

## **6.1 R1 – Single Dwelling Residential District Regulations**

### **6.1.1 Purpose**

1. To establish a district in which land is used primarily for single dwelling housing development.

### **6.1.2 Permitted Uses**

1. Single Dwelling Building
2. Accessory Building
3. Carport
4. Detached Garage
5. Attached Garage
6. Home Office
7. Limited Foster Home
8. Support Home
9. Essential Utility Services
10. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc.)

### **6.1.3 Discretionary Uses**

1. Modular Housing
2. Residential Sales Centre
3. Minor Home Based Business
4. Secondary Suite
5. Day Home Operation

### **6.1.4 Minimum Front Yard Setback**

- |                        |      |
|------------------------|------|
| 1. Principal building  | 6.1m |
| 2. All other buildings | 6.1m |

### **6.1.5 Minimum Rear Yard Setback**

- |   |       |
|---|-------|
| 1. Principal building;                            |       |
| a. with an attached garage                        | 6.0m  |
| b. without an attached garage                     | 13.0m |
| 2. Deck   | 4.0m  |
| 3. Detached garage, rear entry                    | 5.5m  |
| 4. Detached garage, side entry                    | 1.0m  |
| 5. Open carport                                   | 3.0m  |
| 6. Accessory building, other than detached garage | 1.0m  |

### 6.1.6 Minimum Side Yard Setback

- |  |                              |
|--|------------------------------|
| 1. Principal building;                               |                              |
| a. with lane access                                  | 1.5m                         |
| b. without lane access \ no front attached garage    | 1.5m one side, 3.0m on other |
| c. without lane access \ front attached garage       | 1.5m                         |
| 2. Deck, > 0.5 and < 1.0m above grade                | 0.6m                         |
| 3. Deck, 1.0m or > above grade                       | 1.5m                         |
| 4. Detached garage, carport and accessory buildings; |                              |
| a. less than 2.7m wall height                        | 1.0m                         |
| b. wall height 2.7 m or greater                      | 1.5m                         |
| 5. Attached carport                                  | 1.5m                         |

### 6.1.7 Maximum Site Coverage

- |   |      |
|---|------|
| 1. Dwelling unit, excluding attached garage | 26%  |
| 2. Attached and detached garage total       | 14%  |
| 3. Total site coverage, excluding deck      | 4 0% |
| 4. Total site coverage, including open deck | 50%  |

### 6.1.8 Maximum Building Height

- |                       |       |
|-----------------------|-------|
| 1. Principal building | 10.0m |
| 2. Detached garage    | 4.0m  |
| 3. Accessory building | 3.1m  |
| 4. Antenna structures | 8.0m  |

### 6.1.9 Minimum floor area

- |  |          |
|--|----------|
| 1. Principal building, excluding attached garage | 93.0sq.m |
|--|----------|

### 6.1.10 Specific Use Regulations

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1
Support Home	Section 8.3.6
Secondary Suite	Section 8.5.1
Modular Housing	Section 8.6.2

Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section 8.6.4.1

### 6.1.11 General Regulations

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Sign	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## 6.2 R1A – Small Lot Single Dwelling Residential District Regulations

### 6.2.1 Purpose

1. To establish a district in which land is used primarily for single dwelling housing development with smaller lots to provide for affordable homes.

### 6.2.2 Permitted Uses

1. Single Dwelling Building, with attached garage
2. Accessory Building
3. Carport
4. Home Office
5. Limited Foster Home
6. Support Home
7. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc)

**6.2.3 Discretionary Uses**

1. Modular Housing
2. Residential Sales Centre
3. Minor Home Based Business
4. Secondary Suite
5. Day Home Operation
6. Essential Utility Services

**6.2.4 Minimum Front Yard Setback**

- |                        |      |
|------------------------|------|
| 1. Principal building  | 6.1m |
| 2. All other buildings | 6.1m |

**6.2.5 Minimum Rear Yard Setback**

- |   |      |
|---|------|
| 1. Principal building, with an attached garage    | 6.0m |
| 2. Deck   | 4.0m |
| 3. Accessory building, other than detached garage | 0.9m |
| 4. Eaves  | 0.6m |

**6.2.6 Minimum Side Yard Setback**

- |   |           |
|---|-----------|
| 1. Principal building;                                |           |
| a. with or without lane access                        | 1.5m      |
| b. without lane access and with front attached garage | 1.5m      |
| 2. Deck, > 0.5m and <1.0m above grade                 | 0.6m      |
| 3. Deck, 1.0m or > above grade                        | 1.5m      |
| 4. Accessory building < 2.7m wall height              | 0.9m 1.0m |
| 5. Eaves  | 0.6m      |

**6.2.7 Maximum Site Coverage**

- |   |     |
|---|-----|
| 1. Dwelling unit, with attached garage      | 40% |
| 2. Total site coverage, excluding deck      | 40% |
| 3. Total site coverage, including open deck | 50% |

### **6.2.8 Maximum Building Height**

1. Principal building	10.0m
2. Accessory building	3.0m
3. Antenna structures	8.0m

### **6.2.9 Minimum floor area**

1. Principal building, excluding attached garage	83.0sq.m
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### **6.2.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Secondary Suite	Section 8.5.1
Private Swimming Pool	Section
8.6.4.1	

### **6.2.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15

Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

### **6.3 R1N - Narrow Lot Single Family Residential District Regulations**

#### **6.3.1 Purpose**

1. To provide land that will be used for narrow lots for single dwelling buildings in new neighbourhoods. All lots in these districts will require lanes for rear garage access. Front drive garages are not permitted.

#### **6.3.2 Permitted Uses**

1. Single Dwelling Building, without attached garage
2. Accessory Building, not exceeding 9.0sq.m
3. Detached Garage, not exceeding 54.0sq.m
4. Home Office
5. Limited Foster Home
6. Support Home
7. Essential Utility Services
8. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc)

#### **6.3.3 Discretionary Uses**

1. Modular Housing
2. Residential Sales Centre
3. Minor Home Based Business
4. Day Home Operation

#### **6.3.4 Minimum Front Yard Setback**

1. Principal building 5.0m

### **6.3.5 Minimum Rear Yard Setback**

1.	Principal building	15.0m
2.	Deck	13.0m
3.	Detached garage	5.5m
4.	Accessory building	0.9m
5.	Eaves	0.6m

### **6.3.6 Minimum Side Yard Setback**

1.	Principal building;	
	a. internal lot	1.5m
	b. corner lot where abutting a street or lane	2.4m
2.	Detached garage, less than 2.7m wall height	1.0m
3.	Detached garage, greater than 2.7m wall height	1.5m
4.	Detached garage, where abutting a street	2.4m
5.	Detached garage, where abutting a lane	1.5m
6.	Decks > 0.5 and <1.0m above grade	0.6m
7.	Decks 1.0m or > above grade	1.5m
8.	Accessory building	0.9m
9.	Eaves	0.6m

### **6.3.7 Maximum Site Coverage**

1.	Dwelling unit	31%
2.	Detached garage and accessory building total	14%
3.	Total site coverage, excluding decks	45%
4.	Total site coverage, including open decks	55%

### **6.3.8 Maximum Building Height**

1.	Principal building	10.0m
2.	Detached garage	4.0m
3.	Accessory building	3.0m
4.	Antenna structures	8.0m

### **6.3.9 Minimum floor area**

1. Principal building, excluding attached garage 83.0sq.m

### **6.3.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office

Section 8.7.1

Minor Home Based Business	Section 8.7.2
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section 8.6.4.1

### **6.3.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.4 R1R – Country Residential District Regulations**

### **6.4.1 Purpose**



1. To establish a district in which land is used primarily for single family detached housing development with large, semi-serviced lots in an urban setting with large back yards.

#### **6.4.2 Permitted Uses**

1. Single Dwelling Building
2. Detached Garage, Accessory Building, and Workshops (two (2) per lot maximum)
3. Tent Structure (maximum 60 sq.m in area)
4. Swimming Pool
5. Limited Foster Home
6. Day Home Operation
7. Support Home
8. Home Office
9. Minor Home Based Business
10. Underground Sewage Holding Tank
11. Essential Utility Services
12. Uses accessory to the above (decks, patios, hot tubs, swimming pools, etc)

#### **6.4.3 Discretionary Uses**

1. Modular Housing
2. Secondary Suite
3. Foster Homes
4. Oversize Detached Garage
5. Residential Sales Centre
6. Major Home Based Business
7. Private Sewage Systems

#### **6.4.4 Minimum Front Yard Setback**

- |                                 |                     |
|---------------------------------|---------------------|
| 1. Principal building           | 12.2m               |
| 2. All other buildings<br>depth | 50% of lot<br>depth |

#### **6.4.5 Minimum Rear Yard Setback**

- |  |                     |
|--|---------------------|
| 1. Principal building<br>depth   | 50% of lot<br>depth |
| 2. Detached garage, workshops and accessory buildings<br>up to 3.0m wall height and,<br>with a building area of less than 75sq.m | 1.5m                |
| 3. Detached garage, workshops and accessory buildings<br>greater than 3.0m wall height, or                                       |                     |

- |   |      |
|---|------|
| with a building area of 75sq.m or greater | 2.5m |
| 4. Eaves                                  | 0.9m |

#### **6.4.6 Minimum Side Yard Setback**

- |   |      |
|---|------|
| 1. Principal building, internal lot;  |      |
| a. single storey building   | 1.5m |
| b. two storey building  | 2.1m |
| c. with no front drive garage,<br>increase one sideyard to  | 3.5m |
| 1. Principal building, corner lot where abutting<br>a street or lane  | 3.0m |
| 2. Detached garage, workshops and accessory buildings<br>up to 3.0m wall height and,<br>with a building area of less than 75sq.m        | 1.5m |
| 3. Detached garage, corner lot where abutting<br>a street   | 3.0m |
| 4. Detached garage, workshops and accessory buildings<br>greater than 3.0m wall height, or<br>with a building area of 75sq.m or greater | 2.5m |
| 5. Deck   | 1.5m |
| 6. Eaves  | 0.9m |

#### **6.4.7 Maximum Site Coverage**

- |  |         |
|--|---------|
| 1. Principal building                                  | 25%     |
| 2. Detached garage, workshops and accessory buildings; |         |
| a. individual building                                 | 180sq.m |
| b. combination of all secondary buildings              | 200sq.m |

#### **6.4.8 Minimum Building Separation**

- |                                       |      |
|---------------------------------------|------|
| 1. Distance between any two buildings | 3.0m |
|---------------------------------------|------|

#### **6.4.9 Maximum Building Height**

- |   |       |
|---|-------|
| 1. Principal building                               | 12.0m |
| 2. Detached garage, workshops, accessory buildings; |       |
| a. building height                                  | 5.0m  |
| b. wall height                                      | 4.0m  |
| 3. Antenna structures                               | 8.0m  |

#### **6.4.10 Minimum floor area**

- |                                      |         |
|--------------------------------------|---------|
| 1. One storey, with attached garage; |         |
| a. dwelling unit only                | 110sq.m |

b. building area total	158sq.m
2. One storey, with no attached garage	138sq.m
3. Two storey, with attached garage;	
a. dwelling unit only	138sq.m
b. building area total	185sq.m
4. Two storey, with no attached garage	167sq.m

#### **6.4.11 Private Sewage Systems**

1. Where lots are not serviced with municipal sanitary sewers, they must use approved sanitary sewer pump-out holding tanks or have private sewage systems that have been designed and installed in full conformance with the appropriate provincial regulations.
  - a. The type and design of the private sewage system must be provided in full detail at the time of application for the principal building along with a copy of the permit to install a private sewage system.
2. Where lots are serviced with pressurized municipal sanitary sewers, they must connect to the municipal system with the approved system type.

