

## Haley Mountstephen

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**From:** Haley Mountstephen  
**Sent:** October 05, 2021 12:06 PM  
**To:** Haley Mountstephen; David Girardin  
**Subject:** City of Red Deer Land Use Bylaw Review - October 2021 – Update #5 Industrial Review  
**Attachments:** Industrial District Review - Sept 2021.pdf; Definitions April-15-2021.pdf

## City of Red Deer Land Use Bylaw Review

### October 2021 – Update #5

Good Morning,

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

Attached you will find a review of industrial land use districts with proposed changes to permitted and discretionary uses. A copy of the draft definitions from the April 2021 update have also been attached for your reference. Please note that comments that we have received as part of the Land Use Bylaw Review Project have not yet been incorporated. Once an initial review of all sections has been completed, all comments will be reviewed to inform potential changes and revisions moving forward.

We invite you to consider the following questions as part of your review of the proposed industrial districts and uses:

1. Are there any additional uses that should be included in specific districts?
2. Are there any uses that should be removed from specific districts?
3. Are there any uses that should be changed to permitted or discretionary?

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

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

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

Regards,

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# City of Red Deer Land Use Bylaw

## Permitted and Discretionary Use Review

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

### Background

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

### Executive Summary

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

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

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

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

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

#### General Observations - Red Deer LUB

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

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

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

Additional Uses Added by Districts			
	I1	I2	IC
Permitted Uses	4	2	2
Discretionary Uses	9	2	2
All Uses	13	4	4

## Industrial District Overview

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

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

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

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

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

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

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

## **Summary of Proposed Revisions**

### **General Revisions affecting all Districts**

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

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

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

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

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

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

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

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

## **I2 Industrial (Heavy Industrial) District**

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

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

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

## **IC Industrial Industrial/Commercial (Mixed Use) District**

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

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

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

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

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

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

### **Eco-Industrial Overlay District**

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

DRAFT

**Proposed Industrial Permitted and Discretionary Use Comparison Table**

Land Use	Industrial District		
	* Indicates change to Permitted from Disc. **Indicates new/revised use added to district		
	I1	I2	IC
above ground storage tanks for motor fuel products	P*	P*	P*
<b>Accessory Building</b>	P	P	P
<b>Accessory Use</b>	P	P	P
<b>Animal Services</b>	D	D	D
auction mart (excluding livestock)	D	D	D
auction mart (Including livestock		D	
<b>Billboard Sign</b>	D	D	
<b>Building Sign</b>	P	P	P
<b>Cannabis Production Facility</b>	D**	D	
<b>Communication Facility</b>	P*	P*	P*
<b>Crematorium</b>	D	D	D
<b>Dangerous Goods Occupancy</b>	D	D	D
<b>Dynamic Fascia Sign</b>	D	D	D
<b>Dynamic Freestanding Sign</b>	D	D	D
<b>Emergency Service</b>	P**	P**	P**
<b>Freestanding Sign</b>	P	P	P
<b>Indoor Recreation Facility</b>	D**		D
<b>Industrial/Commercial Training Facility</b>	D**		D
<b>Industrial Support Services</b>	P		P
<b>Industrial Operations</b>	P**	P**	P**
<b>Industrial Trade School</b>	P*	P*	P*
<b>Machinery Sales</b>	D**	D**	D**
<b>Manufactured Home sales</b>	P*	P*	P*
<b>Microbrewery</b>	D**		D
<b>Motor Vehicle Sales</b>	D**		
<b>Motor Vehicle Service and Repair</b>	P	P	P
<b>Outdoor Display and Sale of Goods</b>	D	D	D
<b>Outdoor Storage</b>	P	P	P
<b>Office</b>			D
<b>Recreational Vehicle Sales</b>	D**		
<b>Restaurant</b>	P*	D	P*
<b>Security Suite</b>	D**	D**	D**
<b>Self Storage Facility</b>	P**		P**
<b>Service Station</b>	P	P	P
<b>Supporting Merchandise Sales</b>	D**	D**	D
<b>Temporary Building</b>	D**	D**	D**
<b>Trailer sales</b>	D**	D**	D**
<b>Transportation Service</b>	P*	P*	P*
<b>Utility Facility</b>	P*	P*	P*
<b>Warehouse</b>	P	P	P



## Proposed Industrial Districts

### I1 Industrial (Business Service) District

General Purpose	Notes
<b>General Purpose</b> The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services. This district will provide for certain other businesses which are incompatible in commercial districts.	Regulation referenced in General Purpose is removed
Permitted Uses	Notes
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Accessory Building	Removed reference to Section 3.5 (Accessory Building Regulations) as it is implied that these regulations must be adhered to
Accessory Use	Exclusion of sales removed as it was contradictory
Building Sign	No change
Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
Industrial Support Services	No change
Industrial Operations	Replace “ Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ <b>Industrial</b> operations”
Industrial Trade School	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses. 60 person maximum removed as it is a regulation, not a use.
Manufactured Home sales	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Motor Vehicle Service and Repair	No change
Outdoor Storage	No change
Restaurant	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
Self Storage Facility	New use added. The use is expected to be compatible in the district.
Service Station	No change

<b>Transportation Service</b>	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
<b>Utility Facility</b>	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I1 uses.
<b>Warehouse</b>	No change
<b><u>Discretionary Uses</u></b>	<b><u>Notes</u></b>
<b>Animal Services</b>	No change
Auction Mart (excluding livestock)	No change
<b>Billboard Sign</b>	No change
<b>Cannabis Production Facility</b>	New use added. Existing Cannabis Production Facilities have not resulted in negative impacts; therefore the use is expected to be compatible in the district.
<b>Crematorium</b>	No change
<b>Dangerous Goods Occupancy</b>	No change
<b>Dynamic Fascia Sign</b>	No change
<b>Dynamic Freestanding Sign</b>	No change
<b>Industrial Commercial Training Facility</b>	New use added. The use is expected to be compatible in the district.
<b>Indoor Recreation Facility</b>	New use added. The use is expected to be compatible in the district.
<b>Microbrewery</b>	New use added. The use is currently in place in other industrial and commercial areas in the city and is expected to be compatible in this district.
<b>Machinery Sales</b>	<b>Machinery Sales</b> use added to replace "Sale of large trucks over 10,000 Kg and heavy construction equipment and machinery"
<b>Motor Vehicle Sales</b>	New use added. Vehicle dealerships are becoming larger and more suited to areas with large parcels of land. The use is expected to be compatible in the district.
<b>Outdoor Display or Sale of Goods</b>	Removed reference to "accessory". Definition will clarify that this use is minor and subordinate.
<b>Security Suite</b>	New use added. The use is expected to be compatible in the district.
<b>Supporting Merchandise Sales</b>	New use added. The use provides for enhances security for businesses. The use is expected to be compatible in the district.
<b>Temporary Building</b>	New use added. The use is expected to be compatible in the district.
<b>Trailer sales</b>	New definition " <b>Trailer</b> " replaces "horse, stock, and light flatdeck and cargo trailers."
<b>Recreational Vehicle Sales</b>	New use added. The use is expected to be compatible in the district.

## I2 Industrial (Heavy Industrial) District

General Purpose	Notes
<b>General Purpose</b> The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods in which nuisance factors have a high probability of occurring.	Regulation referenced in General Purpose is removed
Permitted Uses	Notes
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Accessory Building	Removed reference to Section 3.5 (Accessory Building Regulations) as it is implied that these regulations must be adhered to
Accessory Use	Removed reference to exclusion of sales as it was contradictory
Building Sign	No change
Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
Industrial Operations	Replace “ Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ <b>Industrial operations</b> ”
Industrial Trade School	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses. 60 person maximum removed as it is a regulation, not a use.
Manufactured Home sales	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Motor Vehicle Service and Repair	No change
Outdoor Storage	No change
Service Station	No change
Transportation Service	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Utility Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted I2 uses.
Warehouse	No change
Discretionary Uses	
Animal services	No change

Auction mart (excluding livestock)	No change
Auction mart (including livestock)	No change
<b>Billboard Sign</b>	No change
<b>Cannabis Production Facility</b>	No change
<b>Crematorium</b>	No change
<b>Dangerous goods occupancy</b>	No change
<b>Dynamic Fascia Sign</b>	No change
<b>Dynamic Freestanding Sign</b>	No change
<b>Restaurant</b>	No change
<b>Machinery Sales</b>	Replaces “Sale of large trucks over 10,000kg, heavy construction equipment and machinery”
<b>Outdoor Display or Sale of Goods</b>	Removed reference to “accessory”. Definition will clarify that this use is minor and subordinate.
<b>Security Suite</b>	New use added. The use provides for enhanced security for businesses The use is expected to be compatible in the district.
<b>Supporting Merchandise Sales</b>	New use added. The use provides for limited on site sales for industrial businesses. The use is expected to be compatible in the district.
<b>Temporary Building</b>	New use added. The use is expected to be compatible in the district.
<b>Trailer sales</b>	New definition for “ <b>Trailer</b> ” replaces “stock, and light flatdeck and cargo trailers”

## IC Industrial Industrial/Commercial (Mixed Use) District

General Purpose	Notes
The general purpose of the IC Industrial/ Commercial (Mixed Use) District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another. The IC District may also serve as a transition zone or buffer from industrial areas.	Removed regulation from General Purpose statement  Added reference to expansion of IC district to serve as a transition zone.
Permitted Use	Notes
Above ground storage tanks for motor fuel products	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses.
Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019	No change
Accessory Building	No change
Accessory Use	Deleted “(excluding sales)” because it is contradictory
Building Sign	No change
Communication Facility	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses.
Emergency Service	New use added. Provides for enhanced safety in the area.
Freestanding Sign	No change
Industrial Operations	Replace “ Manufacture, processing, distribution, repair, servicing, and/or rental of any articles” with “ <b>Industrial</b> operations”
Industrial Support Services	No change
Industrial Trade School	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses. Removed size limitation as it is a regulation, not a use.
Manufactured Home sales	Moved to permitted from discretionary. The use appears to be widely compatible in the district.
Motor Vehicle Service and Repair	No change
Outdoor Storage	No change
Restaurant	Moved to Permitted from Discretionary. The use is expected to be compatible with all the other permitted IC uses
Self Storage Facility	New use added. The use is expected to be compatible in the district.
Service Station	No change
Transportation Service	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses

<b>Utility Facility</b>	Moved to permitted from discretionary. The use is expected to be compatible with all the other permitted IC uses
<b>Warehouse</b>	No change
<b>Discretionary Uses</b>	<b>Notes</b>
Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019	No change
<b>Animal Services</b>	No change
Auction Mart (excluding livestock)	No change
<b>Dynamic Fascia Sign</b>	No change
<b>Dynamic Freestanding Sign</b>	No change
<b>Crematorium</b>	No change
<b>Dangerous goods occupancy</b>	No change
<b>Indoor Recreation Facility</b>	No change
<b>Industrial/Commercial Training Facility</b>	Removed size limitation as it is a regulation, not a use
<b>Machinery Sales</b>	Machinery Sales defined use replaces sale of large trucks over 10,000kg, heavy construction equipment & machinery
<b>Microbrewery</b>	No change
<b>Office</b>	Removed size limitation as it is a regulation, not a use. Office size will be determined through regulations.
<b>Outdoor display or sale of goods</b>	Removed reference to "accessory". Definition will clarify that this use is minor and subordinate.
<b>Security Suite</b>	New use added. The use provides for enhanced security for businesses The use is expected to be compatible in the district.
<b>Supporting Merchandise Sales</b>	No change
<b>Temporary Building</b>	New use added. The use is expected to be compatible in the district.
<b>Trailer sales</b>	"Trailer sales" replaces "Sale of horse, stock & light flat deck & cargo trailers"

## David Girardin

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**To:** David Girardin  
**Subject:** April 2021 - Update #1 - City of Red Deer Land Use Bylaw Review  
**Attachments:** Current and Proposed Definitions.pdf; Regulations taken from definitions.pdf

# City of Red Deer Land Use Bylaw Review

April 2021 – Update #1

Good Morning,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our first update, is to gather feedback on proposed changes to the following:

- Definitions in the Land Use Bylaw, and;
- Regulations affecting Definitions in the Land Use Bylaw

Attached you will find a document for each of these items, outlining changes that are under review. Some questions you may wish to consider as you review these sections:

- Are there any missing definitions that you think should be included in the Land Use Bylaw?
- Should some definitions be more generalized? If so, which ones?
- Should some definitions be more restricted? If so, which ones?

Feedback on these proposed changes can be sent to [dgirardin@reddeer.ca](mailto:dgirardin@reddeer.ca). It would be helpful to our process if you could send your comments within 3 weeks of receiving this email. Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

\*\*\* Please note that the comments submitted through our initial survey are still being compiled and therefore have not yet been incorporated into these proposed changes. We will be integrating these comments as we work through the review process over the next several months.

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

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# Land Use Bylaw Definition Review

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# Executive Summary

The following document has been prepared under the greater Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, improving customer service and respecting the community. This project aims to allow for more flexibility in the LUB while providing consistent standards and interpretation, simplifying the development process and timelines, and involving the public. Definitions within the LUB play an important role as they provide clarity to what can be developed and where, and what standards apply. Under the current LUB, several of the definitions have been in place since the 1970s and no longer are relevant, or are too restrictive and not reflective of today's development environment. The intent of reviewing the current definitions was for the definitions to be appropriate for current and future development within Red Deer.

While preparing this document, definitions and related regulations from other municipalities were reviewed. This review aided in the fine tuning of existing definitions for wording and content as well as assisted in the creation of new definitions. Ensuring that definitions are competitive with other municipalities will help foster economic development within the City.

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

## 1. Reorganization Of Definitions

- Currently definitions are found in several sections within the bylaw. To simplify the use of the bylaw all definitions are proposed to be brought together in the same section and then re-organized.
- Definitions currently in section 1.3 Definitions have been split into "use definitions" and "general definitions". Part 10 Definitions (Riverlands) are no longer a section of their own and have been combined with the existing 1.3 definitions. Part 11 definitions (Signs) have been brought forward to the same section but will remain a separate sub-section. Other definitions found within the bylaw have also been brought forward and combined with existing 1.3 definitions.

## 2. Consolidation And Removal Of Definitions

- Where appropriate some definitions have been combined. For example, Bakery, Butcher, and Coffee Shop are now proposed to fall within Specialty Food Service.

