

TOWN OF HIGH RIVER

IN THE PROVINCE OF ALBERTA

BYLAW 4594/2021 – AMENDING LAND USE BYLAW

A BYLAW OF THE TOWN OF HIGH RIVER TO AMEND BYLAW 4510/2017, BEING A BYLAW TO REGULATE THE DEVELOPMENT AND USE OF LAND WITHIN THE TOWN OF HIGH RIVER IN THE PROVINCE OF ALBERTA.

WHEREAS The Municipal Government Act requires that every municipality pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

WHEREAS Pursuant to the provisions of the Municipal Government Act, Council of the Town of High River, hereinafter called the “Council”, has adopted Land Use Bylaw 4510/2017; and

AND WHEREAS Council deems it desirable to amend Land Use Bylaw 4510/2017;

NOW THEREFORE Be it resolved:

1. That the Council of the Town of High River enacts that Land Use Bylaw 4510/2017 be rescinded;
2. That the Council of the Town of High River enacts that Cannabis Bylaw 4537/2018 be rescinded;
3. That the Council of the Town of High River enacts that Cannabis Bylaw 4576/2020 be rescinded;
4. And that Bylaw 4594/2021, forming Schedule A to this bylaw, comes into full force and effect upon third and final reading.

READ A FIRST TIME this _____ day of _____, A.D. 20__.

Mayor/Deputy Mayor

Chief Administrative Officer

DATE OF PUBLIC HEARING: _____

APPROVED this _____ day of _____, A.D. 20__.

READ A SECOND TIME this ____ day of _____, A.D. 20__.

Mayor/Deputy Mayor

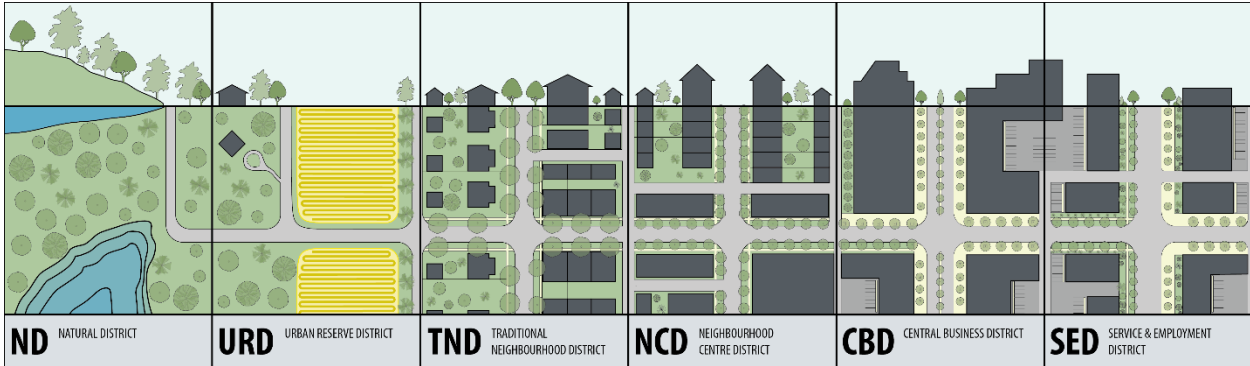
Chief Administrative Officer

READ A THIRD AND FINAL TIME this ____ day of _____ A.D. 20__.

Mayor/Deputy Mayor

Chief Administrative Officer

THE TOWN OF HIGH RIVER LAND USE BYLAW



BYLAW 4581/2021

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1.1 GENERAL PURPOSE

The purpose of this Bylaw is to allow sustainable development based on Smart Growth Principles as they relate to the surrounding built and un-built environment. To accomplish this, the Bylaw organizes sustainable development patterns along a rural-to-urban sequence based on the pedestrian experience and with the knowledge and expectation that development decisions made today will impact future generations.

In order to ensure this purpose is achieved, all planning applications, including land use, subdivision and development permit applications, will be evaluated using the following Principles:

A Pedestrian as the Universal Measure of Design:

The Town of High River is to be designed based on a scale that is comfortable to people, encourages walking, accommodates a variety of functions, can change, and adapt over time, and will foster an environment that supports and reinforces the social aspects of the Town.

Stewardship through Sustainable Design:

The Town, the community, and the development industry act as stewards for the High River of tomorrow. All development shall focus on long term quality over short term gains.

PART 2: MAPS & OVERLAYS

1.2 AUTHORITY

- 1.2.1 The action of the Town of High River, hereby known as the "**Town**", in the adoption of this Bylaw is authorized under the *Municipal Government Act*, as amended.
- 1.2.2 The adoption of this Bylaw is necessary to promote the health, safety, convenience, and general welfare of the citizens of the **Town** and to assist in the coordinated, efficient, and economical development of the **Town**. This Bylaw is implemented in order to advance the objectives and policies of the **Town Plan**.
- 1.2.3 This Bylaw shall be referred to as the "Town of High River Land Use Bylaw".

1.3 APPLICABILITY

- 1.3.1 This Bylaw shall apply to all lands contained within the municipal limits of the **Town**.
- 1.3.2 Provisions of this Bylaw are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.3.3 The provisions of this Bylaw, when in conflict, shall take precedence over those of other local bylaws, regulations, and standards except the *General Engineering and Construction Specifications*.
- 1.3.4 Any Federal and Provincial legislation, regulations, approval processes, licensing or permitting shall be applied to **Development** applications as required, specifically, the *Alberta Safety Codes Act*.
- 1.3.5 If any provision of this Bylaw is held, by court of competent jurisdiction, to be invalid, then the validity of the remaining provisions of this Bylaw shall not in any way be affected or impaired.