#### **6.4.12 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Secondary Suite	Section 8.5.1
Tent Structure	Section
8.27.3	
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1
Foster Home	Section
8.3.21	
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section
8.6.4.1	

#### **6.4.13 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.5 SECTION NUMBER RESERVED FOR POTENTIAL FUTURE USE**

## **6.6 RE - Residential Estate District Regulations**

### **6.6.1 Purpose**

1. To establish a district in which land is used for single dwelling residential development on a large tract of land in an urban setting.

### **6.6.2 Permitted Uses**

1. Single Dwelling Building
2. Accessory Building
3. Detached Garage

4. Attached Garage
5. Home Office
6. Limited Foster Home
7. Support Home
8. Essential Utility Services
9. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc)

### 6.6.3 Discretionary Uses

1. Minor Home Based Business
2. Major Home Based Business
3. Secondary Suite
4. Day Home Operation
5. Foster Home
6. Residential Sales Centre

### 6.6.4 Minimum Front Yard Setback

- |                                 |            |
|---------------------------------|------------|
| 1. Principal building           | 12.2m      |
| 2. All other buildings<br>depth | 50% of lot |

### 6.6.5 Minimum Rear Yard Setback

- |   |      |
|---|------|
| 1. Principal building   | 20m  |
| 2. Detached garage, workshops and accessory buildings;                            |      |
| a. up to 3.0m wall height and,<br>with a building area of less than 75sq.m        | 1.5m |
| b. greater than 3.0m wall height, or<br>with a building area of 75sq.m or greater | 2.5m |
| 3. Eaves  | 0.9m |

### 6.6.6 Minimum Side Yard Setback

- |  |      |
|--|------|
| 1. Principal building, internal lot;                                 |      |
| a. single storey building  | 1.5m |
| b. two storey building   | 2.1m |
| c. with no front drive garage,<br>increase one sideyard              | 3.5m |
| 2. Principal building, corner lot where abutting<br>a street or lane | 3.0m |
| 3. Detached garage, workshops and accessory buildings;               |      |
| a. up to 2.5m wall height.   | 1.2m |
| b. wall height greater than 2.5 m                                    | 1.8m |
| c. corner lot, where abutting a street or lane                       | 5.5m |

- |          |      |
|----------|------|
| 4. Deck  | 1.5m |
| 5. Eaves | 0.9m |

**6.6.7 Maximum Site Coverage**

- |  |         |
|--|---------|
| 1. Principal Building                                  | 25%     |
| 2. Detached garage, workshops and accessory buildings; |         |
| a. individual building                                 | 90sq.m  |
| b. combination of all secondary buildings              | 130sq.m |

**6.6.8 Minimum Building Separation**

- |   |      |
|---|------|
| 1. Distance between any two (2) buildings | 3.0m |
|---|------|

**6.6.9 Maximum Building Height**

- |  |       |
|--|-------|
| 1. Principal building                                  | 12.0m |
| 2. Detached garage, workshops and accessory buildings: |       |
| a. building height                                     | 5.0m  |
| b. wall height   | 4.0m  |
| 3. Antenna structures                                  | 8.0m  |

**6.6.10 Minimum floor area**

- |  |         |
|--|---------|
| 1. One (1) storey, with attached garage;   |         |
| a. dwelling unit only                      | 110sq.m |
| b. building area total                     | 158sq.m |
| 2. One (1) storey, with no attached garage | 138sq.m |
| 3. Two (2) storey, with attached garage;   |         |
| a. dwelling unit only                      | 138sq.m |
| b. building area total                     | 185sq.m |
| 4. One (1) storey, with no attached garage | 138sq.m |
| 5. Two (2) storey, with no attached garage | 167sq.m |

**6.6.11 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Secondary Suite	Section 8.5.1
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1

Foster Home	Section 8.3.2
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section 8.6.4.1

## 6.6.11 General Regulations

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## 6.7 RMX - Residential Mixed Use District Regulations

### 6.7.1 Purpose

1. To establish a district in which land is used for large lot, single family development, generally without the provision of the full range of urban utility services where associated light industrial uses which do not jeopardize the nature and enjoyment of the residential area may utilize the additional land area for workshops and storage of vehicles and equipment.



## 6.7.2 Permitted Uses

1. Single Dwelling Building
2. Accessory Building
3. Carport
4. Detached Garage
5. Attached Garage
6. Tent Structure (maximum 60 sq.m in area)
7. Home Office
8. Limited Foster Home
9. Support Home
10. Essential Utility Services
11. Uses accessory to the above (decks, patios, hot tubs, swimming pools, etc)

## 6.7.3 Discretionary Uses

1. Residential Sales Centre
2. Minor Home Based Business
3. Major Home Based Business
4. Secondary Suite
5. Oversize Detached Garage
6. Day Home Operation
7. Limited Group Home
8. Foster Home
9. Associated uses described in 6.7.11

## 6.7.4 Minimum Front Yard Setback

- |                        |       |
|------------------------|-------|
| 1. Principal building  | 7.5m  |
| 2. All other buildings | 10.0m |

## 6.7.5 Minimum Rear Yard Setback

- |   |      |
|---|------|
| 1. Principal building   | 7.5m |
| 2. Detached garage, workshops and accessory buildings;                            |      |
| a. up to 3.0m wall height and,<br>with a building area of less than 75sq.m        | 1.5m |
| b. greater than 3.0m wall height, or<br>with a building area of 75sq.m or greater | 2.5m |
| 3. Eaves  | 0.9m |

## 6.7.6 Minimum Side Yard Setback

1. Principal building;
  - a. internal lot

- ii. single storey building 1.5m
    - iii. two (2) storey building 2.1m
    - iv. with no front drive garage, increase one (1) sideyard to 3.5m
  - b. corner lot where abutting a street or lane 3.0m
- 2. Detached garage, workshops and accessory buildings:
  - a. up to 2.5m wall height 1.2m
  - b. wall height greater than 2.5 m 1.8m
  - c. corner lot, where abutting street or lane 3.0m
- 3. Deck 1.5m
- 4. Eaves 0.9m

**6.7.7 Maximum Site Coverage**

- 1. Principal building 30%
- 2. Detached garage, workshops and accessory buildings;
  - a. individual building 90 sq.m
  - b. combination of all secondary buildings 130 sq.m

**6.7.8 Minimum Building Separation**

- 1. Distance between any two (2) buildings 3.0m

**6.7.9 Maximum Building Height**

- 1. Principal building 12.0m
- 2. Detached garage, workshops and accessory buildings:
  - a. building height 5.0m
  - b. wall height 4.0m
- 3. Antenna structures 8.0m

**6.7.10 Minimum floor area**

- 1. One (1) storey with attached garage;
  - a. dwelling unit only 95sq.m
  - b. building area total 130sq.m
  - c. one (1) storey, with no attached garage 95sq.m
- 2. Two (2) storey with attached garage;
  - a. dwelling unit only 138 sq.m
  - b. building area total 185 sq.m
  - c. two (2) storey, with no attached garage 138sq.m

**6.7.11 Associated Uses**

- 1. Associated light industrial uses shall, in the opinion of the Development Authority, comply with the following general regulations:

- a. no associated light industrial use shall involve the sale or display of any goods on the site;
  - b. the associated light industrial use shall not generate pedestrian and/or vehicular traffic or parking in excess of what is characteristic of the neighbourhood within which it is located. At no time shall the associated industrial use generate excessive traffic within the neighbourhood;
  - c. no offensive noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance shall be produced by the industrial use; and
  - d. at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the industrial use shall not adversely affect the residential amenities of the neighbourhood.
2. All industrial uses shall be in strict compliance with the provisions of this bylaw and the conditions imposed. The permit may be revoked at any time if, in the opinion of the Development Authority, the operator of the industrial use has violated any conditions of this bylaw or the permit issued.
  3. For the guidance of the reader, the following are examples of uses, which may, depending on the scale of operation, be considered suitable within this district:
    - a. delivery service
    - b. furniture moving service
    - c. tree moving service
    - d. bricklayer
    - e. building contractor
    - f. carpet installer
    - g. carpenter
    - h. electrician
    - i. engineer
    - j. landscape contractor
    - k. plumber
    - l. security control installation service
    - m. sign making
    - n. vehicle storage for truckers, bus drivers
  4. Exterior storage and operation of the industrial use may be permitted if, in the opinion of the Development Authority, the exterior storage and operation area is adequately screened and is sited behind the principal

building at a minimum distance of 30.0m from the front property line (existing or proposed).

5. No more than two (2) unlicensed vehicles will be allowed onsite.
6. The maximum number of non-resident employees onsite, in addition to the residents of the site, shall be as determined by the Development Authority, but shall at no time exceed four (4).

#### **6.7.12 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Secondary Suite	Section 8.5.1
Day Home Operation	Section 8.1.1
Tent Structure	Section 8.27.3
Limited Foster Home	Section 8.3.1
Foster Home	Section 8.3.2
Limited Group Home	Section 8.3.3
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section 8.6.4.1

#### **6.7.13 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14

Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	
	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.8 RMH - Manufactured Home District Regulations**

### **6.8.1 Purpose**

1. To establish a district which land is used for low-density residential development wherein, manufactured home sites are provided on a rental basis for the placement of manufactured homes.

### **6.8.2 Permitted Uses**

1. Manufactured Home Community
2. Manufactured Home Site
3. Manufactured Home
4. Addition
5. Accessory Building
6. Home Office
7. Limited Foster Home
8. Support Home
9. Essential Utility Services

### **6.8.3 Discretionary Uses**

1. Carport
2. Detached Garage
3. Residential Sales Centre
4. Minor Home Based Business
5. Day Home Operation

### **6.8.4 Minimum Lot Area**

- |    |  |         |
|----|--|---------|
| 1. | Manufactured home community                                      | 2.0ha   |
| 2. | Manufactured home site,<br>within a manufactured home community  | 488sq.m |
| 3. | All other uses, to the satisfaction of the Development Authority |         |

**6.8.5 Minimum Manufactured Home Site Width**

- |    |             |       |
|----|-------------|-------|
| 1. | Single wide | 12.2m |
| 2. | Double wide | 15.0m |

**6.8.6 Minimum Manufactured Home Site Depth**

- |    |             |     |
|----|-------------|-----|
| 1. | Single wide | 40m |
| 2. | Double wide | 35m |

**6.8.7 Maximum Manufactured Home Site Coverage**

- |    |  |     |
|----|--|-----|
| 1. | Manufactured home, additions, enclosed porches | 30% |
| 2. | Garage and accessory buildings combined area   | 14% |

**6.8.8 Minimum Front Yard Setback (from approved site boundary)**

- |    |  |       |
|----|--|-------|
| 1. | Manufactured home, additions, enclosed porches | 6.1m  |
| 2. | Garage and accessory building                  | 12.2m |

**6.8.9 Minimum Side Yard Setback (from approved site boundary)**

- |    |   |      |
|----|---|------|
| 1. | Manufactured home                       | 1.5m |
| 2. | Addition and/or porch                   | 3.0m |
| 3. | Detached garage and accessory buildings | 1.0m |
|    | a. where abutting a street              | 3.0m |
| 4. | Attached garage                         | 2.0m |

