

From: [Haley Mountstephen](#)
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Attachments: [May 2022 Definitions.pdf](#)
[Jan 24 2023 - Final Draft - LUB Commercial Regulation Review and Update.pdf](#)

City of Red Deer Land Use Bylaw Review

February 2023 – Update #9

Good afternoon,

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

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

Questions for Consideration

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

If you have any comments that you would like to share please send them to david.girardin@reddeer.ca by **March 17, 2023**. Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

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

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

Regards,

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Land Use Bylaw:

Commercial District Regulation Review & Update

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.

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

Key highlights include:

- Converting some of the development regulations in the C1A District to align with development regulations in the C1 District.
- Consolidated C2A and C2B into a new C2 District. These two districts were not much different from one another in terms of the uses allowed and the development regulations.
- Modeling the majority of new C2 District regulations after the previous C2B district regulations. The new C2 District is envisioned as district commercial centres located along arterial and collector roadways that border residential areas. Generally, the land uses are to serve the surrounding neighbourhoods in which they are located. This is similar to how C2B was designed. Existing C2B sites are anticipated to be rezoned to C2.
- Existing C2A properties are located along arterial roads and serve the region. These sites are anticipated to be rezoned to C4; and therefore, will have the C4 regulations applied to future development applications. Re-designation to C4 will broaden the availability of uses, increase the allowable building height by 1 storey, reduce the required building setbacks, and provide a greater site area size.
- Proposing to incorporate applicable regulations from the Neighbourhood Planning and Design Standards; such as:

- Residential and mixed-use projects shall incorporate an outdoor amenity space for residents of the building. This may be provided as a courtyard, common gardening area, play space, rooftop patio, etc. The Development Authority shall have discretion to relax this regulation if the proposed development is located adjacent to a public park.
- Residential and commercial entrances should be differentiated architecturally in mixed-use buildings to avoid confusion.
- Publicly oriented, active uses, such as commercial and community uses should be located at grade.
- If a higher density mixed use project is adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.
- Proposing to incorporate applicable regulations from the Gaetz Avenue Vision; such as:
 - Pedestrian and cyclist amenities should be provided on each site. These amenities should include benches and garbage/recycling receptacle, but at a minimum should include bike racks.
 - For new developments, buildings should be street facing with parking placed to the rear or side of the building.
- Proposing to add best practice regulations based on the review of other Alberta municipalities. For example: removing Floor Area minimums and Loading Space minimums, minimizing Yard Setbacks, implementing strategic Landscaping techniques, etc.

A complete summary of the proposed changes to all commercial districts is outlined on the following pages.

Part One: Commercial District Regulation Tables

These tables compare the current and proposed regulation tables under each commercial district.

Proposed Commercial Regulations Comparison Table

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

	C1 City Centre	C1A City Centre West	C2 District Commercial	C3 Neighbourhood Commercial	C4 Arterial Commercial	C5 Mixed Use
Building Height	Minimum ground floor height - 4.5 m Minimum building height – 8.5 m Maximum – N/A	Minimum ground floor height - 4.5 m Minimum building height – 8.5 m Maximum – N/A	Max 3 storeys	Max 2 storeys	Max 4 storeys	Apartments, mixed use, commercial or public building: • Max 4 storeys Townhouse: • Max 3 storeys
Site Area	Minimum 278.0 m ²	Minimum 900.0 m ²	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha	Minimum – nil Maximum 4047.0 m ²	Minimum 1000 m ² Maximum 4.5 ha	
Front Yard Setback	Commercial – nil Residential – max 3.0 m	Commercial – nil Residential – max 3.0 m	Minimum – 3.0 m	Minimum – nil Max 6.0 m	Minimum - nil Max 10.0 m	Minimum - nil Max 3.0 m
Side Yard Setback	Nil unless the side yard abuts a lane, in which case it shall be 1.5 m. If the side yard abuts low density residential, the setback shall be 3.0 m	Nil	3.0 m	Nil unless the side yard abuts a residential parcel, in which case it shall be 3.0 m	Nil	Nil

	C1 City Centre	C1A City Centre West	C2 District Commercial	C3 Neighbourhood Commercial	C4 Arterial Commercial	C5 Mixed Use
Rear Yard Setback	1.5 m	1.5 m	3.0 m	Nil unless the rear yard abuts a lane, in which case it shall be 1.5 m	Nil unless the rear yard abuts a residential parcel, in which case it shall be 3.0 m	Nil unless the rear yard abuts a residential parcel, in which case it shall be 3.0 m
Landscaped Area	Nil subject to regulations listed in the C1 Design Criteria	15 % site area	15 % site area	15 % site area	15% site area	15 % site area
Frontage Min	7.5 m	20.0 m		7.5 m	30.0 m	

C1 – City Centre Regulations

Current C1 Regulations		Proposed C1 Regulations		Notes
Regulation	Requirement	Regulation	Requirement	
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area	Floor Area		Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc.
Building Height Max	The Development Authority shall have discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. For development greater than	Building Height	Minimum ground floor height – 3.6 m Minimum building height – 8.5 m from grade to the cornice (eave) line. Maximum – N/A	Moved ground floor height from C1 Building Fronts – Commercial Buildings. Moved minimum building height from C1 Building Front – All Building regulations.

	four storeys, the Development Authority shall be the Municipal Planning Commission.			Moved Development Authority's discretion regarding building height to Part Two: Section E – Building Heights in C1 of this document.
Front Yard Min	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission	Front Yard Min	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – max 3.0 m	Changed front yard setback for residential developments. Proposing a max setback of 3.0 m. This creates opportunity for zero lot lines or provides a minor setback to allow space for residential amenities such as front porches, private front yards, balconies, direct entry via private stairs, etc.
Side Yard Min	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission	Side Yard Min	Nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m. If the side yard abuts R-L or R-N, the setback shall be 3.0 m	Made commercial and residential side yard setbacks the same. Added specific side yard setback if adjacent to low density residential sites as per municipal research. Defined low density residential as R-L and R-N.
Rear Yard Min	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission	Rear Yard Min	1.5 m subject to sections 5.7(2) & 3.19	Made the rear yard setback consistent between commercial and residential properties.
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission	Landscaped Area	Nil subject to regulations listed in the C1 Design Criteria.	C1 Design Criteria can be found in Part Two of this document.

Parking	Subject to sections 3.1 & 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C1.
Loading Spaces Min	One opposite each loading door with a minimum of one	Loading Spaces Min		Remove and relocate to general regulations section. Other municipalities do not reference loading spaces within commercial districts.
Site Area Min	278.0 m2	Site Area Min	278.0 m2	No Change
Frontage Min	7.5 m	Frontage Min	7.5 m	No Change

C1A – City Centre West Regulations

Current C1A Regulations		Proposed C1A Regulations		Notes
Regulation	Requirement	Regulation	Requirement	
Floor Area	Minimum - dwelling units 37.0 m2 Maximum – one third of site area (ground floor)	Floor Area		Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc.
Building Height Max	As approved by the Commission	Building Height	Minimum ground floor height - 4.5 m Minimum building height – 8.5 m Maximum – N/A	Changed to align with downtown.
Front Yard Min	6.0 m	Front Yard Min	Commercial – nil Residential – max 3.0 m	Changed to align with downtown.
Side Yard Min	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street	Side Yard Min	Nil	Removed side yard setback to align with downtown. No lanes exist adjacent to these properties.

Rear Yard Min	3.0 m	Rear Yard Min	1.5 m	Changed rear yard minimum to align with downtown.
Landscaped Area	15 % site area	Landscaped Area	15 % site area	No Change
Parking	Subject to sections 3.1 & 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C1A.
Loading Spaces Min	One opposite each loading door with a minimum of one	Loading Spaces Min		Remove and relocate to general regulations section. Other municipalities do not references loading spaces within commercial districts.
Site Area Min	900.0 m ²	Site Area Min	900.0 m ²	No Change
Frontage Min	20.0 m	Frontage Min	20.0 m	No Change

C2 – District Commercial Centre Regulations

Current C2A & C2B Regulations			Proposed C2 Regulations		Notes
Regulation	Requirement		Regulation	Requirement	
	C2A	C2B			
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area Office area Maximum - 4,645m ²	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area Office area Maximum – 930m ²	Floor Area		Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc. C2 is envisioned as a district commercial centre that serves the surrounding neighbourhoods rather than a regional commercial site serving the greater Red Deer community.

