, unless applicant requests a variance due to non-overlapping use of parking spaces.
- (6) Barrier free parking shall be included within, not in addition to, minimum parking requirements in this Bylaw.
- (7) Unless otherwise determined by the Development Authority, parking spaces shall be located on the same Site as the use.
- (8) An owner or tenant must provide on-Site parking spaces for the uses in Table 3.1 below, unless otherwise stated. Where the calculation of the required number of parking stalls results in a fractional number, the values shall be rounded down to the next whole number.
- (9) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.

<b>Table 3.1 Parking Space Requirements</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Accessory Building	Nil
Adult Entertainment	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less
Alternative or Renewable Energy Facility	1.0 per employee
Animal Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Apartment	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be clearly identified as guest parking
Backyard Suite	Suites with two or fewer bedrooms – 1.0 per unit  Suites with more than two bedrooms – 2.0 per unit
Business Incubator	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Business Support Service	2.0 per 93.0m <sup>2</sup> Gross Floor Area

Call Centre	8.0 stalls per 93.0m <sup>2</sup> Gross Floor Area
Campground	1.0 per camping space
Cannabis Production Facility	1.0 per employee
Cannabis Retail Sales	2.5 per 93.0m <sup>2</sup> Gross Floor Area
Cemetery	Nil
Commercial Entertainment Facility	1.0 per 5.0 seats
Commercial School	1.0 per 8 students, based on maximum enrollment
Communication Facility	1.0 per employee
Community Garden	Nil
Commercial Service Facility	2.5 per 93.0m <sup>2</sup> Gross Floor Area
Courtyard	Nil
Crematorium	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Cultural Facility	2.5 per 93.0m <sup>2</sup> Gross Floor Area
Dangerous Goods Occupancy	Nil
Day Care Facility	1.0 per 2 employees or 1.0 per 10 children (based on maximum enrollment), whichever is greater
Detention and Correction Services	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Drinking Establishment (Adult Entertainment Permitted)	1.0 per 4.0 seats
Drinking Establishment (Adult Entertainment Prohibited)	1.0 per 4.0 seats
Drive-Through	Nil
Duplex	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit
Educational Institution – Primary and Secondary	Primary – 1.0 space for each classroom Secondary – 1.0 per 3.3 students, based on maximum occupancy
Educational Institution – Post-Secondary	1.0 per 10 students, based on maximum enrollment, plus 1.0 per 20.0m <sup>2</sup> for community use components, plus 2.0 per 93.0m <sup>2</sup> for office components
Emergency Service	2.5 per 93.0m <sup>2</sup> Gross Floor Area
Emergency Shelter	2.0 per 93.0m <sup>2</sup> of office components
Funeral Homes	1.0 per 5.0 seats
Gaming or Gambling Establishment	1.0 space per 2.3 seats
General Contractor Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Government Service	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Greenhouse	1.5 per 93.0m <sup>2</sup> Gross Floor Area
Health and Medical Services	2.5 per 93.0m <sup>2</sup> Gross Floor Area
Home Occupation – Major	In addition to those required for the principal Dwelling Unit, the following shall be satisfied: 1.0 except for Bed and Breakfast which shall be 1.0 per guestroom

Home Occupation – Minor	In addition to those required for the principal Dwelling Unit, the following shall be satisfied: 1.0 for business with client visits
Hospital	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Hostel	1.0 per guest room
Hotel	1.0 per guest room
House	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit
House Suite	Suites with two or fewer bedrooms – 1.0 per unit  Suites with more than two bedrooms – 2.0 per unit
Indoor Recreation Facility	5.0 stalls for employee parking plus each of the following that is applicable: Curling rink – 6.0 per lane Health and fitness areas – 1.0 per 10m <sup>2</sup> Gross Floor Area Hockey rink and pools – 1.0 per 5.0m <sup>2</sup> of playing or water surface Racket sports – 3.0 per court Bowling alley – 5.0 per alley Fixed seating areas – 1.0 per 5 seats
Industrial or Commercial Training Facility	1.0 per 5 students, based on maximum enrollment
Information Service Provider	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Late Night Club	1.0 per 4.0 seats
Liquor, Beer and Wine Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area
Low Impact Commercial Use	In addition to those required for the principal Dwelling Unit, the following shall be satisfied for each type of Commercial use on Site: Office – 2.0 per employee on duty Health and Medical Service – 2.0 per personal consultation cubicle Commercial Service Facility – 2.5 per 93.0m <sup>2</sup> Gross Floor Area Merchandise Sales and Rentals – 5.1 per 93.0m <sup>2</sup> Gross Floor Area
Machinery Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area
Manufactured Home	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit
Manufactured Sales	5.1 per 93.0 m <sup>2</sup> Gross Floor Area