**6.8.10 Minimum Rear Yard Setback (from approved site boundary)**

- |    |   |      |
|----|---|------|
| 1. | Manufactured home                       | 4.5m |
| 2. | Addition and/or porch                   | 4.5m |
| 3. | Detached garage and accessory buildings | 1.0m |

**6.8.11 Maximum Building Height**

- |    |  |      |
|----|--|------|
| 1. | Manufactured home, additions, enclosed porches | 4.8m |
| 2. | Detached garage and accessory buildings        | 4.0m |
| 3. | Side walls                                     | 2.5m |

### **6.8.12 Manufactured Home Community Regulations**

1. Each manufactured home site in a manufactured home community shall be clearly marked off by permanent markers at each lot corner to the satisfaction of the Development Authority.
2. At least 10% of the gross site area of the manufactured home community shall be devoted to an outdoor communal amenity area and recreational uses and shall be provided in a convenient and accessible location.
3. In a manufactured home community, adequate common storage areas, separate from the manufactured home site, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the manufactured home site. Such storage areas shall be enclosed or screened by trees, landscape features or fences.
4. The undercarriage of each manufactured home shall be completely enclosed from view by the foundation or other means that is a manufactured or similar type to harmonize with the unit. This skirting shall permit the circulation of air beneath the unit and be fastened to the unit and base in a manner satisfactory to the Development Authority.
5. Each manufactured home community lot shall provide a hard-surfaced, durable base on which the manufactured home shall be placed.
6. All front streets in a manufactured home community shall be a minimum of 11.0m in width, be hard-surfaced, well drained and maintained. The manufactured homes and all community facilities in a manufactured home community shall be connected by a safe, convenient, hard-surfaced pedestrian walkway, which shall be at least 1.0m in width.
7. All manufactured homes sites created after the effective date of this bylaw shall have access to a 7.0m wide rear lane constructed to the design standards
8. All manufactured home communities shall have a servicing plan, storm water management plan and site-grading plan, approved by the Development Officer.
9. All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of equivalent quality, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home.
10. All detached garages shall:

- a. be bolted to permanent concrete slab foundations; and
- b. have an exterior finish of siding or stucco.

11. All front parking stalls shall be paved and at least be of 7.5m in depth from the back of the sidewalk.

**6.8.13 Specific Use Regulations**

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Day Home Operation	Section 8.1.1
Limited Foster Home	Section 8.3.1
Support Home	Section 8.3.6
Residential Sales Centre	Section 8.6.3

**6.8.14 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25



## **6.9 SECTION NUMBER RESERVED FOR POTENTIAL FUTURE USE**

### **6.10 R2 – Low Density Residential District Regulations**

#### **6.10.1 Purpose**

1. To establish a district which is used primarily for low-density residential development.

#### **6.10.2 Permitted Uses**

1. Single Dwelling Building
2. Duplex Housing, on one (1) title
3. Semi-detached Housing, on separate titles
4. Accessory Building
5. Carport
6. Detached Garage
7. Attached Garage
8. Tent Structure (maximum 60 sq.m in area)
9. Home Office
10. Limited Foster Home
11. Foster Home
12. Support Home
13. Essential Utility Services
14. Uses accessory to the above (decks, patios, hot tubs, swimming pools, etc)

#### **6.10.3 Discretionary Uses**

1. Secondary Suite, in single dwelling buildings only
2. Modular Housing
3. Residential Sales Centre
4. Minor Home Based Business
5. Major Home Based Business
6. Day Home Operation

#### **6.10.4 Maximum Site Coverage**

- |  |     |
|--|-----|
| 1. Residential building without an attached garage | 26% |
| 2. Residential building with an attached garage    | 38% |
| 3. Attached and detached garage total              | 14% |

- |    |  |     |
|----|--|-----|
| 4. | Total site coverage, excluding deck      | 40% |
| 5. | Total site coverage, including open deck | 50% |

**6.10.5 Minimum Front Yard Setback**

- |    |                    |      |
|----|--------------------|------|
| 1. | Principal building | 6.1m |
| 2. | Detached garage    | 20m  |
| 3. | Deck               | 5m   |

**6.10.6 Minimum Rear Yard Setback**

- |    |  |       |
|----|--|-------|
| 1. | Residential building;                          |       |
|    | a. with a front attached garage                | 6.0m  |
|    | b. without an attached garage                  | 13.0m |
| 2. | Deck   | 4.0m  |
| 3. | Garage, rear entry                             | 5.5m  |
| 4. | Detached garage, side entry                    | 1.0m  |
| 5. | Open carport                                   | 3.0m  |
| 6. | Accessory building, other than detached garage | 1.0m  |

**6.10.7 Minimum Side Yard Setback**

- |    |   |  |
|----|---|--|
| 1. | Single dwelling building;                           |  |
|    | a. with lane access                                 | 1.5m                                   |
|    | b. without lane access or front attached garage,    | 1.5m one side,<br>3.0m on other        |
| 2. | Semi-detached building;                             |  |
|    | a. with lane access,                                | 1.5m one side, party wall on other     |
|    | b. without lane access, or a front attached garage, | 3.0m one side, party wall on the other |
| 3. | Duplex building;                                    |  |
|    | a. with lane access                                 | 1.5m                                   |
|    | b. without lane access or front attached garages    | 3.0m on each side                      |
|    | c. without lane access, with front attached garages | 1.5m                                   |
| 4. | Detached garage, carports and accessory buildings;  |  |
|    | a. less than 2.7m wall height                       | 1.0m                                   |
|    | b. wall height 2.7m or greater                      | 1.5m                                   |
| 5. | Deck > 0.5 and <1.0m above grade                    | 0.6m                                   |
| 6. | Deck 1.0m or > above grade                          | 1.5m                                   |
| 7. | Eaves   | 0.9m                                   |

**6.10.8 Maximum Building Height**

1. Principal building	10.0m
2. Detached garage, carports	4.0m
3. Accessory Building	3.0m
4. Antenna structures	8.0m

#### **6.10.9 Minimum floor area**

1. Single dwelling building, excluding attached garage	75sq.m
2. Duplex unit, or semi-detached unit	75sq.m

#### **6.10.10 Specific Use Regulations**

- The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Day Home Operation	Section 8.1.1
Tent Structures	Section
8.27.3	
Limited Foster Home	Section 8.3.1
Foster Home	Section 8.3.2
Support Home	Section 8.3.6
Secondary Suite	Section 8.5.1
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Private Swimming Pool	Section
8.6.4.1	

#### **6.10.11 General Regulations**

- The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12

Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	
	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.11 R3 - Medium Density Residential District Regulations**

### **6.11.1 Purpose**

1. To establish a district which land is used primarily for medium density residential development.

### **6.11.2 Permitted Uses**

1. Townhome
2. Duplex Housing, on one (1) title
3. Semi-detached Housing, on separate titles
4. Apartment Building
5. Triplex Housing
6. Fourplex Housing
7. Accessory Building
8. Carport
9. Detached Garage
10. Attached Garage
11. Tent Structure (maximum 60sq.m in area)
12. Secondary Suite, within an approved single dwelling building
13. Home Office
14. Limited Foster Home
15. Foster Home
16. Support Home
17. Essential Utility Services
18. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc)

## 19. Seniors and Supportive Housing Facility

### 6.11.3 Discretionary Uses

1. Single Dwelling Building
2. Modular Housing
3. Boarding and Lodging House
4. Residential Sales Centre
5. Minor Home Based Business, within an approved single dwelling building
6. Major Home Based Business, within an approved single dwelling building
7. Bed and Breakfast Facility, within an approved single dwelling building
8. Limited Group Home
9. Group Home
10. Day Home Operation

### 6.11.4 Maximum Site Coverage

- |   |     |
|---|-----|
| 1. Residential building, without attached parking                             | 35% |
| 2. Residential building, combined with parking lot area                       | 70% |
| 3. Residential building, with all underground parking and/or attached garages | 50% |
| 4. Detached garage, or carport parking total                                  | 20% |

### 6.11.5 Maximum Site Density Ratio

- |                      |                   |
|----------------------|-------------------|
| 1. Apartments        | 95 units/ hectare |
| 2. Fourplex, triplex | 95 units/ hectare |
| 3. Townhomes         | 45 units/ hectare |

### 6.11.6 Minimum Front Yard Setback

- |  |      |
|--|------|
| 1. Principal building                  | 6.1m |
| 2. Detached garage, accessory building | 20m  |

### 6.11.7 Minimum Rear Yard Setback

- |   |       |
|---|-------|
| 1. Residential building;                          |       |
| a. with a front attached garage                   | 6.0m  |
| b. without an attached garage                     | 13.0m |
| 2. Deck   | 4.0m  |
| 3. Detached garage, rear entry                    | 5.5m  |
| 4. Detached garage, side entry                    | 1.0m  |
| 5. Open carports                                  | 3.0m  |
| 6. Accessory building, other than detached garage | 1.0m  |

### 6.11.8 Minimum Side Yard Setback

1. Single dwelling building;
  - a. with lane access 1.5m
  - b. without lane access or front attached garage 1.5m one side, 3.0m on other
2. Semi-detached building;
  - a. with lane access, 1.5m one side, party wall on other
  - b. without lane access, or a front attached garage, 3.0m one side, party wall on the other
3. Duplex Building;
  - a. with lane access 1.5m
  - b. without lane access, or front attached garages 3.0m on each side
  - c. without lane access, with front attached garages 1.5m
4. Townhomes;
  - a. internal units joined by party wall or fire wall at property line
  - b. end units \ end wall 10% of total site width, with a minimum of 2.1m
  - c. end units \ corner lots 3.0m
5. Apartments, triplexes, fourplexes
  - a. 10% of Site width with a minimum of 3.0m
  - b. Decks > 0.5 and <1.0m above grade 0.6m
  - c. Decks 1.0m or > above grade 1.5m
  - d. Balconies 2.4m
  - e. Detached garages, carports and accessory buildings 1.5m

### 6.11.9 Maximum Building Height

1. Principal building 10.0m
2. Detached garage, carport 4.0m
3. Accessory building 3.0m
4. Antenna structures 8.0m

### 6.11.10 Minimum floor area

1. Single dwelling building, excluding attached garage 75sq.m
2. Duplex unit, or semi-detached unit 75sq.m
3. Apartment units 45sq.m
4. All other building styles 60sq.m

### 6.11.11 Specific Use Regulations

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Bed and Breakfast Facility	Section 8.7.4
Day Home Operation	Section 8.1.1
Tent Structure 8.27.3	Section
Boarding and Lodging House	Section 8.2
Limited Foster Home	Section 8.3.1
Foster Home	Section 8.3.2
Group Home	Section 8.3.4
Support Home	Section 8.3.6
Secondary Suite	Section 8.5.1
Modular Housing	Section 8.6.2
Residential Sales Centre	Section 8.6.3
Apartment Building	Section 8.5.4
Private Swimming Pool 8.6.4.1	Section

## 6.11.12 General Regulations

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9



## **6.12 R4 - High Density Residential District Regulations**

### **6.12.1 Purpose**

1. To establish a district in which land is used primarily for maximum density residential development.

### **6.12.2 Permitted Uses**

1. Townhomes
2. Apartment Building
3. Fourplex Housing
4. Accessory building
5. Carport
6. Detached Garage
7. Tent Structure (maximum 60 sq.m in area)
8. Limited Foster home
9. Foster Home
10. Support Home
11. Home Office
12. Seniors and Supportive Housing Facility