## 3. Broadening Of Definitions

- In an attempt to add flexibility some definitions have become less restrictive. As an example, the current definition for Indoor Recreation Facility states that that the facility must be an industrial-sized building built or adapted for

recreational purposes. The proposed revised definition removes the requirement for in industrial-sized building and the rationale for why the building was built.

#### 4. Separation Of Uses

- Currently there are definitions that are too broad that lead to inconsistent interpretation by Administration. To minimize this new definitions have been created to allow for more clarity in what is being developed. Institutional Service Facility is an example of this. This definition is proposed to be split into many new uses, some include: Court House, Cultural Facility, Educational Institution, Hospital, and Public Assembly.

#### 5. New Definitions

- Responding to current market demands several new definitions have been created. Many of these definitions have been used by other municipalities (Adjacent, Shipping Containers, and Similar Use) while others have been created specifically for development within the city (Manufactured Sales).

#### 6. Regulations Removed From Definitions

- Several definitions currently have regulations embedded into them. These regulations have been removed from the definitions and replaced in a separate section with similar regulations.

#### 7. Remove Duplication Of Definitions Found Within Other Documents

- Definitions that are defined in other city documents or government regulations have been removed to limit risk of outdated definitions and contradictions.

While attempts were made to provide clear simple definitions for different uses, there are some definitions that can be applied to more than one type of development. Office and Health and Medical Services are an example of uses that could potentially be interpreted as the same type of use in a medical context. While City Administration recognizes that overlapping uses is not ideal it is something that has worked in the past and will continue to do so. As City Administration moves into other tasks in the LUB Review Project a further review of the land use districts will be needed to determine what uses are appropriate and where.

## Section 1.3 Definitions

### Preamble

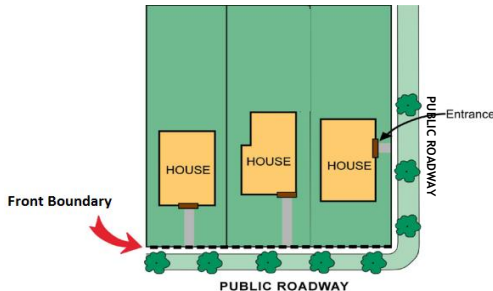
Existing	Proposed	Notes
In this Bylaw,	<ol style="list-style-type: none"><li>(1) If, in the opinion of the Development Authority, a particular use does not conform to any of the following definitions; or if a particular use appears to conform to two or more definitions, the particular use may be deemed to conform to the definition which, in the opinion of the Development Authority is most appropriate.</li><li>(2) The Development Authority may approve Ancillary Uses which serve the needs of the principal use where not specifically excluded by the land use definition deemed most appropriate by the Development Authority.</li><li>(3) Where examples and typical uses are included, they are meant to offer examples as a way of explaining the use category and are not meant to limit the scope of the definition in any way.</li><li>(4) In this Bylaw, unless the context otherwise requires:</li></ol>	

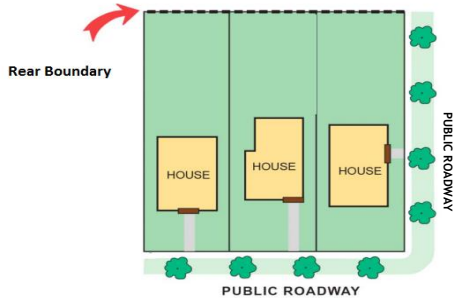
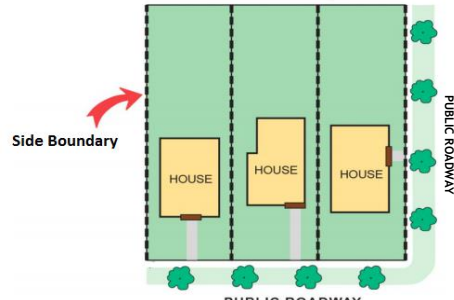
### Definitions

Existing	Proposed	Notes
<b>Accessory Building</b> means a secondary building on a site, the use of which is subordinate and incidental to that of the principal building and includes a	<b>Accessory Building</b> means a secondary Building on a Site, the use of which is subordinate and incidental to that of the Principal Building on the same Site.	Removed examples.

Existing	Proposed	Notes
garage, carport, greenhouse, playhouse, treehouse, tool shed, garden shed or workshop but does not include a temporary building.		
<b>Accessory Use</b> means a use which is subordinate and incidental to that of the principal use.	<b>Accessory Use</b> means a use which is subordinate and incidental to that of the principal use on the same Site.	Clarified it must be on same site a principal use.
<b>Act</b> means the Municipal Government Act.	No Change	
<b>Adult Entertainment</b> means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.	<p><b>Adult Entertainment</b> 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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) Erotic dance clubs or strip club; or</li> <li>(c) Services of which a principal feature or characteristic is the nudity or partial nudity of any person.</li> </ul>	<p>Simplified and added Adult mini-theatres.</p> <p>Capitalized defined uses.</p>
<b>Adult Mini-Theatre</b> means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises, and wherein each separate viewing area has a capacity of less than 20 seats.	Remove	Combined with Adult Entertainment.
<b>AltaLink Consultation/Potential Constraints Area</b> means the area that is 100 m from the high voltage transmission lines where any development applications shall be sent, at the discretion of the	Remove	<p>Regulations moved to a different section.</p> <p>Clarify 100m distance.</p>

Existing	Proposed	Notes
Development Officer, to AltaLink Management Limited to determine if there are any concerns from the Alberta Electrical Utility Code perspective.		
<b>Alternate/Renewable Energy Facility</b> means a facility or development, either stand alone or adjoining another development, that either generates energy using natural or renewable resources, such as sunlight, wind, geothermal, bio-fuels, or biomass, or generates energy using an energy generation process that reduces the amount of harmful emissions to the environment, when compared to conventional systems, such as district heating or cogeneration.	<b>Alternative/Renewable Energy Facility</b> means a facility or development that either generates energy using natural or renewable resources or produces low emissions energy.	Simplified to be broader.
<b>Amusement Arcade</b> means any facility where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee.	Remove	Fits under Commercial Entertainment Facility.
<b>Animal Services</b> means the treatment, boarding, training, or grooming of animals and includes retail sales, not including Cannabis Retail Sales, of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals as a principal use.	<b>Animal Services</b> 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.	Simplified.  Removed grooming as it fits under Commercial Service Facility. Removed uses it does not include as discretion will be up to DA.
<b>Appeal Board</b> means the Subdivision and Development Appeal Board.	Remove	Write out title in bylaw.
<b>Arterial Road</b> means any roadway identified as an arterial road in the city of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw.	Remove	Replace in Interpretation Section.  References to specific road classifications (i.e. Collector, Arterial, Lane, etc.) in this Bylaw shall have the same meaning as described in the Engineering Design Guidelines.
<b>Assisted Living Facility</b> means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more	<b>Assisted Living Facility</b> means a Building, or a portion of a Building operated for the purpose of providing live in accommodation for six or more	Reworded to update.  Capitalized defined uses.

Existing	Proposed	Notes
persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but may include a Secured Facility as an accessory component of an Assisted Living Facility. An assisted Living Facility does not include a Temporary Care Facility.	persons who require onsite varying professional and medical support for daily living. This use may include a Secured Facility but does not include a Temporary Care Facility.	
<b>Bed and Breakfast</b> means a detached or semi-detached dwelling occupied by the property owner or the Bed and Breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.	<b>Bed and Breakfast</b> means a Dwelling Unit where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public.	Similar to Secured Facility this definition is part of another use. Bed and Breakfast will not be listed as a use in any district but be part of Home Occupation, Major which will be a listed use. Similar to City of Edmonton.
<b>Boarding House</b> means a dwelling in which the proprietor lives on site and supplies for a fee sleeping accommodation with board for more than two persons, but does not include a bed and breakfast operation.	Remove	Old use. City does not regulate homeowners renting out rooms.
<b>Boundary</b> means the registered property line of a site.	<b>Boundary</b> means the registered property line of a Site.	Capitalized defined uses.
<b>Boundary, Front</b> means the boundary of a site adjacent to a street. In the case of a corner site, the front boundary is deemed to be the shorter of the two boundaries which are common with the streets.	<p><b>Boundary, Front</b> means the Boundary of a Site adjacent to a Street.</p> 	<p>Regulations moved to a different section. Expanded regulations to allow for DA discretion on corner sites.</p> <p>Diagram added to help clarify.</p>
<b>Boundary, Rear</b> means the boundary of a site lying opposite the front boundary.	<b>Boundary, Rear</b> means the Boundary of a Site lying opposite the Front Boundary.	<p>Diagram added to help clarify.</p> <p>Capitalized defined uses.</p>


Existing	Proposed	Notes
	 <p>The diagram shows a rectangular site with three yellow houses labeled 'HOUSE'. A red arrow points to a dashed line at the top of the site, labeled 'Rear Boundary'. The site is bordered by a 'PUBLIC ROADWAY' on the bottom and right sides, indicated by green tree icons.</p>	
<p><b>Boundary, Side</b> means the boundaries of a site connecting the front with the rear boundary.</p>	<p><b>Boundary, Side</b> means the Boundaries of a Site connecting the Front Boundary with the Rear Boundary.</p>  <p>The diagram shows the same site as above, but with a red arrow pointing to a dashed line on the left side of the site, labeled 'Side Boundary'. The 'PUBLIC ROADWAY' is also indicated on the bottom and right.</p>	<p>Diagram added to help clarify.</p> <p>Capitalized defined uses.</p>
<p><b>Building</b> means any structure used or intended for supporting or sheltering any use or occupancy.</p>	<p><b>Building</b> 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.</p>	<p>Align with MGA definition.</p>
<p><b>By-product</b> means a secondary product, or waste product, derived from a manufacturing process that can be used as an input material or resource for another manufacturing operation.</p>	<p>Remove</p>	<p>Not needed.</p>
<p><b>Call Centre</b> means a minimum 15,000.0 ft<sup>2</sup> facility with more than 50 employees who provide information on sales, goods and services, takes orders for sales, goods and services, and/or provide technical after sales support to customers by</p>	<p>Remove</p>	<p>Office definition encompasses a call centre.</p>

Existing	Proposed	Notes
telephone, e-mail or, other telecommunication technologies but does not include other office uses.		
<b>Campground</b> 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.	<b>Campground</b> 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.	New definition of recreational vehicle.  Capitalized defined uses.
<b>Cannabis</b> means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the <i>Cannabis Act</i> (Canada) and its regulations, as amended from time to time.	No Change	
<b>Cannabis Accessory</b> means cannabis accessory as defined in the <i>Cannabis Act</i> (Canada) and its regulations, as amended from time to time.	<b>Cannabis Accessory</b> means Cannabis accessory as defined in the <i>Cannabis Act</i> (Canada) and its regulations, as amended from time to time.	Capitalized defined uses.
<b>Cannabis Production Facility (CPF)</b> means any building 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; and excludes Cannabis Retail Sales.	<b>Cannabis Production Facility (CPF)</b> 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.	Changed building to site.  Capitalized defined uses.
<b>Cannabis Retail Sales</b> 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.	No Change	
<b>Carriage Home</b> means a self-contained Dwelling Unit located above a detached garage.	Remove	See revised definition for Secondary Suite.
<b>Cemetery</b> means land that is set apart or used as a place for the burial of dead human bodies or other human remains or in which dead human bodies or other human remains are buried. A cemetery may include a crematorium as an accessory use.	<b>Cemetery</b> means land that is set apart or used as a place for the burial of deceased persons.	Updated wording.  Capitalized defined uses.
<b>Character Statement</b> means a Council approved planning tool that defines the design elements of a	No Change	



Existing	Proposed	Notes
specific geographic area that makes it different from another geographic area.		
<b>Clearing and Grading</b> means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.	Remove	Engineering issues these permits. Duplicate of definitions with Engineering documents.  Section 2.2 Permission Required for Development can be revised to add in 'stripping' without altering intent.
<b>Collector Road</b> means any roadway listed in Schedule "C" of the Transportation System Bylaw.	Remove	Replace in Interpretation Section.  References to specific road classifications (i.e. Collector, Arterial, Lane, etc.) in this Bylaw shall have the same meaning as described in the Engineering Design Guidelines.
<b>Commercial District</b> means a land use District primarily related to or used for commercial uses.	<b>Commercial District</b> means a land use District primarily related to or used for Commercial uses.	Capitalized defined uses.
<b>Commercial Entertainment Facility</b> means an enclosed facility in which: (a) a fee is charged to the public for the provision of a performance, or (b) a minimum fee is charged for admission to the facility of the sale of any item, not including Cannabis Retail Sales, food, or beverage therein, which includes the provision of a performance and, without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night club.	<b>Commercial Entertainment Facility</b> 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.	Updated to be more general.  Capitalized defined uses.
<b>Commercial Recreational Facility</b> means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bowling alleys, fairs, gymnasiums, racquet courts, roller skating, and simulated golf but does not include a gaming or gambling establishment.	Remove	Replaced with new definitions for Commercial Entertainment Facility and Indoor Recreational Facility.

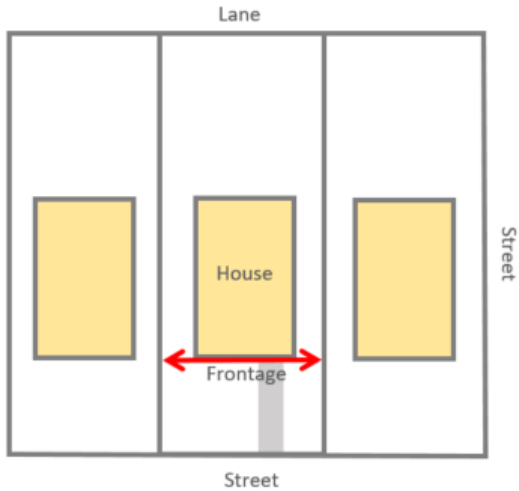
Existing	Proposed	Notes
<b>Commercial School</b> means a facility which provides education or training to adults or children in general education, recreation or life skills or in business skills, and includes dance school, athletic training facility, martial arts school, business school or college, secretarial school and hair dressing school but does not include an Industrial Trade School.	<b>Commercial School</b> means a facility which provides education or training to adults or children in general education, recreation, life, or business skills. Typical uses include dance schools, music schools or tutoring facilities. This use does not include Educational Institution, Primary or Secondary, or Educational Institution, Post-Secondary, or Industrial Trade School.	New use Educational Institution, Post-Secondary removes vocational training.
<b>Commercial Service Facility</b> means a development in which commercial services related to the day-to-day needs of customers are provided and which may include the sale of associated products and an office incidental to the principal use. This use includes Commercial Schools, small animal clinics and small animal grooming.	<b>Commercial Service Facility</b> means a Development in which Commercial services related to the day-to-day needs of customers are provided. This use may include small animal clinics, small animal grooming, and services provided by Educational Institutions, Post-Secondary.	Revised to accommodate new Educational Institution, Post-Secondary.  Took out examples of Accessory Uses.  Capitalized defined uses.
<b>Commission</b> or "M.P.C." means the Municipal Planning Commission.	Remove	State 'Municipal Planning Commission' throughout bylaw.
<b>Community Garden</b> means a garden plot, or multiple garden plots, gardened collectively by a group of community participants.	No Change	
<b>Container Class</b> means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock, 7th Edition" as may be amended from time to time.	<b>Container Class</b> 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.	Revised reference to publication.
<b>Corner Site</b> means and includes any lot which is adjacent to: (a) the intersection of two streets, or (b) the intersection of two lanes, or (c) the intersection of a lane and a street.	<b>Corner Site</b> means and includes any lot which is adjacent to: (a) the intersection of two Streets, or (b) the intersection of two lanes, or (c) the intersection of a lane and a Street.	Diagram added to help clarify.  Capitalized defined uses.

