

## **PART 11 – LAND USE DISTRICT REGULATIONS**

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### **SECTION 114 LAND USE DISTRICT MAP**

- (1) Land Use Districts specified in Part 11 of this Bylaw are described by their short form on the Land Use District map, which forms Schedule A of this Bylaw.  
(Bylaw C-1226-22, December 05, 2022)
- (2) District boundaries are delineated on the Land Use District map. Where uncertainty arises regarding the precise location of the boundary of any District, the following rules shall apply:
  - (a) District boundaries shall follow Site boundaries;
  - (b) District boundaries shall follow the municipal boundaries;
  - (c) District boundaries shall measure to the centre line of railway rights-of-way;  
and
  - (d) District boundaries shall measure to the centre line of road rights-of-way.
- (3) Any District boundaries not referenced specifically above shall be determined on the basis of the scale of the map.
- (4) Where Land Use Districts have been established to reflect a subdivision of land, the Districts shall be understood to conform to the Certificate of Title or plan of survey as registered in a land titles office. Prior to registration, Section 114(3) shall apply.
- (5) District Regulations do not apply to Highways, Streets, Alleys or any other public road right-of-way.
- (6) Notwithstanding Section 114(5), should an application to close a portion of any public road right-of-way be approved by Council and registered at land titles, the Districts applying to the Adjacent Sites shall apply to the registered road closure area.

**SECTION 115 R1 – MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT**

**(1) GENERAL PURPOSE**

The purpose of this District is to accommodate a range of low to medium density Dwelling types along each block face in order to provide flexibility in the design and Development of the neighbourhood. The District is intended to emphasize complementary relationships of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Duplex</li> <li>• Home Occupation, Minor</li> <li>• Semi-Detached Dwellings</li> <li>• Single Detached Dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Boarding and Lodging House</li> <li>• Family Day Homes</li> <li>• Garage Suite</li> <li>• Garden Suite</li> <li>• Group Home, Limited</li> <li>• Home Occupation, Major</li> <li>• Manufactured Home</li> <li>• Public Utility Building</li> <li>• Row Housing, Street Oriented, up to four units</li> <li>• Sales Centre</li> <li>• Secondary Suite</li> <li>• Show Home</li> </ul>

(Bylaw C-900-15 – Feb. 23, 2015)  
 (Bylaw C-942-15, Jan. 29, 2016)  
 (Bylaw C-1057-18, March 18, 2019)  
 (Bylaw C-1104-19, May 29, 2020)  
 (Bylaw C-1269-23, Feb. 12, 2024)

(a) Notwithstanding the list of uses, where the use of flexible zoning has not been contemplated in the applicable Area Structure Plan, the permitted uses for Low Density designated areas shall be Single Detached Dwellings and Accessory Buildings. The permitted uses for Medium Density designated areas shall be Duplexes, Semi-Detached Dwellings and Accessory Buildings. All listed uses that are not otherwise specified in this clause shall be discretionary.

(Bylaw C-865-13, Feb. 10, 2014)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

<b>Site Standard</b>		
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing, End Units</li> </ul>	<ul style="list-style-type: none"> <li>• 6.7 m</li> </ul>
	<ul style="list-style-type: none"> <li>• All Other Uses without Alley access</li> </ul>	<ul style="list-style-type: none"> <li>• 9.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• All Other Uses with Alley access</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 25.0 m</li> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> <li>• Attached Garage</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 6.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Street Side Yard</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 1.2 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building, Corner Site</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Attached Garage accessed from an Alley, Corner Site</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Attached Garage accessed from an Alley, all Other Sites</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• All Other Principal Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 7.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three Storeys not to exceed 12.0 m</li> <li>• A maximum differential of one Storey allowed between Adjacent Sites</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 25 units per net hectare (minimum)</li> <li>• An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher.</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> <li>• 57% for Street Oriented Row Housing; this shall only apply to internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage at 57%.</li> </ul> <p style="text-align: right;">(Bylaw C-865-13, Feb. 10, 2014)</p>	
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Duplexes and Row Housing for private outdoor Amenity Area</li> </ul>	

(Bylaw C-1025-17, March 5, 2018)  
(Bylaw C-1060-18, March 18, 2019)

### (3) ADDITIONAL REQUIREMENTS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides enough area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
  - (i) Playground equipment;
  - (ii) Benches, picnic tables, or other seating;
  - (iii) Gazebos or other shelters;
  - (iv) Patios;
  - (v) Courtyards;
  - (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Manufactured Homes shall fit the building character of the neighbourhood to the satisfaction of the Development Officer.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
  - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
  - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (e) Developments within the City Centre Overlay identified on PART 11 – LAND USE DISTRICT REGULATIONS; Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

(Bylaw C-1162-21, April 11, 2023)

## SECTION 116 R2 – MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

### (1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types within the block face, in order to provide flexibility in the design and Development of neighbourhoods. The District is intended to emphasize complementary interface of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Multi-Unit Dwellings</li> <li>• Row Housing Development</li> <li>• Row Housing, Stacked</li> <li>• Row Housing, Street Oriented with rear attached Garage</li> </ul>	<ul style="list-style-type: none"> <li>• Assisted Living Facility</li> <li>• Bed and Breakfast Establishment</li> <li>• Boarding and Lodging House</li> <li>• Child Care Facility</li> <li>• Designated Assisted Living Facility</li> <li>• Duplex</li> <li>• Family Day Home</li> <li>• Group Homes, Limited</li> <li>• Home Occupation, Major</li> <li>• Public Utility Building</li> <li>• Religious Assembly</li> <li>• Row Housing, Street Oriented</li> <li>• Sales Centre</li> <li>• Semi-Detached Dwelling</li> <li>• Show Home</li> <li>• Special Care Facility</li> </ul>

(Bylaw C-942-15, Jan. 29, 2016)  
 (Bylaw C-1057-18, March 18, 2019)  
 (Bylaw C-1096-19, May 29, 2020)  
 (Bylaw C-1104-19, May 29, 2020)  
 (Bylaw C-1269-23, Feb. 12, 2024)

(a) Notwithstanding Section 116 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

(b) Notwithstanding the list of uses, where the use of flexible zoning has not been contemplated in the applicable Area Structure Plan, the permitted used for Medium Density designations shall be Row Housing, Stacked, Row Housing Developments and Accessory Buildings. The permitted uses for High Density designations shall be Multi-Unit Dwellings and Accessory Buildings. All listed used that are not otherwise specified in this clause shall be discretionary.

(Bylaw C-1283-23, Feb. 12, 2024)

(c) Notwithstanding Section 116(1), a Child Care Facility or Religious Assembly shall be discretionary only as an Accessory Use to a Multi-Unit Dwelling.

(Bylaw C-865-13, Feb. 10, 2014 and Bylaw C-942-15, Jan. 29, 2016)

## (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>	
Site Area (Minimum):	<ul style="list-style-type: none"> <li>• Multi-Unit Dwellings</li> <li>• Row Housing Developments</li> </ul>	<ul style="list-style-type: none"> <li>• 800 m<sup>2</sup></li> <li>• 800 m<sup>2</sup></li> </ul>
Site Width (Minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented with rear attached Garage</li> <li>• Row Housing, Street Oriented with rear attached Garage (End Unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 4.2 m</li> <li>• 5.5 m</li> </ul>
Site Depth (Minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented with rear attached Garage</li> </ul>	<ul style="list-style-type: none"> <li>• 25.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> <li>• Attached Garage</li> <li>• For any Development in excess of three Storeys. May be used for outdoor Amenity Area</li> <li>• Row Housing, Street Oriented with rear attached Garage</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 6.0 m</li> <li>• 6.0 m</li> <li>• 4.5 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings three Storeys or less</li> <li>• Principal Buildings three Storeys or less Abutting a Street</li> <li>• Principal Buildings four Storeys or more</li> <li>• Row Housing, Street Oriented with rear attached Garage</li> <li>• Row Housing, Street Oriented with rear attached Garage Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 2.0 m</li> <li>• 3.0 m</li> <li>• 4.5 m</li> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building, Corner Site</li> <li>• Attached Garage accessed from an Alley, Corner Site</li> <li>• Attached Garage accessed from an Alley, all other Sites</li> <li>• All other Principal Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 3.0 m</li> <li>• 6.0 m</li> <li>• 7.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Four Storeys not exceeding 15.0 m for Developments Abutting a Residential District that allows Single Detached Dwelling as a Permitted Use.</li> <li>• Four Storeys not exceeding 15.0 m for all other areas. Developments may exceed Four Storeys or 15.0 m in height at the discretion of the Development Officer.</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 40 units per net hectare (minimum)</li> <li>• 150 units per net hectare (maximum)</li> </ul>	

<b>Site Standard</b>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• Row Housing Developments</li> <li>• Street Oriented Row Housing (all types)</li> </ul>
	<ul style="list-style-type: none"> <li>• 65%</li> <li>• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57% (Bylaw C-865-13, Feb. 10, 2014)</li> </ul>
	<ul style="list-style-type: none"> <li>• All other developments</li> <li>• 50%</li> </ul>
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area</li> <li>• 7.5 m<sup>2</sup> per Dwelling for Multi-Unit Dwellings for common Amenity Area</li> </ul>

(Bylaw C-1096-19, May 29, 2020)  
(Bylaw C-1104-19, May 29, 2020)

- (a) Notwithstanding Section 116 (2), the Height (Maximum) Development Regulation for Special Care Facilities is Four Storeys not exceeding 14.0 m, excepting that a building with a walk out basement, where the walk out basement portion is not adjacent a residential district, may be Five Storeys not exceeding a 14.0 m Height above the design Grade, on Lot 98, Block 13, Plan 132 4328.

(Bylaw C-1089-19, Oct. 21, 2019)

### (3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
- (i) Playground equipment;
  - (ii) Benches, picnic tables, or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A Patio;
  - (v) Courtyards;

- (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Row Housing, Street Oriented shall be developed:
- (i) On its own block face;
  - (ii) In accordance with the applicable regulations of the R1 District;
  - (iii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments;
  - (iv) With the façades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
  - (v) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.

(Bylaw C-1096-19, May 29, 2020)

- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
- (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
  - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (e) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area. In the case of Designated Assisted Living developments the amenity area may be fenced for security purposes.



## SECTION 116A R2CC – CITY CENTRE HIGH DENSITY RESIDENTIAL DISTRICT

(Bylaw C-1162-21, April. 11, 2023)

### (1) GENERAL PURPOSE

The purpose of this District is to accommodate higher density residential development within the City Centre Overlay Area that contributes positively to a high-quality urban form and pedestrian environment, and supports achieving an overall City Centre density target of 100 dwelling units per net residential hectare.

#### (a) Permitted and Discretionary Uses:

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> <li>Multi-Unit Dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Buildings</li> <li>Assisted Living Facility</li> <li>Designated Assisted Living Facility</li> <li>Funeral Homes, Existing</li> <li>Home Occupation, Minor</li> <li>Public Utility Building</li> <li>Row Housing, Stacked</li> <li>Sales Centre</li> <li>Special Care Facility</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

(a) In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

#### (b) Site Standards

		Site Standard	
(i)	Site Area:	<ul style="list-style-type: none"> <li>Minimum</li> </ul>	<ul style="list-style-type: none"> <li>800 m<sup>2</sup></li> </ul>
(ii)	Site Width:	<ul style="list-style-type: none"> <li>Minimum</li> <li>Maximum</li> </ul>	<ul style="list-style-type: none"> <li>15 m</li> <li>40 m</li> </ul>
(iii)	Site Depth:	<ul style="list-style-type: none"> <li>Minimum</li> </ul>	<ul style="list-style-type: none"> <li>30 m</li> </ul>
(iv)	Front Yard Setback:	<ul style="list-style-type: none"> <li>Minimum</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m</li> </ul>
(v)	Side Yard Setback:	<ul style="list-style-type: none"> <li>Buildings two (2) Storeys or less</li> <li>Buildings exceeding two (2) Storeys and/or abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>2.0 m</li> <li>3.0 m</li> </ul>
(vi)	Rear Yard Setback:	<ul style="list-style-type: none"> <li>Minimum</li> <li>Minimum, Corner Site</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m</li> <li>4.5 m</li> </ul>

(vii)	Height:	<ul style="list-style-type: none"> <li>• Minimum of two (2) storeys; and</li> <li>• Maximum of six (6) storeys not exceeding 20.0 m</li> </ul>
(viii)	Density:	<ul style="list-style-type: none"> <li>• Minimum of 130 Dwellings per hectare</li> </ul>
(ix)	Site Coverage:	<ul style="list-style-type: none"> <li>• Maximum</li> </ul>
		<ul style="list-style-type: none"> <li>• 85%</li> </ul>

### (3) ADDITIONAL REGULATIONS

(a) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum Density for Multi-Unit Dwellings where a Site is less than 800 m<sup>2</sup> and isolated from Site consolidation opportunity, or where a new Development or Subdivision would create or isolate a Site of less than 800 m<sup>2</sup> upon their consideration of:

- (i) The age and condition of existing adjacent Development that may allow Site consolidation opportunities; and,
- (ii) If granting a variance would unduly impact achieving an overall density target of 100 dwelling units per net residential hectare within the Municipal Development Plan City Centre Boundary.