- 1.3.6 Words and terms used in this Bylaw shall have the same meaning as given to them in the *Municipal Government Act* unless otherwise defined in Part 5 Definition of Terms. Where no definition is provided in the *Municipal Government Act*, the *Alberta Interpretation Act* or this Bylaw, *Webster's New Collegiate Dictionary* shall be used.
- 1.3.7 Where in conflict, numerical metrics shall take precedence over graphic metrics. Graphics are to support the regulations in this Bylaw.
- 1.3.8 For the purpose of confirming compliance with this Bylaw, measurements shall be rounded off to the same number of significant figures as set out in this Bylaw.
- 1.3.9 A legal **Structure, Use, or Lot** that conformed to all previous Land Use Bylaw requirements prior to the date this Bylaw came into force, but no longer complies with the requirements of this Bylaw, is deemed to be in conformance with this Bylaw.

2.1 LAND USE MAP

2.1.1 The **Town** is hereby divided into the following six Land Use Districts with boundaries:

- (a) Natural District (ND)
- (b) Urban Reserve District (URD)
- (c) Traditional Neighbourhood District (TND)
- (d) Neighbourhood Centre District (NCD)
- (e) Central Business District (CBD)
- (f) Service & Employment District (SED)

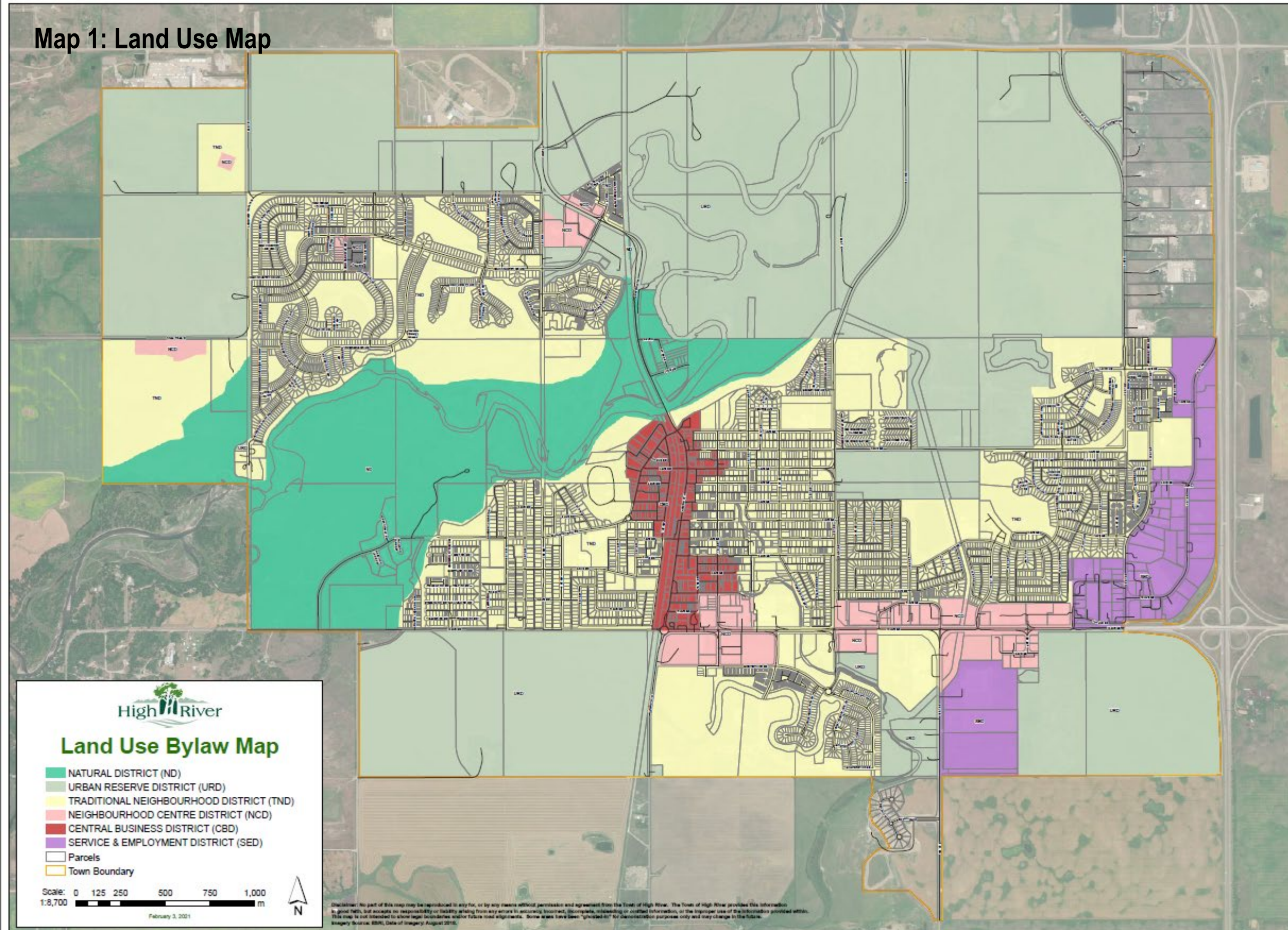
2.1.2 The Land Use Districts listed in Section 2.1.1 are delineated on the map in this Section, which shall be known as the "Land Use Map".

2.1.3 The Land Use Map may be amended or replaced by bylaw from time to time.

2.1.4 In the event that a dispute should arise over the precise location of a boundary of any Land Use District as shown on the Land Use Map, the **Development Authority** shall decide thereon.