					<p>An update to the location of Office was completed in August 2020. The report suggested that district shopping centres be limited to a max of 930 m² of Office space.</p> <p>The regulation limiting the size of Office in C2 will move to Section B - Specific Regulations for Uses in the C2 District.</p>
Building Height Max	3 storeys	3 storeys	Building Height Max	3 storeys	No Change
Front Yard Min	9.0 m	9.0 m	Front Yard Min	3.0 m	Reduced the Front Yard Min Setback. Most municipalities require a smaller front yard setback. This encourages the building to engage with the street and reduces the amount of underutilized land bordering the building.
Side Yard Min	9.0 m	9.0 m	Side Yard Min	3.0 m	Reduced the Front-Side Yard Min Setback. The proposed setback aligns with other municipalities.
Rear Yard Min	9.0 m	9.0 m	Rear Yard Min	3.0 m	Reduced the Front-Rear Yard Min Setback. The proposed setback aligns with other municipalities.
Landscaped Area	15% of site area	15% of site area	Landscaped Area	15% of site area	No Change
Parking	Subject to sections 3.1 and 3.2	Subject to sections 3.1 and 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C2.

Loading Spaces Min	One opposite each loading door with a minimum of one per building, subject to section 5.7(3).	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)	Loading Spaces Min		Remove and relocate to general regulations section. Other municipalities do not reference loading spaces within commercial districts.
Site Area Min	3.0 ha	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha	Site Area	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha	Selecting the C2B regulations as the site area size will match the existing district commercial centres.

C3 – Neighbourhood Commercial Regulations

Current C3 Regulations		Proposed C3 Regulations		Notes
Regulation	Requirement	Regulation	Requirement	
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area Office area Maximum – 930m ²	Floor Area		Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc. The regulation limiting the size of Local Convenience Centres and Office in C3 will move to Section B - Specific Regulations for Uses in the C3 District.
Building Height Max	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed	Building Height Max	2 storeys	Increased maximum building height to 2 storeys. These commercial sites are typically located adjacent to low density residential areas which allow up to 2 storeys.

Front Yard Min	6.0 m	Front Yard Setback	Minimum – nil Max 6.0 m Subject to regulations listed in the Design Criteria.	<p>Reduced the front yard setback and proposed a maximum front yard setback.</p> <p>These dimensions model historic neighbourhood commercial site design e.g. Sproule’s Pharmacy in Mountview and The Little Ice Cream and Soda Shop on Ross Street.</p> <p>The intent is to bring the commercial building closer to the street so that it frames the street and creates an inviting and pedestrian friendly design. As these commercial sites are located directly in neighbourhoods, a good number of patrons will be walking to these stores. The proposed dimensions may also encourage parking to be located to the rear or side of the building. This creates an appealing street presence that is less car dominated.</p> <p>A maximum 6 m front yard setback does allow parking in the front if desired.</p>
Side Yard Min	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m	Side Yard Min	Nil unless the side yard abuts a residential parcel, in which case it shall be 3.0 m	Removed minimum side yard setback but maintained separation if adjacent to residential.
Rear Yard Min	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m	Rear Yard Min	3.0 m, unless the rear yard abuts a lane, in which case it may be 1.5 m	
Landscaped Area	15% of site area	Landscaped Area	15% of site area	No Change

Parking	Commercial - 5.1 spaces for every 93.0 m2 of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C3.
Loading Spaces Min	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority	Loading Spaces Min		Remove and relocate to general regulations section. Other municipalities do not reference loading spaces within commercial districts.
Site Area Min	Minimum 378.0 m2 Maximum 4047.0 m2	Site Area	Minimum - Nil Maximum 4047.0 m2	Removed the minimum site area for C3 sites. This supports redevelopment potential if a neighbourhood commercial site is no longer viable and the site rezoned to residential. Other regulations will also determine the appropriate size of a C3 site based on parking, landscaping, etc. requirements.
Frontage Min	Minimum 7.5 m	Frontage Min	Minimum 7.5 m	No Change

C4 – Major Arterial Regulations

Current C4 Regulations		Proposed C4 Regulations		Notes
Regulation	Requirement	Regulation	Requirement	
Floor Area	One third of site area Office area – 4,645m2	Floor Area		Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc.

				The regulation limiting the size of Office in C4 will move to Section B - Specific Regulations for Uses in the C4 District.
Building Height Max	Three storeys	Building Height Max	4 storeys	<p>Increased maximum building height to 4 storeys.</p> <p>These commercial sites are typically large in size and located adjacent to arterial roadways with high visibility. The MDP encourages opportunities for intensification of land use and mixed use development in these areas. Increasing the allowable building height will help to accomplish this.</p>
Front Yard Min	15.0 m	Front Yard Setback	Minimum - nil Max 15.0 m	<p>Reduced the front yard setback and proposed a maximum front yard setback. Most municipalities require a smaller front yard setback.</p> <p>The intent is to bring the commercial building closer to the street so that it frames the street and creates an inviting and pedestrian friendly design. The proposed dimensions may also encourage parking to be located to the rear or side of the building. This creates an appealing street presence that is less car dominated.</p>

				<p>Existing buildings within the C4 District are typically setback 15.0 m. Proposing a maximum 15.0 m setback. This will bring the buildings closer to the street and remove the design option for buildings being set at the rear of the property with a “sea of parking” in front of it.</p> <p>The MDP encourages opportunities for intensification of land use and mixed use development in these areas. A shallower front yard setback will help accomplish this.</p> <p>The Gaetz Ave Vision recommends creating development regulations that encourage a pedestrian oriented streetscape (i.e. reduced building setbacks, etc.)</p>
Side Yard Min	<p>Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street</p>	Side Yard Min	Nil	Removed side yard setback to align with C5 regulations.
Rear Yard Min	3.0 m	Rear Yard Min	Nil unless the rear yard abuts a residential parcel, in which case it shall be 3.0 m	<p>Removed rear yard setback to align with C5 regulations.</p> <p>Added setback minimum if adjacent to residential.</p>
Landscaped Area	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is	Landscaped Area	15% site area	Changed to 15% of the site area to align with the other commercial districts.

	required elsewhere on the site, then 15 % of the site area may be required to be provided			The Gaetz Avenue Vision proposes specific landscaping dimensions and locations; however, it reduces flexibility and conflicts with the proposed yard setbacks in C4.
Parking	Subject to section 3.1 and 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C4.
Loading Spaces Min	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)	Loading Spaces Min		Remove and relocate to general regulations section. Other municipalities do not references loading spaces within commercial districts.
Site Area Min	Minimum 1393 m2 Maximum 4.0 ha	Site Area	Minimum 1000 m2 Maximum 4.5 ha	Reducing the minimum site area as other municipalities are generally less. Increasing the site area maximum to accommodate the C2A properties that are anticipated to be rezoned to C4. There will still be some C2A properties that are larger than 4.5 ha e.g. Parkland and Bower Mall
Frontage Min	Minimum 30.0 m	Frontage Min	30.0 m	No Change

C5 – Mixed Use Regulations

Current C5 Regulations		Proposed C5 Regulations		Notes
Regulation	Requirement	Regulation	Requirement	
Floor Area	37.0 m ² per dwelling unit Office Area Maximum 930m ²	Floor Area		<p>Removed Floor Area regulation. Most municipalities do not regulate this but rather use other regulations to guide development e.g. parking requirements, landscaping, building setbacks, etc.</p> <p>The regulation limiting the size of Office in C5 will move to Section B - Specific Regulations for Uses in the C5 District.</p>
		Front Yard Setback	Minimum - nil Max 3.0 m	<p>Added front yard setback regulations. These dimensions are modelled after the existing Timberlands C5 site.</p> <p>The intent is to maintain minimum front yard setbacks. This allows the building to frame the street, encourages parking to the interior of the site, and creates a pedestrian friendly streetscape.</p>
		Side Yard Setback Min	Nil	Added category for side yard setbacks; however, maintaining the current regulation i.e. not requiring a minimum side yard.
		Rear Yard Setback Min	Nil unless the rear yard abuts a residential parcel, in which case it shall be 3.0 m	Added category for side yard setbacks and included a rear yard setback if adjacent to residential.