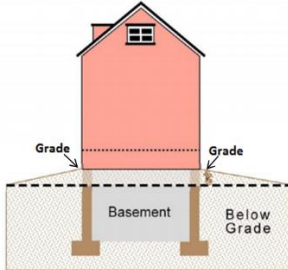
Existing	Proposed	Notes
		
<b>Cremation</b> means the reduction of the deceased to ashes by heat.	Remove	Definition not needed, process outlined in Crematorium.
<b>Crematorium</b> means a facility where human bodies are cremated.	<b>Crematorium</b> means a facility where deceased persons, pets or companion animals are incinerated and the ashes of the deceased are collected.	Included pets and companion animals.
<b>Dangerous Goods Occupancy</b> , unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the Transportation of Dangerous Goods Control Act, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule “B”.	<b>Dangerous Goods Occupancy</b> , unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the National Fire Code – Alberta Edition, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Division “B” of the Code.	Updated reference to National Fire Code.
<b>Day Care Adult means</b> a facility providing care and/or supervision for seven or more adults for more than three but less than 24 consecutive hours in a day.	Remove	Added respite and day-time care facilities into Health and Medical Services.
<b>Day Care Facility</b> means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator’s own children) for more than three but less than 24 consecutive hours in a day.	<b>Day Care Facility</b> means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator’s own children) between three and 24 consecutive hours in a day. Day Care Facility may include uses such as day cares, kindergarten, out-of-school care and other programs where the primary purpose is the care of children.	Included other programs where the primary purpose is the care of children.
<b>Deck</b> 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.	<b>Deck</b> 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.	Capitalized defined uses.

Existing	Proposed	Notes
<b>Detached Dwelling Unit</b> means a free standing residential building constructed on site and containing one dwelling unit.	<b>Detached Dwelling Unit</b> means a free standing Residential Building constructed on Site and containing one Dwelling Unit.	Capitalized defined uses.
<b>Development</b> 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.	<b>Development</b> 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.	Capitalized defined uses.
<b>Development Authority</b> includes: (a) a person appointed as a Development Officer under this Bylaw, and/or (b) the Commission.	<b>Development Authority</b> includes: (a) a person appointed as a Development Officer under this Bylaw, (b) the Municipal Planning Commission, and/or (c) City Council where so identified in a Direct Control District.	Added Council in DC districts.
<b>Discretionary Use</b> 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, and includes accessory and similar uses.	<b>Discretionary Use</b> 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.	Removed accessory and similar uses as they are defined uses.
<b>District</b> means a land use district established under this Bylaw.	<b>District</b> means a land use District established under this Bylaw.	Capitalized defined uses.
<b>Drinking Establishment (adult entertainment permitted)</b> means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and	<b>Drinking Establishment (Adult Entertainment Permitted)</b> 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	Removed reference to AGLC requirements.  Capitalized defined uses.  New definition of Adult Entertainment would include a mini-theatre with this use.

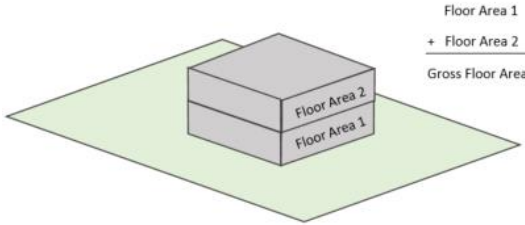
Existing	Proposed	Notes
sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.	does not include a facility in which Lap Dancing is performed.	
<b>Drinking Establishment (adult entertainment prohibited)</b> means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.	<b>Drinking Establishment (Adult Entertainment Prohibited)</b> 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.	Removed reference to AGLC requirements.  Removed Accessory Uses.  Capitalized defined uses.
<b>Driveway</b> means that portion of a lot used to provide access from a street or lane to a parking space or spaces and which has been graded, constructed and maintained with dustless materials, including but not limited to concrete, asphalt or paving stone. A Driveway does not include a Parking Pad.	<b>Driveway</b> means an area that provides access for vehicles from a Street or private roadway to a Site. A Driveway does not include a Parking Pad.	Simplified.  Regulations added to a different section.
<b>Dwelling Unit</b> 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.	<b>Dwelling Unit</b> 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.	Capitalized defined uses.

Existing	Proposed	Notes
<b>Eco-Industrial Development</b> means a type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality.	Remove	Not a listed use. Not needed as it is repeated in the general purpose of the Eco Industrial Park Overlay District.
<b>Emergency Shelter</b> 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.	Remove	Use created to provide similar uses as a Temporary Care Facility but without a detox centre. Both uses are discretionary in all districts so differentiation is not required.
<b>Escarpment Area</b> means a Site, any part of which lies within the areas identified on the Land Use Constraint Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.	Remove	This is shown in constraint maps. Regulations moved to a different section.
<b>Flood Fringe</b> means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.	Remove	Regulations moved to a different section.
<b>Floodproofing</b> means with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.	Remove	This definition is not specific to Red Deer and does not need a specific definition.
<b>Flood Risk Area</b> means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and the Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.	Remove	Regulations moved to a different section.

Existing	Proposed	Notes
<b>Flood Risk Overlay</b> means the Flood Risk Overlay, Figure 16 within Part 7, adopted by this Bylaw, which identifies the flood risk and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.	Remove	Regulations moved to a different section.
<b>Floodway</b> means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.	Remove	Regulations moved to a different section.
<b>Floor Area</b> of a building means the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building.	Remove	New definitions for Building Footprint, Gross Floor Area, and Net Floor Area.
<p><b>Frontage</b> means the linear length of the Front Boundary measured at the Front Yard setback. If there is no approved Building on the Site, the Frontage is measured at the maximum Front Yard setback.</p>	<p><b>Frontage</b> means the linear distance of the Front Boundary.</p> 	<p>Simplified wording.</p> <p>How measurements are calculated was moved to regulations. Clarified corner and pie lot calculations.</p>
<b>Funeral Home</b> means an establishment which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation, but which does not include a Crematorium or cremation chamber.”	<b>Funeral Home</b> 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.	Updated wording.

Existing	Proposed	Notes
<b>Gaming or Gambling Establishment</b> means any premises wherein or whereon games of chance or percentage are the principal use of the premises and includes such premises as bingo halls and casinos.	<b>Gaming or Gambling Establishment</b> means any premises where games of chance or percentage are the principal use of the premises. Typical examples include bingo halls and casinos.	Simplified language.
<b>Garage</b> means a building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.	<b>Garage</b> means a Building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.	Capitalized defined uses.
<b>Grade</b> means the lowest level of finished ground elevation adjoining a building at any exterior walls.	<p><b>Grade</b> means the ground elevation established for the purpose of regulating the number of storeys and the height of a Building. The Building grade shall be the elevation adjacent to the walls of the Building if the finished grade is level. If the ground is not entirely level the grade shall be determined by averaging the elevation of the ground for each face of the Building.</p> 	<p>Added clarity to uneven ground levels.</p> <p>Diagram added to help clarify.</p>
<b>Green Building Materials</b> means building materials that are salvaged, refurbished, or recycled (pre and post-consumer products).	<b>Green Building Materials</b> means Building materials that are salvaged, refurbished, or recycled (pre and post-consumer products).	Capitalized defined uses.
<b>Green Roof</b> means a roof on a building which has been designed to facilitate the growth of vegetation in a growing medium. The green roof may be partially or completely covered in plants.	Remove	This definition is not specific to Red Deer and does not need a specific definition.
<b>Gross Floor Area</b> means the sum all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or	<b>Gross Floor Area</b> 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.	Simplified for clarity.



Existing	Proposed	Notes
partially including basements, mezzanines and upper floors and all mechanical equipment areas.		
<b>Gross Leasable Floor Area</b> 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.	Remove	Not needed, Gross Floor Area is sufficient.
<b>Gross Vehicle Weight Rating (GVWR)</b> is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer.	Remove	This is defined by auto industry. Regulations pertain to objects prohibited or restricted in yards. Definition is not needed.
<b>Health and Medical Services</b> means a development that provides services related to the physical or mental health and well-being of individuals on an out-patient basis. Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling.	<b>Health and Medical Services</b> means a Development that provides services related to the physical or mental health and well-being of individuals on an out-patient basis. Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling. This use also includes respite and day-time care facilities where overnight accommodation is infrequent.	Capitalized defined uses.  Added respite and day-time care facilities.
<b>Home Occupation</b> means the conduct of a business or business related activity from a residential Site but does not include Bed and Breakfast operations.	<p><b>Home Occupation, Major</b> means a moderate impact business within a Residential Site that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site. This use may include a Bed and Breakfast.</p> <p><b>Home Occupation, Minor</b> means a low impact business within a Residential Site that does not change the external appearance of the Buildings or</p>	Split into two definitions, separating moderate and low impact businesses. B&B's included in Home Occupation, Major. Specific details of each will be in regulations section.

Existing	Proposed	Notes
	Site and does not create any external impacts beyond the Site.	
<b>Hostel</b> means short term lodging for travellers where patrons pay for accommodation.	<b>Hostel</b> means short term lodging for travellers, consisting mainly of dorm style accommodations, shared kitchens and common areas.	Clarifies type of accommodation.
<b>Household</b> means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility.	<b>Household</b> means a group of persons all living together as a single social and economic housekeeping group and using shared cooking, eating, living, sleeping, and sanitary facilities. A Household does not include an Assisted Living Facility or a Temporary Care Facility.	Removed number of residents and how people are related.
<b>Immediate Street Context</b> refers to existing Buildings and Signs along the same street Frontage (both sides of the Street) as the proposed Development or Sign and within the same block.	No Change	
<b>Indoor Recreation Facility</b> means a facility that has been specifically built or adapted for athletic, recreation or leisure activities requiring an industrial scale building.	<b>Indoor Recreation Facility</b> means a Building for athletic, recreation or leisure activities. This use may include outdoor sports fields located on the same Site.	Removes reference to size.  Removed 'why it was built', irrelevant.  Added accessory uses.
<b>Industrial/Commercial Training Facility</b> means a development that provides the training of personnel in commercial businesses and/or industrial operations.	<b>Industrial/Commercial Training Facility</b> means a development that provides the training of personnel in Commercial businesses and/or Industrial operations. This use does not include a Commercial School, Education Institution, Post-Secondary or Industrial Trade School.	Updated wording to exclude certain uses.
<b>Industrial District</b> means a land use District primarily related to or used for industrial uses.	<b>Industrial District</b> means a land use District primarily related to or used for Industrial uses.	Capitalized defined uses.
<b>Industrial Support Service</b> means a Development whose principal use is to provide support services to industrial clients. Typical uses include, but are not	<b>Industrial Support Service</b> means a Development whose principal use is to provide support services to Industrial clients. Any retail sales, display or Office	Removed examples. New definition of Industrial to help clarify what uses it can support.

Existing	Proposed	Notes
<p>limited to, duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade, information technology support services, financial and insurance service outlets and construction contractors, and exclude Offices. Any retail sales, display or Office areas shall be accessory to the principal Industrial Support Service use. Does not include Cannabis Retail Sales.</p>	<p>areas shall be accessory to the principal Industrial Support Service use.</p>	
<p><b>Industrial Trade School</b> means a facility which provides education or training to adults in trades used in an industrial context, including electrical, plumbing, carpentry, welding, mechanics, sheet metal work, vehicle driving, surveying and similar skills.</p>	<p><b>Industrial Trade School</b> means a facility which provides education or training in trades used in an industrial context. Typical examples include electrical, plumbing, and carpentry.</p>	<p>Removed 'to adults'.</p> <p>Simplified.</p>
<p><b>Institutional Service Facility</b> means a facility:</p> <ul style="list-style-type: none"> <li>(a) a facility providing cultural, educational or community services to the public such as libraries, museums, archives, auditoriums, concert halls, colleges, schools, places of worship or assembly;</li> <li>(b) a Secured Facility; and</li> <li>(c) a facility providing government services or services provided on behalf of government services including hospitals, fire stations, police stations, court houses and detention and correction centres.</li> </ul>	<p>Replace with:</p> <p><b>Government Service</b> 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.</p> <p><b>Cultural Facility</b> 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.</p> <p><b>Detention and Correction Services</b> means a Development for the purpose of holding or confining, and treating or rehabilitating persons.</p>	<p>Previous definition was too broad. Created defined uses for all uses it previously encompassed.</p>

Existing	Proposed	Notes
	<p>Typical examples include prisons, mental institutions, and correction centres.</p> <p><b>Educational Institution, Primary and Secondary</b> means a Development for which the principal use is to provide academic and technical instruction for grades K to 12. This use includes publically or privately supported institutions or a combination thereof.</p> <p><b>Educational Institution, Post-Secondary</b> means: A Development for which the principal use is to provide education, training or instruction for post-secondary students and may include community colleges, technical and vocational schools and universities. This use does not include Commercial Schools, Industrial/Commercial Training Facility, Industrial Trade School.</p> <p><b>Hospital</b> 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.</p> <p><b>Emergency Service</b> means a Development providing police, fire protection, or ambulance services.</p> <p><b>Public Assembly, Major</b> means a Building used for the public gatherings and assemblies with an assembly area capacity of 250 or more people. This use includes assembly areas for religious, charitable, educational, or social activities. Typical examples include auditoriums, convention centres and places of worship.</p>	