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Map 1: Land Use Map



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2.2 FLOOD HAZARD OVERLAY

- 2.2.1 The purpose of the Flood Hazard Overlay is to:
- (a) Identify lands within the **Town** that are liable to flooding during high water events; and
 - (b) Provide regulations for lands liable to flooding to ensure **Development** can be undertaken in a safe manner.
- 2.2.2 Lands subject to the Flood Hazard **Overlay** are identified in the Flood Hazard Overlay Map and are further delineated as being subject to either the **Floodway**, or **Restricted Development Area**.
- (a) The Flood Hazard **Overlay** regulations apply in addition to the regulations of the underlying Land Use District.
 - (b) If there is a conflict between the **Overlay** and the Land Use District, the **Overlay** takes precedence.
- 2.2.3 No **Development** shall be allowed within the Flood Hazard **Overlay** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **Development**. For the purpose of the Flood Hazard **Overlay**, **Development** includes the construction of roads.
- 2.2.4 The following shall be the only **Permitted Uses** in the **Floodway** and **Restricted Development Areas**:
- (a) **Essential Public Utility**;
 - (b) **Rural Non-Intensive Agriculture**; and
 - (c) **Passive Recreation**.
- 2.2.5 The following shall be the only **Discretionary Uses** in the **Floodway** and **Restricted Development Areas** and shall require a **Development Permit**:
- (a) **Excavation**, stripping, or grading;
 - (b) Fencing or similar **Structures**; and
 - (c) Landscaping.
- 2.2.6 **Outside Storage** is prohibited.
- 2.2.7 No new **Buildings** or **Structures** shall be allowed except to:
- (a) Accommodate **Essential Public Utilities** or erosion control measures; or
 - (b) Replace an existing **Building** or **Structure** on the same location provided that the flood hazard can be overcome in a manner that is acceptable to the **Town** and Alberta Environment and Parks.

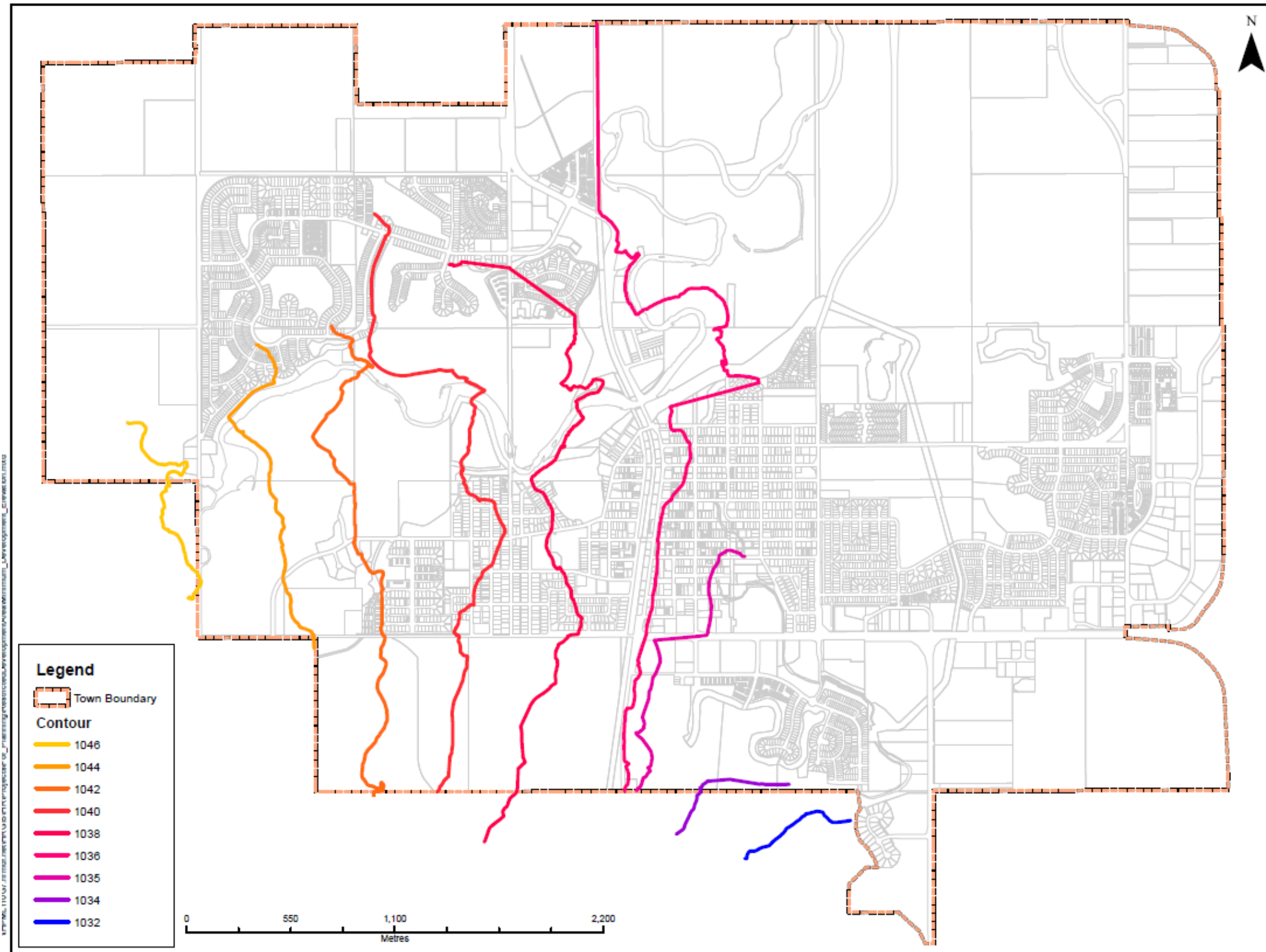
2.3 RESTRICTED DEVELOPMENT AREA

- 2.3.1 All **Sites** within a **Restricted Development Area** shall be protected to the **Town's Designated Design Event** plus 1 metre of **Freeboard**. This may be accomplished by one of the following methods:
- (a) Infilling the **Site** with suitable soils to raise the overall grade to the minimum elevation required to withstand the **Designated Design Event**. In addition, all **Buildings** shall be flood proofed to withstand the **Designated Design Event** plus 1 metre of **Freeboard**. For clarity, this includes the lowest building opening, main floor elevation, main electrical panel, and all mechanical equipment in a **Building**.
 - (b) Constructing a dike or berm so that the **Site** is designed to withstand the **Designated Design Event** plus metre of **Freeboard**; or
 - (c) An alternative solution approved by the **Town** at the discretion of the **Development Authority**.
- 2.3.2 Subsequent to flood mitigation measures being constructed to protect a **Site** in accordance with Section 2.3.1, the **Town** shall amend the **Flood Hazard Overlay** Map to remove the **Restricted Development Area** classification.