Market	As required by Development Authority
Merchandise Sales and Rentals	5.1 per 93.0m <sup>2</sup> Gross Floor Area
Microbrewery	11.0 per 93.0m <sup>2</sup> of seating area plus 3.0 for employee parking
Mixed Use Residential Building	In addition to those required for the principal Dwelling Unit, each Commercial use on Site shall provide parking based on the underlying use except in the R-SMU district where no parking is required for Commercial uses
Motor Vehicle Sales, Service or Repair	2.0 per 93.0 m <sup>2</sup> Gross Floor Area
Offices	2.0 per 93.0 m <sup>2</sup> Gross Floor Area
Oilfield Support Services	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Open Space	Nil
Outdoor Display or Sale of Goods	5.1 per 93.0 m <sup>2</sup> of outdoor space used for use
Outdoor Recreation Facility	Fixed seating areas – 1.0 per 5 seats Non-seating areas – 1.0 per 10.0m <sup>2</sup>
Outdoor Storage	Same as the principle use on Site. Where Outdoor Storage is the principle use then 1.0 per 93.0 m <sup>2</sup> of outdoor space used for storage, but not less than 4.0 spaces per tenant or establishment
Parking Structure	As required by the Development Authority
Public Assembly	8.0 per 93.0m <sup>2</sup> Gross Floor Area or 1.0 per 6.0 seats, to be determined by the Development Authority
Recycling Depot	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Restaurants	1.0 per 4.0 seats
Secured Facility	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Security Suite	1.0 per Dwelling Unit
Self-Storage Facility	4.0 per 93.0m <sup>2</sup> Gross Floor Area
Service Station	2.0 per 93.0m <sup>2</sup> Gross Floor Area
Shopping Centre	5.1 per 93.0m <sup>2</sup> Gross Leasable Floor Area
Show Home	2.0 per Dwelling Unit
Specialty Food Services	11.0 per 93.0m <sup>2</sup> of seating area plus 3.0 for employee parking
Supervised Consumption Services	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Supporting Sales	5.1 per 93.0m <sup>2</sup> of the floor area used for sales
Supportive Living Accommodation	0.4 per unit with a minimum of 3 spaces
Targeted Grazing	Nil
Temporary Building	Same as underlying use
Temporary Care Facility	1.0 per 93.0m <sup>2</sup> Gross Floor Area
Townhouse	Fronting onto a private roadway – 2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking  Fronting onto a public roadway – 2.0 per unit
Transportation Service	1.0 per employee

Utilities	Nil
Utility Facility	1.0 per employee
Warehouse	1.0 per 93.0 m <sup>2</sup> Gross Floor Area but not less than 4.0 spaces per tenant or establishment
Waste Management Facility	1.0 per employee
Waste Water Treatment Plant	1.0 per employee

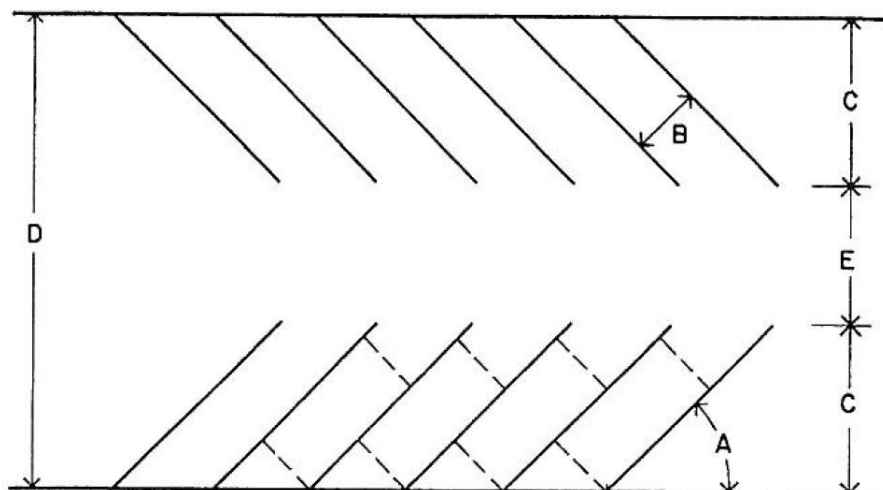
- (10) Notwithstanding section 3.1(8), uses in the C1 District do not require parking spaces, except all Residential Development which shall meet the Residential parking standards as specified above.
- (11) Where there are multiple uses on a Site within a Shopping Centre, parking spaces shall be calculated on the basis of total Shopping Centre parking space requirement, rather than calculating the parking requirements for each individual use.
- (12) In all other cases where there are multiple uses on a Site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the Site.
- (13) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement.