### **6.12.3 Discretionary Uses**

1. Duplex Housing
2. Semi-detached Housing
3. Triplex Housing
4. Boarding and Lodging House
5. Semi-Detached Garage
6. Residential Sales Centre
7. Minor Home Based Business, within an approved single dwelling building
8. Major Home Based Business, within an approved single dwelling building
9. Limited Group Home
10. Group Home
11. Institutional Group Home
12. Essential Utility Services

### **6.12.4 Maximum Site Coverage**

- |   |        |
|---|--------|
| 1. Residential building, without in building parking    | 50%    |
| 2. Residential building, combined with exterior parking | 70%    |
| 3. Residential building, with in building parking       | 60%    |
| 4. Detached garage or carport parking total             | 20%    |
| 5. Accessory building                                   | 40sq.m |

### 6.12.5 Minimum Front Yard Setback

- |   |      |
|---|------|
| 1. Principal building                               | 5.0m |
| 2. Door access to in building parking               | 6.1m |
| 3. Decks and/or balconies                           | 3.5m |
| 4. Detached garage, carport and accessory buildings | 20m  |

### 6.12.6 Minimum Rear Yard Setback

- |   |       |
|---|-------|
| 1. Residential building;                          |       |
| a. with a front attached garage                   | 6.0m  |
| b. without an attached garage                     | 13.0m |
| 2. Deck, with balcony                             | 5.0m  |
| 3. Garage, rear entry                             | 5.5m  |
| 4. Open carport                                   | 3.0m  |
| 5. Accessory building, other than detached garage | 1.5m  |

### 6.12.7 Minimum Side Yard Setback

- |   |                   |
|---|-------------------|
| 1. Semi-detached building;  |                   |
| a. with lane access,<br>1.5m one side, party wall on other                                    |                   |
| b. without lane access, or a front attached garage,<br>3.0m one side, party wall on the other |                   |
| 2. Duplex Building;   |                   |
| a. with lane access   | 1.5m              |
| b. without lane access, or front attached garages   | 3.0m on each side |
| c. without lane access, with front attached garages   | 1.5m              |
| 3. Townhomes;   |                   |
| a. internal units joined by party wall or fire wall at property line                          |                   |
| b. end units \ end wall 10% of total site width minimum of 2.1m                               |                   |
| 4. Apartments, triplexes, fourplexes  |                   |
| 10% of Site width with a minimum of<br>3.0m   |                   |
| 5. Decks > 0.5 and <1.0m above grade  | 0.6m              |
| 6. Decks 1.0m or > above grade  | 1.5m              |
| 7. Balconies  | 2.4m              |
| 8. Detached garages, carports and accessory buildings   | 1.5m              |

### 6.12.8 Maximum Building Height

- |                                      |       |
|--------------------------------------|-------|
| 1. Apartments, group care facilities | 20.0m |
|--------------------------------------|-------|

- |    |                                       |       |
|----|---------------------------------------|-------|
| 2. | All other residential building styles | 13.5m |
| 3. | Garage, accessory building, carport   | 4.0m  |

**6.12.9 Minimum floor area**

- |    |                                    |        |
|----|------------------------------------|--------|
| 1. | Duplex unit, or semi-detached unit | 75sq.m |
| 2. | Apartment Unit                     | 40sq.m |
| 3. | Units in all other building styles | 60sq.m |

**6.12.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Bed And Breakfast Facility	Section 8.7.4
Day Home Operation	Section 8.1.1
Tent Structure	Section 8.27.3
Limited Foster Home	Section 8.3.1
Support Home	Section 8.3.6
Modular Housing	Section 8.6.2
Apartment Building	Section 8.5.4

**6.12.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18

Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	
	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.13 R5 – Condominium Residential District Regulations**

### **6.13.1 Purpose**

1. To establish a district in which a large parcel of land is the location of numerous different housing complexes. The entire project shall be planned in advance prior to the issuance of any permits being issued using standard planning practices, and be approved by the City's Development Authority prior to the issuance of any permits.

### **6.13.2 Permitted Uses**

1. Single Dwelling Building
2. Duplex Housing
3. Triplex Housing
4. Fourplex Housing
5. Accessory Building
6. Carport
7. Attached Garage
8. Home Office
9. Internal Roadway Systems
10. Essential Utility Services
11. Uses accessory to the above (decks, patios, hot tubs, swimming pools etc)
12. Decks

### **6.13.3 Discretionary Uses**

1. Townhome
2. Apartment Building
3. Community Recreation Service
4. Detached Garage
5. Residential Sales Centre
6. Minor Home Based Business

7. Major Home Based Business
8. Oversize Detached Garage
9. Storage Compounds
10. Storm Water Retention Facilities

**6.13.4 Maximum Site Coverage**

- |                             |        |
|-----------------------------|--------|
| 1. Residential building     | 40%    |
| 2. Community building       | 10%    |
| 3. Detached garage, carport | 10%    |
| 4. Accessory building       | 40sq.m |

**6.13.5 Minimum Building Setback**

1. No building shall be placed within 6.0m of any parcel boundary.
2. No building shall be placed within 6.0m of any internal roadways, which serve more than seven (7) dwelling units measured perpendicular from the backside of sidewalks where sidewalks exit or the backside of curbs where sidewalks do not exist.
3. No residential building shall be placed within 3.1m of any other building or greater if required by the Alberta Building Code.

**6.13.6 Maximum Building Height**

- |                             |       |
|-----------------------------|-------|
| 1. Residential building     | 13.5m |
| 2. Detached garage, carport | 4.0m  |
| 3. Community building       | 6.0m  |
| 4. Accessory building       | 3.7m  |
| 5. Antenna structures       | 8.0m  |

**6.13.7 Minimum floor area**

- |                             |        |
|-----------------------------|--------|
| 1. Apartment units          | 45sq.m |
| 2. All other dwelling units | 75sq.m |

**6.13.8 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Modular Housing	Section 8.6.2

Residential Sales Centre	Section 8.6.3
Apartment Building	Section 8.5.4
Private Swimming Pool	Section 8.6.4.1

### **6.13.9 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.14 PUD - PLANNED UNIT DEVELOPMENT DIRECT CONTROL DISTRICT REGULATION**

### **6.14.1 Purpose**

1. To establish a District wherein the Council of the City of Wetaskiwin may regulate and exercise particular control over the use and development of land and buildings within a designated area. More specifically, the

intent of this District is to provide an area for comprehensively planned and designed development creating a unique, integrated and high quality urban environment, which is compatible with surrounding development but which could not be accommodated under any other Land Use District in this Bylaw.

#### **6.14.2 Application**

1. This District shall only be applied to a site, which is one (1) acre or more in extent, and which is owned, leased or controlled by a single person, agent or corporation at the time the initial development proposal and application for redistricting is submitted.
2. This district will only be designated after a detailed site design has been submitted which:
  - a. adheres to the purpose of the District;
  - b. could not be enabled through any other Land Use District;
  - c. complies with any approved Statutory Plan; and
  - d. complies with the uses and development criteria specified in this District.
3. Where this District is applied, Council shall regulate and control the use and development of land or buildings through a development agreement between the applicant and the City. The development agreement for the entire site must be executed prior to the issuance of any development permit, and it shall detail all regulations and conditions imposed by Council upon the development and use of land at the time of re-districting.
4. If the development proposal upon which the designation of this District is based involves subdivision, a proposed plan of sub-division shall be included in the development agreement as the basis for future subdivision. The Planning Commission shall not generally approve any subdivision under this District, which does not generally conform to the provisions of the agreement, except for the purpose of effecting the staging or financing of the development proposal and provided that its form and integrity are not affected.
5. If development permits are not issued within the time periods specified in the development agreement or if the permits issued within the specified periods subsequently lapse because a building permit is not issued, is cancelled or construction activity is not maintained, the agreement between the applicant and the City shall be null and void for

that portion of the site without a valid development permit and the land use designation for that portion shall automatically revert to the land use designation in place prior to the application of this District unless Council, by Bylaw, extends the application of this District for that part of the site for a specified further period.

### **6.14.3 Development Criteria**

1. Council may, through the development agreement required in this District, specify any development regulation, criteria, or condition necessary to ensure development conforms to the development proposal upon which this designation is based.
2. In determining the acceptability of a development proposal under this District, Council may consider, among other matters, the following:
  - a. its relationship and compliance with the General Municipal Plan and other applicable Statutory Plans;
  - b. its compliance with or conformity to the regulations of surrounding Land Use Districts and the General Regulations and Special Land Use Provisions of this Bylaw;
  - c. its compatibility with surrounding existing land uses, scale of development, and potential effect on stability, retention and rehabilitation of desirable existing uses and/or buildings in the area;
  - d. its traffic impact;
  - e. the location, function and design of roadways, parking facilities, pedestrian circulation and transit systems serving the whole proposed development, or each phase of the proposed development;
  - f. its impact on services such as water and sewage systems and other utilities;
  - g. its impact on community services including student generation and school capacities;
  - h. its relationship to municipal land, right-of-way or easement requirements;
  - i. its impact on natural drainage patterns, vegetative cover, energy conservation and efficiency;



- j. the provision and quality of landscaped open space and recreational amenities, including children's play space or other communal recreation space;
- k. its responsiveness to the documented concerns and opinions of area residents and owners;
- l. the arrangements for the ongoing maintenance of communal open spaces, recreational facilities and land which is not to be conveyed to the City; and
- m. the need for restrictive covenants or development agreement provisions to maintain the design integrity of the project and control any future additions, accessory buildings or renovations.

#### **6.14.4 Information Requirements**

- 1. The applicant may be requested to supply information related to potential impacts of development including regard to the following impact criteria:
  - a. compatibility with surrounding development in terms of scale and density of development;
  - b. traffic impacts;
  - c. relationship to, or impacts on, services such as water and sewage systems and other utilities, and
  - d. public services such as recreational and school facilities.

#### **6.14.5 Parking and Loading**

- 1. As regulated under Section 7.4 of this Bylaw.

#### **6.14.6 Signs**

- 1. As regulated under Section 7.6 of this Bylaw.

#### **6.14.7 Landscaping and Screening**

- 1. To the satisfaction of the Development Authority.

#### **6.14.8 Specific Use Regulations**

- 1. Regulations pertaining to specific uses are as follows:

Home Office	Section 8.7.1
Minor Home Based Business	Section 8.7.2
Major Home Based Business	Section 8.7.3
Private Swimming Pool	Section 8.6.4.1
Utility installations - to the satisfaction of the Development Authority regarding aspects of safety and building aesthetics	

### 6.14.9 General Regulations

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.2
Land Subdivision Considerations	Part 9

### 6.15 C1 - Downtown Commercial District Regulations

#### 6.15.1 Purpose

1. To establish a central business district in which land is used for commercial service, entertainment services and retail development which does not require large tracts of land for efficient operation. In addition, this district will accommodate traditional civic development which functions as a central focus of the downtown and also downtown living with mixed uses.