2.4 MINIMUM DEVELOPMENT ELEVATION

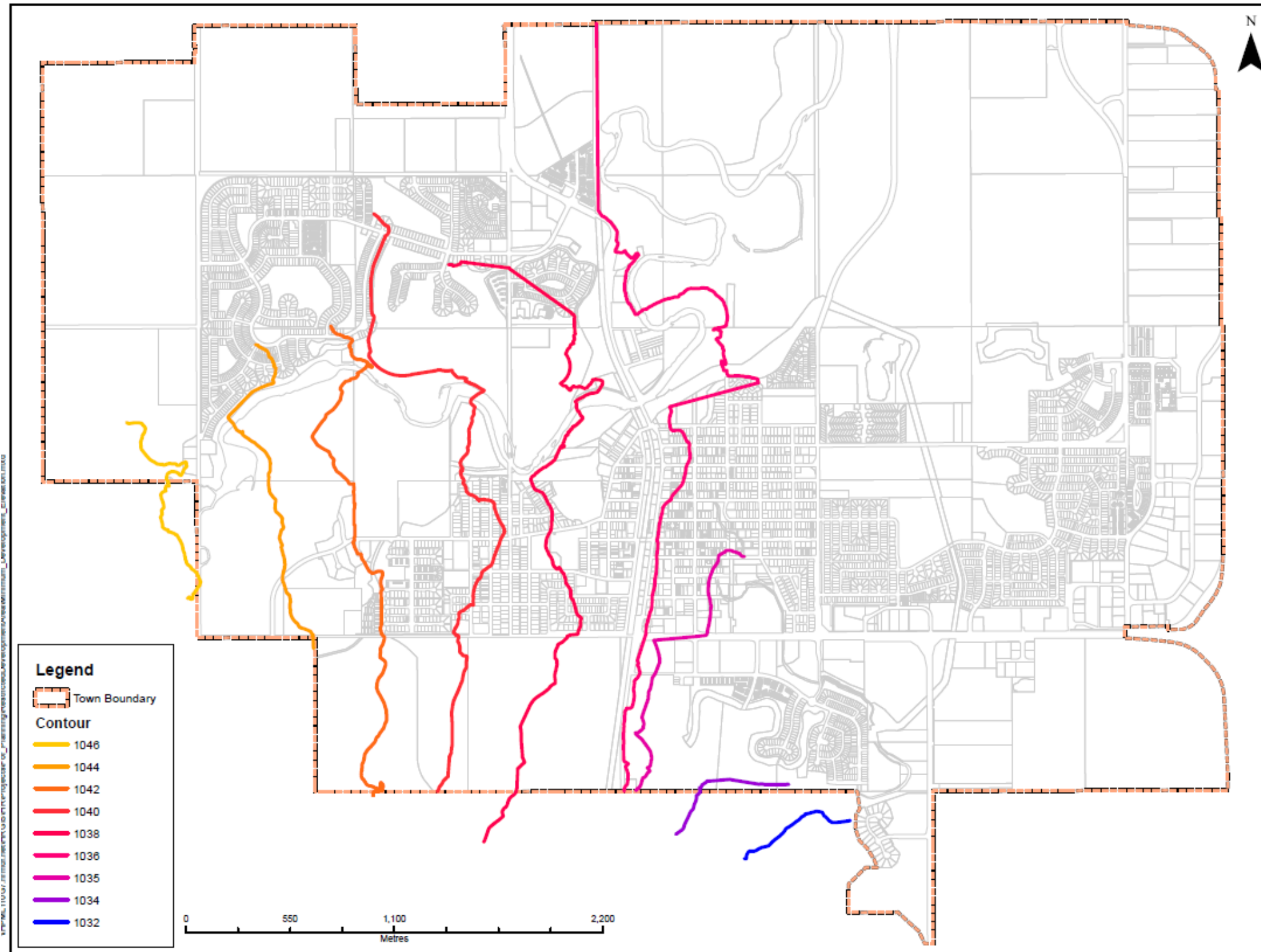
- 2.4.1 The known water elevations that occur in the **Town** during a high-water event are generally shown on the **Minimum Development Elevation** Map.
- 2.4.2 At the discretion of the **Development Authority**, all **Buildings** shall be adequately flood proofed to withstand the **Minimum Development Elevation** plus a minimum of 0.5 metres of **Freeboard**. For clarity, this includes the main floor elevation, main electrical panel, and all mechanical equipment in a **Building**.
- 2.4.3 As a condition of approval and at the discretion of the **Development Authority**, all new **Buildings** that require flood proofing to the **Minimum Development Elevation** may be required to submit:
- (a) A **Flood Protection Commitment Letter** with a Building Permit application; and
 - (b) A **Flood Protection Compliance Letter** prior to occupancy being granted.