(Bylaw C-1283-23, Feb. 12, 2024)

(b) Notwithstanding maximum Site Coverage (2)(b)(ix), the Development Officer may vary regulations to increase maximum Site Coverage for development using underground parking facilities, agreed parking reductions, smaller unit sizes to support affordability, or additional indoor Amenity Areas and facilities that comply with the density provisions of this District. Any application for a development proposed to exceed Site Coverage shall be a Discretionary Use development.

(c) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area, which in the case of Designated Assisted Living it may be fenced for security purposes.

(d) Notwithstanding the Front Yard and Side Yard requirements in (2)(b), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other developments and buildings on Adjacent Sites, the block face, and within the neighbourhood.

(e) A common Amenity Area totaling 7.5 m<sup>2</sup> per unit shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:

- (i) Playground equipment;
  - (ii) Benches, picnic tables, or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A Patio;
  - (v) Courtyards;
  - (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (f) Loading and waste storage areas shall be located at the rear of all buildings and shall be screened from view from adjacent properties and pedestrian areas.
- (g) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum density for Uses such as or similar to Assisted Living Facility, Designated Assisted Living Facility, and, Special Care Facility where:
- (i) The proposed use meets the purpose and intent of the District; and,
  - (ii) Consideration is given to any future phases of development on the same site.

(Bylaw C-1283-23, Feb. 12, 2024)

#### (4) ADDITIONAL REGULATIONS FOR STREET INTERFACE AND BUILDINGS

##### (a) Street Interface

- (i) The Height of a new Building shall be compatible with neighbouring buildings, and a corner Building is encouraged to define a primary entrance point to a Street block.
- (ii) Roof line variation shall be encouraged.
- (iii) Buildings shall be accentuated to address the intersection and the streetfronts at the corners of significant Street intersections by use of building massing and architectural features.
- (iv) A Multi-Unit Dwelling shall not exceed 40 m of continuous Building frontage.
- (v) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the street and laneways/alleys.

##### (b) Building Design

- (i) District character shall be a high-quality environment distinguished by its organized, but varied façades with prominent detailing and signage.
- (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
- (iii) Architectural features shall be used to differentiate one face of a Building from another.
- (iv) All at-grade residential units are encouraged and shall have visual privacy from any public or internal sidewalks without the need for high or non-transparent privacy fences or walls that detract from the active street edge, or alternatively entrances may be raised to 2.0 m above grade.
- (v) Building step-backs where usable may contribute to required Amenity Area.
- (vi) Balconies shall be integral to the overall form and design of Multi-Unit Dwellings and shall not project beyond a property line.
- (vii) Variations in the setback of individual units up to 1.0 m shall be employed to provide building articulation and emphasize individual unit identity.
- (viii) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.
- (ix) New buildings shall use brick, wood, or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings.
- (x) Vinyl siding is not an acceptable cladding material.

(5) ADDITIONAL DEVELOPMENT REGULATIONS FOR PARKING

(a) Parking shall be in accordance with Land Use Bylaw Part 8, except that:

- (i) Parking access for vehicles, either surface or structured, shall be permitted at either the rear or side of buildings, and/or may be internalized.
- (ii) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
- (iii) Visitor parking may be accommodated with surface stalls accessed from a rear lane.

## SECTION 117 GPL – GREENBURY PLANNED LOT DISTRICT

(Bylaw C-900-15, Feb. 23, 2015)

(Bylaw C-1000-17, June 27, 2017)

### (1) GENERAL PURPOSE

The purpose of this District is to accommodate single and semi-detached dwellings built to the property line and street-oriented row housing with standard side yards within the Greenbury neighbourhood on a pilot project basis.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Home Occupation, Minor</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Boarding and Lodging House</li> <li>• Family Day Home</li> <li>• Group Homes, Limited</li> <li>• Public Utility Building</li> <li>• Sales Centre</li> <li>• Secondary Suite</li> <li>• Show Home</li> <li>• Row Housing, Street Oriented, up to four units</li> </ul>

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1104-19, May 29, 2020)

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> <li>• Single Detached Dwelling – one side Zero Side Yard</li> <li>• Semi-Detached Dwelling</li> <li>• Semi-Detached Dwelling – two sides Zero Side Yard</li> <li>• Semi-Detached Dwelling – one side Zero Side Yard</li> <li>• Row Housing, Street Oriented – Internal Dwelling</li> <li>• Row Housing, Street Oriented – End Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 8.5 m</li> <li>• 7.6 m</li> <li>• 6.7 m</li> <li>• 5.5 m</li> <li>• 6.9 m</li> <li>• 5.5 m</li> <li>• 6.7 m</li> </ul>
Site Width (Maximum):	<ul style="list-style-type: none"> <li>• Single Detached Dwelling – one side Zero Side Yard</li> <li>• Semi-Detached Dwelling – one side Zero Side Yard</li> </ul>	<ul style="list-style-type: none"> <li>• 11.9 m</li> <li>• 10.7 m</li> </ul>

Site Depth (Minimum):	<ul style="list-style-type: none"> <li>All uses</li> </ul>	<ul style="list-style-type: none"> <li>33.5 m</li> </ul>
<b>Site Standard</b>		
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>Principal Building</li> <li>Attached Garage</li> <li>Street Side Yard</li> <li>Single Detached Dwelling</li>   <li>Single Detached Dwelling with one side Zero Side Yard</li> <li>Semi-Detached Dwelling</li>   <li>Semi-Detached with two sides Zero Side Yard</li> <li>Street Oriented Row Housing</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m</li> <li>6.0 m</li> <li>3.0 m</li> <li>1.2 m or 1.5 m when adjacent to Zero Side Yard Development</li> <li>1.5 m</li>   <li>1.2 m or 1.5 m when adjacent to Zero Side Yard Development</li> <li>0 m</li>   <li>1.2 m or 2.25 m when adjacent to Zero Side Yard Development</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>Principal Building, Corner Site</li> <li>All other Principal Buildings</li> <li>Attached Garage, access from an Alley, Corner Site</li> <li>Attached Garage, accessed from an Alley, all other Sites</li> </ul>	<ul style="list-style-type: none"> <li>4.5 m</li> <li>7.0 m</li> <li>3.0 m</li>   <li>6.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>Three storeys not to exceed 12.0 m</li> <li>A maximum differential of one Storey allowed between Adjacent Sites</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>25 units per net hectare (minimum)</li> <li>An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per hectare or higher.</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>50%</li> <li>57% for Street Oriented Row Housing: this shall only apply to internal Dwelling units with no side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% of the total site coverage at 57%.</li> </ul>	
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>7.5 m<sup>2</sup> per dwelling for Row Housing on one site for private outdoor Amenity Area.</li> </ul>	

### (3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.

- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
- (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
  - (ii) A 0.60 m footing encroachment;
  - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
  - (iv) Permission to access the easement area for maintenance of both properties.
- (c) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (d) For all subdivision proposed for land within this District, the following information shall be delineated on the tentative plan of subdivision:
- (i) All lots proposed for Zero Side Yard Development; and
  - (ii) Whether the block(s) will be front or rear loading.
- (e) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (f) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.  
(Bylaw C-1025-17, March 5, 2018)
- (g) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.  
(Bylaw C-1025-17, March 5, 2018)
- (h) For all sites that accommodate a dwelling less than 6.6 m wide excluding any architectural features such as cantilevers or archways, the maximum permitted width of a front attached garage is 4.9 m.  
(Bylaw C-1025-17, March 5, 2018)  
(Bylaw C-1104-19, May 29, 2020)
- (i) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.  
(Bylaw C-1025-17, March 5, 2018)

**SECTION 118 RE1 – ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 1**

**(1) GENERAL PURPOSE**

This purpose of this District is to ensure that new Development in established neighbourhoods is sensitive in scale to existing Development and maintains the traditional character design of the block face while allowing for new, compatible Development. This District is applied where lots are generally developed at a density less than 25 dwelling units per hectare.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Home Occupation, Minor</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Boarding and Lodging House</li> <li>• Duplex</li> <li>• Family Day Home</li> <li>• Garage Suite</li> <li>• Garden Suite</li> <li>• Group Homes, Limited</li> <li>• Home Occupation, Major</li> <li>• Manufactured Home</li> <li>• Public Utility Building</li> <li>• Row Housing, Street Oriented</li> <li>• Semi-Detached Dwelling</li> <li>• Secondary Suite</li> <li>• Show Home</li> </ul>

(Bylaw C-865-13, Feb. 10, 2014)  
 (Bylaw C-942-15, Jan. 29, 2016)  
 (Bylaw C-1057-18, March 18, 2019)  
 (Bylaw C-1104-19, May 29, 2020)  
 (Bylaw C-1269-23, Feb. 12, 2024)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>	
Site Width (Minimum):	• Duplex	• 20.0 m
	• Semi-Detached Dwelling	• 10.0 m
	• Single Detached Dwelling	• 12.0 m
	• Single Detached, on a Collector Road	• 10.0 m
	• Single Detached Dwelling, Corner Site	• 14.0 m



	<b>Site Standard</b>	
	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing, End Units</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Duplex, Semi-Detached Dwelling, Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 34.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Street Oriented Row Housing</li> </ul>	<ul style="list-style-type: none"> <li>• 25.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Shall be consistent, within 1.0 m, with Setback on adjacent Sites and with the general context of the block face, but not less than 3.0 m.</li> </ul>	
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Street Side Yard</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Principal Buildings less than 2 Storeys</li> </ul>	<ul style="list-style-type: none"> <li>• 1.35 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Principal Buildings 2 Storeys or more</li> </ul>	<ul style="list-style-type: none"> <li>• 1.8 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building, Corner Site</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Attached Garage accessed from an Alley, Corner Site</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• Attached Garage accessed from an Alley, all Other Sites</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> </ul>
	<ul style="list-style-type: none"> <li>• All Other Principal Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• 2½ Storeys not to exceed 10.0 m</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> </ul>	
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area</li> </ul>	

### (3) ADDITIONAL REQUIREMENTS

#### (a) Location

Street-Oriented Row Housing shall be located on Sites that abut Collector Roads.

#### (b) Projections Into Yards

- (i) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Front Yard Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projection.
- (ii) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Street Side Yard Setback, provided that a minimum of 1.5 m is maintained between the side property line.

#### (c) Vehicle Access

- (i) There shall be no vehicular access from the Street where an Abutting Alley exists, and

- a. A treed landscaped Boulevard is present along the Street adjacent to the property line; or
  - b. The Site Width is less than 15.5 m.
- (ii) Where vehicle access already exists from the fronting Street, a Garage may protrude a maximum of 1.0 m beyond the front wall of the Principal Building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.

(Bylaw C-865-13, Feb. 10, 2014)

(d) Corner Sites

The Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(e) Character

- (i) The Development Officer may exercise discretion in considering Duplex, or Semi-Detached Dwellings having regard to:
  - a. Adjacent Sites in order to ensure new Development is complementary and compatible with existing Development. The Building and architectural design, siting, Grade elevations, Site Coverage, massing, and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development;
  - b. The effect on the privacy of adjacent properties; and
  - c. Where applicable, the policies and guidelines for Duplex and Semi-detached Dwellings Development contained in a Statutory Plan for the area.
- (ii) Manufactured Homes shall fit the building character of adjacent developments and of the neighbourhood to the satisfaction of the Development Officer.