Site Coverage	Residential: Maximum 80% (includes parking structures and accessory buildings) Commercial: Minimum one third of site area (ground floor)	Site Coverage		Removing this as it is considered similar to regulating Floor Area.
Building Height Max	Multiple family, mixed use, commercial or public building: <ul style="list-style-type: none"> • maximum 4 storeys Multi-attached building: <ul style="list-style-type: none"> • minimum 2 storeys; • maximum 2½ storeys 	Building Height Max	Apartments, mixed use, commercial or public building: <ul style="list-style-type: none"> • Maximum 4 storeys Townhouse: <ul style="list-style-type: none"> • Maximum 3 storeys 	With the revision to the Land Use Definitions under Section 1.3, Multiple Family Building became defined as Apartment. Multi-attached Building became defined as Townhouse. Updated to reflect new definition terms.
Landscaped Area	15% of site area	Landscaped Area	15% of site area	No Change
Parking	Subject to sections 3.1 & 3.2	Parking		Removed and relocated to Section A - Application of General Rules in C5.
Design Criteria	Subject to section 5.6.1 (4)	Design Criteria		Removed this reference. Design Criteria will be included under Part Two of this document.

Part Two: Supporting Commercial District Regulations

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

How to Read the following Districts and Corresponding Regulations:

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

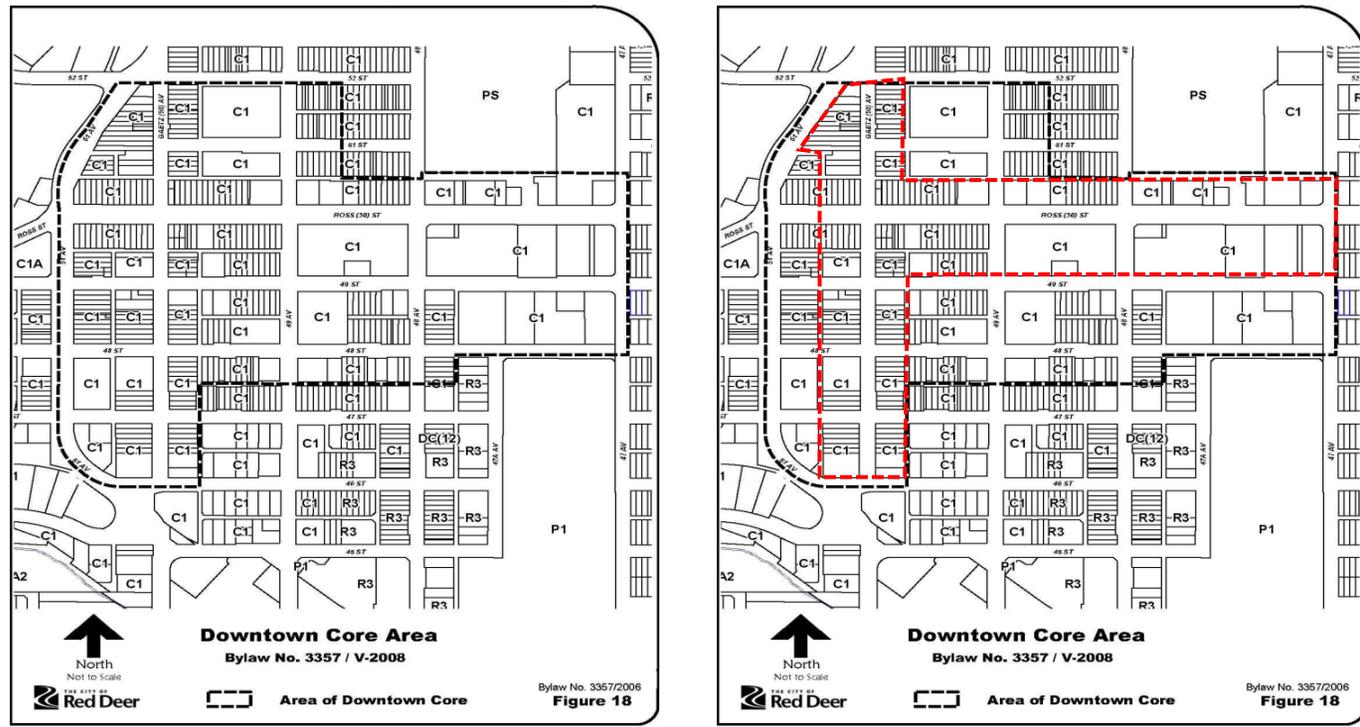
C1 – City Centre Regulations

A. Application of General Rules

- i. The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District. *(LUB 5.1(2)(c)). Deleted regulation as this is inherent to the Development Authority's discretion.)*

B. Specific Regulations for Uses in the C1 District

- i. Dwelling units are not allowed on the ground floor of any building within the downtown core as outlined in Section 5.1 - Figure 18. *(LUB 5.1(1)(b)(xv)). Changed the section reference for Figure 18 to 5.1 (Commercial Section) instead of 7.11 (Riverside Meadows and West Park Overlay). Will move Figure 18 into section 5.1.*



- ii. Residential and mixed-use projects shall incorporate an outdoor amenity space for residents of the building. This may be provided as a courtyard, common gardening area, play space, rooftop patio, etc. The Development Authority shall have discretion to relax this regulation if the proposed development is located adjacent to a public park. *(New regulation. Added from the NPDS).*

C. Design Criteria

- i. The following development design criteria apply to all C1 Commercial lands ~~located south of the Red Deer River:~~ *(Deleted reference to applicability of these regulations i.e. (C)(i)(a) to properties south of the Red Deer River. All C1 properties should be subject to the same regulations.)*
- a. All Buildings:
1. Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street. *(LUB 5.1(2)(d)(i)(1)).*
 2. No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as canopies, projections, entrances, recesses, signage, or windows, to provide visual variety and interest. *((LUB 5.1(2)(d)(i)(4)).*
 3. Where lanes exist, access to on-site parking, loading, and delivery zones shall be provided from the lane. *(LUB 5.1(2)(d)(i)(5)).*
 4. No surface parking shall be allowed between the street and the building unless 3 sides of the site is boarded by a street, in which case surface parking may be allowed between the street and the building on one side of the site. *(LUB 5.1(2)(d)(i)(6)). Reworded to enhance clarity.*
 5. Design driveways to minimize impacts to existing sidewalk trees and boulevards. New developments should use existing driveways wherever possible. *(LUB 5.1(2)(d)(i)(7)). Reworded to be specific to driveways. Street trees and boulevards are typically protected from development as they fall within the road right-of-way.*
 6. Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds, shall be subject to the approval of the Development Authority. *(LUB 5.1(2)(d)(i)(8)).*
 7. All buildings shall feature street oriented design elements for all elevations visible from an adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street and pedestrian oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. *(LUB (5.7(1)(c)). Moved from the commercial general regulations. Added pedestrian oriented signage.)*
 8. ~~Minimum building height shall be 8.5 m from grade to the cornice (eave) line.~~ *(LUB (2)(d)(i)(2)). Moved to Regulations Table.)*
 9. ~~Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.~~ *(LUB (2)(d)(i)(3)). Deleted as it is a redundant regulation. It is required under the general regulations applicable to all commercial developments.)*
- b. Commercial and Mixed Use Buildings: *(Added Mixed Use Buildings).*
1. ~~All building front development criteria listed in subsection (a) also apply to commercial buildings.~~ *(LUB 5.1(2)(d)(ii)(1). Deleted as it this is redundant. Section C(i)(a) applies to all buildings regardless of type.)*