Map 2: Flood Hazard Overlay Map



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Map 3: Minimum Development Elevation Map



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PART 3: LAND USE DISTRICTS

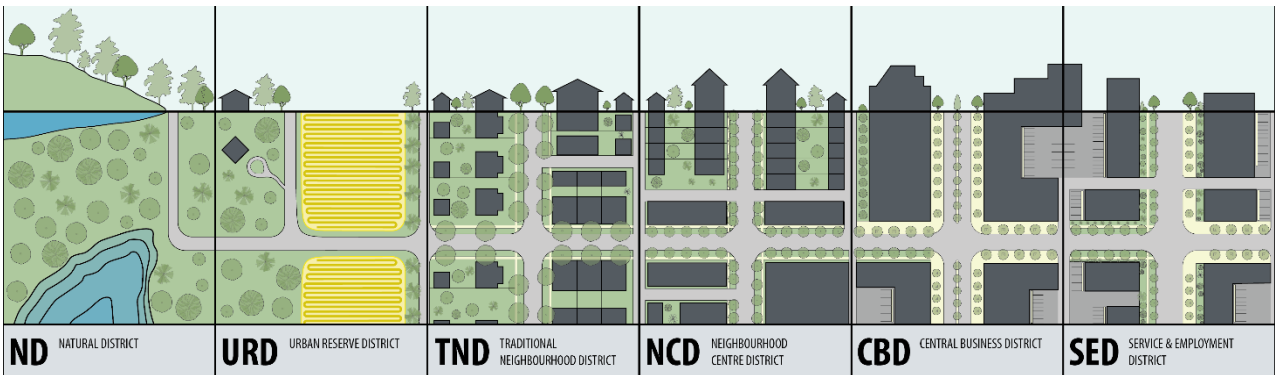
3.1 GENERAL OVERVIEW

3.1.1 The Land Use Districts within the **Town** are arranged on a rural to urban sequence and include the following districts:

- (a) Natural District (ND)
- (b) Urban Reserve District (URD)
- (c) Traditional Neighbourhood District (TND)
- (d) Neighbourhood Centre District (NCD)
- (e) Central Business District (CBD)
- (f) Service & Employment District (SED)

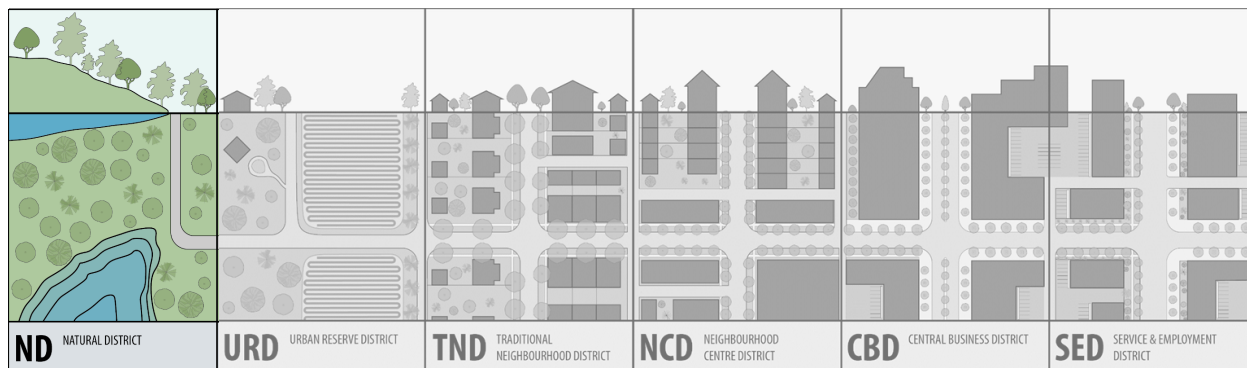
3.1.2 The sequence represents the increasing intensity of form and **Use** from the rural (left side) to urban (right side). Each Land Use District is reflective of a unique physical and social character that are reinforced in each district of this Bylaw. The Land Use District forms are illustrated in the sequence below.

3.1.3 In addition to the regulations specified within each Land Use District, all parts of this Bylaw apply, as appropriate, to all **Sites** within the **Town**.



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PART 3: LAND USE DISTRICTS



3.2 NATURAL DISTRICT (ND)

3.2.1 Intent

To protect the river corridor from **Development** that may impede the flow of floodwater and to support healthy ecological function of riparian areas.

3.2.2 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	Passive Recreation	None
(b) Other	Additional Uses that may be considered in this Land Use District.	Essential Public Utilities	Excavation , stripping and grading; fencing, landscaping, or other similar Structures Accessory Buildings

PART 3: LAND USE DISTRICTS



3.2.3 Specific Use Standards

Element	Standard
(a) Discretionary Uses	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(b) New Buildings	The Development Authority may allow new Buildings on a Temporary basis at their discretion provided that the flood hazard can be overcome by mitigating measures that meet or exceed Provincial requirements and are acceptable to the Town . However, Buildings or Structures intended for Essential Public Utilities or erosion control may be allowed on a permanent basis.
(c) Accessory Uses	Accessory Uses are Permitted or Discretionary in accordance with the Primary Use(s) .
(d) Accessory Buildings	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .

3.2.4 Subdivision & Development Standards

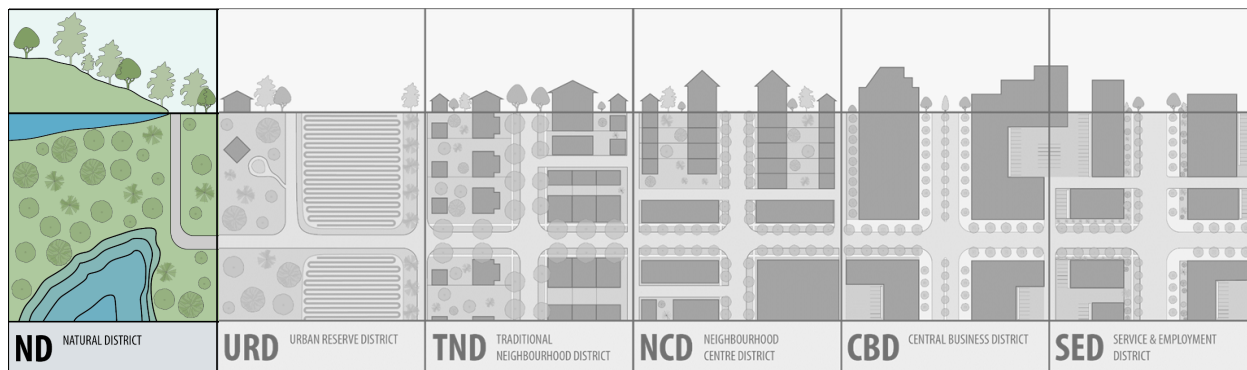
Element	Standard
(a) Discretionary Uses	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(b) Subdivision	No Subdivision is allowed unless proven to the satisfaction of the Development Authority that it is required in order to enhance the protection of the river corridor or to mitigate the flow of floodwater.
(c) New Buildings	No new Buildings are allowed except for replacement of existing Buildings on the same locations provided that the flood hazard can be overcome by mitigating measures that meet or exceed Provincial requirements and are acceptable to the Town . Buildings or Structures intended for Essential Public Utilities or erosion control may be allowed.

PART 3: LAND USE DISTRICTS



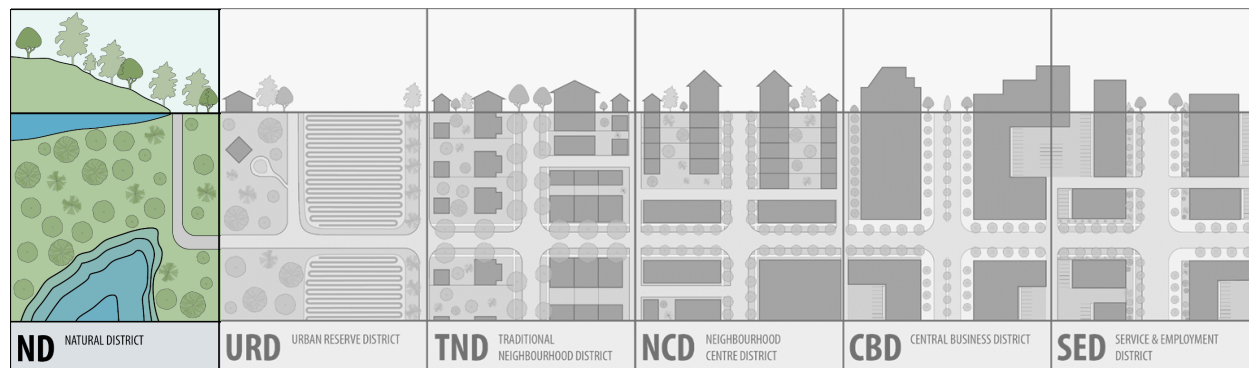
Element	Standard
(d) External Alterations or Additions	No external Alterations or Additions to existing Buildings or Structures that might increase the obstruction of floodwaters or have a detrimental effect on the hydrological system or water quality shall be allowed.
(e) Hazardous Materials	No storage of hazardous materials such as chemicals, explosives, flammable liquids, toxic, or waste material is allowed.
(f) Development not requiring a Development Permit	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p> <ol style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ol style="list-style-type: none"> A. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; B. Does not increase the floor area by more than 25.0 percent of the original Residential Structure or Building; C. Does not change the Use or intensity of the Use of the Structure or Building; and D. Is performed in accordance with obligatory legislation or other government regulations. ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect; iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced; iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use; v. The Change of Use of a Building or Structure, other than a Non-Conforming Use or Non-Conforming Building provided that: <ol style="list-style-type: none"> A. The requirements of the Development Permit for the existing Building have

PART 3: LAND USE DISTRICTS



Element	Standard
	<p>been fulfilled; and</p> <p>B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District.</p> <p>vi. The erection, construction, or maintenance of gates, Fences, walls, or other means of enclosure which meet the standards in this Land Use District;</p> <p>vii. The construction and maintenance of Essential Public Utilities;</p> <p>viii. The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw;</p> <p>ix. The use of a Building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum, or plebiscite;</p> <p>x. The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District;</p> <p>xi. Excavation of land and stripping of soil provided:</p> <p>A. That the area concerned is less than 1,000 square metres;</p> <p>B. That the stripping or Excavation is part of a Development for which a Development Permit has been issued; or</p> <p>C. That the Applicant has signed a Development Agreement with the Town for the area concerned.</p> <p>xii. Street performers or other vendors having a Business License and written permission from the landowner and are not located fronting on Centre Street S, 5th Street SE or 12th Avenue SE;</p> <p>xiii. Communication Structures that comply with the <i>Federal Radio Communication Act</i>;</p> <p>xiv. Sustainable Renewable Energy systems and Structures providing they are in compliance with the provisions of this Bylaw and any other obligatory legislation or government regulations;</p> <p>xv. Minor Home Occupation(s);</p>