(f) Landscaping

- (i) Notwithstanding the Landscaping regulations of Part 9 of this Bylaw, where new Development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new Development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.

## SECTION 119 RE2 – ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 2

### (1) GENERAL PURPOSE

This purpose of this District is to ensure that new Development in established neighbourhoods is sensitive in scale to existing Development and maintains the traditional character design of the block face while allowing for new, compatible Development. This District is applied where lots are generally developed at a density exceeding 25 dwelling units per hectare.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Duplex abutting a Collector Road</li> <li>• Home Occupation, Minor</li> <li>• Semi-Detached Dwelling abutting a Collector Road</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Boarding and Lodging House</li> <li>• Duplex</li> <li>• Family Day Home</li> <li>• Garage Suite</li> <li>• Garden Suite</li> <li>• Group Homes, Limited</li> <li>• Home Occupation, Major</li> <li>• Manufactured Home</li> <li>• Public Utility Building</li> <li>• Row Housing, Street Oriented</li> <li>• Semi-Detached Dwelling</li> <li>• Secondary Suite</li> <li>• Show Home</li> </ul>

(Bylaw C-865-13, Feb. 10, 2014)  
 (Bylaw C-942-15, Jan. 29, 2016)  
 (Bylaw C-1057-18, March 18, 2019)  
 (Bylaw C-1104-19, May 29, 2020)  
 (Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	• Duplex	• 15.0 m
	• Semi-Detached Dwelling	• 7.5 m
	• Duplex, Semi-Detached Dwelling, Corner Site	• 10.5m
	• Single Detached Dwelling	• 10.4 m

<b>Site Standard</b>		
	• Single Detached, Corner Site	• 12.0 m
	• Single Detached, on a Collector Road	• 9.0 m
	• Street Oriented Row Housing	• 5.5 m
	• Street Oriented Row Housing	• 7.5 m
Site Depth (Minimum):	• Duplex, Semi-Detached Dwelling, Single Detached Dwelling	• 30.0
	• Street Oriented Row Housing	• 25.0
Front Yard Setback (Minimum):	Shall be consistent, within 1.0 m, with Setback on adjacent Sites and with the general context of the block face, but not less than 3.0 m.	
Side Yard Setback (Minimum):	• Street Side Yard	• 3.0 m
	• Principal Buildings less than 2 Storeys	• 1.2 m
	• Principal Buildings 2 Storeys or more	• 1.5 m
Rear Yard Setback (Minimum):	• Principal Building, Corner Site	• 4.5 m
	• Attached Garage accessed from an Alley, Corner Site	• 3.0 m
	• Attached Garage accessed from an Alley, all Other Sites	• 6.0 m
	• All Other Principal Buildings	• 7.5 m
Height (Maximum):	2½ Storeys not to exceed 10.0 m	
Site Coverage (Maximum):	50%	
Amenity Area (Minimum):	7.5 m <sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area	

### (3) ADDITIONAL REQUIREMENTS

#### (a) Location

Street-Oriented Row Housing shall be located on Sites that abut Collector Roads.

#### (b) Projections Into Yards

- (i) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Front Yard Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projection.
  - (ii) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Street Side Yard Setback, provided that a minimum of 1.5 m is maintained between the side property line and the projection.
- (c) Vehicle Access
- (i) There shall be no vehicular access from the Street where an Abutting Alley exists, and
    - a. A treed landscaped Boulevard is present along the Street adjacent to the property line; or
    - b. The Site Width is less than 15.5 m.
  - (ii) If vehicular access is provided from the fronting Street, a Garage may protrude a maximum of 1.0 m beyond the front wall of the Principal Building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.

(d) Corner Sites

The Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(e) Character

- (i) The Development Officer may exercise discretion in considering Duplex, or Semi-Detached Dwellings having regard to:
  - a. Adjacent Sites in order to ensure new Development is complementary and compatible with existing Development. The Building and architectural design, siting, Grade elevations, Site Coverage, massing, and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development;
  - b. The effect on the privacy of adjacent properties; and
  - c. Where applicable, the policies and guidelines for Duplex and Semi-detached Dwellings Development contained in a Statutory Plan for the area.

- (ii) Manufactured Homes shall fit the building character of adjacent developments and of the neighbourhood to the satisfaction of the Development Officer.
- (f) Landscaping
  - (i) Notwithstanding the Landscaping regulations of Part 9 of this Bylaw, where new Development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new Development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.

**SECTION 120 RMHC – MANUFACTURED HOME COURT DISTRICT**

(Bylaw C-1142-21, June 27, 2022)

**(1) GENERAL PURPOSE**

To accommodate the Mobile City Estates Manufactured Home Court that allows for Manufactured Homes as a housing option and provides regulations for existing and future development. The District supports an orderly on-site design and a sensitive interface with adjacent residential uses and public streets.

**(2) PERMITTED AND DISCRETIONAY USES**

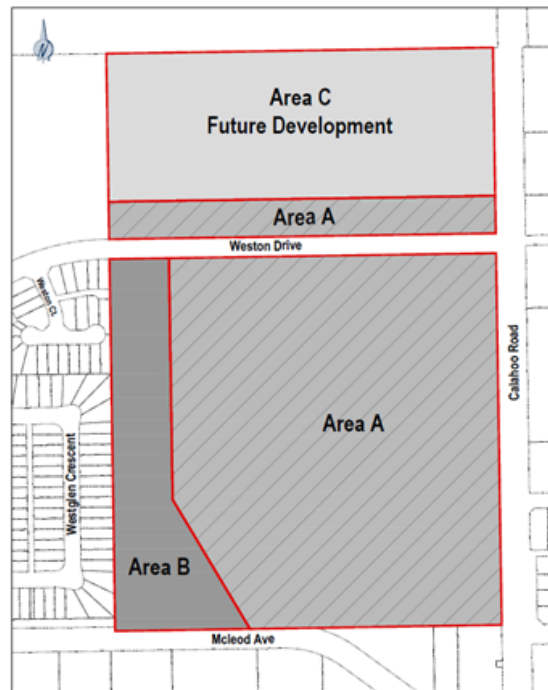
<b>(a) Permitted Uses</b>	<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building and Use</li> <li>• Manufactured Home</li> </ul>	<ul style="list-style-type: none"> <li>• Family Day Home</li> <li>• Home Occupation, Minor</li> <li>• Public Utility Building</li> <li>• Sales Centre</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

**(3) DEVELOPMENT REGULATIONS**

**(a) General Regulations**

- (i) This District shall apply to Lot 1, Plan 1901RS, the Site, located north of McLeod Avenue and west of Calahoo Road.
- (ii) The Site shall be regulated in District Sub-Areas as illustrated in Figure 1 – Mobile City Estates Sub-Areas Map.



**Figure 1 - Mobile City Estates Sub-Areas Map**



- (iii) District Sub-Areas shall have individual Site Plans approved by Development Permit prior to new or replacement Manufacturing Homes being developed in that Sub-Area, and all subsequent development shall comply with the District regulations as reviewed through the Development Permit application process.
- (iv) The following regulations shall apply in all District Sub-Areas:
  - a. Regulations in: Part 6 General Regulations; Part 7 Special Regulations; Part 8 Parking Regulations; Part 9 Landscaping Regulations; and, Part 10 Sign Regulations shall apply to Development except as modified by this District.
  - b. A Manufactured Home Court shall:
    - i. be designed to accommodate units of different sizes, including expandable and double wide forms, and variety in internal road and unit placement to avoid monotony;
    - ii. have new or replacement utilities installed underground for safe emergency vehicle circulation and aesthetics to the satisfaction of the Development Officer;
    - iii. be drained to a storm sewer or other system constructed in accordance with accepted engineering practice; and,
    - iv. have internal roads that are hard surfaced with asphalt pavement, well drained, and actively maintained.
  - c. A minimum of two (2) Parking Stalls, being hard surfaced or of compacted gravel that includes their access from the Street or private road, shall be provided per Manufactured Home.
  - d. Visitor Parking Stalls shall be provided at the ratio of one (1) stall for every seven (7) Manufactured Homes, and these stalls shall be delineated on the District Sub-Area's Site Plan and identified by signage as visitor parking.
  - e. A Manufactured Home shall:
    - i. not exceed a Building Height of one storey or 5.5 m;
    - ii. provide a minimum 7.5 m<sup>2</sup> private outdoor Amenity Area;
    - iii. be clearly numbered as approved by the City of Spruce Grove;
    - iv. have Manufactured Home Stalls, where applicable, that are clearly marked off by permanent flush stakes/markers, or other suitable means; and,



- v. have the crawl space between the Manufactured Home and the ground fully covered from view by skirting consistent with the general finish of the unit, or by other means satisfactory to the Development Officer, installed within 30 days of placement of the Manufacture Home. Axles, wheels, and trailer hitches shall be removed where they are not part of the frame, and where a hitch cannot be removed it shall be covered from view.
- f. Accessory Buildings shall not exceed two (2) buildings per Manufactured Home subject to:
  - i. one (1) attached Accessory Building to a maximum of 20% of the area of the associated Manufactured Home and being a Covered Deck, Deck, porch, and/or foyer;
  - ii. one (1) detached Accessory Building, in the form of a storage shed, that shall not exceed 10 m<sup>2</sup> in area;
  - iii. a detached Accessory Building shall have a minimum separation of 1.0 m from another Building;
  - iv. a maximum Building Height of 4.5 m; and,
  - v. the design quality and construction of an Accessory Building, including foundation and skirting finish, shall use durable materials and design that complements the associated Manufactured Home.
- g. Existing Accessory Buildings, including attached garages in Sub-Area 'A', shall be removed at the time of replacement or exterior modification of an associated Manufactured Home unless compliant with the siting and design regulations of this District.

(b) Sub-Area 'A' Regulations

- (i) A maximum of 261 Manufactured Homes shall be permitted.
- (ii) An existing Manufactured Home or other Building encroaching onto a Street shall require a License of Occupation.
- (iii) A Manufactured Home shall maintain separation setbacks per the following:
  - a. a Building separation fronting an internal road shall be a minimum 1.5 m abutting, or a minimum 3.0 m fronting a Street.

- b. a rear Building separation shall be a minimum 2.4 m from an adjacent Manufactured Home or internal road, or a minimum 3.0 m where abutting a Street.
- c. a side Building separation shall be:
  - i. a minimum 4.5 m from another Manufactured Home;
  - ii. a minimum 2.4 m from an attached Accessory Building; and,
  - iii. a minimum 3.0 m abutting an internal access road or a Street.

(iv) A Development Permit application for a new or replacement Manufactured Home and/or Accessory Building shall include a Site Plan drawn to scale and signed by an Alberta Land Surveyor identifying dimensions for the proposed structure(s) and separation distances from all existing and adjacent Manufactured Homes, Accessory Building(s), internal access roads, Streets, and the number and dimensions of parking stalls to the satisfaction of the Development Officer.

(c) Sub-Area 'B' Regulations

- (i) A maximum 43 Manufactured Homes shall be permitted.
- (ii) A Manufactured Home Stall shall have an area of not less than 375 m<sup>2</sup>;
- (iii) The maximum total stall coverage shall be 50% with the coverage of a principal building not to exceed 40%.
- (iv) A Manufactured Home shall maintain Setbacks to a Manufactured Home Stall line per the following:
  - a. A front Setback shall be a minimum 1.5 m where a Manufactured Home Stall abuts an internal road or a minimum 3.0 m abutting a Street;
  - b. A rear Setback shall be a minimum 3.0 m, excepting that where a Manufactured Home Stall:
    - i. abuts a Street it shall be a minimum 4.5 m;
    - ii. abuts Sub-Area 'A' it shall be a minimum 1.5 m; and,
    - iii. abuts a Site with Single or Semi-Detached Dwelling it shall be a minimum 7.0 m.
  - c. A side Setback shall be a minimum 1.2 m, excepting that where it abuts an internal road or a Street it shall be a minimum 3.0 m.