2. Buildings facing a street shall be constructed:
 - (a) To the property line,
 - (b) To the setback line from the property line provided for in Section 5.7(2) (a), ~~or~~
 - (c) To the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii), ~~or~~ or
 - (d) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out above. *(LUB (2)(d)(ii)(2) and LUB (2)(d)(ii)(3)).*
3. The ground floor of any street facing building elevation shall contain a minimum of 50% windows. Use transparent glazing to provide visual access and views to internal uses. *(LUB (2)(d)(ii)(6)).*
4. Display windows shall be provided adjacent to each retail front entrance. *(New regulation. Added from Calgary Centre City Urban Design Guidelines.)*
5. As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance. *(LUB (2)(d)(ii)(9)).*
6. Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face. *(LUB (2)(d)(ii)(10)).*
7. Buildings which are built to the front property line shall have front entrances that are angled and recessed 0.9 to 1.5 m from the building face. *(LUB (2)(d)(ii)(11) Adjusted so that this reg is only applicable to buildings with no front yard setback i.e. built to the front property line).*
8. Residential and commercial entrances should be differentiated architecturally in mixed-use buildings to avoid confusion. *(New regulation. Added from the NPDS.)*
9. Publicly oriented, active uses, such as commercial and community uses should be located at grade. *(New regulation. Added from the NPDS.)*
10. Storage of materials blocking windows, permanently closed blinds, and other measures or operations that hamper transparent street level pedestrian/business interactions shall not be allowed. *(New regulation. Added from Winnipeg's LUB - Downtown Urban Design Regulations.)*
11. Development consisting of a Service Station, Parking Lot/Structure, or Utility Facility, shall include a 1.5 m landscaping buffer ~~is required~~ parallel to and abutting the Front Boundary. Corner lots require an additional 1.5 metres parallel to the flanking street. *(New regulation. Added from municipal best landscaping practices. Most municipalities specify landscaped strips/buffers along the property boundary vs requiring a percentage.)*
12. All mechanical equipment, including roof mechanical units, should be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building. *(New regulation. Added from Edmonton LUB.)*

- 13.
14. A building on a corner lot shall be constructed so that parking on the site is not visible from any street front. *(LUB (2)(d)(ii)(4)). Deleted as this is a repetition of a parking regulation applicable to all buildings in the C1 District.*
15. Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage. *(LUB (2)(d)(ii)(5)). Deleted LUB (2)(d)(ii)(5) as this regulation is too prescriptive. Variety in building elevation is applicable to all buildings in the C1 District.*
16. The minimum ground floor height shall be 3.6 m. *(LUB (2)(d)(ii)(8)). Moved to C1 regulation table.)*

c. Residential Buildings:

1. All building front development criteria listed in subsection (a) also apply to residential buildings. *(LUB 5.1(2)(d)(iii)(1)). Deleted as it this is redundant. Section C(i)(a) applies to all buildings regardless of type.)*
2. The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk. *(LUB 5.1(2)(d)(iii)(3)).*
3. Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless it is an open design. *(LUB 5.1(2)(d)(iii)(4)).*
4. Architectural design elements such as balconies, verandas, canopies and window projections should be incorporated into front building faces. *(LUB 5.1(2)(d)(iii)(5)). Changed to a should instead of a shall. A variety of residential development designs is encouraged.)*
5. Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage. *(LUB 5.1(2)(d)(iii)(6)).*
6. Residential developments containing residential uses on the main floor require a 1.5 metre wide landscaping buffer parallel to and abutting the Front Boundary. Corner lots require additional 1.5 metres parallel to the flanking street. *(New regulation. Added from municipal best landscaping practices. Most municipalities specify landscaped strips/buffers along the property boundary vs requiring a percentage. Selected 1.5 m to align with the required Edge Zone in the Riverlands Primary Residential District.)*
7. ~~Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk. *(LUB (2)(d)(iii)(2)). Deleted as this is too prescriptive. A variety of residential development designs is encouraged.*~~
8. ~~Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:
(a) Dwelling Units~~

(b) ~~The residential component of a building associated with any other permitted or discretionary use in the C1 district. (LUB 5.1(2)(e)). Deleted as this was a duplicate in the C1 district.~~

D. Setbacks

- i. The minimum rear or side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a [lot Site](#) in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City. (LUB 5.1(5)(a) and LUB 5.1(5)(b)).

E. Building Heights

- i. For developments greater than 12 storeys, the Development Authority shall be the Municipal Planning Commission. (LUB 5.1(2)(a)). *Moved from Regulation Table. Increased the Development Authority's discretion to evaluate developments up to 12 storeys. The Riverlands Districts allows up to 12 storeys in particular areas. An increase to 12 storeys in C1 aligns with Riverlands.)*

F. Heritage Buildings and Development Adjacent to Heritage Buildings *(Added developments adjacent to heritage buildings).*

- i. For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District. (LUB 5.1(3)(a)).
- ii. Ensure that the new development complements adjacent heritage buildings and/or the existing heritage character of the block. *(New regulation. Added from Calgary Centre City Urban Design Guidelines.)*
- iii. Divide the massing of new large developments to reflect the generally smaller, human scale of existing heritage buildings in the area. The taller portion of the new building should step back from the street. *(New regulation. Added from Calgary Centre City Urban Design Guidelines.)*
- iv. Align the redevelopment of heritage buildings, including the incorporation of heritage buildings within new developments, with the Standards and Guidelines for the Conservation of Historic Places in Canada. *(New regulation. Added from Calgary Centre City Urban Design Guidelines.)*
- v. ~~The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment. (LUB 5.1(3)(c)). Deleted LUB (3)(c) and LUB (3)(d) as the Main Street Programme, the Main Street Local Advisory Board, and the Heritage Preservation Committee are no longer operating.)~~
- vi. ~~Within the Gaetz-Ross Heritage Area any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accented. (LUB 5.1(4)(c)). Deleted as (F)(iii) accomplishes the intent of this regulation without the specificity.)~~
- vii. ~~The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 46 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the~~

- ~~former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street). (LUB 5.1(4)(a)). Move the Gaetz-Ross Heritage Area regulations to the Overlays section of the LUB.)~~
- viii. ~~All building front development criteria listed in subsections 5.1.2(d)(i) to (iii) apply to all developments in the Gaetz-Ross Heritage Area. (LUB 5.1(4)(a)). Move the Gaetz-Ross Heritage Area regulations to the Overlays section of the LUB.)~~
- ix. ~~Residential uses shall only be approved above the ground floor in the Gaetz-Ross Heritage Area. (LUB 5.1(4)(a)). Move the Gaetz-Ross Heritage Area regulations to the Overlays section of the LUB.)~~

C1A – City Centre West Regulations

A. Specific Regulations for Uses in the C1A District

- i. Merchandise Sales and ~~for~~ Rentals shall have a maximum building size of 1500 m². *(LUB 5.2(1)(a)(iv)). Moved from Use Table.)*
- ii. Residential and mixed-use projects shall incorporate an outdoor amenity space for residents of the building. This may be provided as a courtyard, common gardening area, play space, rooftop patio, etc. The Development Authority shall have discretion to relax this regulation if the proposed development is located adjacent to a public park. *(New regulation. Added from the NPDS.)*
- iii. Any development legally existing or legally approved prior to the passing of this Bylaw is deemed to be a discretionary use duly approved by the Development Authority. *(LUB 5.2(1)(b)(ii)). Moved from Use Table.)*

B. Design Criteria

- i. Publicly oriented, active uses, such as commercial and community uses should be located at grade. *(New regulation. Added from the NPDS.)*
- ii. All buildings shall feature street oriented design elements for all elevations visible from an adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street and pedestrian oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. *(LUB 5.7(1)(c)). Moved from the commercial general regulations. Added pedestrian oriented signage.)*

C2 – District Commercial Centre Regulations

A. Specific Regulations for Uses in the C2 District

- i. Offices shall have maximum floor area of 930 m². *(LUB 5.4(2)(a)). Moved from the Regulation Table.)*

B. Design Criteria

- i. Pedestrian and cyclist amenities should be provided on each site. These amenities should include benches and garbage/recycling receptacle, but at a minimum should include bike racks. *(New regulation. Added from the Gaetz Ave Vision.)*

C. Approving Authority

- i. If strict adherence to regulations prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Municipal Planning Commission may relax the requirements of the corresponding regulations. *(LUB 5.7(1)(d)). Moved from the commercial general regulations section).*