#### **6.15.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. Office Building
4. General Retail Store
5. Licensed Restaurant
6. Restaurant
7. Outdoor Restaurant Patio
8. Antique Store
9. Personal Service Business
10. Professional, Financial and Office Support Service
11. Business Support Service
12. Government Service
13. Health Service
14. Public Education Service
15. Public Library and Cultural Exhibit
16. Commercial School
17. Child Care Service
18. Spectator Entertainment Establishment
19. Minor Amusement Establishment
20. Convenience Vehicle Rental
21. Broadcasting and Motion Picture Studio
22. Cannabis Retail

#### **6.15.3 Discretionary Uses**

1. Booth Market
2. Funeral and Cremation Service
3. Secondhand Store
4. Convenience Retail Store
5. Pubs and Lounges
6. Nightclubs and Bars
7. Licensed Outdoor Patio
8. Limited Contractor Service
9. Household Repair Service
10. Major Amusement Establishment
11. Carnival
12. Mobile Catering Food Service

13. Veterinary Service
14. Religious Assembly
15. Equipment Rentals
16. Fleet Service
17. Indoor Participant Facility
18. Limited Group Home
19. Support Home
20. Foster Home
21. Mixed Use Residential Suites
23. Hotel
24. Motel
22. Warehouse Sales
23. Apartment Building
24. Essential Utility Services
25. Accessory Building

**6.15.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

**6.15.5 Maximum Lot Coverage**

- |    |  |     |
|----|--|-----|
| 1. | Principal Building and accessory buildings | 90% |
|----|--|-----|

**6.15.6 Minimum Front Yard Setback**

- |    |                                |      |
|----|--------------------------------|------|
| 1. | Principal Building             | 0m   |
| 2. | Accessory Building             | 25m  |
| 3. | Hotel, Motel, and/or Apartment | 3.0m |

**6.15.7 Minimum Side Yard Setback**

1. Determined by Alberta Building Code requirements based on construction type.

**6.15.8 Minimum Rear Yard Setback**

- |    |                    |      |
|----|--------------------|------|
| 1. | Principal Building | 6.0m |
| 2. | Accessory Building | 1.0m |

**6.15.9 Maximum Building Height**

- |    |                    |       |
|----|--------------------|-------|
| 1. | Principal Building | 20.0m |
| 2. | Accessory Building | 4.0m  |

### **6.15.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Outdoor Restaurant Patio	Section 8.15
Child Care Service	Section 8.1.2
Booth Market	Section 8.17
Secondhand Store	Section 8.11
Nightclubs and Bars	Section
8.14.2	
Licensed Outdoor Patio	Section 8.16
Liquor Store	Section 8.10
Carnival	Section 8.20
Adult Entertainment Facility	Section 8.13
Foster Home	Section 8.3.2
Limited Group Home	Section 8.3.3
Group Home	Section 8.3.4
Support Home	Section 8.3.6
Mixed Use Residential Suites	Section 8.5.3
Cannabis Retail	Section 8.33

### **6.15.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19

Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	
	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.16 C2 - General Commercial District Regulations**

### **6.16.1 Purpose**

1. To establish a district in which land is used for retail development which requires larger than normal tracts of land for efficient operation.

### **6.16.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. General Retail Store
4. General Contractor Service
5. Household Repair Service
6. Limited Contractor Service
7. Automotive and Light Recreation Vehicle Sales/Rentals
8. Convenience Vehicle Rentals
9. Equipment Rentals
10. Fleet Services
11. Business Support Service
12. Commercial School
13. Personal Service Business
14. Antique Store
15. Public Library and Cultural Exhibit
16. Public Education Service
17. Indoor Participant Recreation Service
18. Child Care Service
19. Government Service
20. Warehouse Sales
21. Minor Amusement Establishment
22. Spectator Entertainment Establishment
23. Mobile Catering Food Service
24. Broadcasting and Motion Picture Studio
25. Greenhouse and Plant Nursery
26. Cannabis Retail

### **6.16.3 Discretionary Uses**

1. Automotive and Equipment Repair Shops
2. Truck and Factory Built Home Sales
3. Convenience Retail Store
4. Vehicle Oriented Uses
5. Service Station
6. Automotive and Equipment Repair Shop
7. Secondhand Store
8. Motel
9. Hotel
10. Restaurant
11. Licensed Outdoor Patio
12. Pubs and Lounges
13. Casino and Other Gaming Establishment
14. Liquor Store
15. Health Service
16. Booth Market
17. Religious Assembly
18. Funeral and Cremation Services
19. Auctioneering Establishment
20. Outdoor Amusement Establishment
21. Recycling Depot
22. Veterinary Service
23. Major Amusement Establishment
24. Mixed Use Residential Suites
25. Limited Group Home
26. Outdoor Storage Yard
27. Essential Utility Services
28. Accessory Building
29. Intermodal Container Storage

### **6.16.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

### **6.16.5 Maximum Lot Coverage**

1. Principal building and accessory buildings 70%

### **6.16.6 Minimum Front Yard Setback**

1. Vehicle oriented uses 12m

- |    |                                     |      |
|----|-------------------------------------|------|
| 2. | All other uses \ principal building | 0m   |
| 3. | Accessory building                  | 25m  |
| 4. | Hotel, Motel                        | 3.0m |

**6.16.7 Minimum Side Yard Setback**

1. Determined by Alberta Building Code requirements based on construction type.

**6.16.8 Minimum Rear Yard Setback**

- |    |                    |      |
|----|--------------------|------|
| 1. | Principal Building | 6.0m |
| 2. | Accessory Building | 1.0m |

**6.16.9 Maximum Building Height**

- |    |                    |       |
|----|--------------------|-------|
| 1. | Principal Building | 13.5m |
| 2. | Accessory Building | 4.0m  |

**6.16.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Child Care Service	Section 8.1.2
Greenhouse and Plant Nursery	Section 8.21
Automotive and Equipment Repair Shop	Section 8.24
Service Station	Section 8.26
Secondhand Store	Section 8.11
Outdoor Restaurant Patio	Section 8.15
Liquor Store	Section 8.10
Booth Market	Section 8.17
Auctioneering Establishment	Section 8.29
Outdoor Amusement Establishment	Section 8.19
Mixed Use Residential Suites	Section 8.5.3
Limited Group Home	Section 8.3.3
Intermodal Container Storage	Section 8.27.4
Cannabis Retail	Section 8.33

**6.16.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2



Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.17 C3 - Highway Commercial District Regulations**

### **6.17.1 Purpose**

1. To establish a district that encourages high quality business establishments along the primary high traffic corridor through the community. The types of businesses in the classification should provide services to motoring public, visitors to the community, and to local and regional business clients.

### **6.17.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. Office Building
4. Hotel
5. Motel
6. Automotive and Equipment Repair Shop
7. Automotive and Light Recreation Vehicle Sales/Rentals

8. Rapid Drive-through Vehicle Service
9. Service Station
10. Vehicle Oriented Uses
11. Convenience Retail Store
12. Convenience Vehicle Rentals
13. Drive-in Food Service
14. Restaurant
15. Licensed Restaurant
16. Outdoor Restaurant Patio
17. Licensed Outdoor Patio
18. Spectator Entertainment Establishment
19. Indoor Participant Recreation Service
20. Public Library and Cultural Exhibit
21. Fleet Service
22. Warehouse Sales
23. General Retail Store
24. Antique Store
25. Business Support Service
26. Professional, Financial and Office Support Service
27. Personal Service Business
28. Cannabis Retail

#### **6.17.3 Discretionary Uses**

1. Major Amusement Establishment
2. Outdoor Amusement Establishment
3. Booth Market
4. Liquor Store
5. Pubs and Lounges
6. Nightclubs and Bars
7. Adult Entertainment Facility
8. Carnival
9. Government Services
10. Mixed Use Residential Suites
11. Truck and Factory Built Home Sales
12. Essential Utility Services
13. Intermodal Container Storage

#### **6.17.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

#### **6.17.5 Maximum Lot Coverage**

- |    |  |     |
|----|--|-----|
| 1. | Principal Building                     | 60% |
| 2. | All buildings and paved areas combined | 90% |

**6.17.6 Minimum Front Yard Setback**

- |    |  |       |
|----|--|-------|
| 1. | Service Stations \ Vehicle oriented uses | 12.0m |
| 2. | All other uses                           | 10.0m |

**6.17.7 Minimum Side Yard Setback**

- |    |   |      |
|----|---|------|
| 1. | Internal lot  | 3.0m |
| 2. | Corner lot  | 6.0m |
| 3. | Internal and corner lots must also meet building code limiting distance |      |

**6.17.8 Minimum Rear Yard Setback**

- |    |          |      |
|----|----------|------|
| 1. | All lots | 3.0m |
|----|----------|------|

**6.17.9 Maximum Building Height**

- |    |                     |       |
|----|---------------------|-------|
| 1. | Hotel \ Motel       | 20m   |
| 2. | All other buildings | 13.5m |

**6.17.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Automotive and Equipment Repair Shop	Section 8.24
Rapid Drive-through Vehicle Service	Section 8.26
Drive-in Food Service	Section 8.26
Service Station	Section 8.26
Outdoor Restaurant Patio	Section 8.15
Licensed Outdoor Patio	Section 8.16
Booth Market	Section 8.17
Outdoor Amusement Establishment	Section 8.19
Carnival	Section 8.20
Liquor Stores	Section 8.10
Adult Entertainment Facility	Section 8.13
Nightclubs and Bars	Section 8.14.2
Mixed Use Residential Suites	Section 8.5.3
Intermodal Container Storage	Section 8.27.4
Cannabis Retail	Section 8.33

**6.17.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.18 SECTION NUMBER RESERVED FOR POTENTIAL FUTURE USE**

## **6.19 C4 - Neighbourhood Commercial District Regulations**

### **6.19.1 Purpose**

1. To establish a district in which land is used for local retail and service outlet development, which provide for the sale of convenience goods and services in close proximity to residential areas.

### **6.19.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building

3. Child Care Service
4. Convenience Retail Store
5. Mixed Use Residential Suites
6. Essential Utility Services

**6.19.3 Discretionary Uses**

1. Office Building
2. Restaurant
3. Professional, Financial and Office Support Service
4. Health Service
5. Personal Service Business
6. Pubs and Lounges
7. Licensed Restaurant
8. Small Animal Hospital

**6.19.4 Maximum Lot Coverage**

- |   |     |
|---|-----|
| 1. One (1) storey building              | 50% |
| 2. Two (2) storey building              | 45% |
| 3. Three (3) storey building or greater | 35% |

**6.19.5 Minimum Front Yard Setback**

- |                  |      |
|------------------|------|
| 1. All buildings | 12 m |
|------------------|------|

**6.19.6 Minimum Side Yard Setback**

- |   |      |
|---|------|
| 1. One (1) storey building              | 3.0m |
| 2. Two (2) storey building              | 4.0m |
| 3. Three (3) storey building or greater | 6.0m |

**6.19.7 Minimum Rear Yard Setback**

- |   |        |
|---|--------|
| 1. One (1) storey building              | 6.0m   |
| 2. Two (2) storey building              | 6.0m   |
| 3. Three (3) storey building or greater | 8.0m   |
| 4. Greater than three (3) storeys       | 10.0 m |

**6.19.8 Maximum Building Height**

- |                 |       |
|-----------------|-------|
| 1. To roof peak | 13.5m |
|-----------------|-------|

**6.19.9 Appearance and Siting Requirements**

1. Sites to be designated, as C4 Neighbourhood Commercial, shall be located on at least one (1) arterial roadway.
2. The siting and appearance of all buildings or improvements and the landscaping of the lot shall be cohesive with residential properties in order that there shall be general conformity with adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent buildings.

#### **6.19.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Child Care Services	Section 8.1.2
Mixed Use Residential Suites	Section 8.5.3
Pubs and Lounges	Section 8.14.1

#### **6.19.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24

Water Meter Installation Costs  
Restrictive Covenants

Section 7.25

Development Maintenance Standards  
Land Subdivision Considerations

Section 7.26  
Section 7.27  
Part 9

## **6.20 C5 - Shopping Centre Commercial District Regulations**

### **6.20.1 Purpose**

1. To establish a district in which land is used for shopping centre development which is intended to serve the community, regional trade area and visitors to the community.