### 3.2 Vehicular Parking Standards

- (1) The standards set out in Section 3.2 apply to the Development of on-Site parking in all Districts including Parking Lots, Parking Structures, Parking Pads, Driveways, and other areas used for parking.
- (2) All parking areas shall have access to individual parking spaces by means of unobstructed driving aisles.
- (3) All Parking Lots, except those approved on a temporary basis, shall be paved or finished to a hard surfaced standard. Typical examples include concrete, asphalt, and pavers.
- (4) Where a Front Yard Parking Pad or Driveway is accessed from a hard surfaced Road, the Parking Pad or Driveway shall also be finished with a hard surface. Typical examples include concrete, asphalt, and pavers.
- (5) Curbs, concrete bumper, fences and curb stops shall be provided to the satisfaction of the Development Authority.
- (6) Parking areas shall be physically separated from any Landscaped Areas either by the use of curb stops or any other means satisfactory to the Development Authority.
- (7) Parking spaces, excluding those in Parking Lots and Parking Structures, shall satisfy the following minimum requirements:

<b>Parking Stall Regulation</b>	<b>Minimum Requirement</b>
Width	2.7m
Depth (length)	5.5m

- (8) Parking spaces in Parking Lots and Parking Structures shall satisfy the following minimum requirements:



A	B	C	D	E
Parking Angle	Stall Width	Parking Aisle Depth	Overall Depth	Driving Aisle
0°	2.9 m	2.9 m	9.3 m	3.5 m
30°	2.7 m	5.0 m	13.5 m	3.5 m
45°	2.7 m	5.7 m	15.4 m	4.0 m
60°	2.7 m	6.0 m	17.5 m	5.5 m
90°	2.7 m	5.5 m	18.0 m	7.0 m

- (9) The parking layout of all Commercial and Industrial Developments, Townhouses, and Apartments shall satisfy the following standards:
- (a) Notwithstanding 3.1(7), a parking space must be located either:
    - (i) On the same Site as the Building or use in respect of which it is required, or
    - (ii) On another Site not more than 100.0m away from the Building or use in respect of which it is required.
  - (b) In addition to 1.2(8)(a)(ii), where some or all of the required parking is to be provided on a nearby Site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the nearby Site and enforceable by The City.
  - (c) Parking aisles shall not be greater than 105.0 m in length.
  - (d) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.
  - (e) All Parking Lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and Walkways.
  - (f) Walkways for Parking Lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such Walkways shall be incorporated into any adjoining neighbourhood trail system or Sidewalk.
  - (g) Walkways shall be provided:

- (i) From Commercial and public service Developments to any adjacent transit stops and Sidewalks;
  - (ii) From an Apartment or Mixed Use Residential Building to the nearest Sidewalk; and
  - (iii) Between all Principal Buildings within multiple Building Developments.
- (h) When a parking stall in a Parking Lot or Parking Structure Abuts a Walkway, a wheelstop shall be provided and setback 0.60m from the front edge of the parking stall.
- (i) All Commercial Developments shall provide for adequate stacking and queuing Lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public Roads.
- (j) With the exception of the Capstone Districts, the parking intended for each use shall be located near the entrance of the Building containing that use.
- (k) The Development Authority may, in its discretion, waive any of the requirements of Section 3.2(9):
  - (i) Where the redevelopment is minor in nature and does not change the intended use or intensity of the site. Typical examples include an architectural modification, modified signage, a change in elevations, the installation of a shed or seasonal garden centre, or the construction of a new front entrance;
  - (ii) Where the redevelopment does not include an expansion of, or an amendment to, an approved Site Plan; or
  - (iii) Where a Walkway is of an adequate width and curb stops are of no benefit.