- (v) A Manufactured Home Stall that abuts a Site with Single or Semi-Detached Dwelling shall require one tree per stall and it shall be placed within the 7.0 m rear setback.
- (vi) Accessory Building shall not be permitted within the 7.0 m of a property line where Single or Semi-Detached Dwellings are a Permitted Use.
- (vii) A maximum 1.8 m high uniform Fence shall be installed abutting parcels where Single or Semi-Detached Dwellings are a permitted use with the Fence design being to the satisfaction of the Development Officer.
- (viii) A Site Plan for a Development Permit application shall be drawn to scale and identify all setbacks from Manufactured Home Stall a boundary, roof overhangs, separation distances from Manufactured Home units and Accessory Building(s), along with the number and dimensions of parking stalls, to the satisfaction of the Development Officer.

(d) Sub-Area 'C' Regulations

- (i) Sub-Area 'C' is a future development area, and it shall require an amendment to this District prior to future development.

(4) ADDITIONAL REGULATIONS

- (a) A Site Plan proposed for a District Sub-Area shall be drawn to scale and include:
  - (i) a north arrow and defined drawing scale;
  - (ii) dimensions and boundaries of property lines, rights-of-way, covenant areas and other easements;
  - (iii) location and dimensions of existing and proposed structures and setbacks (including projections and overhangs) to parcel lines, rights-of-way, and easements;
  - (iv) location of existing and proposed Street access, internal roads, driveways, parking, visitor parking, private Amenity Areas, recreational structures, pathways, lighting, landscaping, screening and fencing;
  - (v) natural and finished grades of the Site, at Stall boundaries, and at designed Building foundation elevation (indicate source of grade data);
  - (vi) location of any physical or topographical constraints (e.g., watercourses, wetlands, steep slopes, etc.);
  - (vii) location of all existing and proposed water lines, and sanitary sewer and storm drain facilities, including sizes; and

- (viii) proposed covenant areas (if any).
  
- (b) As a condition of a Development Permit for a comprehensive Site Plan for a Manufactured Home Court the owner shall enter into a Development Agreement with the City of Spruce Grove for off-site improvements necessary to serve the development with such improvements to be constructed at the developer's cost and to the satisfaction of the Development Officer.

## SECTION 121 RMHS – MANUFACTURED HOME SUBDIVISION RESIDENTIAL DISTRICT

### (1) GENERAL PURPOSE

This District is to provide for Manufactured Homes on subdivided sites.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>Manufactured Home</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Building</li> <li>Family Day Home</li> <li>Home Occupation, Minor</li> <li>Public Utility Building</li> <li>Show Home</li> </ul>

(Bylaw C-1104-19, May 29, 2020)  
(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	<ul style="list-style-type: none"> <li>435.0 m<sup>2</sup></li> </ul>
Site Width (Minimum):	<ul style="list-style-type: none"> <li>12.8 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>34.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>4.0 m</li> <li>20% of Site Width, at a minimum of 2.4 m, if Front Yard determined by Development Officer to a Street Side Yard.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>5.0 m from the abutting Site line to either one of the long sides containing the main entrance door.</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>3.2 m</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>One Storey, not to exceed 5.5 m</li> </ul> <p style="text-align: right;">(Bylaw C-1025-17, March 5, 2018)</p>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>45%</li> </ul>
Floor Area (Minimum):	<ul style="list-style-type: none"> <li>66 m<sup>2</sup></li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) A Development Permit is needed prior to the establishment of a Manufactured Home and the application is subject to all requirements of this Bylaw.

- (b) Notwithstanding the Setback regulations contained in (2), where a Site within this District shares a Site boundary with a property where a residential District is applied, a minimum 7.0 m setback shall be provided.
- (c) Each Manufactured Home shall have C.S.A. certification or the equivalent. Proof of certification shall be submitted with the Development Permit application.
- (d) Manufactured Homes shall arrive to the Site in no more than two sections.
- (e) Current photographs showing all sides of the Manufactured Home shall be submitted with the application. The applicant shall indicate how any deficiencies in the Manufactured Home shall be corrected.
- (f) The Development Officer may require that the applicant submit a plan showing Abutting properties and the location of any existing Manufactured Homes, additions, and Accessory Buildings on those properties with the application.
- (g) The Manufactured Home subdivision shall be designed to accommodate Manufactured Homes units of different sizes, including expandable and doublewide units, with variety in the Street design and the placement of individual units to avoid monotony.
- (h) Each Manufactured Home must be securely attached to a permanent Foundation.
- (i) A permanent Foundation shall be provided in accordance with the *Alberta Building Code* for each Site, and the Foundation shall not exceed 0.6 m above finished Grade.
- (j) The crawl space between the structure and Grade of each Manufactured Home shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Officer, within thirty days of placement of the Manufactured Home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted and covered from view.

(Bylaw C-857-13, May 14, 2014)
- (k) Notwithstanding Section 53, Accessory Buildings shall be located a minimum of 1 m from the dwelling.

(Bylaw C-900-15 – Feb. 23, 2015)

## SECTION 122 HLC – HAWTHORNE LIFESTYLE COMMUNITY DISTRICT

### (1) GENERAL PURPOSE

This District is generally intended to accommodate detached and attached Dwellings in an integrated lifestyle community within the Hawthorne neighbourhood of Heritage Estates. This lifestyle community offers Sites with reduced Setbacks appealing to residents seeking less yard maintenance, as well as a more intimate streetscape with no on-Street parking and an internal roadway that is gated to outside vehicles at the community entrance. A mixture of housing types and sizes within a medium to high density site will encourage a diversity of residents creating a more integrated and heterogeneous community.

(C-1013-17, December 13, 2017)

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Home Occupation, Minor</li> <li>• Multi-Unit Dwelling</li> <li>• Row Housing</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Family Day Home</li> <li>• Private Club</li> <li>• Sales Centre</li> <li>• Show Home</li> <li>• Special Care Facility</li> </ul>

(C-1013-17, December 13, 2017)

(Bylaw C-1104-19, May 29, 2020)

(Bylaw C-1269-23, Feb. 12, 2024)

- (a) Notwithstanding Section 122 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum)	• Multi-Unit Dwelling	• 800 m <sup>2</sup>
Site Width (Minimum):	• Semi-Detached Dwelling or Row Housing	• 5.5 m
	• Semi-Detached Dwelling or Row Housing, Corner Site	• 7.0 m
	• All Other Sites	• 11.4 m
	• All Other Corner Sites	• 12.5 m
Site Depth (Minimum):	• 30.0 m	

<b>Site Standard</b>		
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building.</li> <li>• Flanking Site</li> <li>• Multi-Unit Dwellings or Special Care Facilities in excess of 3 Storeys. May be used for outdoor Amenity Area</li> <li>• Corner Sites may be varied by the Development Officer</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 3.1 m</li> <li>• 6.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Private Club</li> <li>• Multi-Unit Dwellings or Special Care Facilities 3 Storeys or less</li> <li>• Multi-Unit Dwellings or Special Care Facilities 4 Storeys</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.6 m</li> <li>• 3.0 m</li> <li>• 4.5 m</li> <li>• 1.2 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Private Club</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.6 m</li> <li>• 4.5 m</li> </ul>
Building Height (Maximum)	<ul style="list-style-type: none"> <li>• Four Storeys not exceeding 16.0 m for Multi-Unit Dwellings or Special Care Facilities</li> <li>• Three Storeys not to exceed 12.0 m</li> <li>• Except for sites with Multi-Unit Dwellings or Special Care Facilities, a maximum differential of one Storey allowed between Adjacent Sites</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Row Housing, Street Oriented</li> <li>• Multi-Unit Dwellings or Special Care Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• 55%</li> <li>• 50%</li> <li>• 57%</li> <li>• 50%</li> </ul>
Density (Minimum)	<ul style="list-style-type: none"> <li>• 25 units per hectare</li> <li>• An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher</li> </ul>	
Density (Maximum)	<ul style="list-style-type: none"> <li>• 150 units per net hectare</li> </ul>	
Amenity Area (Minimum)	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Multi-Unit Dwellings for common Amenity Area</li> </ul>	

(Bylaw C-839-13, Feb. 25, 2013)  
 (Bylaw C-900-15, Feb. 23, 2015)  
 (Bylaw C-981-16, Jan. 25, 2017)  
 (Bylaw C-1013-17, Dec.13, 2017)

### (3) ADDITIONAL REGULATIONS

(a) Where a Multi-Unit Dwelling or Special Care Facility abuts a property where Single Detached Dwellings, Semi-Detached Dwellings or Row Housing are a Permitted Use, the following regulations shall apply:

(i) the minimum yard setback shall be increased to 6.0 m;



- (ii) where the Multi-Unit Dwelling or Special Care Facility abuts the south property line of the neighbouring site, the minimum yard setback shall be increased to 7.5 m.
- (b) Except for Multi-Unit Dwellings and Special Care Facilities, no more than six Dwellings in this District shall be consecutively attached.
- (c) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
  - (i) Playground equipment;
  - (ii) Benches, picnic tables, or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A Patio;
  - (v) Courtyards;
  - (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(Bylaw C-1013-17, December 13, 2017)  
(Bylaw C-1226-22, December 05, 2022)

**SECTION 123 C1 – CITY CENTRE COMMERCIAL DISTRICT**

(Bylaw C-1162-21, April 11, 2023)

**(1) GENERAL PURPOSE**

This District is to provide continuous narrow storefronts for diverse retail and commercial development in the City Centre that encourage street-level pedestrian activity and provide opportunity for above ground-floor residential development. All District sites and buildings shall contribute to a high-quality urban form and pedestrian environment distinguished by varied façades, elevated architectural design, and consistent signage.

**(2) PERMITTED AND DISCRETIONARY USES**

(a) Uses identified in this District as applicable to McLeod Avenue or First Avenue sub-areas shall use the boundaries defined in the figure below:



**(b) First Avenue Sub-Area**

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> <li>• Eating and Drinking Establishment</li> <li>• Health Service</li> <li>• Park</li> <li>• Personal Service Establishment</li> <li>• Professional and Office Service</li> <li>• Retail Sales</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Use</li> <li>• Alcohol Sales</li> <li>• Cannabis Sales</li> <li>• Child Care Facility*</li> <li>• Commercial School, Non-Industrial*</li> <li>• Hotel*</li> <li>• Parking Facility, Public</li> <li>• Public Utility Building</li> <li>• Recreation Establishment, Indoor*</li> </ul> <p style="text-align: right; font-size: small;">(Bylaw C-1265-23, October 23, 2023)</p>

(c) McLeod Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> <li>• Eating and Drinking Establishment</li> <li>• Live-Work Dwelling</li> <li>• Multi-Unit Dwelling*</li> <li>• Park</li> <li>• Personal Service Establishment</li> <li>• Professional and Office Service*</li> <li>• Retail Sales</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Use</li> <li>• Alcohol Sales <small>(Bylaw C-1265-23, October 23, 2023)</small></li> <li>• Cannabis Sales</li> <li>• Child Care Facility*</li> <li>• Commercial School, Non-Industrial*</li> <li>• Government Service*</li> <li>• Health Service*</li> <li>• Hotel*</li> <li>• Parking Facility</li> <li>• Private Clubs*</li> <li>• Public Libraries and Cultural Exhibits*</li> <li>• Public Utility Building</li> <li>• Recreation Establishment, Indoor*</li> </ul>

(d) A Permitted or Discretionary Uses with an asterisk (\*) shall not occupy the ground-floor of a Building unless:

- (i) the Site has a Front Yard abutting McLeod Avenue; and,
- (ii) the Site is west of Queen Street; and,
- (iii) the use is not a Multi-Unit Dwelling.

(e) Live-Work Dwellings shall be located on McLeod Avenue west of Queen Street.

(f) Commercial Schools shall not use or store heavy or industrial vehicles.

(g) Cannabis Sales is a prohibited use on all Sites in the District between Queen Street and King Street, as shown in the following map:



(h) Lots 1 through 30 and 34 through 40, Block 6, Plan 2387 AR, and Lots 31 through 33, Block 6, Plan 6238 MC shall be subject to environmental review for possible soil contamination that will inform any concern or need of Site remediation for a proposed Use prior to rendering a decision on a Development Permit.

(i) Alcohol Sales shall be limited to a maximum Floor Area of 275 m<sup>2</sup>.

(Bylaw C-1265-23, October 23, 2023)

**(3) DEVELOPMENT REGULATIONS**

(a) Development Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined above in Section 2 (a) of this District.

(b) Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations and the following regulations shall apply to all development in this District.