### **6.20.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. Office Building
4. General Retail Store
5. Warehouse Sales
6. Antique Store
7. Personal Service Business
8. Restaurant
9. Outdoor Restaurant Patio
10. Licensed Restaurant
11. Licensed Outdoor Patio
12. Drive-in Food Service
13. Professional, Financial and Office Support Service
14. Business Support Service
15. Vehicle Oriented Uses
16. Convenience Vehicle Rentals
17. Convenience Retail Store
18. Booth Market
19. Hotel
20. Motel
21. Broadcasting and Motion Picture Studio
22. Commercial School
23. Public Education Service
24. Government Service
25. Child Care Service
26. Public Library and Cultural Exhibit
27. Health Service
28. Indoor Participant Recreation Service
29. Minor Amusement Establishment
30. Spectator Entertainment Establishment

31. Liquor Stores
32. Cannabis Retail

### **6.20.3 Discretionary Uses**

1. Outdoor Amusement Establishment
2. Major Amusement Establishment
3. Casino and Other Gaming Establishment
4. Carnival
5. Pubs and Lounges
6. Funeral and Cremation Service
7. Fleet Services
8. Automotive and Equipment Repair Shop
9. Household Repair Service
10. Mixed Use Residential Suites
11. Essential Utility Services
12. Small Animal Hospital
13. Intermodal Container Storage

### **6.20.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

### **6.20.5 Restrictive Covenants**

1. Some properties within the zoning classification have Restrictive Covenants and Caveats registered on the title of the property that restrict particular uses and are more restrictive than these regulations. The City does not monitor or regulate these restrictive covenants or caveats. This right and responsibility is regulated and monitored by the documents registered on the title and the rights within the registered documents. Applicants are hereby advised to be aware of these registered documents.

### **6.20.6 Maximum Lot Coverage**

- |                                   |     |
|-----------------------------------|-----|
| 1. Commercial Building            | 40% |
| 2. All Buildings and parking lots | 95% |

### **6.20.7 Minimum Front Yard Setback**

- |   |       |
|---|-------|
| 1. Service stations \ vehicle oriented uses | 12.0m |
| 2. All other buildings                      | 4.0m  |



### **6.20.8 Minimum Side Yard Setback**

- |    |                              |      |
|----|------------------------------|------|
| 1. | Internal property boundaries | 4.0m |
|----|------------------------------|------|

### **6.20.9 Minimum Rear Yard Setback**

- |    |                              |      |
|----|------------------------------|------|
| 1. | Internal property boundaries | 4.0m |
| 2. | Adjacent to public property  | 6.0m |

### **6.20.10 Maximum Building Height**

- |    |                     |       |
|----|---------------------|-------|
| 1. | Hotel \ Motel       | 20m   |
| 2. | All other buildings | 13.5m |

### **6.20.11 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Outdoor Restaurant Patio	Section 8.15
Licensed Outdoor Patio	Section 8.16
Booth Market	Section 8.17
Drive-in Food Service	Section 8.26
Child Care Service	Section 8.1.2
Outdoor Amusement Establishment	Section 8.19
Carnival	Section 8.20
Liquor Store	Section 8.10
Automotive and Equipment Repair Shops	Section 8.24
Mixed Use Residential Suites	Section 8.5.3
Intermodal Container Storage	Section 8.27.4
Cannabis Retail	Section 8.33

### **6.20.12 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all residential properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9

Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.21 DOWNTOWN DISTRICT OVERLAY**

### **6.21.1 Purpose**

1. To provide specific district regulations for the downtown core to cultivate a dynamic environment for business and residents while creating a gathering place for the community. This district will take advantage of the historical character of the downtown core while encouraging development that does not require large tracts of land.

### **6.21.2 Permitted Uses**

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. Office Building
4. General Retail Store
5. Licensed Restaurant
6. Restaurant
7. Outdoor Restaurant Patio
8. Antique Shop
9. Personal Service Business
10. Professional, Financial and Office Support Service
11. Business Support Service
12. Government Service
13. Health Service
14. Public Education Service

15. Public Library and Cultural Exhibit
16. Spectator Entertainment Establishment
17. Minor Amusement Establishment
18. Religious Assembly
19. Cannabis Retail

**6.21.3 Discretionary Uses**

1. Booth Market
2. Commercial School
3. Secondhand Store
4. Convenience Retail Store
5. Pubs and Lounges
6. Nightclubs and Bars
7. Licensed Outdoor Patio
8. Household Repair Service
9. Carnival
10. Mobile Catering Food Service
11. Broadcasting and Motion Picture Studio
12. Indoor Participant Recreation Service
13. Limited Group Home
14. Support Home
15. Foster Home
16. Mixed Use Residential Suites
17. Hotel
18. Essential Utility Service
19. Liquor Store

**6.21.5 Maximum Lot Coverage**

- |                       |     |
|-----------------------|-----|
| 1. Principal Building | 90% |
|-----------------------|-----|

**6.21.6 Minimum Front Yard Setback**

- |                       |      |
|-----------------------|------|
| 1. Principal Building | 0m   |
| 2. Hotel              | 3.0m |

**6.21.7 Minimum Side Yard Setback**

1. Determined by Alberta Building Code requirements based on construction type.

**6.21.8 Minimum Rear Yard Setback**

- |                       |      |
|-----------------------|------|
| 1. Principal Building | 6.0m |
|-----------------------|------|

### **6.21.9 Maximum Building Height**

1. Accessory Building 4.0m

### **6.21.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Outdoor Restaurant Patio	Section 8.15
Child Care Service	Section 8.1.2
Booth Market	Section 8.17
Secondhand Store	Section 8.11
Nightclubs and Bars	Section 8.14.2
Licensed Outdoor Patio	Section 8.16
Carnival	Section 8.20
Foster Home	Section 8.3.2
Limited Group Home	Section 8.3.3
Group Home	Section 8.3.4
Support Home	Section 8.3.6
Mixed Use Residential Suites	Section 8.5.3
Cannabis Retail	Section 8.33

2. That the specific use regulations regarding Liquor Stores only for the Downtown District Overlay Area are as follows:
  - i. A liquor store shall be located outside of a 76m radius from:
    1. the nearest residential district
    2. any existing religious assembly
    3. any existing private and public school
    4. any existing day care facility
    5. any existing community hall, or
    6. any existing park
3. That any residential uses only be considered as secondary to the primary use and be above the first storey including:
  - i. Foster Home
  - ii. Limited Group Home
  - iii. Group Home
  - iv. Support Home
  - v. Mixed Use Residential Suites

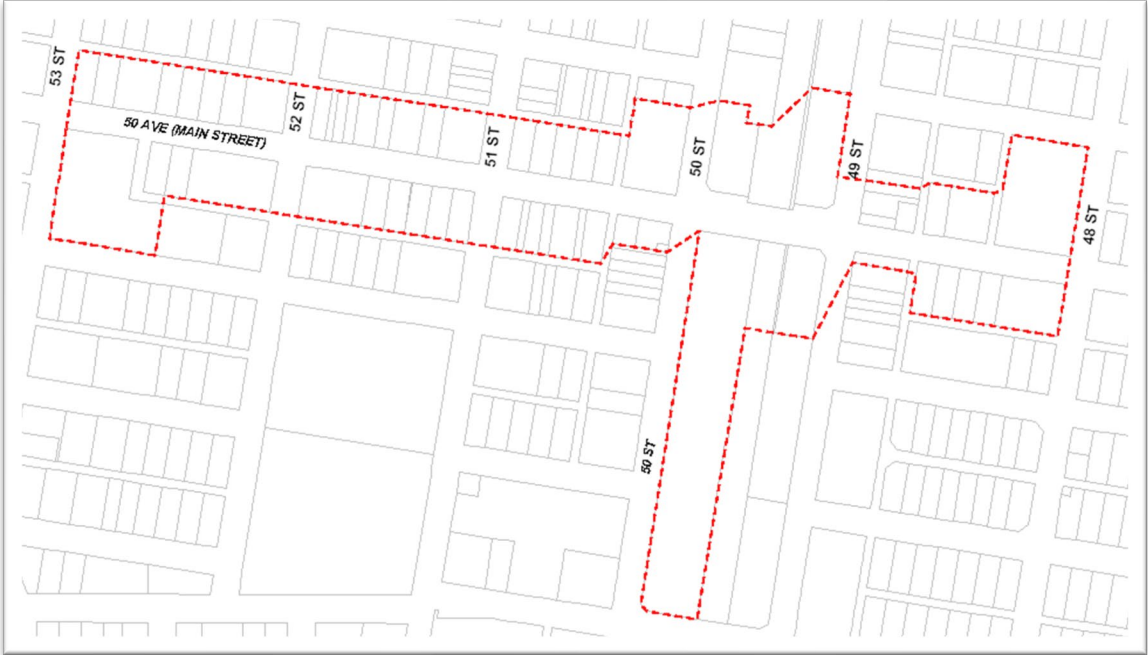
### **6.21.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

#### **6.21.12 Overlay Area**

1. Only properties abutting 50<sup>th</sup> Avenue from 53<sup>rd</sup> Street to 48<sup>th</sup> Street shall be included in the Downtown District Overlay Area as shown on the following map.



## **6.22 M1 - Light Industrial District Regulation**

### **6.22.1 Purpose**

1. The primary purpose of this zoning classification is to provide for high quality, light industrial developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this zoning classification or dominate the use of the site.

### **6.22.2 Permitted Uses**

1. Industrial Building
2. Accessory Building
3. Household Repair Service
4. Antique Store
5. Automotive and Equipment Repair Shop
6. Automotive and Light Recreation Vehicle Sales/Rentals
7. Business Support Service
8. Commercial School
9. Convenience Vehicle Rental
10. Equipment Rentals
11. Fleet Service
12. Funeral and Cremation Service
13. Vehicle Oriented Use
14. Licensed Restaurant
15. General Contractor Service
16. Limited Contractor Services
17. Service Stations
18. Outdoor Amusement Establishment
19. Recycling Depot
20. Truck and Factory Built Home Sales
21. General Industrial Uses
22. Vehicle and Equipment Sales/Rentals
23. Public Education Service
24. Public Library and Cultural Exhibit
25. Greenhouse and Plant Nursery
26. Cannabis Retail

### **6.22.3 Discretionary Uses**

1. Mini Storage Facility
2. General Retail Store
3. Convenience Retail Store

4. Secondhand Store
5. Booth Market
6. Child Care Service
7. Warehouse Sales
8. Hotel
9. Motel
10. Restaurant
11. Pubs and Lounges
12. Licensed Outdoor Patio
13. Liquor Store
14. Mobile Catering Food Service
15. Public Park
16. Indoor Participant Recreation Service
17. Auctioneering Establishment
18. Towing Compound
19. Broadcasting and Motion Picture Studio
20. Temporary Storage Yard
21. Temporary Building
22. Intermodal Container Storage
23. Tent Structure
24. Veterinary Service
25. Security Suite
26. Mixed Use Residential Suites
27. Stockpile Site
28. Government Services
29. Outdoor Storage Yard
30. Essential Utility Services
31. Small Animal Hospital

#### **6.22.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

#### **6.22.5 Maximum Lot Coverage**

- |    |  |     |
|----|--|-----|
| 1. | Principal Building and accessory buildings | 60% |
|----|--|-----|