Existing	Proposed	Notes
	<b>Public Assembly, Minor</b> means a Building used for public gatherings and assemblies with an assembly area capacity of less than 250 people. This use includes assembly areas used for religious, charitable, educational, or social activities.	
<b>Landfill</b> means a Landfill as defined in the Subdivision and Development Regulation, as amended.	No Change	
<b>Landfill/Wastewater Treatment Plan Setback</b> means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation within which subdivision for and/or development of certain uses cannot be approved by the Subdivision or Development Authority without the written consent of the Deputy Minister of Environment and Parks to vary the setback distance as per the Subdivision and Development Regulation, as amended. These areas are shown for illustrative purposes only on the Land Use Constraints Maps in Schedule A. The Subdivision or Development Authority may require the applicant to verify the setback distance as part of the subdivision approval application or development permit application.	<b>Landfill/Wastewater Treatment Plan Setback</b> means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation as amended.	Removed regulations.
<b>Landscaped Area</b> means the portions of a lot or development which are modified and enhanced through the use of lawns, garden plots, naturoscaping materials, “green roofs”, shrubs, trees, flowers or other ornamentals.	<b>Landscaped Area</b> means the portions of a Site planted with trees, shrubs or other vegetation including the soil or bedding material areas associated with plantings.	Simplified.
<b>Lane</b> means a public roadway not exceeding 9.2m in width, which provides a secondary means of access to a site.	Remove	Replace in Interpretation Section.  References to specific road classifications (i.e. Collector, Arterial, Lane, etc.) in this Bylaw shall have the same meaning as described in the Engineering Design Guidelines.
<b>Lap Dancing</b> means a live performance by a nude or partially nude person, the main feature of which is	No Change	

Existing	Proposed	Notes
the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.		
<b>Late Night Club</b> means a facility, the primary purpose of which is to host late night events where: (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale; (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.; (c) the event is held for the purpose of gain or profit; (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and (e) music, noise or sound of any kind or source, including but not limited to amplified, recorded or computer generated music, amplified, recorded or computer generated sounds, live music sound or band music is performed or played.	<b>Late Night Club</b> means a facility where the primary purpose of which is to host late night events.	Regulations moved to a different section.
<b>License to Occupy Agreement</b> means an agreement between the City and a person to permit the use of City owned lands and may include permission for the erection or display of a sign or signs on public property.	Remove	Defined in other City documents.
<b>Licensing Agreement</b> means an agreement between The City and a person to permit the erection or display of a sign overhanging or on public property.	Remove	Not previously used; License to Occupy Agreement or encroachment agreement is used.
<b>Live Work Unit</b> means a dwelling unit where a business other than a permitted home occupation is operated by the resident and up to two employees.	<b>Live Work Unit</b> means a Dwelling Unit where a business is operated by the resident and up to two employees. This use does not include a Home Occupation, Minor or Home Occupation Major.	Reworded for consistency with other definitions.
<b>Low Impact Commercial Use</b> means the conducting of Merchandise Sales and/or Rentals, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling in a residential district in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses.	<b>Low Impact Commercial Use</b> means the conducting of Merchandise Sales and/or Rentals, the operation of an Office and/or the provision of personal services and/or Commercial services from a Detached Dwelling Unit in a Residential District in a manner which does not adversely affect adjacent Residential uses.	Capitalized defined uses.  Removed reference to Development Authority. This is a regulation.

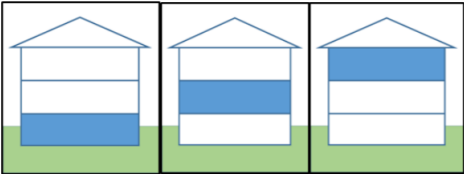
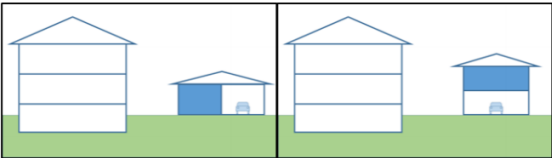
Existing	Proposed	Notes
<b>Machinery Sales</b> means the retail sale, service, and rental of new or used commercial and industrial vehicles, including farm vehicles and equipment related to the agriculture community. This includes, but is not limited to, heavy duty vehicles, vacuum and welding trucks, tractors, harvesting or threshing machinery, spraying machinery for agricultural use, grain trucks, and mechanical equipment typically used in Building, roadway, pipeline, oilfield and mining construction.	<b>Machinery Sales</b> means the retail sale, service, and rental of new or used commercial, industrial, and agricultural vehicles and equipment. This use does not include Merchandise Sales and/or Rentals.	Simplified wording.  Added excluded uses.
<b>Manufactured Home</b> means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.	<b>Manufactured Home</b> means a factory built Residential Building containing one Dwelling Unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a Site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.	Capitalized defined uses.
<b>Merchandise Sales and/or Rentals</b> means the retail sale and/or rental of goods within an enclosed building for use or consumption by the public. Merchandise Sales and/or Rentals does not include Cannabis Retail Sales or Machinery Sales.	<b>Merchandise Sales and/or Rentals</b> means the retail sale and/or rental of goods within an enclosed Building for use or consumption by the public. Merchandise Sales and/or Rentals does not include Cannabis Retail Sales or Machinery Sales.	Capitalized defined uses.
<b>Microbrewery</b> 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 where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; The floor area devoted to the production and packaging shall be no more than 70% of the gross floor area. Does not include Cannabis Retail Sales.	<b>Microbrewery</b> 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.	Regulations moved to a different section.  Updated wording to be less limiting.
<b>Minimum Gravel Parking Standard</b> means a layer of packed gravel, rock, or crushed concrete or rock	Remove	Regulations moved to a different section.

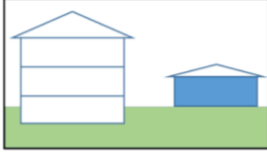
Existing	Proposed	Notes
which is a minimum of 4 inches in depth, or greater if determined by the Development Authority based on adverse soil conditions.		
<b>Motor Vehicle Sales, Service or Repair</b> means the sales, servicing and repair of motor vehicles including service stations and car washes.	<b>Motor Vehicle Sales, Service or Repair</b> means the sales, servicing and repair of motor vehicles including car washes.	Removed service stations as it is its own defined use.
<b>Multi-attached Building</b> means a residential building containing three or more dwelling units separated by common walls and located either on a single lot or each unit is on its own individual lot, and each dwelling unit having a separate, direct entrance from the exterior. This definition applies to forms of housing that include, but is not limited to, townhouses, row houses, triplexes and fourplexes.	<b>Townhouse</b> 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.	Redefined as Townhouse. Included provisions for stacked townhouse.
<b>Multiple Family Building</b> means a residential building containing three or more dwelling units having shared entrance facilities, in which the dwelling units are arranged in any horizontal or vertical configuration.	<b>Apartment</b> 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.	Redefined as Apartment.
<b>Naturescaping</b> means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.	<b>Sustainable Landscaping</b> 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.	Simplified. Combined with Xeriscaping.
<b>Office</b> means a development that provides professional, governmental, managerial, administrative, business support and/or consulting services, with minimal retail activity incidental to the principal use.	<b>Office</b> means a Development that provides professional, governmental, managerial, administrative, business support and/or consulting services, with minimal retail activity incidental to the principal use.	Capitalized defined uses.
<b>1:100 Year Flood Elevation</b> means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for	Remove	Regulations moved to a different section.

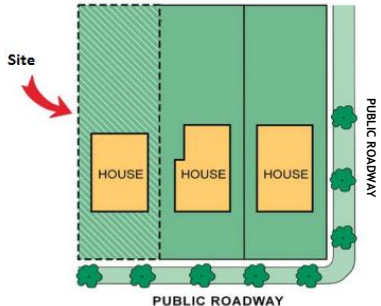


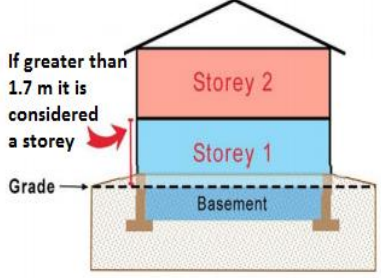
Existing	Proposed	Notes
the Canada - Alberta Flood Damage Reduction Program.		
<b>Outdoor Display or Sale of Goods</b> means the display of goods intended for sale or the sale of goods on any portion of a site, but does not include the sale or display of goods by licensed hawkers. Does not include Cannabis Retail Sales.	<b>Outdoor Display or Sale of Goods</b> means the display of goods for sale, but does not include the sale or display of goods by licensed hawkers.	Capitalized defined uses.  Removed reference to Cannabis Retail Sales as it is must be located indoors.
<b>Outdoor Storage</b> means the storage of goods outside the principal building or buildings on a site but does not include the outdoor display or sale of goods nor accessory buildings and garbage enclosures.	<b>Outdoor Storage</b> 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.	Reworded to allow for flexibility for sites without a building.  Added excluded uses.
<b>Parking Pad</b> means that portion of a lot intended to accommodate part or all of the required off-street parking space(s) for a residential land use where a garage, parking lot or other parking facilities may or may not be otherwise provided and which has been graded, constructed and maintained with dustless materials, including but not limited to concrete, asphalt or paving stone. A Parking Pad does not include a Driveway.	<b>Parking Pad</b> 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.	Regulations moved to a different section.
<b>Patio</b> means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling, and intended for use as a private outdoor amenity space.	Remove	Regulations moved to a different section.
<b>Permitted Uses</b> means the use of land or a building which in a land use district table appears under the heading 'Permitted Uses'.	<b>Permitted Use</b> means use of land or Buildings in a District for which, unless exempted from requiring a Development permit, a Development permit must be issued with or without conditions, if the proposed Development conforms to this Bylaw.	Now comparable with Discretionary Use definition.
<b>Pet Crematorium</b> means a facility to conduct cremations of pets or companion animals weighing less than 136 kg.	Remove	Combined with Crematorium.
<b>Planning Department</b> means the department or agency providing planning services to The City.	<b>Administration</b> means the collective or individual departments within The City of Red Deer.	Removed reference to specific department.

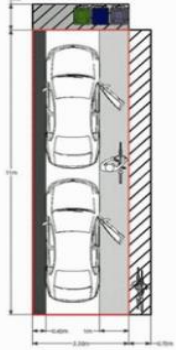
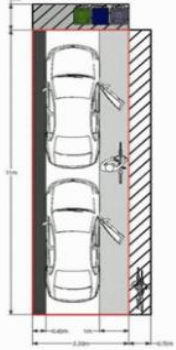
Existing	Proposed	Notes
<b>Principal Building</b> means a building which: (a) occupies the major or central portion of a site; (b) is the chief or main one amongst the buildings on the site; or (c) constitutes, by reason of its use, the primary purpose for which the site is used.	<b>Principal Building</b> 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.	Simplified.
<b>Professional Engineer</b> means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the "Engineering, Geological and Geophysical Professions Act."	Remove	Similar to definition included in Engineering Design Guidelines.
<b>Public and Quasi-Public</b> means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.	No Change	
<b>Public Property</b> means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.	No Change	
<b>Raffle Home</b> means a Dwelling Unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.	Remove	Combined with Show Home.
<b>Residential Building</b> means a building which is designed or used exclusively for one or more dwelling units.	<b>Residential Building</b> means a Building which is designed or used exclusively for one or more Dwelling Units.	Capitalized defined uses.
<b>Residential District</b> means a land use district primarily related to or used for residential housing (for example, a Detached Dwelling Unit, Multi-attached Building).	<b>Residential District</b> means a land use District primarily related to or used for Residential housing.	Capitalized defined uses. Removed examples.
<b>Restaurant</b> means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A	<b>Restaurant</b> 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	Updated to clarify.

Existing	Proposed	Notes
<p>restaurant does not include a drinking establishment but does include any premises in respect of which a "Class A" Liquor License has been issued and where minors are not prohibited by the terms of the license.</p>	<p>a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family Restaurants.</p>	
<p><b>Secondary Suite</b> means a self-contained Dwelling Unit that is located within a primary Dwelling Unit, where both Dwelling Units are registered under the same land title.</p>	<p><b>Secondary Dwelling</b> means a second self-contained Dwelling Unit located on a Parcel in which the Principal Building is a Detached Dwelling Unit. This use may take the following forms:</p> <p><b>House Suite:</b> A suite incorporated into a Detached Dwelling Unit and may be located in the basement, on the main storey or on an upper storey or a combination thereof.</p>  <p><b>Garage Suite:</b> A suite incorporated into a garage Accessory Building and may be located at Grade or above Grade or a combination thereof. The principal purpose of the Building shall remain an Accessory Building.</p>  <p><b>Garden Suite:</b> A stand-alone suite located in a Rear or Side Yard of a Parcel containing a Detached Dwelling Unit.</p>	<p>Now consists of House Suites, Garage Suites and Garden Suites. Will need specific placement/location regulations for each type.</p>

Existing	Proposed	Notes
		
<p><b>Secured Facility</b> means a facility providing residential accommodation in addition to continuous on-site professional care and supervision to persons whose cognitive or behavioural health needs require increased levels of service and a structure with enhanced safety and security controls such as entrances and exits under the exclusive control of the staff and secured rooms / buildings, fences, and secured windows and doors.</p>	<p><b>Secured Facility</b> means a facility providing Residential accommodation which require increased levels of service and a structure with enhanced safety and security controls.</p>	Simplified.
<p><b>Semi-detached Dwelling Unit</b> means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.</p>	<p><b>Duplex</b> means a Residential Building consisting of two separate Dwelling Units, each with their own separate outdoor entrance where:</p> <ul style="list-style-type: none"> <li>one unit is placed over the other in whole or part, or</li> <li>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.</li> </ul> <p>A Duplex does not include a Secondary Dwelling.</p>	Updated for flexibility of design.
<p><b>Service Station</b> means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.</p>	No Change	
<p><b>Setbacks from ATCO High Pressure Pipelines</b> means a setback of 15.0m from the centre of the right-of-way of the high pressure ATCO pipeline shall be applied to any building except accessory buildings exempt from a development permit under Section 1.2(2)(p). The Development Authority may, at its discretion relax the setback after consultation with ATCO.</p>	Remove	Regulations moved to a different section.