C3 – Neighbourhood Commercial Regulations

A. Specific Regulations for Uses in the C3 District

- i. Offices shall have maximum floor area of 930 m². *(LUB 5.5(2)(a)). Moved from the Regulation Table.)*
- ii. ~~Local Convenience Centres shall have a maximum floor area of one third of the site area. *(LUB 5.5(2)(a)). Moved from the Regulation Table. Deleted because the size of these uses are regulated by parking, landscaping, and other regulations which limit the size of the use.)*~~

B. Design Criteria

- i. Pedestrian and cyclist amenities should be provided on each site. These amenities should include benches and garbage/recycling receptacle, but at a minimum should include bike racks. *(New regulation. Added from the Gaetz Ave Vision.)*
- ii. Display windows shall be provided adjacent to each retail front entrance. *(New regulation. Added from the C1 District.)*
- iii. Buildings should be designed at the minimal front yard setback, unless additional space is required for such things as an eating patio, outdoor display, benches, etc., or within the average Front Yard Setback of the immediate street/Road context to fit the character of the surrounding area. *(New regulation. Added from the C5 District and the Mature Neighbourhood Overlay District.)*

C4 – Major Arterial Regulations

A. Specific Regulations for Uses in the C4 District

- i. The relationship of any use adjacent to a residential area shall be considered when evaluating the size, site plan, and architectural treatment of the building. *(LUB 5.6(3)(a)).*
- ii. Offices shall have maximum floor area of 4,645m². *(LUB 5.6(2)(a)). (Moved from the Regulation Table.)*
- iii. Residential and mixed-use projects shall incorporate an outdoor amenity space for residents of the building. This may be provided as a courtyard, common gardening area, play space, rooftop patio, etc. The Development Authority shall have discretion to relax this regulation if the proposed development is located adjacent to a public park. *(New regulation. Added from the NPDS.)*
- iv. Bower Mall and Parkland Mall are legal non-conforming uses. The site size is larger than the C4 District allows; however, these sites were approved under different commercial regulations prior to be rezoned to C4 in 2023.

B. Design Criteria

- i. Buildings should be street facing with parking placed to the rear or side of the building. *(New regulation. Added from the Gaetz Ave Vision.)*
- ii. Pedestrian and cyclist amenities should be provided on each site. These amenities should include benches and garbage/recycling receptacle, but at a minimum should include bike racks. *(New regulation. Added from the Gaetz Ave Vision.)*
- iii. Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines. *(New regulation. Added from the C5 District.)*
- iv. High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons. *(New regulation. Added from the C5 District.)*
- v. Buildings fronting collector and arterial streets shall have minimal front yard setbacks unless additional space is required for such things as an eating patio, private art display, water feature, or other amenity. *(New regulation. Added from the C5 District.)*
- vi. The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading, and servicing. *(New regulation. Added from the C5 District.)*

C. Approving Authority

- i. If strict adherence to regulations prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Municipal Planning Commission may relax the requirements of the corresponding regulations. *(LUB 5.7(1)(d)). Moved from the commercial general regulations section).*

C5 – Mixed Use Regulations

A. Specific Regulations for Uses in the C5 District

- i. Residential and mixed-use projects shall incorporate an outdoor amenity space for residents of the building. This may be provided as a courtyard, common gardening area, play space, rooftop patio, etc. The Development Authority shall have discretion to relax this regulation if the proposed development is located adjacent to a public park. *(New regulation. Added from the NPDS.)*
- ii. Offices [shall](#) have maximum floor area of 930 m². *(LUB 5.6.1(2)(a)). Moved from the Regulation Table.)*

B. Approving Authority

- i. The Development Authority is the Approving Authority for all uses and development in this district. ~~In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above District Regulations, also conforms with any Design Criteria as set out in an applicable overlay district.~~ *(LUB 5.6.1(3)(a)). Deleted reference to adherence to applicable overlays and district regulations as this is inferred.)*

- ii. ~~All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority. (LUB 5.6.1(3)(b)). Deleted as this is inferred.~~

C. Design Criteria

i. Regulations for all Developments

- a. High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons. (LUB 5.6.1(4)(a)(iv)).
- b. Buildings fronting collector streets shall have minimal front yard setbacks unless additional space is required for such things as an eating patio, private art display, water feature, or other amenity. (LUB 5.6.1(4)(a)(vi)).
- c. The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading, and servicing. (LUB 5.6.1(4)(a)(vii)).
- d. Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines. (LUB 5.6.1(4)(a)(x)).
- e. ~~When fronting a road right of way, the front elevation of any commercial or Apartment building exceeding 2 storeys in height shall be set back from the lower floors. Residential floors above any street level commercial shall be set back from the commercial level building face. As many residential units as possible shall view the street. (LUB 5.6.1(4)(a)(xi)) Delete as this can cause inefficient building design.~~
- f. Residential and commercial entrances should be differentiated architecturally in mixed-use buildings to avoid confusion. (LUB 5.6.1(4)(a)(xii)).
- g. All commercial ground floor elevations facing a Street shall contain un-tinted glass windows. Ground floor windows may have window signs. (LUB 5.6.1(4)(a)(xiii)).
- h. All surface parking shall be paved and located behind the building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails. No surface parking shall be allowed between a street and a building. Underground parking is highly encouraged. (LUB 5.6.1(4)(a)(xiv)).
- i. ~~To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing and access to parking. (LUB 5.6.1(4)(a)(xv)) Deleted as "encouraged" are not enforceable.~~
- j. If a higher density mixed use project is adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge. (New regulation. Added from the NPDS.)
- k. Publicly oriented, active uses, such as commercial and community uses should be located at grade. (New regulation. Added from the NPDS.)

- l. Pedestrian and cyclist amenities should be provided on each site. These amenities should include benches and garbage/recycling receptacle, but at a minimum should include bike racks. *(New regulation. Added from the Gaetz Avenue Vision.)*
- m. ~~The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development. (LUB 5.6.1(4)(a)(iii)). Deleted as this is a duplication of section 2.5)~~
- n. ~~The physical relationship of building with the street is critical in establishing the overall character of the area. The building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street. (LUB 5.6.1(4)(a)(i)). Moved to the general regulations applicable to all commercial developments.)~~
- o. ~~Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles. (LUB 5.6.1(4)(a)(ii)). Moved to the general regulations applicable to all commercial developments.)~~
- p. ~~Developments shall be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy). (LUB 5.6.1(4)(a)(v)). Deleted as this regulation is not required under the building code. It is currently encouraged under the NPDS.)~~
- q. ~~Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each street edge. (LUB 5.6.1(4)(a)(ix)). Deleted as this is captured in the general regulations applicable to all commercial developments.)~~
- r. ~~All businesses or stores shall have their own clearly identifiable street level entry. (LUB 5.6.1(4)(a)(xii)). Deleted as mixed use buildings with multiple storeys may have interior access to different businesses. There will still be a main entrance to the building. Each business should not be required to have street level access if located on the upper floors.~~
- s. ~~No residential development to front an arterial roadway. (LUB 5.6.1(4)(b)(i)). Deleted as residential development is allowed adjacent to an arterial road. It is unlikely that it would be designed to front an arterial road.)~~
- t. ~~Street facing ground floor units shall have their own individual access from the public sidewalk through a private front yard or courtyard. Each street facing unit on higher floors shall have its own balcony with glass or ornamental metal railing. (LUB 5.6.1(4)(b)(ii)). Deleted as this is too prescriptive. A variety of residential development designs is encouraged.)~~
- u. ~~Each ground floor unit shall have a private, landscaped front yard. Front fencing may be used to provide security, but no solid fence shall be allowed higher than 1.0 metre above the sidewalk level. (LUB 5.6.1(4)(b)(iii)). Deleted as this is too prescriptive. A variety of residential development designs is encouraged.)~~
- v. ~~No on-site parking shall be allowed in the front yard of any residential building. (LUB 5.6.1(4)(b)(v)). Deleted as it is a duplicate regulation.)~~

- w. ~~Ramps to underground parking should be located at the rear or side of the building rather than from a front street location. (LUB 5.6.1(4)(b)(iv)). Moved to the general regulations applicable to all commercial developments.)~~

Part Three: General Commercial District Regulations

Below are the general regulations applicable to all commercial districts.