#### **6.22.6 Minimum Front Yard Setback**

- |    |  |       |
|----|--|-------|
| 1. | Principal Building, without front yard parking | 6.0m  |
| 2. | Principal Building, with front yard parking    | 12.0m |
| 3. | Accessory Building                             | 20.0m |
| 4. | Vehicle Oriented Uses                          | 12.0m |



### **6.22.7 Minimum Side Yard Setback**

1. Determined by Alberta Building Code requirements based on construction type with minimum of 3.0m

### **6.22.8 Minimum Rear Yard Setback**

- |                       |      |
|-----------------------|------|
| 1. Principal Building | 3.0m |
| 2. Accessory Building | 1.5m |

### **6.22.9 Maximum Building Height**

- |                       |       |
|-----------------------|-------|
| 1. Principal Building | 13.5m |
| 2. Accessory Building | 5.0m  |

### **6.22.10 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Child Care Service	Section 8.1.2
Greenhouse and Plant Nursery	Section 8.21
Automotive and Equipment Repair Shop	Section 8.24
Service Station	Section 8.26
Secondhand Store	Section 8.11
Outdoor Restaurant Patio	Section 8.15
Liquor Store	Section 8.10
Booth Market	Section 8.17
Auctioneering Establishment	Section 8.29
Outdoor Amusement Establishment	Section 8.19
Mixed Use Residential Suites	Section 8.5.3
Temporary Storage Yard	Section 8.27.1
Temporary Building	Section 8.27.2
Intermodal Container Storage	Section 8.27.4
Stockpile Site	Section 8.28
Tent Structure	Section 8.27.3
Cannabis Retail	Section 8.33

### **6.22.11 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2

Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

### **6.22.12 Industrial Performance Standards**

1. No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the Clean Air Act and the Clean Water Act and regulations pertaining thereto.
2. Any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards at all times:
  - a. noise emit no offensive noise of industrial production audible at any point on the boundary of the lot on which the operation takes place;
  - b. smoke: no process involving the use of solid fuel is permitted except the use of waste disposal incinerators of a design approved by the appropriate approving authority(s);

- c. dust and ash: no process involving the emission of dust, fly ash or other particular matter is permitted;
  - d. smell: the emission of any odorous gas or other odorous matter is prohibited;
  - e. toxic gases, etc.: the emission of toxic gases or other toxic substances is prohibited;
  - f. glare and heat: no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned;
  - g. external storage: external storage of goods or materials is permitted if kept in a neat and orderly manner, suitably enclosed by a fence or wall to the satisfaction of the Development Authority;
  - h. industrial wastes: no wastes shall be discharged into any sewer which does not conform to the standards established from time to time by bylaw of the City;
3. The onus of proving to the Development Authority's satisfaction that a proposed development does, and will, comply with these standards rests with the developer and/or operator.
4. In considering the application, the Development Authority shall have regard to the intent of this Section, which is to establish use on the basis of:
- a. appropriate performance standards;
  - b. the methods, equipment and techniques of the applicant;
  - c. the use of neighbouring land and land use districts and the compatibility of the proposed use with neighbouring land and land use district.

### **6.22.13 Appearance**

1. All yards abutting the highway or road shall be landscaped and the entire lot and all buildings maintained in a neat, tidy manner, including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
2. All storage, freight or trucking yards shall be enclosed or completely screened by buildings, tree, landscaped features or fences, or a

combination thereof to provide effective screening from the ground to a height of 2.0m.

3. All front yards shall be landscaped and maintained to meet or exceed the minimum standards outlined in this bylaw.

## **6.23 M2 - Heavy Industrial District Regulation**

### **6.23.1 Purpose**

1. The purpose of this zoning classification is to provide for manufacturing, processing, assembly, distribution, service and repair uses, as permitted uses, that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such permitted uses should not generally extend beyond the boundaries of the zoning classification. The zoning classification also allows for other industrial uses as discretionary uses that due to their appearance, industry image, noise, odor, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land uses. The zoning classification also allows for some commercial uses as discretionary uses that provide commercial services to the industrial areas.

### **1.23.2 Permitted Uses**

1. Industrial Building
2. Accessory Building
3. General Industrial Uses
4. Recycling Depot
5. Automotive and Light Recreation Vehicle Sales/Rentals
6. Automotive and Equipment Repair Shop
7. Vehicle and Equipment Sales/Rentals
8. Truck and Factory Built Home Sales
9. Equipment Rentals
10. Towing Compound
11. Fleet Service
12. Vehicle Oriented Use
13. General Contractor Service
14. Household Repair Service
15. Limited Contractor Service
16. Auctioneering Establishment
17. Temporary Storage Yard
18. Outdoor Storage Yard
19. Greenhouse and Plant Nursery
20. Essential Utility Services

### **6.23.3 Discretionary Uses**

1. Antique Store
2. Business Support Service
3. Commercial School
4. Public Education Service
5. Temporary Shelter Service
6. Veterinary Service
7. Restaurant
8. Licensed Restaurant
9. Mini Storage Facility
10. Security Suite
11. Pawn Shop
12. Tent Structure
13. Intermodal Container Storage
14. Stockpile Site
15. Temporary Building
16. Auto Salvage and Auto Part Recycling Yard
17. Higher Risk Industrial Uses
18. Medical Marijuana Production Facility

### **6.23.4 District Overlays**

1. District Overlays may apply to portions of this zoning classification that will add additional regulation to some of the properties within this classification. Refer to Part 11 of this bylaw for further information.

### **6.23.5 Maximum Lot Coverage**

1. Principal Building and accessory buildings 60%

### **6.23.6 Minimum Front Yard Setback**

1. Principal Building 12.0m
2. Accessory Building 15.0m

### **6.23.7 Minimum Side Yard Setback**

1. Determined by Alberta Building Code requirements based on construction type with a minimum of 3.0m.

### **6.23.8 Minimum Rear Yard Setback**

1. Principal Building 3.0m
2. Accessory Building 1.5m

### **6.23.9 Maximum Building Height**

- |                       |       |
|-----------------------|-------|
| 1. Principal Building | 13.5m |
| 2. Accessory Building | 5.0m  |

### **6.23.19 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Greenhouse and Plant Nursery	Section 8.21
Automotive and Equipment Repair Shop	Section 8.24
Pawn Shop	Section 8.12
Temporary Shelter Service	Section 8.4
Higher Risk Industrial Uses	Section 8.23
Auto Salvage and Recycling Yard	Section 8.25
Auctioneering Establishment	Section 8.29
Security Suite	Section 8.31
Mixed Use Residential Suites	Section 8.5.3
Temporary Storage Yard	Section 8.27.1
Temporary Building	Section 8.27.2
Mini-Storage Facility	Section 8.30
Intermodal Container Storage	Section 8.27.4
Stockpile Site	Section 8.28
Tent Structure	Section 8.27.3
Medical Marijuana Production Facility	Section 8.32

### **6.23.20 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15

Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

### **6.23.21 Industrial Performance Standards**

1. No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the Clean Air Act and the Clean Water Act and regulations pertaining thereto.
2. Any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards at all times:
  - a. noise: emit no offensive noise of industrial production audible at any point on the boundary of the lot on which the operation takes place;
  - b. smoke: no process involving the use of solid fuel is permitted except the use of waste disposal incinerators of a design approved by the appropriate approving authority(s);
  - c. dust and ash: no process involving the emission of dust, fly ash or other particular matter is permitted;
  - d. smell: the emission of any odorous gas or other odorous matter is prohibited;
  - e. toxic gases, etc.: the emission of toxic gases or other toxic substances is prohibited;
  - f. glare and heat: no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned;

- g. external storage: external storage of goods or materials is permitted if kept in a neat and orderly manner, suitably enclosed by a fence or wall to the satisfaction of the Development Authority;
    - h. industrial wastes: no wastes shall be discharged into any sewer which does not conform to the standards established from time to time by bylaw of the City;
    - i. the onus of proving to the Development Authority's satisfaction that a proposed development does, and will, comply with these standards rests with the developer and/or operator.
- 3. In considering the application, the Development Authority shall have regard to the intent of this Section, which is to establish use on the basis of:
  - a. appropriate performance standards;
  - b. the methods, equipment and techniques of the applicant;
  - c. the use of neighbouring land and land use districts and the compatibility of the proposed use with neighbouring land and land use district.

#### **6.23.22 Appearance**

- 1. All yards abutting the highway or road shall be landscaped and the entire lot and all buildings maintained in a neat, tidy manner, including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- 2. All storage, freight or trucking yards shall be enclosed or completely screened by buildings, tree, landscaped features or fences, or a combination thereof to provide effective screening from the ground to a height of 2.0m
- 3. All front yards shall be landscaped and maintained to meet or exceed the minimum standards outlined in this bylaw.

#### **6.24 M3 – Airport Industrial District Regulations**

##### **6.24.1 Purpose**

- 1. The purpose of the Airport district is to allow aviation-related land uses in immediate proximity to the Wetaskiwin Regional Airport. The safety of flight operations has highest priority and shall guide the Development



Authority in all their actions and decisions. Buildings and land uses are restricted to aviation-related developments, which add to the viability of the airport or which require a direct connection to airport operations.

#### **6.24.1 Permitted Uses**

1. Aircraft Hangar (see definition)
2. Aircraft Sales/Rentals
3. Aircraft Parts Store
4. Aircraft Maintenance Shop
5. Aircraft Manufacturing

#### **6.24.4 Discretionary Uses**

1. Security Suite
2. Public Library and Cultural Exhibit
3. Utility Structures
4. Accessory Building
5. Industrial, Commercial and Storage uses that require direct airport access
6. Temporary Indoor Storage uses by the owner (temporary means less than 12 months)
7. Essential Utility Services

#### **6.24.5 Building Setbacks**

1. The setbacks for new buildings and additions to be constructed on lots that have been subdivided on or before January 1, 1999 shall be:
  - a. 8.0m from taxiways right-of-ways to the aircraft door building face; and
  - b. 1.0m from other property lines.
2. The setbacks for new buildings and additions to be constructed on lots that have been subdivided after January 1, 1999 shall be:
  - a. 8.0m from taxiways right-of-ways to the aircraft door building face;
  - b. 6.0m from a public road right-of-way to the building face;
  - c. 1.5m from other property lines to the building face; and
  - d. 0.9m from property line to the building eaves.
3. All buildings constructed prior to January 1, 1999, as determined by assessment records, that do not conform to this Section will be considered to be legal non-conforming. If one or more of these legal

non-conforming buildings is damaged or destroyed to the extent of more than 75% above its foundation, the building may not be repaired or rebuilt except in accordance with the Land Use Bylaw.

#### **6.24.6 Other Referrals**

1. The Airport Manager shall be consulted regarding all applications and shall be notified of all decisions of the development officer within the M3 District.

### **6.25 US – Urban Service and Open Space Regulations**

#### **6.25.1 Purpose**

1. To establish a district in which land is used for public and/or privately owned institutional, recreational and community service developments.

#### **6.25.2 Permitted Uses**

1. Government Services
2. Extended Medical Treatment Service
3. Public Education Service
4. Health Service
5. Public Library and Cultural Exhibit
6. Public Park
7. Child Care Service
8. Community Recreation Service
9. Religious Assembly
10. Essential Utility Services
11. Major Impact Utility Service
12. Recycled Materials Drop-off Centre
13. Spectator Entertainment Establishment
14. Indoor Participant Recreation Service
15. Outdoor Participant Recreation Service
16. Exhibition and Convention Facility
17. Booth Market
18. Tourist Campsite
19. Limited Group Home
20. Carnival
21. Seniors and Supportive Housing Facility

#### **6.25.3 Discretionary Uses**

1. Cemetery
2. Auctioneering Establishment
3. Group Home
4. Institutional Group Home

5. Tent Structure
6. Greenhouse and Plant Nursery
7. Stockpile Site

**6.25.4 Minimum Front Yard Setback**

1. Must match the requirement of the zoning classification of the nearest adjacent property.
2. Must meet the minimum requirements of the Alberta Building Code.