(c) Site Standards:

	<b>Site Standard</b>
(i) Site Area (Minimum):	183.0 m <sup>2</sup>
(ii) Site Width (Minimum):	6.0 m
(iii) Site Depth (Minimum):	30.0 m
(iv) Front Yard Setback:	Buildings shall be built to the property line, excepting that a Live-Work Dwelling shall be a minimum 3.0 m
(v) Side Yard Setback:	Buildings shall be built to the property line
(vi) Rear Yard Setback (Minimum):	6.0 m or ½ the Building Height.
(vii) Building Height (Maximum):	Four (4) Storeys, not to exceed 14.0 m (excluding roof top gardens); or, Six (6) Storeys, not exceeding 21.0 m on the east side of King Street between Highway 16A and Jespersen Avenue.
(viii) Gross Leasable Area (Maximum):	465 m <sup>2</sup> for a single ground-floor use.
(ix) Site Coverage (Maximum):	95%
(x) Façade Height (Maximum):	8.0 m

(d) Notwithstanding Section 123.3(c) (vii), Building Height up to six (6) Storeys, not to exceed 25.0 m, may be considered at the discretion of the Development Officer with the consideration of transitions with adjacent Building designs and heights, adjacent uses, streetscape and the proposed Building design.

(e) Notwithstanding Section 123.3(c) (viii), Gross Leasable Area for ground-floor Retail uses abutting McLeod Avenue, between Queen Street and King Street, may include wrap-around units to accommodate larger individual tenant areas.

(f) A Multi-Unit Dwelling shall:

(i) Have a separate access to the Street;

- (ii) Not have Dwelling unit on the same floor as a non-Residential use; and,
- (iii) Provide an Amenity Area of 7.5 m<sup>2</sup> per Dwelling unit.

(g) A Live-Work Dwelling shall have:

- (i) a main floor elevation a minimum 1.0 m above the adjacent Street for privacy and “eyes on the street”; and,
- (ii) Individual Dwellings shall have entrances that are spaced appropriately and be combined with steps, terraces, or stoops.

#### (4) ADDITIONAL REGULATIONS

- (a) Additional Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined in Section 2 (a) of this District.
- (b) Outdoor Storage shall be prohibited.
- (c) Garbage, recycling, and other containment areas shall be in a Rear Yard.
- (d) Off-Street Loading shall not be located within a Front Yard or any Yard adjacent to a Street.
- (e) Access to on-site vehicular Parking Stalls shall be from an Alley, and where there is no available Alley the access shall be from the adjacent Street utilizing the minimum vehicle crossing width design feasible over pedestrian areas.
- (f) At-grade surface parking lots fronting McLeod Avenue are prohibited.
- (g) At-grade surface parking lots associated with a development and fronting First Avenue are prohibited.
- (h) A Parking Facility shall be Hard Surfaced with asphalt for all Parking Stalls and internal vehicle circulation areas (i.e. aisles), and shall provide a minimum 1.0 m Landscaped area abutting a Street(s) to the satisfaction of the Development Officer.
- (i) Buildings shall contribute to high-quality urban form and pedestrian environment by:
  - (i) Building widths shall not exceed 15.3 m abutting Main Street, First Avenue, and McLeod Avenue between King Street and Queen Street; excepting that, this regulation may be voided for Mixed-Use Development where the Building is divided into increments of no more than 7.6 m in width by use of Façade articulation and/or using alterations in design and materials at the discretion of the Development Officer.
  - (ii) Buildings with individual commercial Units shall be defined clearly by articulated entrances that face the adjacent Street, are universally-accessible, and are clearly visible.
  - (iii) Building design shall address and emphasize Street intersections using massing, height, and interesting architectural features, and shall be strongly emphasized on corner parcels abutting the prominent

intersections of McLeod Avenue with Main Street and McLeod Avenue with Queen Street.

- (iv) A Street-level Storey of a Building shall have a floor to ceiling height minimum of 3.6 m and a maximum of 4.5 m.
  - (v) Height of a new Building shall be compatible with an adjacent Building with taller buildings being encouraged on corners that are entrance points to primary blocks.
  - (vi) A Building step-back of a minimum 3.0 m shall be provided from the façade of the storey beneath commencing at a height of three-storeys, and it may contribute to required Amenity Area where it is functionable space.
  - (vii) Notwithstanding Section 123 3. (c) (iv) and (v), a Site abutting McLeod Avenue between Queen Street and King Street, or when abutting Main Street, may provide a maximum 2.0 m Setback to encourage outdoor seating or provide outdoor amenity space; and, where a sidewalk is less than two (2) metres in width to accommodate accessibility features.
  - (viii) New development adjacent to Lot 10, Block 6, Plan 2387 AR (Columbus Park) shall provide an active pedestrian entrance and frontage onto this space.
  - (ix) Lobbies for residential or non-ground-floor commercial in mixed-use Buildings shall not have a street frontage exceeding 6.0 m.
- (j) Building Façades and exterior design shall adhere to the following:
- (i) Façades of multi-tenant buildings shall be organized to provide a strong and consistent rhythm and unified exterior to the streetscape that avoid flat, undifferentiated patterns.
  - (ii) Architectural details shall be used to differentiate one face of a Building or sub-units from another, and the design shall be architecturally compatible with the adjacent Buildings or sub-units by variation in roof lines and the use of similar and complementary forms, materials, and scale.
  - (iii) Building design shall include forms of architectural detailing or features supporting a modern architectural character for McLeod Avenue and include elements such as cornices, parapets, pilasters, window fenestration, window features, and entrances.
  - (iv) Architectural details such as recesses, overhangs, signage, lighting, planters, banners, awnings, and shall be utilized to create articulation and visual interest on building façades.
  - (v) Building facades adjacent to a Street, walkway, Sidewalk or Alley shall provide windows that offer views of the entire Street, walkway, Sidewalk or Alley in the first and second Storeys.

- (vi) A minimum of 60% of a Building façade, and Building sides adjacent to a Street, shall be glazed at Street-level using windows and doors, etc., for new developments or upon the renovation of existing Building exteriors.
- (vii) Window covering materials (paper, paint, tint, films, coating, wood or metal panels, etc.) shall not cover more than 20% of a storefront window except where provincial or federal regulations require opaque glazing in which case alternate methods that promote visual interest along Streets, sidewalks and walkways may be used to the satisfaction of the Development Officer.
- (viii) Highly reflective glass shall be prohibited at Street-level.
- (ix) All Building walls shall use materials consistent with the overall Building to provide visual interest and texture or, where appropriate, may be treated with mural artwork at the discretion of the Development Officer.
- (x) An Awning shall be provided on a Street-level Building façade per the following:
  - a. Overhead elements should be provided over portions of the adjacent sidewalk for pedestrian weather protection and these should be individualized for each storefront.
  - b. An Awning shall be designed to match the main structural elements of the Street-level facade and overall design of the storefront.
  - c. An Awning shall not extend across multiple storefronts and/or multiple buildings and should fit the width and shape of any storefront or window openings that it covers.
  - d. A dome or retractable Awning is not appropriate and shall be prohibited on McLeod Avenue.
- (k) Signs shall be in accordance with Land Use Bylaw Part 10, except that:
  - (i) Signs in the City Centre shall adhere to the following General Design Guidelines:
    - a. Building and tenant Signs shall be organized as distinct architectural elements, reinforcing rhythm and character of the building façades.
    - b. Building signage shall be in scale and integrated with the design of the building façades.
    - c. Buildings with multiple units shall use clearly delineated and consistent Sign design.
    - d. Buildings on corner lots shall have Signs that address both adjacent Streets.
    - e. Building signage shall reflect the character of the building function to assist in orientation and character.

- f. Signage shall be pedestrian-oriented, using framing/structural materials consistent with the associated building and/or with the adjacent public realm streetscape elements.
  - g. Single occupancy buildings shall have a maximum of one (1) corporate identification Sign per Building or view plane.
- (ii) Signage on McLeod Avenue shall be consistent with the area's character and adhere to the following:
- a. Projecting Signs for all Street-level units shall:
    - i. use high-quality brackets coloured black or silver and mounted perpendicular to the Building; and,
    - ii. be wall mounted a minimum 2.7 m to a maximum 3.3 m height except for Live-Work Dwellings where the height shall be measured from the horizontal plane of the business.
  - b. Fascia Sign surface area shall not exceed 20% of a Street-level Building wall area.
  - c. A Fascia Sign using internally illuminated fluorescent boxes, or similar designs, shall not be permitted except for single commercial unit located on the east side of King Street between First Avenue and Jespersen Avenue.
  - d. A Fascia Sign at Street-level shall use appropriately legible font sizes on the eastside of King Street between First Avenue and Jespersen Avenue.
  - e. A Window Sign shall be a maximum 40% window coverage on the east side of King Street between First Avenue and Jespersen Avenue.
  - f. An A-Board Sign shall have a maximum area of 1.0 m<sup>2</sup> and a maximum height of 1.3 m, and shall have a minimum 1.0 m of unobstructed sidewalk space for pedestrians.
  - g. Building walls shall not be painted for signs or advertisements.
  - h. A Freestanding Sign is not permitted.
  - i. A Roof-mounted Sign is not permitted.
  - j. An Awning Sign shall not include product advertisements.
- (iii) Signage on First Avenue shall be consistent with the area's character and adhere to the following:



- a. A Fascia Sign shall not exceed 20% of a Building façade's total area per Storey.
- b. A Fascia Sign at Street-level shall use appropriately legible font sizes.
- c. A Freestanding Sign shall have a maximum height of 7.5 m.
- d. A Window Sign shall be limited to not more than 40% of the window display area.
- e. A Painted Wall Sign for onsite Uses shall be permitted on walls perpendicular to, but not fronting, First Avenue.

(Bylaw C-1283-23, Feb. 12, 2024)

- f. A Neon Sign shall be permitted on First Avenue where the design and size is satisfactory to the Development Officer.
- g. An A-Board Sign shall maintain a minimum 1.0 m of unobstructed sidewalk space between the pedestrian realm and the building facade.

**SECTION 124 C2 – VEHICLE ORIENTED COMMERCIAL DISTRICT**

**(1) GENERAL PURPOSE**

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<ul style="list-style-type: none"> <li>• Alcohol Sales <small>(Bylaw C-1265-23, October 23, 2023)</small></li> <li>• Animal Service Facility, Minor</li> <li>• Automobile Sales and Rental</li> <li>• Bus Depot</li> <li>• Eating and Drinking Establishments</li> <li>• Gas Bar</li> <li>• Health Service</li> <li>• Hotel</li> <li>• Motel</li> <li>• Personal Service Establishment</li> <li>• Professional and Office Service</li> <li>• Recreational Establishment, Commercial</li> <li>• Recreational Establishment, Indoor <small>(Bylaw C-839-13, Feb. 25, 2013)</small></li> <li>• Retail, Major</li> <li>• Retail Sales</li> <li>• Service Station</li> <li>• Theatre  <small>(Bylaw C-942-15, Jan. 29, 2016)</small></li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Animal Service Facility, Major <small>(Bylaw C-942-15, Jan. 29, 2016)</small></li> <li>• Automobile Service Centre</li> <li>• Cannabis Sales <small>(Bylaw C-1027-17, June 13, 2018)</small></li> <li>• Car Wash</li> <li>• Child Care Facility <small>(Bylaw C-1011-17, Sept. 21, 2017, Bylaw C-1042-18 and Bylaw C-1057-18, March 18, 2019)</small></li> <li>• Commercial School, Non-Industrial <small>(Bylaw C-981-16, Jan. 25, 2017)</small></li> <li>• Drive Through Business</li> <li>• Equipment Sales, Services and Rental</li> <li>• Fleet Services <small>(Bylaw C-1057-18, March 18, 2019)</small></li> <li>• Funeral Homes</li> <li>• Greenhouse</li> <li>• Parking Facility</li> <li>• Private Club</li> <li>• Public Utility Building</li> <li>• Recycling Transfer Depot</li> <li>• Repair Service</li> <li>• Wholesale Establishment</li> </ul>

(Bylaw C-1104-19, May 29, 2020)  
(Bylaw C-1226-22, December 05, 2022)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 4.0 m or 10% of the Site Width, whichever is less</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m</li> <li>• For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• Four Storeys not to exceed 14.0 m</li> </ul>

(3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) For Sites Adjacent or Abutting Highway 16A or Highway 16, the Development Officer may require:
  - (i) Additional landscaping, notwithstanding the regulations contained in Part 9 – Landscaping Regulations, if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
  - (ii) A minimum 75% of the length of the façade facing Highway 16 and 16A shall incorporate architectural features, up to a minimum height of 6.0 m.
 