### 3.3 Parking Areas in the Greater Downtown

- (1) Parking areas in the greater Downtown, as defined by the Greater Downtown Action Plan and Part 3, Figure 1, shall meet the following standards:
  - (a) General Development Standards:
    - (i) Concrete curb stops are required around the perimeter of all parking areas.
    - (ii) Where a storm sewer exists Adjacent to a Parking Lot, the installation of on-Site catch basins and connection to The City's storm sewer system are generally required at the discretion of the Engineering Services Department.
    - (iii) Garbage receptacles may be required to the satisfaction of the Development Authority.
    - (iv) The landowner of the Site is responsible for the regular upkeep of all parking areas including parking surfaces, curb stops, lighting, garbage receptacles, signage, and landscaping.
  - (b) Lighting Standards:
    - (i) Lighting shall be installed, including ground-oriented pedestrian scale lighting which identifies pedestrian routes and Site entrances to Parking Lots.
    - (ii) Parking Lot lighting shall be located and arranged to:
      - a. Prevent direct rays of light directed towards any Abutting Sites; and
      - b. Ensure direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.

(c) Landscaping Standards:

- (i) A Landscaped Area of 1.5 meters, situated between the curb or Sidewalk and the Parking Lot, shall be installed and consist of a combination of trees, shrubs, sod, and decorative rock as outlined in Table 3.2(B).
- (ii) Corner island landscaping and planting beds may be required to the satisfaction of the Development Authority.
- (iii) Publicly owned trees and shrubs shall not be removed to facilitate construction of the Parking Lot, unless approved by the Development Authority.
- (iv) Landscaping shall consist of not less than the following standards:
  - a. Deciduous trees – minimum calliper 60.0 millimeters (measured 450.0 millimeters from ground level);
  - b. Coniferous trees – minimum height 2.5 m;
  - c. Deciduous and coniferous shrubs –#2 container class; and
  - d. All top soiled areas area to be sodded or be decorative rock.

(d) The following outlines the landscaping requirements for permanent, temporary, adjunct, and parking lots:

<b>PERIMETER LANDSCAPING</b>	
<b>Parking Lot</b>	<b>Minimum Landscaping Requirement</b>
Permanent Parking Lot (dual Street Frontage)	1 tree and 2 shrubs per 7.5 stalls
Permanent Parking Lot (single Street Frontage)	1 tree and 2 shrubs per 10 stalls
Temporary Parking Lot (dual Street Frontage)	1 tree and 1 shrub per 10 stalls
Temporary Parking Lot (single Street Frontage)	1 tree and 1 shrub per 12.5 stalls
Adjunct Parking Lots of 10 parking stalls or more	1 tree and 1 shrub per 10 stalls
Above ground Parking Structures	Subject to the Development Authority
<b>INTERIOR LANDSCAPING</b>	
<b>Parking Lot</b>	<b>Minimum Landscaping Requirement</b>
Permanent Parking Lot of 100 parking stalls or more	1 interior tree per 15 stalls  All interior trees shall be contained in underground pre-cast planter boxes.