**6.25.5 Minimum Rear Yard Setback**

1. Building, with lane access  
3.0m
2. Building, without lane access  
6.0m
3. Other uses are at the discretion of the Development Authority

**6.25.6 Minimum Side Yard Setback**

1. Must match the requirement of the zoning classification of the nearest adjacent property.
2. Must meet the minimum requirements of the Alberta Building Code.

**6.25.7 Maximum Site Coverage**

1. Buildings  
40%
2. All Buildings and parking lot  
70%
3. The maximum lot coverage can be increased at the full discretion of the Development Authority if it is compatible with other uses in the vicinity or if the lot is adjacent to another Urban Service lot where shared amenities are provided that meet the intent of the regulation.

**6.25.8 Maximum Building Height**

1. All buildings, except accessory buildings  
13.5m
2. Accessory Building  
one (1) storey

### **6.25.9 Specific Use Regulations**

1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Child Care Service	Section 8.1.2
Tourist Campsite	Section 8.18
Booth Market	Section 8.17
Carnival	Section 8.20
Auctioneering Establishment	Section 8.29
Limited Group Home	Section 8.3.3
Group Home	Section 8.3.4
Institutional Group Home	Section 8.3.5
Tent Structure	Section 8.27.3
Greenhouse and Plant Nursery	Section 8.21
Stockpile Site	Section 8.28

### **6.25.10 General Regulations**

1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23

Payment of Off-site Levies  
Water Meter Installation Costs  
Restrictive Covenants

Section 7.24  
Section 7.25

Development Maintenance Standards  
Land Subdivision Considerations

Section 7.26  
Section 7.27  
Part 9

## **6.26 UR - Urban Reserve District Regulations**

### **6.26.1 Purpose**

1. To establish a district for development which will not pose problems to the logical expansion of future urban uses.

### **6.26.2 Permitted Uses**

1. Crop Farming
2. Greenhouse and Plant Nursery
3. Essential Utility Services

### **6.26.3 Discretionary Uses**

1. Tourist Campsite
2. Outdoor Participant Recreation Service
3. Temporary Storage Yard
4. Outdoor Amusement Establishment
5. Tent Structure
6. Pastureland
7. Stockpile Site
8. Temporary Building
9. Private Sewage System
10. Intermodal Container Storage

### **6.26.4 Minimum Front Yard Setback**

1. Set by development permit conditions by the Development Authority.

### **6.26.5 Minimum Rear Yard Setback**

1. Set by development permit conditions by the Development Authority.

### **6.26.6 Minimum Side Yard Setback**

1. Set by development permit conditions by the Development Authority.

**6.26.7 Maximum Lot Coverage**

- 1. All buildings 10%

**6.26.8 Maximum Building Height**

- 1. All buildings 7m

**6.26.9 Private Sewage Systems**

- 3. Where lots are not serviced with municipal sanitary sewers, they must use approved sanitary sewer pump-out holding tanks or have private sewage systems that have been designed and installed in full conformance with the appropriate provincial regulations.
  - a. The type and design of the private sewage system must be provided in full detail at the time of application for the principal building along with a copy of the permit to install a private sewage system.
  - b. Where lots are serviced with pressurized municipal sanitary sewers, they must connect to the municipal system with the approved system type.

**6.26.10 Specific Use Regulations**

- 1. The following provide reference to specific regulations to Sections that apply to specific permitted or discretionary uses of this Section:

Tourist Campsite	Section 8.18
Outdoor Amusement Establishment	Section 8.19
Temporary Storage Yard	Section 8.27.1
Temporary Building	Section 8.27.2
Tent Structure	Section 8.27.3
Stockpile Site	Section 8.28
Greenhouse and Plant Nursery	Section 8.21
Intermodal Container Storage	Section 8.27.4

**6.26.11 General Regulations**

- 1. The following provides a reference to other Sections that apply to the development of all properties:

Fences	Section 7.1
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Decks and Patios	Section 7.2
Detached Garages, Carports and Accessory Buildings	Section 7.3
Parking and Loading	Section 7.4
Signs	Section 7.6
Lot Grading and Property Drainage	Section 7.7
Landscaping and Screening	Section 7.8
Building Separation	Section 7.9
Lighting of Sites	Section 7.10
Building Design, Character and Exterior Treatment	Section 7.11
Excavation and Stripping of Land	Section 7.12
Utility Services to Land Sites	Section 7.13
Sidewalk and Curb Crossings	Section 7.14
Corner and Double Fronting Lots	Section 7.15
Utility Right of Way	Section 7.16
Vehicular Access to Sites	Section 7.17
Limited Access to Major Streets	Section 7.18
Emergency Access to Buildings	Section 7.19
Objects /Uses Prohibited /Restricted in Res. Districts	Section 7.20
Relocation of Buildings	Section 7.21
Construction Damage Deposits	Section 7.22
Grading Compliance Deposit	Section 7.23
Payment of Off-site Levies	Section 7.24
Water Meter Installation Costs	Section 7.25
Restrictive Covenants	Section 7.26
Development Maintenance Standards	Section 7.27
Land Subdivision Considerations	Part 9

## **6.27 DC - Direct Control Districts Regulations**

### **6.27.1 Purpose**

1. To establish a district or districts wherein the Council of the City of Wetaskiwin may regulate and exercise particular control over the use and development of land and buildings within a designated area.
2. As time progresses land and the community evolves, particular properties become into a state of transition where the redevelopment of land is subjective. While some of the buildings are in good condition and met the desired intentions of the day, any new development may require a change in use to meet the planning and development strategies for the present and future. These properties are generally in districts where they are surrounded by a myriad of other uses; therefore, any development must be sensitive to several issues. On these properties, the City wants to remain open minded and flexible, consider the comments of surrounding property owners, and meet the objectives of the key planning documents of the City such as the Municipal Development Plan, Area Redevelopment Plans, Area Structure Plans and Area Overlay Plans.
3. This classification should be limited in use where conventional classifications are not practical considering the site and its surrounding uses.
4. When an application has been received for a development or significant change in use on a property classified as Direct Control the Development Authority with consultation with other departments shall prepare a comprehensive report to Council with all of the planning issues identified for Council to consider when making their decision.
5. City Council at its sole discretion can make the decision on the development permit or can delegate the decision to the Development Authority with direction that it deems appropriate.
6. For development and uses that are accessory to the principal use of the property and that do not make changes to the property that will not deter the desired long term transition of the property, the Development Authority may make the decision on the application after public consultation on the application in accordance with Section 4.6.3, with the Development Authority replacing the decision making power of City Council. These applications include:
  - a. change in the use classification of the building to a different classification;



- b. the placement of a moveable accessory building;
- c. the construction of a deck or fence;
- d. the construction of a detached garage not exceeding 40sq.m;
- e. the placement of a sign;
- f. a home based business application;
- g. temporary uses

## **6.28 DCEM - Direct Control Environmental Management District Regulations**

### **6.28.1 Purpose**

1. To establish a land use district (the DCEM District) wherein the Council of the City of Wetaskiwin may regulate and exercise particular control over the use and development of land and buildings within a designated area.
2. More specifically, the DCEM District will apply to lands specially impacted by known or suspected environmental and development constraints, including provincial subdivision and planning constraints. The DCEM District will enable Council to more particularly and site-specifically regulate land use and development in respect to those constraints, including, without restriction, to require special suitability testing prior to approval of any land use or development within the DCEM District.

### **6.28.2 Land Uses**

1. Council, in its sole and exclusive discretion, shall determine the land uses that may be allowed within the DCEM District from time to time, which uses shall be fundamentally restricted by the following:
  - a. no use shall be approved within the DCEM District except in compliance with the Subdivision and Development Regulations, Alta. Reg. 43/2002, as amended and
  - b. no use shall be approved within the DCEM District without prior evidence of site-specific suitability to the satisfaction of Council. For the purpose of this Section, Council has the sole and exclusive discretion to determine the level of evidence required to establish site-specific suitability.

### **6.28.3 Development Regulations**

1. Notwithstanding anything to the contrary within this Land Use Bylaw, for lands within the DCEM District:

- a. no development shall be undertaken unless an application for the development has been approved and Council has issued a development permit for the development,
- b. Council shall have the sole and exclusive jurisdiction to decide all Development Permit applications, and
- c. all development standards and regulations shall be at the sole and exclusive discretion of Council.

#### **6.28.4 Development Permit Application**

- 1. Notwithstanding anything to the contrary in this Land Use Bylaw, for lands within the DCEM District, no application for a Development Permit shall be considered complete unless the applicant has provided the following information in support of the application to the satisfaction of City Council:
  - a. a site specific risk assessment from a qualified professional that makes a clear recommendation on:
    - i. whether the use or development should be approved, considering its location in relation to adjacent land uses and in relation to the requirements of the provincial Subdivision and Development Regulations, as amended,
    - ii. whether the proposed location is safe for the proposed use or development and
    - iii. recommended risk-mitigating conditions, if any,
  - b. reports of professional consultant(s), stamped where applicable, that identify and summarize the effect of known or suspected development constraints located at or near the proposed use or development,
  - c. copies of any information required by provincial authorities,
  - d. the information required by Section 19 of this Land Use Bylaw, and
  - e. Council or a Development Officer, as directed by Council, may require that additional application information be submitted with any Development Permit application before consideration of the same, for the purpose of assessing the suitability of the proposed use or development and considering the purpose of the DCEM District and the City's Municipal Development Plan.

### **6.28.5 Development Permit Conditions**

1. For applications under the DCEM District, Council shall have sole and exclusive discretion to impose conditions of approval that result in a variance of the standards or regulations of this Land Use Bylaw or any other municipal bylaw or policy other than an applicable statutory plan (including the Municipal Development Plan) as Council may deem necessary or prudent considering the purpose of the DCEM District and the potential impact of the proposed use or development.
2. Without restriction, Council may, at its sole discretion:
  - a. require, as a condition of approval, that the applicant enter into and comply with an agreement with the Municipality for the purposes described in Sections 648, 650, or 651 of the Municipal Government Act and including, without limitation, the provision of security and the payment of fees or levies,
  - b. require as a condition of approval that the applicant exceed the Municipality's standard design or engineering requirements, and
  - c. apply whatever conditions of approval that Council deems necessary or prudent considering the purpose of the DCEM District, the policies of the Municipal Development Plan, and the potential impact of the proposed use or development.

### **6.28.6 General Regulations**

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1. In determining the acceptability or suitability of a proposed use or development for lands within the DCEM District, Council may consider, without restriction, in respect to the proposal:
  - a. its compliance with or conformity to the regulations of other land use districts and provisions of this Land Use Bylaw,
  - b. its compatibility with surrounding, existing land uses and scale of development, including, without limitation, its potential effect on stability, retention and rehabilitation of desirable existing uses and/or buildings in the area,
  - c. its traffic impact,
  - d. the location, function and design of roadways and parking facilities serving the whole proposed development or each phase of the proposed development,

- e. its impact on services such as water and sewage systems and other utilities, and
- f. its impact on community services including student generation and school capacities.