(Bylaw C-1226-22, December 05, 2022)
  - (iii) That development incorporate a higher design standard, by including architectural features such as:
    - a. Multiple colours;
    - b. Differing, but complementary finishes and textures;
    - c. Articulating the walls of the Building or recessing entrances;

- d. Canopies; and
  - e. Varying roof lines.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal addresses due to subdivision shall:
- (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and
  - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.  
(Bylaw C-1226-22, December 05, 2022)

## SECTION 125 C3 – NEIGHBOURHOOD RETAIL AND SERVICE DISTRICT

### (1) GENERAL PURPOSE

This District is to provide for the development of commercial and personal service uses serving the day-to-day needs of residents within a residential neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Animal Service Facility, Minor</li> <li>• Health Services</li> <li>• Personal Service Establishment</li> <li>• Professional and Office Service</li> <li>• Retail Sales</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Alcohol Sales (Bylaw C-1265-23, October 23, 2023)</li> <li>• Cannabis Sales, on Plan 1723512, Block 4, Lot 30 (Bylaw C-1244-23, March 27, 2023)</li> <li>• Car Wash, as an Accessory Use on Plan 052 5834, Block 5, Lot 1 and Plan 122 4337, Block 13, Lot 105</li> <li>• Child Care Facility</li> <li>• Commercial School, non-industrial</li> <li>• Eating and Drinking Establishment</li> <li>• Gas Bar</li> <li>• Public Libraries and Cultural Exhibits</li> <li>• Private Club</li> <li>• Public Utility Building</li> <li>• Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013)</li> <li>• Drive Through Business on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1168-21, Oct. 12, 2021)</li> <li>• Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1195-22, Apr. 25, 2022)</li> </ul>

(Bylaw C-1104-19, May 29, 2020)  
(Bylaw C-1244-23, March 27, 2023)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Maximum):	• 1.0 ha
Site Width (Minimum):	• 30.0 m

	<b>Site Standard</b>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m or half the Height, whichever is greater, for a Site Adjacent to a Residential District</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.</li> </ul>
Gross Leasable Area (Maximum):	<ul style="list-style-type: none"> <li>• 275.0 m<sup>2</sup> for Eating and Drinking Establishments (not including the kitchen area), Retail Sales and Alcohol Sales <span style="float: right;">(Bylaw C-1265-23, October 23, 2023)</span></li> <li>• 20% of Gross Floor Area for Personal Service Establishments</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• Three Storeys not to exceed 12.0 m</li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the Development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) No outdoor storage is permitted.
- (d) Commercial Schools shall be limited to those that do not use or store heavy or industrial vehicles.
- (e) In Mixed Use Developments:
  - (i) Only commercial Uses are permitted on the ground floor; and
  - (iii) Commercial Uses shall match those listed as a Permitted or Discretionary Use within this District.
- (f) In addition to Section 65, Drive Through Business on Plan 142 2641, Block 1, Lot 1 shall:

- (i) Provide appropriate screening and sound attenuation measures from adjacent lands identified for residential use through the use of:
  - a. Solid sound attenuation fence, minimum height of 1.8 m;
  - b. A landscaped berm, with a minimum height of 1.0 m;
  - c. A minimum grading separation of 2.75 m between the drive through lane and the top of the sound attenuation fence;
- (i) Prepare a lighting plan as per Section 37;
- (ii) Position and operate all outdoor speakers to minimize potential noise pollution to adjacent lands;
- (iii) Provide aesthetically pleasing fence design;

To the satisfaction of the Development Officer.

(Bylaw C-1168-21, Oct. 12, 2021)

- (g) Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 shall be limited to a maximum Floor Area of 425 m<sup>2</sup>.

(Bylaw C-1195-22, Apr. 25, 2022)

## SECTION 126 C4 – INTEGRATED MIXED USE

### (1) GENERAL PURPOSE

The purpose of this District is to provide for Mixed Use Development that integrates Street Oriented commercial Uses and residential Uses above in a multi-storey Building. This District is not intended to accommodate large format commercial Development.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Animal Service Facility, Minor</li> <li>• Health Services</li> <li>• Multi Unit Dwellings, above ground floor</li> <li>• Personal Service Establishment</li> <li>• Professional and Office Services</li> <li>• Retail Sales</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Uses</li> <li>• Alcohol Sales <small>(Bylaw C-1265-23, October 23, 2023)</small></li> <li>• Child Care Facility</li> <li>• Commercial School, non-Industrial</li> <li>• Eating and Drinking Establishment</li> <li>• Public Libraries and Cultural Exhibits</li> <li>• Private Club</li> <li>• Public Utility Building</li> <li>• Repair Services</li> </ul>

(Bylaw C-942-15, Jan. 29, 2016)  
(Bylaw C-1104-19, May 29, 2020)  
(Bylaw C-1216-22, September 13, 2022)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	<ul style="list-style-type: none"> <li>• 550.0 m<sup>2</sup></li> </ul>
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• 15.0 m</li> </ul>
Front Yard Setback:	<ul style="list-style-type: none"> <li>• 1.2 m (Minimum)</li> <li>• 6.0 m (Maximum) to accommodate features such as recessed entrances, courtyard entrances, patios and Landscaping that contribute to the pedestrian-oriented shopping character of the area.</li> <li>• An additional 2.0 m stepback for the third and fourth Storeys only for any Buildings in excess of two Storeys. This stepback will allow for greater sun exposure at Street level, and reduce the perceived massing of the Building. This additional stepback may be used as an Amenity Area for Development of upper floors.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 7.5 m where the Site Abuts a District that allows Single Detached Dwellings as a Permitted Use.</li> </ul>



	<b>Site Standard</b>
	<ul style="list-style-type: none"> <li>• 3.0 m (Maximum) for Corner Site to accommodate features such as recessed entrances, courtyard entrances, patios and Landscaping that contribute to the pedestrian-oriented shopping character of the area.</li> <li>• 5.0 m stepback on Corner Site for the third and fourth Storeys only for any Buildings in excess of two Storeys. This Setback will allow for greater sun exposure at Street level, and reduce the perceived massing of the Building. This additional stepback may be used as an Amenity Area for Development of upper floors.</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 7.5 m where the Site abuts a District that allows Single Detached Dwellings as a Permitted Use.</li> </ul>
Gross Leasable Use Area:	<ul style="list-style-type: none"> <li>• 275.0 m<sup>2</sup> (Maximum) for Eating and Drinking Establishments (not including the kitchen area), and all other uses</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• Five Storeys not to exceed 19.1 m</li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) Commercial and Residential Uses shall occur in the same Building. Only Commercial Uses are permitted on the ground floor. Standalone non-residential or residential buildings shall not be permitted in this district.

(Bylaw C-1216-22, September 13, 2022)

- (b) Dwellings shall have access to Grade which is separate from the access to the Commercial Use.
- (c) Dwellings shall not be located on the same floor as a non-Residential Use.
- (d) An Amenity Area of 7.5 m<sup>2</sup> is required per Dwelling.
- (e) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
- (i) Playground equipment;
  - (ii) Benches, picnic tables, or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A patio;

- (v) Courtyards;
  - (vi) Formal gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (f) No outdoor storage is permitted.
- (g) No loading, parking or similar use shall be located in the Front Yard or any Yard adjacent to a Street.
- (h) Parking associated with the Dwellings shall be located on the Site.
- (i) Parking reserved and marked for employees shall be located on the Site, to the satisfaction of the Development Officer.
- (j) On-Street parking attributed to Commercial Uses shall be maximized where possible, to the satisfaction of the Development Officer.
- (k) Wherever feasible, vehicular access shall be from the flanking Street or Alley. In the event there is no flanking Street or Alley, the vehicular access shall be designed in a manner that has minimal impact on Abutting Streets and pedestrians.
- (l) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal land description due to subdivision shall:
- (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and
  - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (m) All development must have a strong Pedestrian Orientation both within the site, and to and from the site.
- (Bylaw C-865-13, Feb. 10, 2014)
- (n) The Development Officer may use their discretion regarding the setbacks identified in (2) DEVELOPMENT REGULATIONS.
- (Bylaw C-1216-22, September 13, 2022)

## SECTION 126A SE – SPORTS AND ENTERTAINMENT DISTRICT

(Bylaw C-1167-21, Oct. 12, 2021)

### (1) GENERAL PURPOSE

This District is intended for Development of public and private recreational and sports entertainment facilities that provide for both the active and passive recreational needs of residents. The intended mixed use developments may include a range of supportive accessory commercial and other uses that support the principal use and reinforce its vibrancy within a neighbourhood and as a community gathering place.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Parks</li> <li>• Public Libraries and Cultural Exhibits</li> <li>• Recreation Establishment, Commercial</li> <li>• Recreational Establishment, Indoor</li> <li>• Recreational Establishment, Outdoor</li> <li>• Stadiums</li> <li>• Theatres</li> <li>• Transit Transfer Stations</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Uses</li> <li>• Child Care Facility</li> <li>• Government Services</li> <li>• Multi-Unit Dwellings as accessory to Stadiums</li> <li>• Park and Ride Facility</li> <li>• Public Utility Buildings</li> <li>• Religious Assembly</li> <li>• Sales Centre</li> <li>• Temporary Building or Use</li> <li>• Indoor Self Storage, as accessory to Stadium on Lot A, Plan 752 0163</li> </ul> <p>(Bylaw C-1187-22, July 18, 2022)</p>

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• A minimum 3.0 m of the Setback shall be landscaped, with remaining areas being either landscaping or parking</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 4.0 m or 10% of the site Width, whichever is less</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m</li> <li>• For Sites Adjacent to a Residential District, the closest 3.0 m shall be landscaped</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 60%</li> </ul>

Building Height (Maximum):	<ul style="list-style-type: none"> <li>• 22.0 m for Stadiums</li> <li>• 16.0 m for all other uses</li> </ul>
Density (Minimum):	<ul style="list-style-type: none"> <li>• 75 units per net hectare</li> </ul>
Common Amenity Area for Multi-Unit Dwellings (Minimum)	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling Unit</li> </ul>

(3) ADDITIONAL REGULATIONS

(a) Accessory Use developments shall support neighbourhood vibrancy and the Site as a community gathering place, and may include:

- (i) Eating & Drinking Establishments (e.g. restaurants, bars, microbreweries);
- (ii) Professional and Office Services (e.g. team offices);
- (iii) Retail Sales (e.g. team sales, equipment services);
- (iv) Private Health Service (e.g. sports medicine, etc.);
- (v) Indoor Self Storage within the Stadium Building; and  
(Bylaw C-1187-22, July 18, 2022)
- (vi) Other Accessory Uses that conform to the District's purpose.

(b) Temporary Buildings and Uses for on-Site events (e.g. farmer's markets, flea markets, and similar activities) shall not conflict with the normal development operations of the Principal Use and shall be in consideration of seasonal use variation and/or non-peak time usage.

(c) Multi-Unit Dwellings shall be accessory to a Stadium use, not exceed 1.0 hectare in Site area, and be integrated with on-site development to the satisfaction of the Development Officer.

(d) Religious Assembly, notwithstanding Section 73 (2), shall not have associated living quarters.

(e) Indoor Self Storage Use shall:

(Bylaw C-1187-22, July 18, 2022)

- (i) be an Accessory Use to the Stadium on Lot A, Plan 752 0163;
- (ii) not be a standalone building;
- (iii) include a security and maintenance office;
- (iv) have a individual self storage locker size maximum of 50 m<sup>2</sup>; and
- (v) prohibit the storage of dangerous goods.

- (f) Parking requirement for Indoor Self Storage shall be 1 stall per 100 m<sup>2</sup> of Gross Floor Area, with parking for visitors and staff being provided in proximity to the storage use entrance.
- (g) Parking required for Indoor Self Storage use may be reduced and shared with parking for the Stadium where a parking study demonstrates capacity, to the satisfaction of the Development Officer.
- (h) Loading docks and visitor access for Indoor Self Storage shall be independent from those for Stadium uses.
- (i) Entrances shall be clearly visible and accessible from the parking area, well lit and reflect the principles of Crime Prevention Through Environmental Design (CPTED).