- A. Application of General Rules
 - i. The General Rules for all Districts, described in Part 3, and the General Rules for Commercial Districts, described in Section 5.7, apply to Uses in this District. *(LUB 5.1(2)(b)). Added reference to the applicable General Regulations – Part 3.)*
- B. Site Development
 - i. Within the C1, C1A, C2, C3, C4, and C5 Districts the site plan, the relationship between buildings, the structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority. *(LUB 5.7(1)(a)). Updated to reflect new C2 District).*
- C. Projections Over Yards
 - i. All projections over yards are subject to section 3.9
 - ii. The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:
 - a. On sites in commercial districts, a canopy if:
 - 1. The canopy is at least 3.0 m above grade, and
 - 2. No supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard. *(Changed (B)(ii)(a)(1) from 3.6 m to 3.0 m to align with Calgary Centre City Urban Design Guidelines.)*
- D. Vehicular Access from Public Roadways
 - i. The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
 - ii. Where access from a lane adjacent to a residential District is required to give access to a commercial use in a commercial land use district, the Development Authority may require the owner of such commercial site, as a condition of the granting of the development permit or as a provision of a development agreement:
 - a. To pay for up to 100.0% of the cost of the construction of a paved lane, or
 - b. Agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to The City policy in effect from time to time for local improvements of that nature. *(LUB 5.7(5)(b)). Changed to reference “residential” and “commercial” District instead of listing the specific residential and commercial districts.)*
- E. Design Criteria

- i. Developers shall create opportunities for pedestrian linkages with adjacent properties and to walkways along streets. *(Moved from the C5 District and made it applicable to all commercial districts.)*
- ii. Storage areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways (excluding lanes). *(New regulation. Added from Edmonton LUB.)*
- iii. Street fronting elevations of buildings shall have high quality architectural treatments. *(Moved from the C1 and C5 District and made it applicable to all commercial districts.)*
- iv. Street elevations of buildings located on corner properties shall have equal quality of architectural treatment. *(Moved from the C1 and C5 District and made it applicable to all commercial districts.)*
- v. The building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street. *(Moved from the C5 District and made it applicable to all commercial districts.)*
- vi. Developments consisting of one or more buildings shall create variety, character, comfortable scale, and visual interest by incorporating a variety of building styles. *(Moved from the C5 District and made it applicable to all commercial districts.)*
- vii. Provide a seamless grade transition between ground floor shops/services and the public sidewalk. *(New regulation. Added from Calgary Centre City Urban Design Guidelines.)*
- viii. Ramps to underground parking should be located at the rear or side of the building rather than from a front street location. *(Moved from the C5 District and made it applicable to all commercial districts.)*

~~F. Loading Spaces~~

- ~~i. Load space standards are subject to section 3.7(2).~~
- ~~ii. Minimum required number of loading spaces:

 - ~~a. In C1, C1A, C2A, C2B, C3 and C4 Districts, one loading space opposite each loading door with a minimum of one shall be provided. (LUB 5.7(3)). Deleted as they are a duplicate of Part 3.)~~~~

~~G. Additional Setbacks~~

- ~~i. Moved into the general regulations section as these regulations apply to many development types and districts.~~

~~H. Late Night Clubs~~

~~I. Drinking Establishments~~

~~J. Outdoor Storage~~

~~K. Outdoor Display~~

~~L. Funeral Homes~~

~~M. Cannabis Retail Sales~~

~~N. Gaming and Gambling Establishments (LUB 5.7(7-12)). Moved regulations pertaining to: Late Night Clubs, Drinking Establishments, Outdoor Storage, Outdoor Display, Funeral Homes, Cannabis Retail Sales, and Gaming and Gambling Establishments to a new stand alone section regarding regulations for specific uses. See Part Five of this document.~~

Part Four: Proposed Commercial General Purpose Statements

	Original General Purpose Statement	Proposed
C1 – City Centre District	This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.	This district is located in the central area of the city with excellent road access, transit access, and pedestrian design. This district is intended as an active, compact, mixed use centre that acts as a focal point for the community. The city centre accommodates a mix of uses such as commercial, higher density residential, institutional, cultural, entertainment, and recreation. Generally, the land uses are to serve the city and region as a whole.
C1A – City Centre West District	This general purpose of this district is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve The City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.	This general purpose of this district is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve the city and the region as a whole.
C2 – District Commercial Centre District	<p>C2A – The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.</p> <p>C2B – The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, and</p>	The general purpose of this district is to facilitate the development of district commercial centres along arterial and collector roadways that border residential areas. It may also include accommodations, entertainment, daily services, offices, and dwelling units as secondary functions. Generally, the land uses are to serve the surrounding neighbourhoods in which they are located.

	dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situated only.	
C3 – Neighbourhood Commercial District	The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).	The general purpose of this district is to facilitate the development of local commercial centres which serve the daily needs of residents. It may also include the provision of business services, dwelling units, and medical offices as secondary functions. The uses in this district are primarily intended to serve the adjoining neighbourhoods.
C4 – Major Arterial District	The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.	The general purpose of this district is to facilitate large commercial developments with good visibility and accessibility along, or adjacent to, major public roadways serving the city and the region as a whole. Residential land uses are included as secondary functions. Opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.
C5 – Mixed Use District	The general purpose of this District is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.	The general purpose of this district is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy, and pedestrian focused area. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.

Part Five: Additional Regulations for Defined/Specific Uses in Commercial Areas

*Note: these regulations have not been reviewed or updated. Further research is required should any of these regulations need to change.

<p>Accessory Building <i>(LUB 3.5)</i></p>	<p>1. An Accessory Buildings shall not be located in the front yard of any residential or commercial property.</p>
<p>Cannabis Retail Sales <i>(LUB 5.7(12))</i></p>	<p>1. Cannabis Retail Sales shall not be co-located on a site or adjacent to a site where there is the retail sale of tobacco and/or pharmaceuticals, a Drinking Establishment (adult entertainment prohibited), a Drinking Establishment (adult entertainment permitted), a Microbrewery or a Liquor, Beer, and/or Wine Sales use;</p> <p>2. Cannabis Retail Sales shall not be located adjacent to or connected to a Drinking Establishment, Microbrewery or Liquor, Beer, and/or Wine Sales use; <i>(Removed this regulation and combined with the previous regulation.)</i></p> <p>3. Except as permitted by the land use definition, the unit containing the Cannabis Retail use shall not support the operation of another use or allow for accessory land uses within the same unit; <i>(Added regulation from Airdrie LUB).</i></p> <p>4. No person may smoke, vape or otherwise use Cannabis in the Cannabis Retail Sales premises;</p> <p>5. All functions of the use shall be fully enclosed within the Building;</p> <p>6. No Outdoor Storage or Outdoor Display areas shall be allowed on the Site; <i>(Added prohibition of outdoor display areas).</i></p> <p>7. All garbage containers, waste material and loading facilities shall be fully enclosed within the Building;</p> <p>8. The use shall not emit any odour or other substance which is harmful or injurious to health or physical well being; <i>(Odour is covered under the following regulation. It may be difficult to enforce or determine whether the use is emitting harmful substances. One could argue that the carbon emissions produced (like any business) could be harmful to the environment and ones health. It's a retail use, not a manufacturing use.)</i></p>

