

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
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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

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

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
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6.21.12 Overlay Area

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