Existing	Proposed	Notes
<b>Setbacks from TransCanada Pipeline</b> means that a setback of 7.0 m to the principle building shall be applied from the high pressure TransCanada pipeline right-of-way. The Development Authority may, at its discretion, relax the setback after consultation with TransCanada.	Remove	Regulations moved to a different section.
<b>Show Homes</b> means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale or rent, and may be used as a sales office.	<b>Show Homes</b> 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.	Combined with Raffle Home.
<b>Sign</b> has the meaning assigned in Section 11.5 where any mention of a Sign is referred to in this Bylaw, such Signs shall have the definition and accompanying development standards set forth in Part Eleven: Sign Development Standards.	<b>Sign</b> has the meaning assigned in Section ____ Sign Definitions.	Simplified. Will need to update section number.
<b>Site</b> 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.	<p><b>Site</b> 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.</p>  <p>The diagram shows a rectangular area labeled 'Site' with a red arrow pointing to it. Inside the site, there are three yellow rectangles labeled 'HOUSE'. The site is bordered by a 'PUBLIC ROADWAY' on the bottom and right sides. The site area is shaded green, and the roadway is shown with a dashed line and green trees.</p>	Diagram added for clarity.
<b>Site Coverage</b> means the area of a Site covered by a Structure with a roof. For example, Principal Building(s) and all Buildings on foundations, movable sheds, and covered decks.	<b>Site Coverage</b> means the area of a Site covered by a Structure(s) with a roof, excluding Accessory Buildings that are 10.0 square metres or less provided they are moveable.	Clarified what is exempt.
<b>Site Plan</b> means a plan development for a site including but not limited to, the relationship between buildings, structures and open spaces; the	<b>Site Plan</b> means a plan of a Site submitted in support of a permit application.	Requirements of a Site Plan are already in regulations.

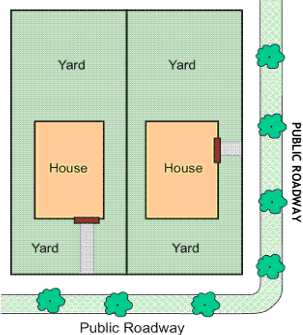
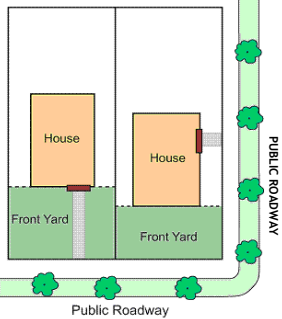
Existing	Proposed	Notes
provision and architecture of landscaped open space; parking layout; the layout; dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.		
<b>Stacked Town or Row Housing</b> means a Multi-attached Building which is constructed such that at least 1 dwelling unit is located totally or partially above another multi-attached dwelling unit.	Remove	Replaced with new definition of Townhouse.
<b>Storey, first</b> means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.	<p><b>Storey, first</b> means the floor of a Building closest to Grade at the front elevation and having its ceiling more than 1.7 m above Grade.</p> 	Diagram added for clarity.
<b>Street</b> means a registered street or public roadway and does not include a lane and walkway.	<b>Street</b> means a registered street or public roadway and does not include a Lane or Walkway.	Capitalized defined uses. Changed 'and' to 'or'.
<b>Structure</b> means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but	<b>Structure</b> means anything constructed or erected on the ground, or attached to something on the ground and includes all Buildings. Typical examples include fencing, Freestanding Signs, and light posts.	Reworded for clarity.

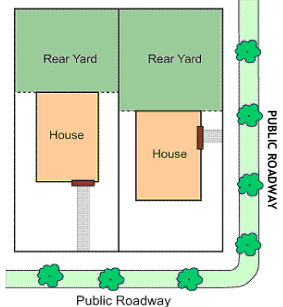
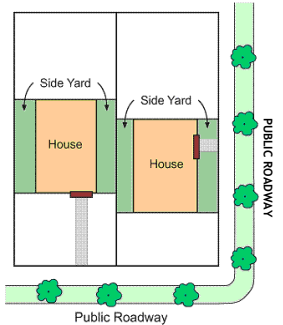
Existing	Proposed	Notes
not including pavements, curbs, walks or open air surfaced areas.		
<b>Supervised Consumption Services</b> means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.	No Change	
<b>Supporting Merchandise Sales</b> means a use where the sale of product produced and packaged on the premises takes place utilizing no more than 30% of the Gross Floor Area. Does not include Cannabis Retail Sales.	<b>Supporting Merchandise Sales</b> means a use where the sale of product produced and packaged on the premises takes place utilizing no more than 30% of the Gross Floor Area. This use does not include Cannabis Retail Sales or Merchandise Sales and/or Rentals.	Added excluded uses.
<b>Subdivision Authority</b> means the Subdivision Officer or the Municipal Planning Commission.	No Change	
<p><b>Tandem Parking</b> means parking spaces laid out in such a way that one or more vehicles block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.</p> 	<p><b>Tandem Parking</b> means two parking spaces, one behind the other, with one point of access. Tandem parking is not the same as parallel parking.</p> 	Reworded and diagram added for clarity.
<b>Targeted Grazing</b> means the temporary placement of livestock on a Site as a form of low impact weed control to manage plant communities and invasive plant species and to accomplish landscape	<b>Targeted Grazing</b> means the temporary placement of livestock on a Site as a form of low impact vegetation control. This use may include temporary fencing.	Simplified.

Existing	Proposed	Notes
management goals. Targeted Grazing may include temporary fencing.		
<b>Temporary Building</b> means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an “Accessory Building”.	<b>Temporary Building</b> means a Building or Structure without any foundation below Grade used on a temporary basis. This use does not include an Accessory Building.	Simplified and broadened.
<b>Temporary Care Facility</b> means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.	<b>Temporary Care Facility</b> means a facility providing temporary living accommodations in addition to services for professional care, supervision, and health treatment. Typical examples include overnight shelters, short-term medical rehabilitation centres, detoxification centres, and hospices.	Updated to clarify.  Capitalized defined uses.
<b>Temporary Home Stay Accommodations</b> means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).	Remove	Only in effect when there is a declaration made by the mayor.  Definition would include and Airbnb which we don't regulate.
<b>Tourist</b> means a person on vacation away from that person's ordinary place of residence.	Remove	
<b>Trailer</b> means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as: (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.	<b>Trailer</b> 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.	Removed RV related uses as they are defined under Recreational Vehicles.
<b>Transportation, Communication or Utility Facility</b> means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of	Replace with: <b>Transportation Service</b> means a Development using vehicles to transport people, currency, documents and packages. Typical uses include bus lines, transit services, taxicabs, limousine services and courier	Split to clarify intent of each use.



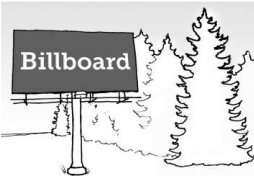
Existing	Proposed	Notes
way. This definition does not include a telecommunication facility.	<p>services.</p> <p><b>Communication Facility</b> means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted. This use does not include a telecommunication facility.</p> <p><b>Utility Facility</b> means Development for the operation, maintenance or administration of water, gas, waste, electrical services or energy transmission, or a facility within a railway right of way. This use may include an Alternate/Renewable Energy Facility but does not include Landfill, or Wastewater Treatment Plant.</p>	
<b>Utilities</b> means public utilities as defined in the Act, with the exception of waste management.	<b>Utilities</b> means public utilities as defined in Part 17 of the Act, with the exception of waste management and telecommunications.	Added telecommunications as an excluded use.
<b>Warehouse</b> means a building for the indoor storage of goods or merchandise but does not include a building the principle use of which is the sale of goods. This definition does not include Cannabis Retail Sales.	<b>Warehouse</b> means a Building for the indoor storage of goods or merchandise.	Simplified.
<b>Wastewater Treatment Plant</b> means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.	No Change	
<b>Yard</b> means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.	<b>Yard</b> means the part of a Site unoccupied by any portion of a Building or Structure.	Reworded and diagram added for clarity.



Existing	Proposed	Notes
	 <p>The diagram shows a rectangular lot divided into two equal sections. Each section contains a house (orange rectangle) with a front yard (green area) in front of it and a rear yard (green area) behind it. The lot is bounded by a 'Public Roadway' on the left and a rear boundary on the right. The front yards are separated from the rear yards by a narrow strip of land, likely a driveway or a small building footprint.</p>	
<p><b>Yard, Front</b> means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.</p>	<p><b>Yard, Front</b> means that part of a Site which extends across the full width of a Site between the Front Boundary and the nearest wall or supporting member of a Building.</p>  <p>This diagram is similar to the one above but highlights the 'Front Yard' areas in green. The front yards are the areas between the front boundary (Public Roadway) and the nearest wall or supporting member of the houses. The rear yards are not shown in this diagram.</p>	<p>Diagram added for clarity.</p>
<p><b>Yard, Rear</b> means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.</p>	<p><b>Yard, Rear</b> means that part of a Site which extends across the full width of a Site between the Rear Boundary and the nearest wall or supporting member of a Principal Building.</p>	<p>Diagram added for clarity.</p>




Existing	Proposed	Notes
	 <p>Diagram showing two adjacent lots with houses and rear yards. The rear yards are shaded green. A public roadway runs along the bottom and right sides of the lots.</p>	
<p><b>Yard, Side</b> means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.</p>	<p><b>Yard, Side</b> means that part of a Site which extends from a Front Yard to the Rear Yard between the Side Boundary of a Site and the nearest wall or supporting member of a Principal Building.</p>  <p>Diagram showing two adjacent lots with houses and side yards. The side yards are shaded green. A public roadway runs along the bottom and right sides of the lots.</p>	<p>Diagram added for clarity.</p>
<p><b>Xeriscaping</b> means a method of landscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.</p>	<p>Remove</p>	<p>Replace with Sustainable Landscaping.</p>

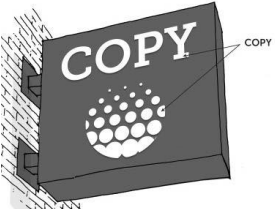
# Sign Definitions



## Existing Section 11.5 Signs Definitions

Existing	Proposed	Notes
<b>Abut or Abutting</b> means immediately connected to or beside something. For a Site, Abut or Abutting means that the Site physically touches the Abutting Site, and shares a property line with it.	Remove	Created new definition under General Definitions. Similar to this definition.
<b>Accessory Tenant</b> is a business that has leased land, Building(s), or space within a Building from the Principal business on a Site.	No Change	
<b>Architectural Feature</b> 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.	No Change	
<b>Billboard Sign</b> 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. 	No Change	
<b>Building Sign</b> are attached to or connected to, inscribed, marked or painted onto the Façade or outside surface, including windows, of a Building or part of a Building. Building Signs must not include a Dynamic or an Electronic Message. The following Signs are types of Building Signs:	No Change	

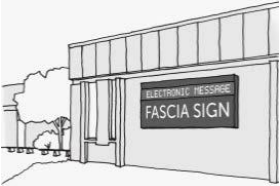
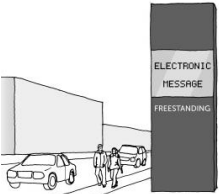
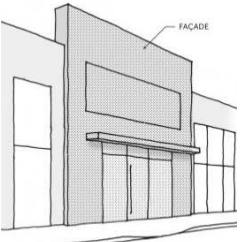
Existing	Proposed	Notes
<p>(1) Awning/Canopy Sign is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame.</p>  <p>(2) Fascia Sign is a Sign that runs parallel to the Building Façade where it is displayed or attached, but does not include a Painted Wall Sign or a Permanent Window Sign.</p>  <p>(3) Identification Sign is a Sign that identifies, by name or symbol, the Building or Site where the Sign is placed. Information may include the name, address, and number of the Building.</p> <p>(4) Painted Wall Sign is a Sign that is painted, inscribed, or marked directly on a Building Façade.</p>		


Existing	Proposed	Notes
 <p>(5) Permanent Window Sign is a Sign which is permanently posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.</p>  <p>(6) Projecting Sign is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade.</p>  <p>(7) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.</p>		
<p><b>Community Bulletin Board Sign</b> is a Sign used to post community information and event notices.</p>	<p>No Change</p>	

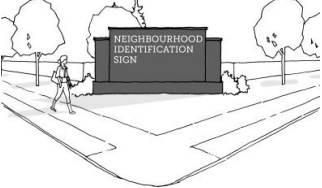
Existing	Proposed	Notes
<p><b>Copy</b> means all logos, letters, numbers, graphics or characters on a Sign.</p> 	No Change	
<p><b>Copy Area</b> means the area, measured in square metres, that encompasses all the Copy on a Sign, excluding Structure that supports the Sign.</p>	No Change	
<p><b>Developing Community</b> means a quarter section of land, or a portion thereof, undergoing a transition from a rural use to an urban use or redevelopment by way, but not limited to, the installation of new utilities, Streets, public amenities, allocation of residential, commercial, and/or industrial land uses until such time that the land is developed, as determined by the Development Authority.</p>	No Change	
<p><b>Dynamic</b> 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.</p>	No Change	
<p><b>Dynamic Sign</b> is a general term to describe Dynamic Fascia Signs and Dynamic Freestanding Signs.</p>	No Change	
<p><b>Dynamic Fascia Sign</b> 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.</p>	No Change	

Existing	Proposed	Notes
		
<p><b>Dynamic Freestanding Sign</b> 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.</p> 	No Change	
<p><b>Electronic Message</b> 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.</p>	No Change	
<p><b>Electronic Message Sign</b> is a general term to describe Electronic Message Fascia Signs and Electronic Message Freestanding Signs.</p>	No Change	
<p><b>Electronic Message Fascia Sign</b> is a Fascia Sign with a portion of it that displays text, scrolling text, or characters, through electronically controlled</p>	No Change	












Existing	Proposed	Notes
<p>changing lights or digital programming. Electronic Message Fascia Signs must not display videos.</p> 		
<p><b>Electronic Message Freestanding Sign</b> 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.</p> 	No Change	
<p><b>Façade</b> means the side of a Building below the eaves, generally the side of a Building or Structure facing a Street exposed to public view.</p> 	No Change	
<p><b>First Party Advertising</b> means Copy that promotes goods, services, or activities available on the Site where the Sign is located.</p>	No Change	
<p><b>Freestanding Sign</b> is a Sign that has independent supports placed in the ground that is not part of a Building or Structure.</p>	No Change	





Existing	Proposed	Notes
		
<p><b>Ground Sign</b> 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.</p>	No Change	
<p><b>Identification Sign</b> 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.</p>	No Change	
<p><b>Illumination or Illuminated</b> means the use of artificial light to:</p> <ul style="list-style-type: none"> <li>(1) reflect off the surface of a Sign (external illumination);</li> <li>(2) project through the surface of a Sign (internal illumination); or</li> <li>(3) project from behind the surface of a Sign (backlit).</li> </ul>	No Change	
<p><b>Incidental Sign</b> 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.</p>	No Change	
<p><b>Interpretive Sign</b> is a Sign used to inform and educate the public of a Site's heritage, cultural, or environmental significance.</p>	No Change	
<p><b>Multi-Tenant</b> means 2 or more businesses or 2 or more residential units within a complex that either</p>	<p><b>Multi-Tenant</b> means two or more businesses or two or more Residential units within a complex that</p>	Capitalized defined uses.