9. The use shall not emit nuisances including, but not limited to, odour, noise and light, that may have a negative impact to adjacent Sites or the surrounding area;
10. Products in the store must not be visible from outside the premise;
11. Drive-through windows are prohibited;
- ~~12. The primary sales of a Cannabis Retail Sales use must be Cannabis not Cannabis Accessories;~~ *(Removed this regulation as both items are sold within the premise. Why does it matter on the ratio? Federal approval is required regardless.)*
13. A Cannabis Retail Sales use must be protected by a professionally installed and supervised alarm system;
14. A Cannabis Retail Sales use must have a digital camera security system;
- ~~15. A Cannabis Retail Sales use must secure perimeter entry points against unauthorized access;~~ *(Removed this regulation as it is would be covered under the alarm system).*
16. The business name is to be prominently displayed in signage at all public access points of the Cannabis Retail Sales use;
17. Hours of operation for Cannabis Retail Sales shall be limited to between 10:00 a.m. and 10:00 p.m. only;
- ~~18. Except where a different separation distance is set out in subsection (18) below, A Cannabis Retail Sales use shall not be located within 100 metres of a "school" as defined by the School Act, other than early childhood services programs or homeschool sites. This distance shall not be varied by the Development Authority; and~~ *(Removed this regulation as it will be address in the following setbacks distances.)*
19. The following separation distances, which shall not be varied by the Development Authority, measured in a straight line from the closest points, to/from the following specified uses are to be met, regardless of which use is approved first:
 - a. 150 metres from the property boundary of all schools operated by the Red Deer Public School District, Red Deer

	<p>Regional Catholic Schools, and Conseil Scolaire Centre-Nord, to the occupied floor area of a Cannabis Retail Sales;</p> <ul style="list-style-type: none"> b. 150 metres from the occupied floor area of one Cannabis Retail Sales use to the occupied floor area of another Cannabis Retail Sales use. c. 150 metres from the occupied floor area of a Day Care Facility to the occupied floor area of a Cannabis Retail Sales use; d. 150 metres from the property boundary of an City operated Indoor Recreation Facility, to the occupied floor area of a Cannabis Retail Sales; and e. 150 metres from the property boundary of an “approved hospital” as defined by the Hospitals Act, namely the Red Deer Regional Hospital Centre and the Central Alberta Cancer Centre, to the occupied floor area of a Cannabis Retail Sales. <i>(Updated to reflect smaller setback distance. Other Alberta municipalities have setbacks typically around 100-150 m).</i> f. 150 metres from a property boundary that is designated as School Reserve or Municipal Reserve and has been planned for use as a School under the Education Act with the except of early childhood services programs or homeschool sites. <i>(Moved from previous section and set to 150 m to be consistent with other uses).</i>
<p>Drinking Establishment <i>(LUB 5.7(8))</i></p>	<ul style="list-style-type: none"> 1. When considering an application for approval of a Drinking Establishment (adult entertainment prohibited) or a Drinking Establishment (adult entertainment permitted) as either an Accessory Use or a principal use, the Development Authority shall: <ul style="list-style-type: none"> a. Refer the application to the RCMP for comment, b. Notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone, c. Require the developer to:

	<ul style="list-style-type: none"> i. Demonstrate provision of adequate parking within 150.0 m of the site, <i>(Parking is usually required onsite. Don't typically consider off site parking.)</i> ii. Provide adequate outside lighting in the area, and iii. If the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood. <p>d. Require the following regulations to be met:</p> <ul style="list-style-type: none"> i. gross floor area not to exceed a maximum of 557.0 m², ii. Building occupancy not to exceed a maximum of 300 persons, and iii. A Drinking Establishment (adult entertainment prohibited) with a gross floor area greater than 186.0m² shall not be located within 150.0 m of the Boundary of the Site of another Drinking Establishment or Late Night Club with a gross floor area greater than 186.0 m². <p>e. When considering an application for approval of a Drinking Establishment (adult entertainment permitted) as either an Accessory Use or a principal use, the Development Authority shall:</p> <ul style="list-style-type: none"> i. Refer the application to the RCMP for comment, ii. Notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone, iii. Require the developer to: <ul style="list-style-type: none"> 1. Demonstrate provision of adequate parking within 150.0 m of the site, and 2. Provide adequate outside lighting in the area.
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| | <ul style="list-style-type: none">iv. Require the following regulations to be met:<ul style="list-style-type: none">1. Gross floor area not to exceed a maximum of 557.0 m²,2. Building occupancy not to exceed a maximum of 300 persons.v. A Drinking Establishment (adult entertainment permitted) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m², and <i>(Same as the regulations for a Drinking Establishment (adult entertainment prohibited). Added Drinking Establishment (adult entertainment permitted) to the list of regulations above.)</i>vi. A Drinking Establishment (adult entertainment permitted) shall not be located on a Site within 150.0 m of:<ul style="list-style-type: none">1. The boundary of a Residential Site, or2. The Boundary of any Direct Control District in which residential uses are the main use within the Direct Control District, or3. Any Site with an Institutional Service Facility, or <i>(Update to new define use terminology).</i>4. Any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards),5. Any use which may have a playground on the Site, or6. A Site on Nash (68th) Street or Orr Drive. <i>(why?)</i>vii. Not be allowed as an accessory use in any I1 or I2 Industrial District. |
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	<p>viii. No exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.</p>
<p>Drive Through <i>New Regulation. Added from Edmonton and Sylvan Lake.</i></p>	<p>1. Any development with a drive-through service window shall conform to the following regulations:</p> <ul style="list-style-type: none"> a. The location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer and shall minimize the on-site and off-site traffic impacts and have regard for safety and the pedestrian environment; b. Drive-through service windows shall be oriented away from the Front Yard and placed, wherever possible, at the rear of the building; and c. Inbound queuing spaces shall be provided at the discretion of the Development Authority based on the specific use and anticipated traffic.
<p>Funeral Home <i>(LUB 5.7(11))</i></p>	<p>1. Notwithstanding anything in this bylaw, a Funeral Home may not contain a cremation chamber or conduct cremations on its premises.</p>
<p>Gaming and Gambling Establishment <i>(LUB 5.7(1)(f) and (g))</i></p>	<p>1. In the C1, C1A, and DC (6) Districts, where a gaming or gambling establishment is proposed as an accessory use, or as the main use, and where it would abut a residential neighbourhood or lane or street or reserve which abuts a residential neighbourhood, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining residential neighbourhood. The Development Authority will notify all property owners and any community association located within 65 metres of the boundary of the site which is the subject of the intended development.</p>

	<p>2. In the C2, C4, DC (1), DC (20), and DC (20.1) District, a gaming or gambling establishment shall not be located where it would abut a residential land use district or lane or street or reserve which abuts a residential land use district. This prohibition shall not apply to a gaming or gambling establishment which is proposed as an accessory use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming establishment will not negatively affect adjoining properties. <i>(Other municipalities do not have specific regulations for gaming and gambling establishments. The use would be evaluated and subject to the regulations found under each commercial district. Similar to any other use.)</i></p>
<p>Late Night Club <i>(LUB 5.7(7))</i></p>	<p>1. In considering an application for a new late night club or for renovations to an existing late night club, whether as a principal use or ancillary use, the Development Authority shall obtain and consider a report from the RCMP and where an application is granted, the Development Authority shall require the developer to:</p> <ul style="list-style-type: none"> a. Demonstrate provision of adequate parking within 150.0 m of the site, b. Provide adequate outside lighting in the area, and c. If the proposed development abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise and visual impacts from the late night club will not negatively affect the adjoining neighbourhood. <p>2. A late night club shall meet the following regulations:</p> <ul style="list-style-type: none"> a. Gross floor area not to exceed a maximum of 557.0 m², b. Building occupancy not to exceed a maximum of 300 persons, and c. A Late Night Club with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary

	<p>of the Site of another Late Night Club or a Drinking Establishment with a gross floor area greater than 186.0 m².</p> <p>3. A Late Night Club is subject to the following:</p> <ol style="list-style-type: none"> 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 of 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.
<p>Microbrewery <i>(LUB Definitions)</i></p>	<p>1. 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.</p>
<p>Outdoor Display or Sale of Goods <i>(LUB 5.7(10))</i></p>	<p>1. The Development Authority may approve an application for the Outdoor Display or Sale of Goods in any Commercial district in which the use is listed, or in any Direct Control district in which commercial activity is conducted subject to conditions deemed necessary to ensure compliance to this Bylaw. the imposition of such conditions as it deemed necessary in order to ensure compliance with the intent of this Bylaw. <i>(Rewritten to improve clarity).</i></p> <p>2. Such approval may be granted on a permanent basis, for a specific period of time, or for limited times during the year.</p> <p>3. The purpose of outdoor display areas shall be to display goods, products, materials or equipment intended and permitted to be sold or rented on a site. <i>(Regulation added from Sylvan Lake LUB).</i></p> <p>4. All areas used for the outdoor display or sale of goods shall comply with the following requirements:</p> <ol style="list-style-type: none"> a. Display areas shall be fenced or screened as approved by the Development Authority. <i>(Other municipalities do not require screening of outdoor displays. This regulation</i>

undermines the purpose of having outdoor items on display for sale.)