#### (4) URBAN DESIGN REGULATIONS

- (a) Buildings shall incorporate enhanced architectural design and standards that include:
  - (i) Use of high-quality building materials with varied finish and textures;
  - (ii) Use of multiple complementary colours for interest;
  - (iii) Articulate Building walls and enhanced main Building entrances;
  - (iv) Variations in roof lines; and,
  - (v) Utility and mechanical systems shall be screened at ground level by Landscaping, solid fencing, or otherwise be incorporated into Building design, all to the satisfaction of the Development Officer.
- (b) Site design shall pursue a high-quality on-Site design and integration of buildings, parking and circulation, and landscaping by:
  - (i) Site design shall consider the principles of Crime Prevention Through Environmental Design (CPTED) to enhance public safety;
  - (ii) Public gathering areas provided shall incorporate enhanced visitor comfort and sense of place elements including, but not limited to: public art; shade structures; enhanced landscaping; seating areas; lighting; and, other similar features;
  - (iii) Outdoor eating areas shall not impede pedestrian circulation at the discretion of the Development Officer;
  - (iv) All permanent Site lighting shall use fixtures that minimize off-Site glare and be directed downward to maintain dark-sky conditions;

- (v) On-Site vehicle parking areas shall be designed to minimize vehicular conflicts, ensure emergency vehicle circulation, be attractively landscaped, and ensure that Site ingress and egress are safe and efficient in moving traffic to and from public roadways with all being to the satisfaction of the Development Officer;
- (vi) Maximize pedestrian safety by use of internal traffic signs to manage flow, diagonal painted asphalt markings to define major pedestrian routes, and minimize conflicts points with vehicles;
- (vii) Provide safe, convenient, and universally accessible vehicle drop-off areas near to public entrances;
- (viii) Include bicycle parking stalls within 10 metres of public entrances that do not impede pedestrian circulation or building access;
- (ix) Setback areas abutting Residential Districts shall use berms and/or enhanced Landscaping elements to mitigate any undesirable visual impacts if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
- (x) Native trees, plants, and xeriscaping shall be used to minimize the need for supplemental water, and bio-retention areas may be utilized where appropriate and integrated within the Site; and,
- (xi) Parking areas adjacent to public roadways shall be visually mitigated by the use of regularly spaced deciduous trees planted parallel to the roadway to the satisfaction of the Development Officer.

**SECTION 127 M1 – GENERAL INDUSTRIAL DISTRICT**

**(1) GENERAL PURPOSE**

This District is to provide for industrial Uses which do not cause any objectionable or dangerous conditions beyond the boundary of the Site upon which they are located.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Animal Service Facilities, Major</li> <li>• Automobile Sales and Rental (Bylaw C-900-15 – Feb. 23, 2015)</li> <li>• Automobile Sales and Rental, Industrial</li> <li>• Automobile Service Centre</li> <li>• Car Washes</li> <li>• Eating and Drinking Establishments</li> <li>• Equipment Sales, Service and Rentals</li> <li>• Fleet Services (Bylaw C-1057-18, March 18, 2019)</li> <li>• Gas Bar</li> <li>• General Industrial Use</li> <li>• Greenhouse</li> <li>• Professional and Office Services</li> <li>• Public Utility Buildings</li> <li>• Recycling Transfer Depots</li> <li>• Repair Services</li> <li>• Retail Sales, Industrial</li> <li>• Wholesale Establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Adult Entertainment Facility</li> <li>• Alcohol Sales (Bylaw C-1265-23, October 23, 2023)</li> <li>• Auctioneering Establishments</li> <li>• Bulk Fuel Sales</li> <li>• Cannabis Production Facility (Bylaw C-1027-17, June 13, 2018)</li> <li>• Cannabis Sales (Bylaw C-1027-17, June 13, 2018)</li> <li>• Commercial School</li> <li>• Crematorium</li> <li>• Medical Marihuana Production Facility (Bylaw C-999-17, Aug. 14, 2017)</li> <li>• Private Club</li> <li>• Post Secondary Institution (Bylaw C-900-15 – Feb. 23, 2015)</li> <li>• Recreational Establishment, Commercial</li> <li>• Recreational Establishment, Indoor</li> <li>• Recreational Establishment, Outdoor</li> <li>• Recreational Vehicle Sales and Rental</li> <li>• Retail Sales</li> <li>• Surveillance Suite</li> </ul>

(Bylaw C-864-13, Jan 27, 2014)  
 (Bylaw C-1104-19, May 29, 2020)  
 (Bylaw C-1226-22, December 05, 2022)

- (a) Any permitted use where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of the adjacent and nearby sites because of the nature of the site, materials, or process that may create significant nuisance, shall be considered a discretionary use.

(Bylaw C-942-15, Jan. 29, 2016)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>
Site Area (Minimum):	<ul style="list-style-type: none"> <li>• 650.0 m<sup>2</sup></li> </ul>
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• 15.0 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 6.0 m, except where greater distance required by the Development Officer.</li> <li>• No parking, loading or storage shall be permitted in the Front Yard Setback.</li> </ul> <p style="text-align: right;"><small>(Bylaw C-865-13, Feb. 10, 2014)</small></p>
Side Yard Setback:	<ul style="list-style-type: none"> <li>• None when firewall provided.</li> <li>• 6.0 m on one side and 1.5 m on other side for a Building with a Height of 4.5 m or less.</li> <li>• Where the Building Height exceeds 4.5 m, an additional 0.3 m is to be added to the 1.5 m Side Yard Setback for each additional metre of Height to a maximum of 6.0 m. Only one Side Yard may be varied under this regulation.</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 60%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• 14.0 m</li> <li>• Building Height may be increased at the discretion of the Development Officer, based on the Building type, visual appeal, visibility from Highway 16A and proximity to Residential Uses.</li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the regulations contained in Part 9 – Landscaping Regulations, the Development Officer shall require additional Landscaping, for Sites:
- (i) Adjacent to, or with frontage Adjacent to Highway 16A; or
  - (ii) If, in the opinion of the Development Officer there is a likelihood that the proposed Development will generate undesirable impact on surrounding Sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust.
- (b) For Sites Adjacent to Highway 16A, the Development Officer shall require that Development incorporate a higher design standard, by including architectural features and treatments such as:
- Multiple colours;
  - Differing, but complementary finishes and textures;
  - Articulation of recessing portions of the visible frontage;
  - Awnings; and
  - Varying roof lines.



## SECTION 128 PS – PUBLIC SERVICE INSTITUTIONAL DISTRICT

### (1) GENERAL PURPOSE

This District is intended for the Development of public and private services which contribute to governance, culture, safety and health in the community.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Government Service</li> <li>• Hospital</li> <li>• Post Secondary Institution <small>(Bylaw C-900-15 – Feb. 23, 2015)</small></li> <li>• Public Libraries and Cultural Exhibits</li> <li>• Religious Assembly</li> <li>• School</li> </ul>	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Child Care Facility</li> <li>• Group Care Facility</li> <li>• Health Service</li> <li>• Private Club</li> <li>• Public Utility Building</li> <li>• Recreational Establishments, Indoor <small>(Bylaw C-942-15, Jan. 29, 2016)</small></li> <li>• Special Care Facility</li> <li>• Theatre</li> <li>• Transit Transfer Station</li> </ul>

(Bylaw C-1104-19, May 29, 2020)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 5.0 m
Side Yard Setback (Minimum):	• 5.0 m
Rear Yard Setback (Minimum):	• 5.0 m
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• Four Storeys not exceeding 14.0 m

### (3) ADDITIONAL REGULATIONS

(a) Notwithstanding Subsection (2), the Development Officer may require:

- (i) Greater Setbacks where a Development is located adjacent to a Residential District; or
- (ii) Lesser setbacks where a Development is in a Pedestrian Oriented area or the Development is intended to be an integral part of the streetscape.

- (b) Developments within the City Centre Overlay as identified on the PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

(Bylaw C-1162-21, April 11, 2023)

- (c) Bus parking and loading at School Buildings must be located in a designated area to accommodate safe pedestrian movement and vehicular circulation.

**SECTION 129 P1- PARKS AND RECREATION DISTRICT**

**(1) GENERAL PURPOSE**

This District is intended for the Development of public parks and recreational facilities to provide for the needs of residents for both active and passive recreational pursuits.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Golf Course</li> <li>• Park</li> <li>• Recreational Establishment, Indoor</li> <li>• Recreational Establishment, Outdoor</li> <li>• Stadium</li> </ul>	<ul style="list-style-type: none"> <li>• Campground</li> <li>• Child Care Facility</li> <li>• Government Service</li> <li>• Professional and Office Services on Lot 6R, Block 3, Plan 782 1382 (Bylaw C-927-15; Sept. 14, 2015)</li> <li>• Public Utility Building (Bylaw C-885-14; April 28, 2014)</li> </ul>

(Bylaw C-1104-19, May 29, 2020)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>
Front Yard Setback (Minimum):	• 5.0 m
Side Yard Setback (Minimum):	• 5.0 m
Rear Yard Setback (Minimum):	• 5.0 m
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• 14.0 m

**(3) ADDITIONAL REGULATIONS**

- (a) Parking for parks and Outdoor Recreational Establishments shall maximize opportunities for on-Street parking where possible.
- (b) The Setback area for Outdoor Recreational Establishments and Stadiums may be buffered from Residential Districts through the use of berms and/or Landscaping, at the discretion of the Development Officer.

## SECTION 130 P2 – NATURAL AREAS DISTRICT

### (1) GENERAL PURPOSE

This District is intended to restrict Development in areas that have been designated as Natural Areas by the City or through a Natural Areas Assessment; or that are designated as Environmental Reserve or Crown Land by the Province of Alberta or the Government of Canada. Development in this District is limited to environmentally sensitive improvements that facilitate passive Recreational use.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<ul style="list-style-type: none"><li>• Natural Area</li></ul>	<ul style="list-style-type: none"><li>• Accessory Building</li><li>• Public Utility Building</li></ul>

(Bylaw C-1104-19, May 29, 2020)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations and Part 10 Sign Regulations, the following regulations shall apply to all development in this District.

- (a) All lands designated as Environmental Reserve or Crown Lands shall be districted under this Section.
- (b) Any Development in this District requires a Natural Areas Assessment to be completed in accordance with City requirements.
- (c) Discretionary Uses must be developed with regard to the type of construction that is appropriate based on the results of the Natural Areas Assessment, or Natural Areas Management Plan.
- (d) The development of trails or walkways in natural areas may include interpretive or directional signage, designed and sited in accordance with the Natural Areas Assessment, or Natural Areas Management Plan.
- (e) Neither Landscaping (whether new or restorative) nor Parking is required.

## SECTION 131 UR – URBAN RESERVE DISTRICT

### (1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses that do not prejudice the future Development of the land for urban Uses.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Home Occupation, Minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Family Day Home</li> <li>• Home Occupation, Major</li> <li>• Natural Resource Development</li> <li>• Park and Ride Facility</li> </ul> <p style="text-align: right;">(Bylaw C-942-15, Jan. 29, 2016)</p> <ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> <li>• Temporary Building or Use</li> <li>• Topsoil Processing</li> </ul>

(Bylaw C-1104-19, May 29, 2020)  
(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	<ul style="list-style-type: none"> <li>• 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• At the discretion of the Development Authority</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• At the discretion of the Development Authority</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• At the discretion of the Development Authority</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• 12.0 m, except for Buildings that are Accessory to agricultural operations</li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) Water supply and sewage disposal for existing buildings shall be provided in accordance with the Public Health Act. Any new Development requiring water or sewer must connect to City utilities.

- (b) In considering a Development Permit for a Discretionary Use, the Development Officer shall not approve Uses that would be prejudicial to the future economical subdivision, servicing and Development of the Site for urban Development, subject to the provisions of an approved Area Structure Plan.
- (c) The Development Officer may specify the length of time a use may operate in this District having regard for the future Development of the land.

## **SECTION 132 DC – DIRECT CONTROL**

### **(1) GENERAL PURPOSE**

This District is intended to enable Council to exercise control over the Use and Development of land or Buildings. The District provides for Developments that, due to their unique characteristics, innovative design or unusual Site constraints, require specific regulation unavailable in other Land Use Districts.