PART 3: LAND USE DISTRICTS

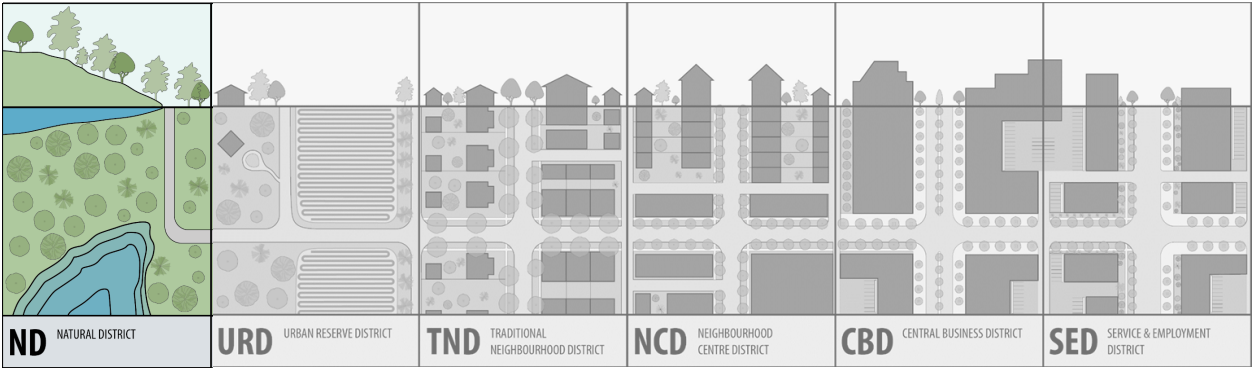


Element	Standard
	<ul style="list-style-type: none"> xvi. Mural(s); xvii. Day Home(s); and xviii. Patio(s). xix. Erection of flagpoles not exceeding 4.5 metres in height for the purpose of flying a Flag but not a Sign.

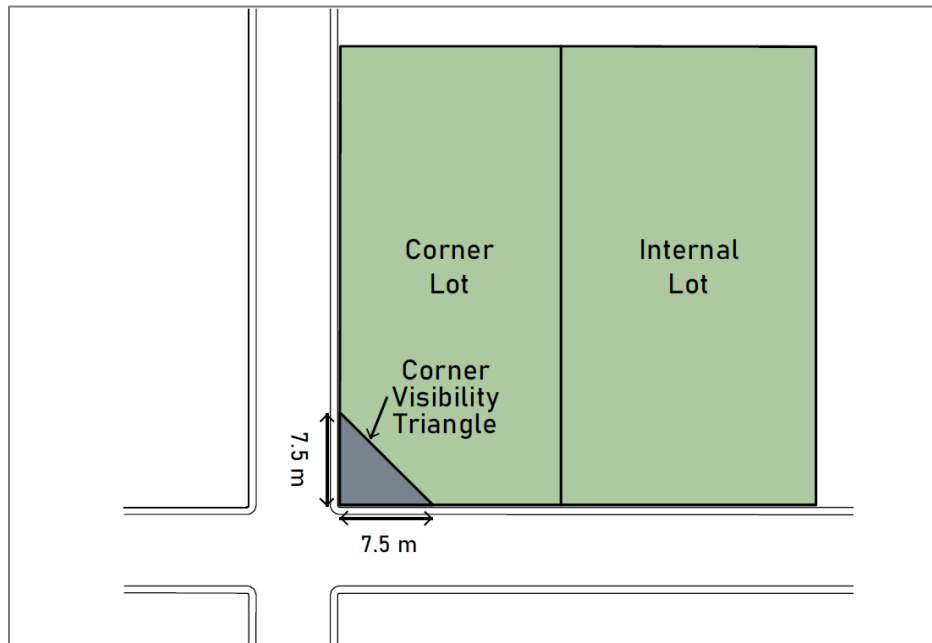
3.2.5 Additional Standards

- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.
- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.
- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.
- (d) All other **Development** proposals shall be at the **Development Authority's** discretion.
- (e) All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.
- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4 if required by the **Development Authority** as per Section 2.4.3.
- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building**, **Structure**, or **Fence** shall exceed the general elevation of the **Thoroughfare** by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.

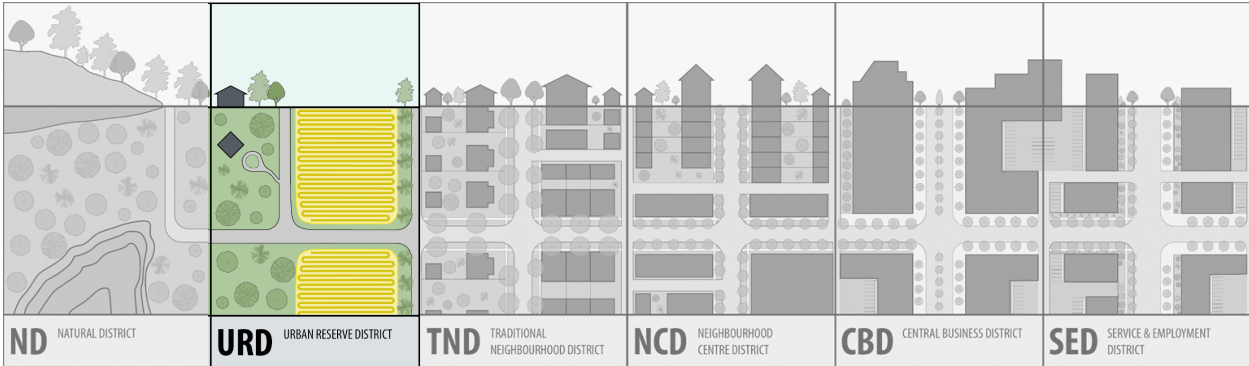
PART 3: LAND USE DISTRICTS



(h) **Sites** with incomplete **Development** must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications.