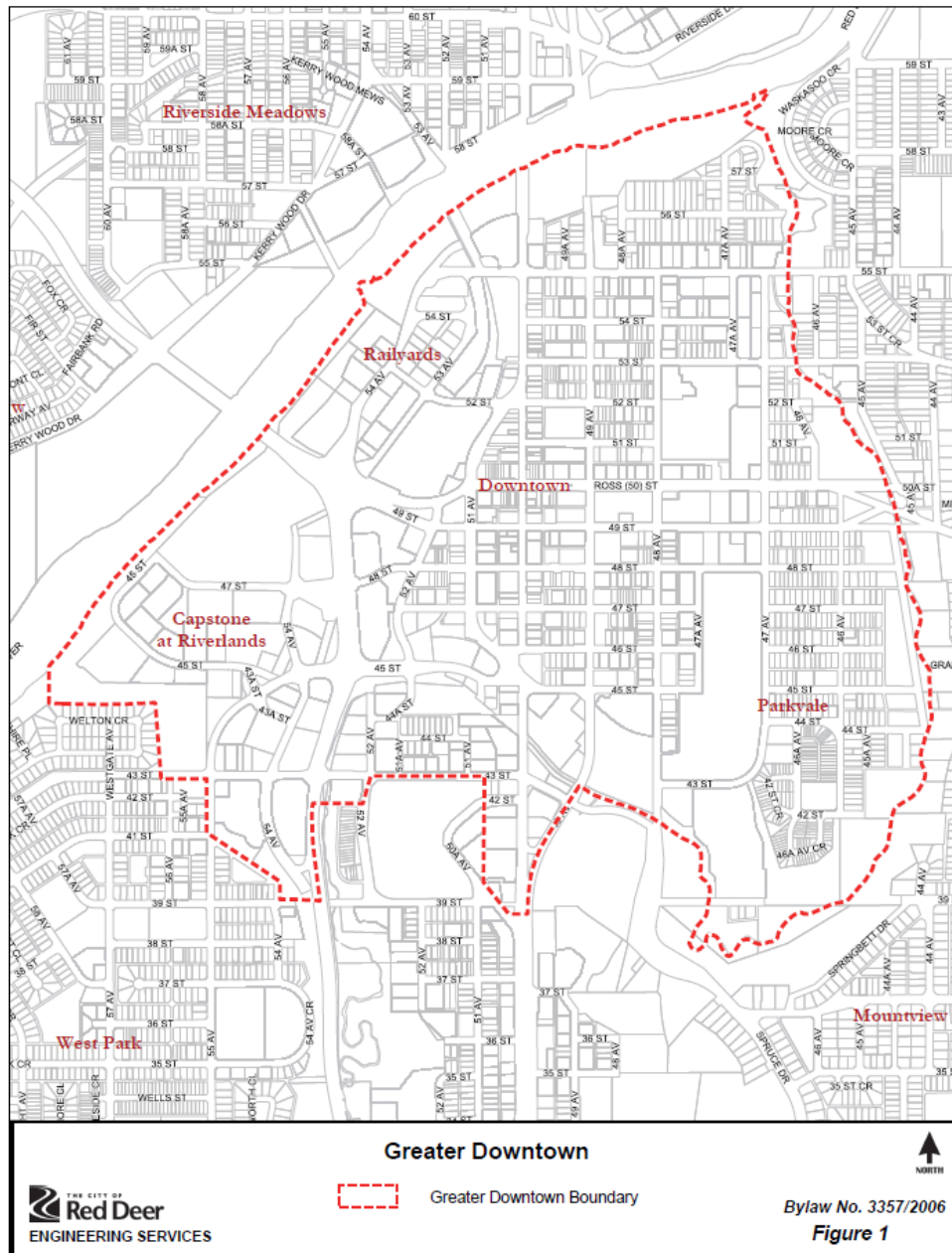
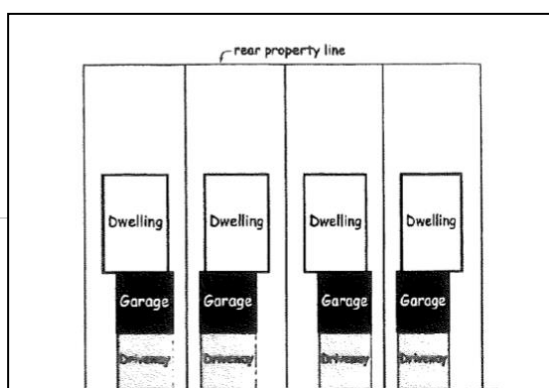


Figure 1 – Greater Downtown Boundary

### 3.4 Front Driveways and Parking Pads within Residential Districts

- (1) Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, in a Residential District, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:



- (a) There is an odd number of Adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or
  - (b) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in a Developed Area where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or
  - (c) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.
2. Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.

# 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.

DRAFT

## General Definitions List

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

## General Definitions

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

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

**Act** means the Municipal Government Act.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Development** means:

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

**Development Authority** includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Use Definitions List

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

## Use Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Duplex does not include a House Suite.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Sign Definitions List

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

## Sign Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

DRAFT