Existing	Proposed	Notes
share a common parking area or that occupy a single Building or separate Buildings that are physically or functionally related.	either share a common parking area or that occupy a single Building or separate Buildings that are physically or functionally related.	
<b>Mural</b> 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.	No Change	
<b>Neighbourhood Identification Sign</b> 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. 	No Change	
<b>Owner</b> is the person responsible for the Sign, whose name appears on the Development Permit for the Sign.	No Change	
<b>Permanent Directional Sign</b> is a Sign used to identify the distance and/or direction to a place of business or other premises indicated on the Sign.	No Change	
<b>Permanent Sign</b> is a Sign that is permanently fastened to a Building or ground and intended to exist indefinitely at the Site.	No Change	
<b>Property Management Sign</b> is a Sign that identifies the party or agent responsible for the management of the Site and any sales, leasing, or rental information.	No Change	
<b>Recreation Sponsor Sign</b> 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.	No Change	

Existing	Proposed	Notes
<b>Sign</b> is a visual tool, including its Structure that communicates using words, numbers, pictures, graphics or logos to: (1) attract attention or convey information; (2) provide direction; or (3) promote a product, business, activity, service, or idea.	No Change	
<b>Sign Area</b> 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 average of the total area of all Sign faces, unless otherwise stated.	<b>Sign Area</b> 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.	Reworded last part for clarity.
<b>Sign Depth</b> is the thickness of the Sign Area or projection measured from the front of the Sign to the back or backing of the Sign.	No Change	
<b>Sign Height</b> is the vertical height of the Sign measured from the ground to the top of the Sign.	No Change	
<b>Sign Structure</b> is the supporting Structure of a Sign, such as a single pole, Sign frame, or Façade, or an integral part of a Building.	No Change	
<b>Sign Width</b> is the width of the Sign, measured from 1 side of the Sign to the other at the point of greatest horizontal distance.	<b>Sign Width</b> is the width of the Sign, measured from one side of the Sign to the other at the point of greatest horizontal distance.	Wrote out number.
<b>Sponsor Recognition</b> 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.	No Change	

Existing	Proposed	Notes
<p><b>Temporary Sign</b> is a Sign that is not intended to be permanent and is allowed for a limited time by the applicable development standards. Temporary Signs must not display Dynamic or Electronic Messages. The following are Temporary Signs:</p> <p>(1) Banner Sign is a Sign made out of lightweight material, which may be enclosed in a rigid frame and secured or mounted to allow movement caused by the wind.</p>  <p>(2) Construction Sign is a Sign used to identify a construction project, the owner, general contractor, sub-trades, architect, engineers, and others associated with the design, planning, and Development of a project under construction.</p>  <p>(3) Election Sign is a Sign used to promote a candidate, position, or party during a municipal, school board, provincial or federal election or a referendum or plebiscite.</p>	<p><b>Temporary Sign</b> 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:</p> <p>(1) Banner Sign is a Sign made out of lightweight material, which may be enclosed in a rigid frame and secured or mounted to allow movement caused by the wind.</p>  <p>(2) Construction Sign is a Sign used to identify a construction project, the owner, general contractor, sub-trades, architect, engineers, and others associated with the design, planning, and Development of a project under construction.</p>  <p>(3) Election Sign is a Sign used to promote a candidate, position, or party during a municipal, school board, provincial or federal election or a referendum or plebiscite.</p>	<p>Remove image with garage door and sandwich signs as they are not defined as a Temporary Sign.</p> <p>Regulations moved to a different section.</p>

Existing	Proposed	Notes
 <p>(4) Flag Sign is a Sign that is made of lightweight, flexible material attached to a freestanding pole or to a Structure placed in or on the ground. It may have 1 or 2 sides of Copy.</p>   <p>(5) Future Development Sign is a Sign used to identify a new community identified in a Neighbourhood Area Structure Plan, and the developer(s) or builder(s) associated with the project. It may include information on the amenities, design, staging, and timing of the proposed Development.</p>	 <p>(4) Flag Sign is a Sign that is made of lightweight, flexible material attached to a freestanding pole or to a Structure placed in or on the ground. It may have one or two sides of Copy.</p>  <p>(5) Future Development Sign is a Sign used to identify a new community identified in a Neighbourhood Area Structure Plan, and the developer(s) or builder(s) associated with the project. It may include information on the amenities, design, staging, and timing of the proposed Development.</p> <p>(6) Portable Sign is a flat, easily movable Sign with independent supports. It may have one or two sides of Copy.</p>	

Existing	Proposed	Notes
<p>(6) Portable Sign is a flat, easily movable Sign with independent supports. It may have 1 or 2 sides of Copy.</p>  <p>(7) Real Estate Sign is a Sign that advertises real estate that is “for sale”, “for lease”, “for rent”, or “sold”, or an “open house”.</p> <p>(8) Show Home Sign is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.</p> <p>(9) Sidewalk Sign is a small self-supporting sign set on or in the ground and includes A-shaped or sandwich board Signs and signs advertising garage sales.</p>  <p>(10) Special Event Sign is a Sign that advertises a temporary event, like the farmers market, exhibition, fair, carnival, festival, a recreational competition, or other similar event or activity, and which has a valid Special Events Permit issued by The City.</p>	 <p>(7) Real Estate Sign is a Sign that advertises real estate that is “for sale”, “for lease”, “for rent”, or “sold”, or an “open house”.</p> <p>(8) Show Home Sign is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.</p> <p>(9) Sidewalk Sign is a small self-supporting sign set on or in the ground and includes A-shaped or sandwich board Signs and signs advertising garage sales.</p>  <p>(10) Special Event Sign is a Sign that advertises a temporary event, like the farmers market, exhibition, fair, carnival, festival, a recreational competition, or other similar event or activity, and which has a valid Special Events Permit issued by The City.</p> <p>(11) Temporary Directional Sign is a temporary Sign used to identify the location of a Show Home, Developing Community, and/or provide a means to reach a destination.</p>	

Existing	Proposed	Notes
<p>(11) Temporary Directional Sign is a temporary Sign used to identify the location of a Show Home, Developing Community, and/or provide a means to reach a destination.</p> <p>(12) Temporary Window Sign is a Sign temporarily posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.</p> <p>(13) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.</p>	<p>(12) Temporary Window Sign is a Sign temporarily posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.</p>	
<p><b>Third Party Advertising</b> 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.</p>	<p>No Change</p>	
<p><b>Window Area</b> 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).</p>	<p>No Change</p>	



# Riverlands Definitions – General

## Existing 10.1.2 General Definitions

Existing	Proposed	Notes
<b>Active Commercial Main Floor</b> means Main Floor Commercial uses which generate pedestrian engagement at the Movement Corridor and/or Street level (for example, a Coffee Shop, an Active Artist Studio, or Merchandise Sales and/or Rentals). Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.	<b>Active Commercial Main Floor</b> means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor and/or Street level (for example, a coffee shop, an art gallery, or boutique) as identified in the Riverlands Area Redevelopment Plan 2016. Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.	Reworded for clarity.  Move to Section 1.3 General Definitions.
<b>Amenity Space</b> means an indoor or outdoor space in Assisted Living Facilities or Buildings with Dwelling Units designed for active and passive recreational use (for example, sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms).	<b>Amenity Space</b> means an indoor or outdoor space in Assisted Living Facilities or Building(s) with Dwelling Units designed for active and passive recreational use. Typical examples include sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms.	Reworded for consistency with other definitions.  Move to Section 1.3 General Definitions.
<b>Bicycle Storage</b> means an easily accessible 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. <b>Bicycle Storage</b> may be provided indoor or outdoor.	<b>Bicycle Storage</b> 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.	Capitalized defined uses.  Move to Section 1.3 General Definitions.
<b>Building Lighting</b> means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building (for example, accent lighting).	<b>Building Lighting</b> 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.	Reworded for consistency with other definitions.  Move to Section 1.3 General Definitions.
<b>Commercial</b> means a use of land primarily related to or used for the buying and selling of goods and services to the public (for example, a bank, a retail outlet excluding Cannabis Retail, a restaurant, or a Hotel).	<b>Commercial</b> means a use of land primarily related to or used for the buying and selling of goods and services to the public.	Simplified.  Move to Section 1.3 General Definitions.

Existing	Proposed	Notes
<b>Edge Zone</b> means the setback between a Building and the abutting Street, <b>Movement Corridor</b> , or <b>Public Space</b> . <b>Edge Zones</b> are intended to reflect <b>Movement Corridors</b> as identified in the Riverlands Area Redevelopment Plan 2016. <b>Commercial Edge Zones</b> enable <b>Commercial</b> activities to spill-out into the public realm and add life to the Street, <b>Movement Corridor</b> , or <b>Public Space</b> (for example, outdoor serving or product display). <b>Residential Edge Zones</b> provide a privacy threshold as well as an outdoor space for <b>Residential</b> activities (for example, play areas or porches).	<b>Edge Zone</b> means the setback between a Building and the Abutting Street, Movement Corridor, or Public Space.	Simplified.  Regulations moved to regulations section.  Move to Section 1.3 General Definitions.
<b>Entrance Lighting</b> means exterior lighting that is located above or adjacent to the primary and secondary entrances of a Building.	No Change	Move to Section 1.3 General Definitions.
<b>Hardscaping</b> means landscaping using hard-surfaced materials such as decorative stonework, retaining walls, Walkways, or other similar landscape-architectural elements. <b>Hardscaping</b> excludes <b>Softscaping</b> .	<b>Hardscaping</b> means landscaping using hard-surfaced materials. Typical examples include decorative stonework, retaining walls, and Walkways.	Simplified.  Move to Section 1.3 General Definitions.
<b>Interior Site</b> means a site that is interior to the block. An <b>Interior Site</b> cannot be a Corner Site.	<b>Interior Site</b> means a Site that is interior to the block. An <b>Interior Site</b> cannot be a Corner Site.	Capitalized defined uses.  Move to Section 1.3 General Definitions.
<b>Main Floor</b> means the floor of the Building that is closest to the ground level.	<b>Main Floor</b> means the floor of the Building that is closest to the Grade.	Replace ground with Grade.  Move to Section 13 General Definitions.
<b>Merchandise Sales</b> means the sale of goods to the public for use or consumption rather than for resale. Display of such goods is done in a way which will promote interest and entice the customer to make a purchase. Merchandise Sales may include stocked merchandise on the premise in quantities sufficient only to supply the premises. Merchandise sales do not include Cannabis Retail Sales.	Remove	Should have been removed in 3357/L-2020.

Existing	Proposed	Notes
<b>Movement Corridor</b> means corridors that facilitate movement throughout the Riverlands Districts and that balance the needs of all users: pedestrians, private vehicles, service vehicles, public transit and bicycles.	<b>Movement Corridor</b> means corridors that facilitate movement of all users as shown in the Riverlands Area Redevelopment Plan 2016.	Reworded for clarity. Move to Section 1.3 General Definitions.
<b>Parapet Wall</b> 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.	No Change	Move to Section 1.3 General Definitions.
<b>Public Space</b> means a space that is available to the public on public land (for example, a public park, square, or plaza) and may incorporate amenities catering to everyday life. It is a space that is available for social interaction and public enjoyment.	Remove	Included in Public Property.
<b>Residential</b> means a use of land primarily related to or used for private residence housing (for example, a Multi-attached Building, Multiple Family Building).	<b>Residential</b> means a use of land primarily related to or used for private residence housing.	Simplified. Move to Section 1.3 General Definitions.
<b>Riverlands Districts</b> 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.	No Change	Move to Section 1.3 General Definitions.
<b>Roof Terrace</b> 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.	No Change	Move to Section 1.3 General Definitions.
<b>Screened</b> means landscaping or similar materials which serve to enhance the visual appearance of a Site while mitigating the exposure of unsightly facilities.	No Change	Move to Section 1.3 General Definitions.

Existing	Proposed	Notes
<b>Sidewalk</b> means a hard surfaced public infrastructure path for pedestrians within the road right-of-way and part of public lands.	<b>Sidewalk</b> means a hard surfaced public infrastructure path for pedestrians within the Road Right-of-Way and part of public lands.	Capitalized defined uses. Move to Section 1.3 General Definitions.
<b>Softscaping</b> 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. <b>Softscaping</b> excludes <b>Hardscaping</b> .	<b>Softscaping</b> 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.	Removed reference to <b>Hardscaping</b> . This is implied. Move to Section 1.3 General Definitions.
<b>Trail Lighting</b> means a system of light fixtures or poles providing lighting for Walkways and gathering areas.	No Change	Move to Section 1.3 General Definitions.
<b>Vertical Greening</b> means all plant material such as climbing vines or cascading ground cover that grow up, down or from the façade of a Building, privacy screen or other free standing Structure. Plant material can be rooted at the base of the Structure, in intermediate planters or on rooftops. The plant material can also be rooted into the wall itself.	No Change	Move to Section 1.3 General Definitions.
<b>Walkway</b> means a passage or path for pedestrians located on private land.	No Change	Move to Section 1.3 General Definitions.

# Riverlands Definitions – Uses

## Existing 10.1.3 Use Definitions

Existing	Proposed	Notes
<b>Active Artist Studio</b> means a use where the general public may participate in, or spectate, art related activities and where an instructor may perform or teach the art for the general public (for example, public painting, public glass blowing, or public pottery).	Remove	Fits under new definition of Cultural Facility.
<b>Artist Gallery</b> means a use where art is made available for public display. Artist Gallery may include the sale of art pieces.	Remove	Fits under new definition of Cultural Facility.
<b>Artist Studio</b> means a use where the primary function is the creation or production of art by an artist or group of artists. Artist Studios may include the sale of art pieces produced by that use.	Remove	Fits under new definition of Cultural Facility.
<b>Bakery</b> means a use where the primary function is the preparation and sale of items such as breads, pastries, and cakes. A Bakery may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it will be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it will be considered a processing facility.	Remove	Replace with Specialty Food Services (see below).  Move to 1.3 Use Definitions.
<b>Business Incubator</b> 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. This does not include Cannabis Retail Sales.	<b>Business Incubator</b> 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.	Removed reference to Cannabis Retail Sales.  Move to 1.3 Use Definitions.