### **(2) VALIDITY**

- (a) This District must not be applied to regulate matters that are normally regulated by subdivision or Development Permit approval conditions.
- (b) This District shall only be applied when Council deems appropriate and where the following conditions are met:
  - (i) The Development is considered appropriate for the Site, with regard for the policies and objectives of any Statutory Plan and compatibility with the scale and character of surrounding Development;
  - (ii) The use of any other District to accommodate the Development would result in potential conflicts with existing or future Developments, should the full Development potential of such District be utilized; or
  - (iii) The Development is of a unique form or design not contemplated or reasonably regulated by another District.

### **(3) DEVELOPMENT REGULATIONS**

Council shall:

- (a) Determine the land Uses that are Permitted or Discretionary in the District;
- (b) Specify which Developments and Uses shall be decided upon by the Development Officer and by Council per Section 8(3) and (4);
- (c) Impose standards and conditions considered appropriate to regulate the proposed Development or Use; and
- (d) Only allow Development that complies with an approved comprehensive plan of Development.

### **(4) ISSUE OF A DEVELOPMENT PERMIT**

- (a) Prior to issuing a Development Permit, Council may hold a public hearing or hearings as deemed necessary.
- (b) Notice of a public hearing shall be provided in accordance with the *Municipal Government Act*.
- (c) Notice of a public hearing may contain a statement to the effect that:
  - (i) If no objection to the Development is received within the time prescribed in the notice, then the decision will proceed without further notice; or
  - (ii) If an objection to the Development is received, then a public hearing will be held on a date and time and place specified in the notice.



## SECTION 133 UAT - URBAN AGRICULTURAL TRANSITION DISTRICT

(Bylaw C-1263-23, September 11, 2023)

### (1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses on undeveloped or developed parcels of land to low intensity, that do not prejudice the future Development of the land for urban Uses to occur in an orderly and efficient manner.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Home Occupation, Minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Use</li> <li>• Bed and Breakfast Establishment</li> <li>• Cottage Industry</li> <li>• Dugout</li> <li>• Family Day Home</li> <li>• Garage Suite</li> <li>• Home Occupation, Major</li> <li>• Manufactured Home</li> <li>• Secondary Suite</li> <li>• Single Detached Dwelling</li> <li>• Temporary Building or Use</li> <li>• Topsoil Processing</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	• 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section
Front Yard Setback (Minimum):	• At the discretion of the Development Authority
Side Yard Setback (Minimum):	• At the discretion of the Development Authority
Rear Yard Setback (Minimum):	• At the discretion of the Development Authority
Site Coverage (Maximum):	15%
Building Height (Maximum):	• 12.0 m, except for Buildings that are Accessory to agricultural operations

(3) ADDITIONAL REGULATIONS

- (a) Water supply and sewage disposal for existing buildings shall be provided in accordance with the Public Health Act. Any new Development requiring water or sewer must connect to City utilities when they become available.
- (b) In considering a Development Permit for a Discretionary Use, the Development Officer shall not approve Uses that would be prejudicial to the future economical subdivision, servicing, and Development of the Site for urban Development, subject to the provisions of an approved Area Structure Plan.
- (c) The Development Officer may specify the length of time a Permitted or Discretionary Use may operate in this District having regard for the future Development of the land.
- (d) Dugouts shall not be located within 30.0 metres of any public road, or as otherwise approved by the Development Officer, shall not encroach upon, or affect, any watercourse or drainage easement, and shall meet the minimum setback requirements of the applicable district.

## SECTION 150 DC.10 – PRESCOTT DIRECT CONTROL DISTRICT

### (1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Row Housing, Street Oriented</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> <li>• 6.7 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Row Housing, Street Oriented Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts)</li> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 14.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 25 units per net hectare (minimum)</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40%</li> </ul>	

	<b>Site Standard</b>
	coverage with the total site coverage at 57%
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area</li> </ul>

(3) ADDITIONAL REGULATIONS

(a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(b) Row Housing, Street Oriented shall be developed:

(i) On its own block face;

(ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Facade, porches or entrance features, building materials, or other treatments;

(iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and

(iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.

(c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

(i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

## SECTION 151 DC.11 – LAKEWOOD DIRECT CONTROL DISTRICT

(Bylaw C-1207-22, July 18, 2022)

### (1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Row Housing, Street Oriented</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Home Occupation, Minor</li> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> <li>• 6.7 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Row Housing, Street Oriented Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts)</li> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 14.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 25 units per net hectare (minimum)</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%</li> </ul>	
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area</li> </ul>	

### (3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
  - (i) On its own block face;
  - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
  - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
  - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

### (4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

## SECTION 152 DC.12 - FENWYCK SEMI-DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1205-22, July 18, 2022)

### (1) GENERAL PURPOSE

The purpose of this District is to allow semi-detached dwelling units with a combination of alternating front and rear Site access.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Semi-Detached Dwellings</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Family Day Homes</li> <li>• Home Occupation, Major</li> <li>• Sales Centre</li> <li>• Show Home</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 6.7 m</li> </ul>
Site Depth (minimum)	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> </ul>
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Street Side Yard</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 1.2 m</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Principal Building</li> <li>• Rear garages for sites without Secondary Suites</li> <li>• Rear garages for sites with Secondary Suites</li> </ul>	<ul style="list-style-type: none"> <li>• 12.0 m</li> <li>• 1.0 m</li> <li>• 6.0 m</li> </ul>
Height (Maximum)	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density (Minimum)	<ul style="list-style-type: none"> <li>• 25 units per net hectare</li> <li>• An application that proposes a Density lower than the minimum may be permitted if the neighborhood's average Density remains 25 units per net hectare or higher</li> </ul>	
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>• 50%</li> </ul>	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Notwithstanding Section 82.4, Parking and Vehicular Access must adhere to the following regulations:
  - (i) All required parking for any Permitted or Discretionary uses shall be provided on Site,
  - (ii) One vehicular access per Site shall be permitted,
  - (iii) Vehicular access from an Alley or Street shall be hard surfaced,
  - (iv) Vehicular access for a minimum of one Dwelling unit of a Semi-Detached Dwelling shall be from an Alley,
  - (v) One Dwelling unit of a Semi-Detached Dwelling shall have a front attached garage with vehicular access from the Street,
  - (vi) A restrictive covenant shall be placed on each lot with access to both an Alley and Street to restrict access to one location, and
  - (vii) Pairing of access location, front to rear, shall be provided such as to optimize available on-street parking.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.



## SECTION 153 DC.13 – FENWYCK ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1206-22, July 18, 2022)

### (1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented dwelling units with opportunities to develop Secondary Suites while maintaining the built form of the neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Row Housing, Street Oriented</li> <li>• Semi-Detached Dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

- (a) The following regulations shall apply for Dwelling units without a Secondary Suite being developed:

	Site Standard	
Site Width (Minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal Unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 4.8 m</li> <li>• 6.7 m</li> <li>• 6.7 m</li> </ul>
Site Depth (minimum)	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Street Side Yard</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 1.2 m</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Principal Building</li> <li>• Garage as an Accessory Building accessed from an Alley.</li> </ul>	<ul style="list-style-type: none"> <li>• 10.0 m</li> <li>• 1.0 m</li> </ul>
Height (Maximum)	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density (Minimum)	<ul style="list-style-type: none"> <li>• 25 units per net hectare</li> <li>• An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or</li> </ul>	

	higher.
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%</li> </ul>
Amenity Area	<ul style="list-style-type: none"> <li>7.5 m<sup>2</sup> per dwelling for Row Housing for private outdoor Amenity Area.</li> </ul>

(b) The following regulations shall apply for Dwelling units with a Secondary Suite being developed:

	<b>Site Standard</b>	
Site Width (Minimum)	<ul style="list-style-type: none"> <li>Row Housing, Street Oriented (internal Unit)</li> <li>Row Housing, Street Oriented (end unit)</li> <li>Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>5.4 m</li> <li>6.7 m</li> <li>6.7 m</li> </ul>
Site Depth (minimum)	<ul style="list-style-type: none"> <li>Row Housing, Street Oriented</li> <li>Semi-Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>30.0 m</li> <li>30.0 m</li> </ul>
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m</li> </ul>
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>Street Side Yard</li> <li>All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m</li> <li>1.2 m</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>Principal Building</li> <li>Garage as an Accessory Building accessed from an Alley.</li> </ul>	<ul style="list-style-type: none"> <li>14.0 m</li> <li>6.0 m</li> </ul>
Height (Maximum)	<ul style="list-style-type: none"> <li>Three storeys not exceeding 12.0 m</li> </ul>	
Density (Minimum)	<ul style="list-style-type: none"> <li>25 units per net hectare</li> <li>An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher.</li> </ul>	
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%.</li> </ul>	
Amenity Area	<ul style="list-style-type: none"> <li>7.5 m<sup>2</sup> per dwelling for Row Housing for private outdoor Amenity Area.</li> </ul>	

### (3) ADDITIONAL REGULATIONS

(a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the

Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

- (b) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.
- (c) All required parking for any Permitted or Discretionary uses shall be provided on site.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

## SECTION 154 DC.14 – WESTWIND DIRECT CONTROL DISTRICT

(Bylaw C-1213-22, August 22, 2022)

### (1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Row Housing, Street Oriented</li> <li>• Secondary Suite</li> <li>• Home Occupation, Minor</li> </ul>	<ul style="list-style-type: none"> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> <li>• 6.7 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Row Housing, Street Oriented Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts)</li> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 14.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 40 units per net hectare (minimum)</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%.</li> </ul>	

	<b>Site Standard</b>
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private outdoor Amenity Area</li> </ul>

**(3) ADDITIONAL REGULATIONS**

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
  - (i) On its own block face;
  - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
  - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
  - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

**(4) ISSUANCE OF DEVELOPMENT PERMIT**

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

## SECTION 155 DC.15 - TONEWOOD ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1240-23, May 8, 2023)

### (1) GENERAL PURPOSE

The purpose of this District is to accommodate a residential Row Housing development. The district ensures development at a height and scale contiguous with surrounding low density residential.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Row Housing Development</li> </ul>	<ul style="list-style-type: none"> <li>• Sales Centres</li> </ul>

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Front Yard Setback-Grove Drive (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 1.5 m</li> </ul>
Side Yard Setback-West & East (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• Parking</li> <li>• All Others Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.0m</li> <li>• 1.5 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback-South (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.0 m</li> <li>• 7.0 m</li> </ul>
Building Separation Distance	<ul style="list-style-type: none"> <li>• Principal Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three Storeys not exceeding 12.0 m for Row Housing Dwelling</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 40 units per net hectare (minimum)</li> <li>• 70 units per net hectare (maximum)</li> </ul>	
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>• Row Housing Developments</li> </ul>	<ul style="list-style-type: none"> <li>• 57%</li> </ul>
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for private outdoor Amenity Area</li> </ul>	

### (3) ADDITIONAL REGULATIONS

- (a) A single all directional access to this Site should align with existing access to 500 Grove Drive. If secondary access is requested, it will be right-in/right-out or emergency access only and supported by a Traffic Impact Assessment.
- (b) Any parking provided adjacent existing residential uses shall provide light shielding to prevent vehicular light pollution from impacting the residential uses, to the satisfaction of the Development Officer

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

## SECTION 156 DC.16 – WESTWIND DIRECT CONTROL DISTRICT

(Bylaw C-1246-23, June 12, 2023)

### (1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Home Occupation, Minor</li> <li>• Row Housing, Street Oriented</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Show Home</li> <li>• Sales Centre</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented (internal unit)</li> <li>• Row Housing, Street Oriented (end unit)</li> </ul>	<ul style="list-style-type: none"> <li>• 5.5 m</li> <li>• 6.7 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> </ul>	<ul style="list-style-type: none"> <li>• 30.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Row Housing, Street Oriented</li> <li>• Row Housing, Street Oriented Abutting a Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts)</li> <li>• Principal Building</li> </ul>	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• 14.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three storeys not exceeding 12.0 m</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 40 units per net hectare (minimum)</li> </ul>	
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%</li> </ul>	
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for Row Housing for private</li> </ul>	



	<b>Site Standard</b>
	outdoor Amenity Area

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
  
- (b) Row Housing, Street Oriented shall be developed:
  - (i) On its own block face;
  - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
  - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
  - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
  
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.