- ~~b. Goods in a display area may be visible from outside the display area provided they are not visible from any street and further provided that the visible goods are displayed in an orderly manner. All merchandise being displayed shall be maintained in good condition and shall be kept in a neat and orderly manner. (Regulation added from Sylvan Lake LUB).~~
- ~~c. Fencing or screening shall not exceed 2.5 metres in height. (Removed this regulation as it pertains to fencing which is no longer suggested as a requirement.)~~
- ~~d. No goods may be stored so as to be visible above the screening. (Similar to the above rationale. Screening is no longer suggested to be required.)~~
- e. Outdoor display areas shall be considered accessory to the primary use of the parcel and shall not exceed 25% of the gross floor area of the establishment to which the outdoor display or sales area relates. *(Regulation added from Sylvan Lake LUB but maintained Red Deer regulation of 25%).*
- f. An outdoor display or sales area may not reduce the parking spaces available for use on the site below the number of spaces required under the Land Use Bylaw or approved by the Development Authority.
- ~~g. Where sheds form part of the outdoor display or sale of goods, a maximum of six sheds will be allowed immediately adjacent to the retail establishment or at such other specific location as may be approved by the Development Authority. The exterior of any sheds on display must be finished and are not required to be screened. (This is a very specific regulation. Components of outdoor display items can be evaluated on a case by case basis.)~~
- h. All outdoor display areas shall be appropriately designed and landscaped to compliment the character of the development and surrounding parcels, to the satisfaction of

	<p>the Development Authority. <i>(Regulation added from Sylvan Lake LUB).</i></p> <p>i. An outdoor display or sales area shall not obstruct a pedestrian walkway or motor vehicle drive aisle. <i>(Regulation added from Airdrie and Leduc LUB).</i></p> <p>5. Unless otherwise directed by the Development Authority, a person who has received approval for an annual temporary outdoor display or sale of goods may erect the outdoor display or sales area every year provided that it is constructed in the manner and for the duration approved by the Development Authority.</p> <p>6. Notwithstanding the provisions of this section, no development approval is required for the outdoor display or sale of goods which does not extend further than 4.5 metres from the front of a building on private property in a C1, C1A, C2, C4, and C5 Commercial district, or on an approved DC site, provided the goods are not displayed on any area intended for the passage of vehicles, and are displayed in an orderly fashion and in a manner that does not impede pedestrian or vehicular traffic. <i>(Updated to reflect C2 and C5 district).</i></p> <p>7. The size of an outdoor display or storage area associated with a lumber yard in a Commercial District shall be at the discretion of the Development Authority, notwithstanding the provisions of this section.</p>
<p>Outdoor Storage <i>(LUB 5.7(9))</i></p>	<p>1. The Development Authority may approve an application for outdoor storage in any Commercial district in which outdoor storage is a discretionary use, or in any Direct Control district in which commercial activity is conducted, subject to the imposition of such conditions as it deems necessary in order to comply with the intent of this Bylaw. <i>(Removed this regulation as Outdoor Storage has been limited to select commercial districts. This regulation contradicts that approach).</i></p> <p>2. Outdoor storage areas shall be considered accessory to the primary use of the parcel. <i>(Added regulation from Sylvan Lake LUB).</i></p> <p>a. All outdoor storage must meet the following requirements:</p>

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| | <ul style="list-style-type: none">i. Outdoor storage is permitted for a period of one year. (No other municipality requires this. This regulation isn't practical assuming most outdoor storage areas are long term. Removing this regulation reduces the requirement of an applicant having to re-apply every year.)ii. Outdoor storage shall not be permitted within the front yard and shall be concealed from sight from adjacent roads. <i>(Added regulation from Sylvan Lake LUB).</i>iii. Screening shall not be less than 2.0 metres and shall not exceed 2.5 metres in height. <i>(Added minimum height regulation from Medicine Hat and Airdrie LUB).</i>iv. Outdoor storage areas shall be screened so that no stored goods are visible above the screening.v. All outdoor storage shall be kept in a neat and orderly condition at all times. <i>(Added regulation from Sylvan Lake LUB).</i>vi. Outdoor storage areas shall not exceed 2.5% of the gross floor area of the principal building on the site, or where there is more than one building on the site, shall not exceed 2.5% of the gross floor area of the building to which the Outdoor Storage area relates. <i>(Removed this regulation. No other municipality regulates size. This is considered as part of the application).</i>vii. An outdoor storage area may not reduce the parking spaces available for use on the site below the number of spaces required under the Land Use Bylaw or approved by the Development Authority.viii. A portable Storage Container may be used for outdoor storage at the discretion of the Development Authority provided it is used for |
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	<p>shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings within the applicable district. provided that it is painted to match the principal building on the site and does not exceed dimensions of 12 metres in length by 2.4 metres in width by 2.6 metres in height. A portable storage container does not need to be screened.</p> <p><i>(Removed requirement to match the shipping container with the exterior of the building. Though ideal, it should not be required as it would be difficult to enforce. Also removed the dimensions related to the container size. Shipping containers are typically a standard size) (Added wording from Sylvan Lake LUB).</i></p>
<p>Specialty Food Services <u>(LUB Definitions)</u></p>	<ol style="list-style-type: none"> 1. Specialty Food Services shall: <ol style="list-style-type: none"> (a) Contain a seating area less than the area used for preparation, (b) Not contain a Commercial kitchen, and (c) Contain products for public consumption on or off the Site.

The definitions provided in this document are subject to change as they are currently undergoing review based on feedback we have received through previous referrals. They are being shared at this time to aid in reviewing the proposed Developed Areas Regulations.

General Definitions List

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

General Definitions

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

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

Act means the Municipal Government Act.

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

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

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

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

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

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

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

Boundary means the registered property line of a Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development means:

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

Development Authority includes:

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

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

District means a land use District established under this Bylaw.

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

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

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

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

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

Frontage means the linear distance of the Front Boundary. IMAGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Redevelopment means the Residential construction of a new Principal Building and/or enclosed structural additions to the front or side of a Principal Building that are wholly or partially visible from the Road that is located within the Mature Neighbourhood Overlay District. In the neighbourhoods of Parkvale, Riverside Meadows, and West Park, Redevelopment also includes new construction and/or structural additions to the side or rear of a Principle Building not visible from the Road or an Accessory Building over 10.0m².

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

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

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

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

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

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

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

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

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

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

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

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

Sign has the meaning assigned in Section ____ Sign Definitions.

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

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

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

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

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

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

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

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

Telecommunication Facility means a federally licensed antenna and its support Structure designed for the purpose of reception and transmission of radio, television, microwave, and/or other communication signals. Telecommunication Facility also includes and any Structure containing equipment for an antenna, or is an ancillary use to the Structure such as fencing, landscaping, signage, and security lighting.

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

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

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

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

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

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

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

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

Use Definitions List

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

Use Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Duplex does not include a House Suite.

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

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

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

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

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

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

General Contractor Services means Development used for the provision of Building construction, land development, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for

materials, construction equipment or vehicles normally associated with the contractor service. This use may include incidental uses such as a show room, office space, or retail sales to the principal use.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Market means a use where individual vendors provide goods for sale directly to the public, and where the vendors may change on a frequent or seasonal basis.

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

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

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

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

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

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

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

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

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

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

Parking Structure means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.

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

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

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

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

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

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

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

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

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

Specialty Food Services means development where limited type of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. Specialty Food Services may include packaging, bottling, or shipping of the products made as

part of the use. Typical examples include cafes, bakeries, or butcher shops. This use does not include a Microbrewery.

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

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

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

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

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

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

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

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

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

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

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

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

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

Sign Definitions List

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

Sign Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illumination or Illuminated means the use of artificial light to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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