Existing	Proposed	Notes
<b>Butcher</b> means a use where the primary function is the preparation of and sale meats. A Butcher may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it shall be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it shall be considered a processing facility.	Remove	Replace with Specialty Food Services (see below).  Move to 1.3 Use Definitions.
<b>Coffee Shop</b> means a use where the primary function is the preparation and sale of non-alcoholic beverages to the public for consumption within the premises or off the Site. A Coffee Shop may include the sale of food prepared within this use for public consumption as an Accessory Use. If there is a Commercial kitchen used for food preparation, it will be considered a Restaurant.	Remove	Replace with Specialty Food Services (see below).  Move to 1.3 Use Definitions.
<b>Convenience Food Store</b> means a use where a limited range of daily household goods and fresh and packaged food is sold (for example, a corner store). A Convenience Food Store serves the adjoining neighbourhood and may have extended operating hours. A Convenience Food Store may include the sale of non-alcoholic beverages and food prepared within this use for public consumption as an Accessory Use. This use does not include Cannabis Retail Sales.	Remove	Fits under Merchandise Sales and/or Rentals.
<b>Courtyard</b> 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.	No Change	Move to 1.3 Use Definitions.
<b>Existing Building</b> means a Building that existed at the time of passing of Bylaw 3357/Q-2016 on December 5, 2016 and amendments thereto.	<b>Riverlands Existing Building</b> 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.	Specified it is related to Riverlands.  Move to 1.3 Use Definitions.

Existing	Proposed	Notes
<b>Grocery Store</b> means a use where a wide variety of fresh and packaged food, and household goods, is sold. A Grocery Store serves residents and businesses of the district in which the use is located. This use does not include Cannabis Retail Sales.	Remove	Fits under Merchandise Sales and/or Rentals.
<b>Hotel</b> means a use providing temporary sleeping accommodation using rooms or suites, other than Dwelling Units, and where the rooms have access from a common interior corridor. A Hotel may include Accessory Uses such as, but not limited to, a Restaurant, a Drinking Establishment (adult entertainment prohibited), meeting rooms, banquet rooms, and a gift shop. A Hotel does not include a motel.	<b>Hotel/Motel</b> means a use providing temporary sleeping accommodation in rooms or suites, other than Dwelling Units.	Removed Accessory Uses. Added motel.  Move to 1.3 Use Definitions.
<b>Information Service Provider</b> means a use where services, expertise or access to information is provided to the general public without appointment (for example, a tourism information centre). An Information Service Provider may include counter services or line ups, but does not have storage facilities, or produce or sell goods directly to the public.	<b>Information Service Provider</b> 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.	Simplified.  Move to 1.3 Use Definitions
<b>Liquor, Beer, and/or Wine Sales</b> means a use where prepackaged alcoholic beverages are sold for consumption off the premises and that has been licensed by the Alberta Gaming and Liquor Commission (for example, a specialty wine store, liquor store or off-sale outlet).	No Change	Move to 1.3 Use Definitions.
<b>Market</b> means a use where individual vendors provide goods for sale directly to the public, where the goods may be sold both inside and outside of a Building, and where the vendors may change on a frequent or seasonal basis (for example, a farmers Market or an artisan Market that sells finished consumer goods, food products, produce, flowers, handcrafted articles, antiques, or second hand	<b>Market</b> means a use where individual vendors provide goods for sale directly to the public, and where the vendors may change on a frequent or seasonal basis.	Simplified.  Move to 1.3 Use Definitions.

Existing	Proposed	Notes
goods). This use does not include Cannabis Retail Sales.		
<b>Mixed Use Commercial/Office with Dwelling Units</b> means a use where there is a mix of Commercial/Office uses integrated with Residential Dwelling Units in the same Building. The arrangement of uses may be vertically or horizontally integrated. Residential Dwelling Units do not have to be located above the Main Floor. This use does not include Cannabis Retail Sales.	<b>Mixed Use Commercial/Office with Dwelling Units</b> means a use where there is a mix of Commercial/Office uses integrated with Residential Dwelling Units in the same Building.	Simplified.  Move to 1.3 Use Definitions.
<b>Open Space</b> 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.	No Change	Move to 1.3 Use Definitions.
<b>Parking Structure</b> means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.	No Change	Move to 1.3 Use Definitions.
<b>Print Centre</b> means a use where printing, duplicating, binding or photographic processing of graphic and printed materials are completed on a custom order basis for individuals or businesses. A Print Centre may include self-service photocopiers and the incidental sale of products relating to the services provided by the use.	Remove	Fits under Commercial Service Facility.
<b>Radio, Television, and Recording Studio</b> means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted.	Remove	Fits under new definition of Communication Facility.
<b>Seasonal Sales Area</b> means a temporary use with a defined start and end time frame, where seasonal goods are displayed and offered for sale and those goods are not fully contained within an enclosed Building (for example, a Christmas tree sales centre, a temporary greenhouse sales centre, or a temporary ice cream shop). A Seasonal Sales Area may or may not accompany another use.	Remove	Fits under new definition of Temporary Use.



Existing	Proposed	Notes
<b>Social Organization</b> means a use where recreation, social, or cultural activities or events for the members of a group (private clubs, groups, organizations, or associations) are held. A Social Organization may include the preparation of food and non-alcoholic beverages for public consumption within the premises or off the Site as an Accessory Use and/or Office use as an Accessory Use.	Remove	Fits under new definition of Public Assembly.
<b>Specialty Food Store</b> means a use where food and non-alcoholic beverages are made and where the food products associated with the use may be sold within the premises (for example, a specialty chocolate, cheese, or soda shop). A Specialty Food Store may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. A Specialty Food Store may include the packaging, bottling, or shipping of the products made as part of the use, but does not include a Microbrewery or Cannabis Retail Sales.	<b>Specialty Food Services</b> 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.	Broadened to include previous coffee shop, bakery, and butcher shop uses.  Move to 1.3 Use Definitions.

## Secondary Suite Definitions

Existing Section 4.7.9(9.1)(A) Definitions

Existing	Proposed	Notes
<b>100 metres</b> means Residential Buildings within a 100m radius of the Site	Remove	Not needed, regulations consider Secondary Suites within 100m of the site. SS are only allowed in residential buildings. Regulations to be modified to make sure intent is not lost.
<b>Block</b> means a row of Residential Buildings which ends at the intersections of a Street or Lane, includes both sides of the Street the Site is on, and the Lane to the rear of the Site, or as determined by the Development Authority.	Remove	Only used once with this meaning. Regulations to be modified to make sure intent is not lost.

Existing	Proposed	Notes
<b>Street</b> means one end of a Street to another, as determined by street name, or as determined by the Development Authority, but shall consist of no more than 50 Residential Buildings on either side of the Site.	Remove	Different meaning from what is in 1.3 General Definitions. Regulations to be modified to make sure intent is not lost.
<b>Row of Residential Buildings</b> means a row of Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site.	Remove	Only used once with this meaning. Regulations to be modified to make sure intent is not lost.

## Industrial Standards Definitions

### Existing Section 6.6.2 Industrial Standards Definitions

Existing	Proposed	Notes
<b>Industrial Standard I</b> means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards: (1) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place, (2) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority, (3) no process involving the emission of dust, flying ash or other particulate material is permitted, (4) emission of any odour or gas is prohibited, (5) the emission of toxic gases or other toxic substances is prohibited, (6) no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned, (7) outdoor storage of goods or material is permitted	No Change	Remove "Definitions" from title of section.

Existing	Proposed	Notes
if kept in a neat and orderly manner subject to regulations listed in section 6.6 subsection (6), (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.		
<b>Industrial Standard II</b> means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.	No Change	Remove “Definitions” from title of section.

## Mature Neighbourhood Overlay District Definitions

### Existing Section 7.14.2 Definitions

Existing	Proposed	Notes
<b>Redevelopment</b> means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building on Sites that are vacant or underutilized.	<b>Redevelopment</b> means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street that is located within the Mature Neighbourhood Overlay District.	Simplified and reworded for clarity.  Move to 1.3 General Definitions.
<b>Large Scale Redevelopment</b> means Redevelopment on a Site or in combination of Sites that total 1,398 m2 or more in area.	Remove	State in regulations what regulations apply to Sites greater than 1398 m2.
<b>Mixed-Use</b> means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses.	<b>Mixed-Use</b> means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building.	Simplified.  Move to 1.3 Use Definitions.

Existing	Proposed	Notes
<b>Sidewalk</b> means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications.	Remove	Duplicate - Similar to Riverlands definition of Sidewalk.
<b>Walkway</b> means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.	Remove	Duplicate – Similar to Riverlands definition of Walkway.

## Major Entry Areas Overlay District Definitions

Existing Section 7.15.2 Definitions

Existing	Proposed	Notes
<b>Major Entry Areas</b> means those areas adjacent to Major Corridors which are highly visible to motorists and include an area of at least 20m measured from the Site Boundary that is adjacent to the Major Corridor.	<b>Major Entry Areas</b> means areas adjacent to Major Corridors which are highly visible to motorists.	Removed requirements, added to regulations section.  Move to 1.3 General Definitions.
<b>Major Corridors</b> mean: a. Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street; b. Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive/80 Street; c. Taylor Drive from the southern boundary of the City to 22 Street; 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.	No Change	Move to 1.3 General Definitions.

## DC30 Definitions

Existing Section 8.20.10.3 Approving Authority

Existing	Proposed	Notes
<b>Golf course</b> means an outdoor area developed for the playing of golf including such things as tee boxes, fairways, greens and related landscaping.	Remove	Replaced with Outdoor Recreation Facility in 1.3 Use Definitions.
<b>Accessory buildings and uses directly related to the golf course</b> means structures and activities associated with the playing of golf and may include such things as driving ranges, putting/chipping areas, maintenance facilities, parking areas, a clubhouse/patrons, and offices and meeting rooms for use by golf course staff, members/patrons for golf related activities.	Remove	Will fall under Accessory Building or Accessory Use.

## DC32 Definitions

### Existing Section 8.20.12.B.2 Definitions

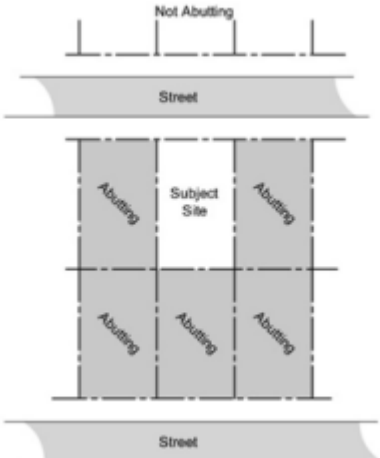
Existing	Proposed	Notes
<b>Crest</b> means the break between the slope face and the generally flat area located above the escarpment. A technical assessment may be required to determine the location of the crest of an active slope.	<b>Crest</b> means the break between the slope face and the generally flat area located above the escarpment. Crest may be determined through a professional Report.	Simplified.  Move to 1.3 General Definitions.
<b>Report</b> means a professional technical assessment and can include, but is not limited, a professional geotechnical assessment;	<b>Report</b> means a professional technical assessment. Typical examples include a geotechnical assessment, a real property report, and a parking assessment.	Move to 1.3 General Definitions.
<b>Restricted Development Area or RDA</b> means the area shown as hatched on the attached Figure 1 and the Land Use Constraints maps. The Restricted Development Area as shown is an approximation only. The site-specific position of the Restricted Development Area relative to the Crest of the escarpment will be identified upon application of subdivision or Development Permit as required by the Subdivision or Development Authority.	Remove	Added to DC32 regulations.

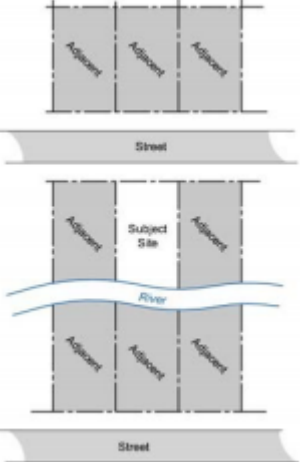
Existing	Proposed	Notes
<b>Subdivision or Development Authority</b> means the Municipal Planning Commission in its capacity as either the Subdivision or Development Authority, or the Development Officer as provided for in section 6 of this district; and	Remove	Both separately defined in 1.3 General Definitions.
<b>Water Retaining Structure</b> means a swimming pool, hot tub, pond or other structure designed to retain liquid above or below the ground surface.	No Change	Move to 1.3 Use Definitions.

\* Definitions from the Woodlea Character Statements have not been reviewed as they form a separate document contained within the LUB.

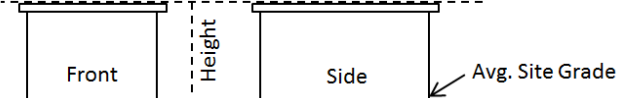
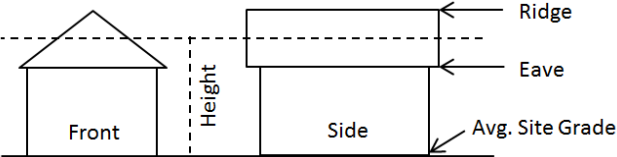
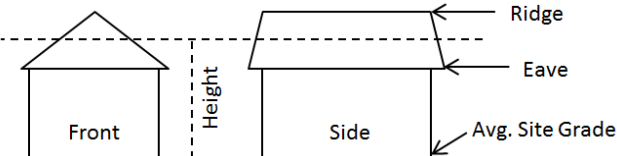
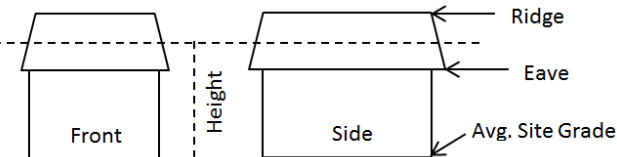
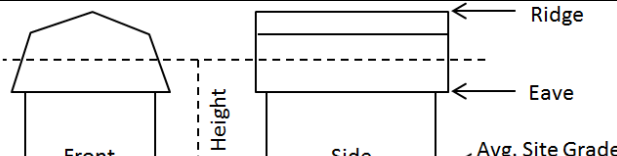
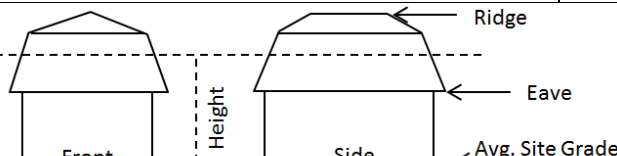
# New Proposed Definitions

## General Definitions

Proposed Definition	Notes
<p><b>Abut or Abutting</b> means physically touching or sharing a common border such as a property line.</p>  <p>The diagram consists of two parts. The top part shows a dashed line representing a property line with a gap in the middle, labeled 'Not Abutting'. Below this is a shaded area labeled 'Street'. The bottom part shows a grid of six rectangular sites. The central site is labeled 'Subject Site'. The four sites immediately surrounding it (top, bottom, left, and right) are shaded gray and labeled 'Abutting'. Below this grid is another shaded area labeled 'Street'.</p>	
<p><b>Adjacent</b> means lands that would be next to a parcel if not for an easement, right-of-way, railway, road, river or stream.</p>	

Proposed Definition	Notes
 <p>The top diagram shows a building footprint on a street. The bottom diagram shows a building footprint on a street with a river in front of it.</p>	
<p><b>Building Footprint</b> means the area of a Building measured from the outer surface of the exterior of the Building at Grade level.</p>	
<p><b>Building Height</b> means the vertical distance between the Grade of a Building, Structure or part thereof and one of the following:</p> <ul style="list-style-type: none"> <li>(a) the highest point of the roof surface of a flat roof;</li> <li>(b) the mean height level between the eaves and ridge of a sloped roof;</li> <li>(c) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or</li> <li>(d) the highest point of a structure without a roof.</li> </ul> <p>The Building Height shall be determined without considering any device or feature not structurally essential to the Building.</p>	



Proposed Definition	Notes
	Flat Roof
	Sloped Roof
	Sloped Roof
	Flat Roof on Sloped Roof
	Sloped Roof
	Sloped Roof
<p><b>Industrial</b> means Development involved in one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) the processing of raw materials;</li> <li>(b) the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;</li> </ul>	<p>Created to make it easier to apply Industrial Support Service use. Also incorporates agricultural uses.</p>

Proposed Definition	Notes
<p>(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;</p> <p>(d) the storage or transshipping of materials, goods and equipment;</p> <p>(e) the distribution and sale of materials, goods and equipment to institutions or industrial and Commercial businesses for their direct use;</p> <p>(f) Agriculture related Developments satisfying one or more of (a) to (e) above.</p>	
<b>Net Floor Area</b> 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.	
<b>Road Right-of-Way</b> means land identified for road on a legal plan of survey or land used as a public road. This includes a bridge forming part of a public road and any Structure incidental to a public road.	

#### Use Definitions

Proposed Definition	Notes
<b>Ancillary Use</b> means a minor or incidental use that is exclusively devoted to, and forms part of, the expected service or function of the principal use.	To help clarify preamble for definitions.
<b>Drive-Through</b> means an Accessory Use to a Development where services are provided to patrons who are in a motor vehicle.	Clarify intended use.

Proposed Definition	Notes
<b>Greenhouse</b> 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.	Clarify intended use.
<b>Manufactured Sales</b> means the sale or rental of goods produced on a production line of machinery and/or skilled labour. Manufactured Sales does not include Cannabis Retail Sales, Machinery Sales, Manufactured Home sales, Merchandise Sales and/or Rentals, Motor Vehicle Sales, Service or Repair or Trailer sales.	Clarify uses in industrial districts.
<b>Outdoor Recreation Facility</b> 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.	New use to provide clarity.
<b>Recreational Vehicle</b> means a vehicle or portable structure designed to be carried on a motor vehicle, towed behind a motor vehicle, or designed and built to be transported on its own wheels, which provides temporary living accommodation for travel and/or recreational purposes. Typical examples include campers, tent trailers, and motor homes. Recreational Vehicle does not include Trailer.	Distinguish between Trailer.
<b>Temporary Use</b> means a use which may remain in place for a limited time and conforms to the general purpose of the District.	Regulations in regulations section.

# Regulations affecting Definitions

## *PART 1*

*Exemptions of a Development Permit – Patios (replace existing subsection with the following)*

1.2(2)(i) The construction of patios and decks provided that they are an uncovered horizontal surface with a surface height no greater than 0.6m above Grade at any point and are adjacent to a Residential Dwelling Unit and intended for use as a private outdoor Amenity Space.

## *PART 2*

*Applications Within Escarpment Areas (add new subsection before existing content)*

2.11(1) Escarpment areas are those lands on a Site or part of a Site which lies within the areas identified on the Land Use Constraint Maps in Schedule A; escarpment areas also includes any Site which contains or is adjacent to an Escarpment or slope which in the opinion of the Development Officer could be affected by soil instability.

## *PART 3*

*Minimum Gravel Parking Standard (Remove 3.2(11), replace with 3.2.4)*

3.2.4 A parking gravel standard of 4 inches of depth which includes packed gravel, rock, or crushed concrete or rock shall be required for all parking spaces unless adverse soil conditions are present in which the Development Authority may require a depth greater than 4 inches.

## New Regulations for:

### *AltaLink Consultation/Potential Constraints Area*

- (1) The constraints area is the linear distance of 100m extending from the high voltage transmission line in each direction.
- (2) Development applications within the constraint area shall be sent, at the discretion of the Development Officer, to AltaLink Management Limited to determine if there are any concerns from the Alberta Electrical Utility Code perspective.
- (3) The Constraints Area includes any lot that is partially or wholly within the 100m

### *Setbacks from ATCO High Pressure Pipelines*

- (1) Setbacks shall be measured from the centre of the right-of-way of the high pressure ATCO pipeline.
- (2) A setback of 15.0m shall be applied to any building except accessory buildings exempt from a development permit under Section 1.2(2)(p). The Development Authority may, at its discretion, vary the setback after consultation with ATCO.

### *Setbacks from TransCanada Pipeline*

- (1) Setbacks shall be measured from the TransCanada Pipeline right-of-way to a Principal Building.
- (2) A setback of 7.0m shall be applied to any principal building. The Development Authority may, at its discretion, vary the setback after consultation with TransCanada Pipeline.

### *Security Suites*

- (1) Security Suites shall:
  - (a) be located within the Principal Building on the Site;
  - (b) only be approved on a Site where another use has been approved; and
  - (c) only be occupied by a person responsible for the surveillance, maintenance and/or security for the Site
- (2) Security Suites shall not:
  - (a) be occupied by more than one person dwelling in the suite; and
  - (b) contain more than one sleeping area
- (3) In addition to the number of parking stalls required for the principal user under Part 3 and 4 of this Bylaw, no additional parking space shall be designated for the Security Suite.
- (4) Development permits issues for Security Suites cease to be valid if the principal use on the Site ceases or is removed.

### *Similar Use*

- (1) Consideration of similar uses shall only be undertaken when the proposed use does not fall within the definition of another use in the same District.
- (2) Similar uses shall conform to the general purpose of the District.
- (3) Similar uses shall be similar in character and purpose to a listed Permitted or Discretionary Use in the same District.
- (4) Similar uses shall not be defined as a Permitted or Discretionary Use in any other District.
- (5) The Development Authority for all similar use applications shall be the Commission.

### *Temporary Use*

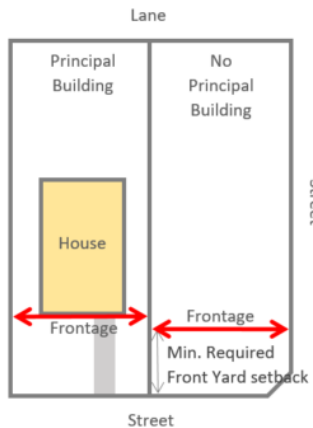
A Temporary Use shall not be initiated without the permission of the Development Authority which may be granted as follows:

- (1) Temporary Uses may be permitted in all Districts at the discretion of the Development Authority, provided that temporary use is listed as a Permitted, Discretionary, or Similar Use in the relevant land use district.
- (2) Except as otherwise noted in this Bylaw, Temporary Uses, may be approved for a period of up to two years. Renewal of these approvals may be permitted but such renewals shall not extend the total length of a temporary approval beyond ten years.
- (3) Where a person proposes to extend the temporary period beyond the time set out in the permit, he shall, not later than sixty days prior to the day on which the Development Permit will cease to be in effect, make written application to the Development Authority for renewal of the permit setting forth the reasons for the extension.
- (4) For any Temporary Use, the Development Authority may require the submission of a site remediation plan and securities to ensure that the use is properly removed and the site remediated.
- (5) The Development Authority may vary landscaping and hard-surfacing requirements for a Temporary Use where there are concurrent applications for a principal use and meeting the requirements for the temporary use would cause undue hardship for the final build-out of the site.

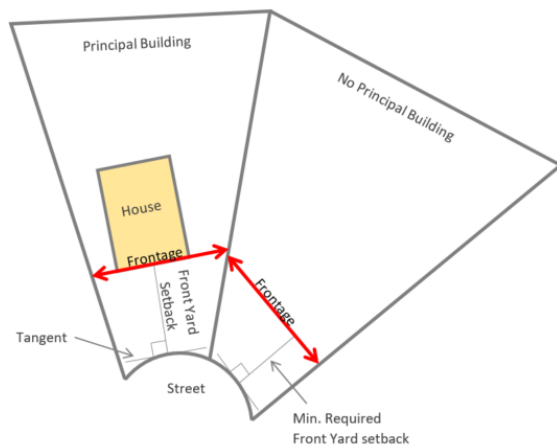
### *Frontage*

Frontage shall be calculated at the Front Yard setback of the Principal Building. If there is no approved Principal Building on Site, the Frontage is measured at the minimum required Front Yard setback. For pie-shaped Sites, Frontage is measured perpendicular to the tangent of the middle of the Front Boundary. For corner Sites, Frontage is measured perpendicular to the interior side boundary.

Typical Site and Corner Site:



Pie-shaped Site:



### *Front Boundary*

The Front Boundary on a Corner Site is deemed to be the shorter of the two Boundaries which are common with the Streets unless determined otherwise by the Development Authority.

### *Driveway and Parking Pad Standards*

Driveways and Parking Pads shall conform to the following standards:

- (1) Driveways and Parking Pads shall be graded, constructed and maintained to the minimum gravel standard as specified in [section 3.2.4](#), with the exception of a Driveway or Parking Pad from a

hard surfaced roadway which must be constructed with dustless materials, including but not limited to concrete, asphalt or paving stone.

#### *PART 4*

##### *Secondary Suite Considerations*

##### 4.7.9(9.8) Secondary Suite - Discretion of Development Authority

- (b) The density of the area surrounding the Site, in consideration of the following:
  - (iii) the number and location of Secondary Suites:
    1. within 100 metre radius of the Site
    2. within the row of Residential Buildings which ends at the intersections of the Street or Lane, and includes both sides of the Street the Site is on, and the Lane to the rear of the Site, as determined by the Development Authority
    3. within the same Street as identified by Street name, or as determined by Development Authority, but shall not consist of no more than 50 Residential Buildings on either side of the Site
    4. within the row of Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site.

#### *PART 5*

##### *Late Night Club*

##### 5.7.7 Late Night Club

A Late Night Club is subject to the following:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale
- (b) 20 or more patrons assembled at any time between 3:00 a.m. and 6:00 a.m.
- (c) an event held for the purpose of gain or profit
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend
- (e) music, noise or sound of any kind of source, including but not limited to amplified, recorded or computer generated music, amplified, recorded or computer generated sounds, live music sound or band music is performed or played.

##### New Regulations for:

##### *Microbrewery*

A Microbrewery shall meet the following regulations:

- (a) the floor area devoted to the production and packaging shall be no more than 70% of the Gross Floor Area.

### *Specialty Food Services*

Specialty Food Services shall:

- (a) Contain a seating area less than the area used for preparation
- (b) Not contain a Commercial kitchen
- (c) Contain products for public consumption on or off the Site

### *PART 6*

6.6.2 Industrial Standards Definitions – Rename section, remove “Definitions” from title

### *PART 7*

#### *Flood Plan Overlay Provisions*

7.9.1 Flood Plain Overlay Areas (replace current (a) with below)

- (a) The overlay shall apply to lands shown in Figure 16, Part 7, which identifies the floodway and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.
  - (i) Flood Fringe is identified on the Land Use Constraint Maps in Schedule A and means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.
  - (ii) Floodway is identified on the Land Use Constraint Maps in Schedule A and means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.
  - (iii) Flood risk areas are those lands which would be inundated by the 1:100 year flood along the Waskasoo Creek and the Red Deer River as identified on Figure 16, Part 7.
    - a. 1:100 Year Flood Elevation means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada - Alberta Flood Damage Reduction Program.

#### *Redevelopment*

7.14.5(e) Regulations for All Redevelopment (replace with the following)

(e) For large scale Redevelopment, where Redevelopment on a Site or a combination of Sites that total 1,398.0 m<sup>2</sup> or more in area, the following requirements apply:

#### *Major Entry Areas*

7.15.4(b) Application (replace (b) with the following)

The Major Entry Areas Overlay District as identified on Figures 7A and 7I applies to all Sites with one or more Boundaries adjacent to Major Corridors and includes an area of at least 20m measured from the Site Boundary that is adjacent to the Major Corridor; and



## *PART 8*

### *Restricted Development Area (DC32)*

8.20.12.B(3) Fundamental Land Use Criteria (add a new subsection (a), all others will be renumbered)

The following fundamental land use criteria shall apply to all lands, uses and Developments within this District, except as expressly stated to be otherwise within Section 5 of this District:

- (a) The restricted development area shown in Figure 1 is an approximation only. The site-specific position of the restricted development area relative to the Crest of the escarpment will be identified upon application of subdivision or Development Permit as required by the Subdivision or Development Authority.

## *PART 10*

### *Edge Zones*

10.6.3.1 Commercial Edge Zones for Riverlands Districts (replace existing (a) with the following)

- (a) Commercial Edge Zones shall enable Commercial activities to spill-out into the public realm and add life to the Street, Movement Corridor, or Public Space. Commercial Edge Zones are applied where the abutting Main Floor contains (or will contain) Commercial uses.

10.6.3.2 Residential Edge Zones for Riverlands Districts (replace existing (a) with the following)

- (a) Residential Edge Zones shall provide a privacy threshold as well as an outdoor space for Residential activities. Residential Edge Zones are applied where the abutting Main Floor contains (or will contain) Residential uses.

## *PART 11*

### *Temporary Signs*

11.17 (add a new subsection (d))

- (d) Temporary Signs shall not display Dynamic or Electronic Messages.