PART 3: LAND USE DISTRICTS



3.3 URBAN RESERVE DISTRICT (URD)

3.3.1 Intent

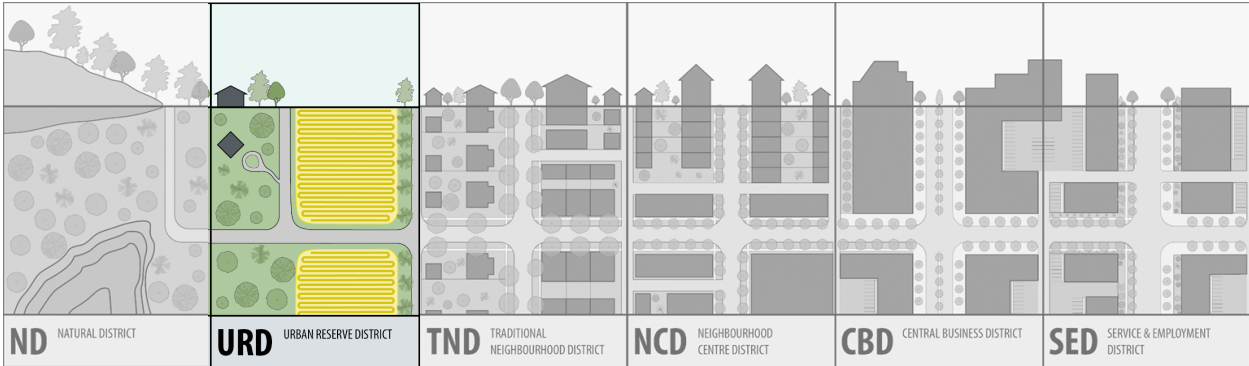
To support rural forms of **Development** and temporary **Uses** prior to transitioning to a more urban form through an Area Structure Plan, Neighbourhood Outline Plan and / or land use redesignation.

3.3.2 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

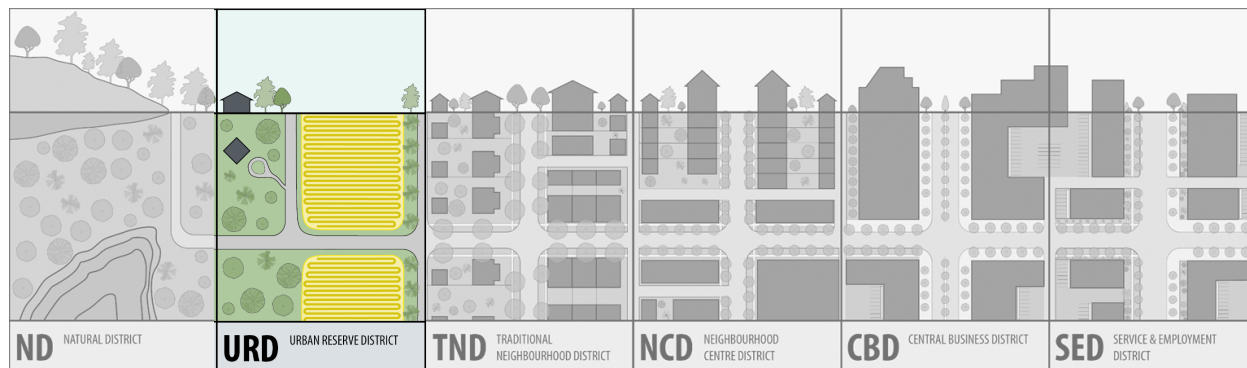
<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Residential	Premises available for long-term human habitation by means of ownership and rental but exclude short-term renting of less than a month's duration.	None	Dwelling Unit(s); Additional Dwelling Unit(s); Temporary Dwelling Unit(s); Temporary Additional Dwelling Unit(s)
(b) Office	Premises available for the transaction of general business.	Major Home Occupation	None
(c) Retail & Entertainment	Premises available for the commercial sale of merchandise and prepared foods.	None	Temporary Café, Temporary Retail & Service, General

PART 3: LAND USE DISTRICTS



<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(d) Manufacturing	Premises available for the creation, assembly, and repair of artefacts including their retail sale except when such activity creates conditions that may be objectionable to neighbouring property owners.	None	Temporary Cannabis Facility (including Temporary Cannabis Store) Light Industrial; Outside Storage (temporary)
(e) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	Passive Recreation	Active Recreation; Temporary Light Industrial; Education; Government
(f) Agriculture	Premises available for growing of plants or raising of livestock for the purpose of food production.	Rural, Intensive Agriculture; Rural, Non-Intensive Agriculture; Urban Agriculture	None

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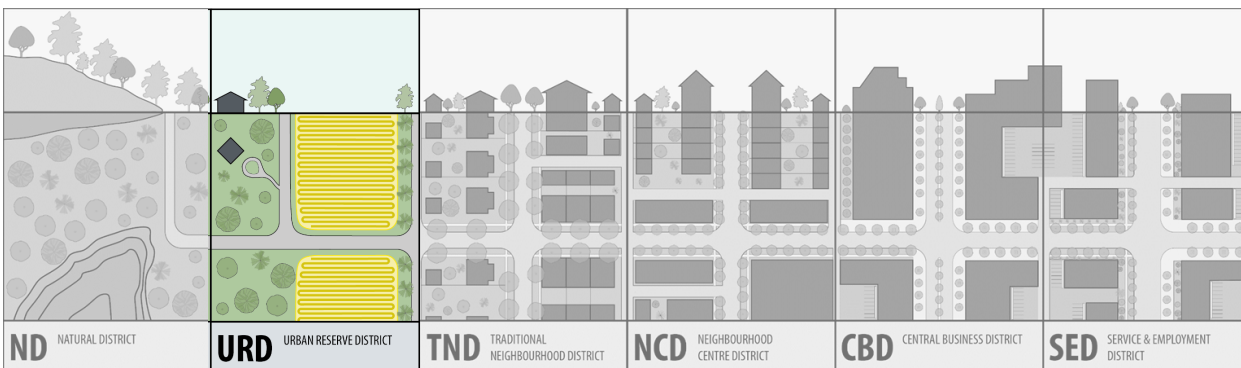


Use Category	Use Category Description	Permitted Uses	Discretionary Uses
(g) Other	Additional Uses that may be considered in this Land Use District.	<p>Essential Public Utilities</p> <p>Signs in association with an approved Use on the Site, unless otherwise specified in Section 3.3.10;</p> <p>Pageantry Features in association with an approved Development.</p>	<p>Excavation, stripping and grading; fencing, landscaping, or other similar Structures</p> <p>Sustainable Renewable Energy</p> <p>Temporary Shipping Containers</p>

3.3.3 Specific Use Standards

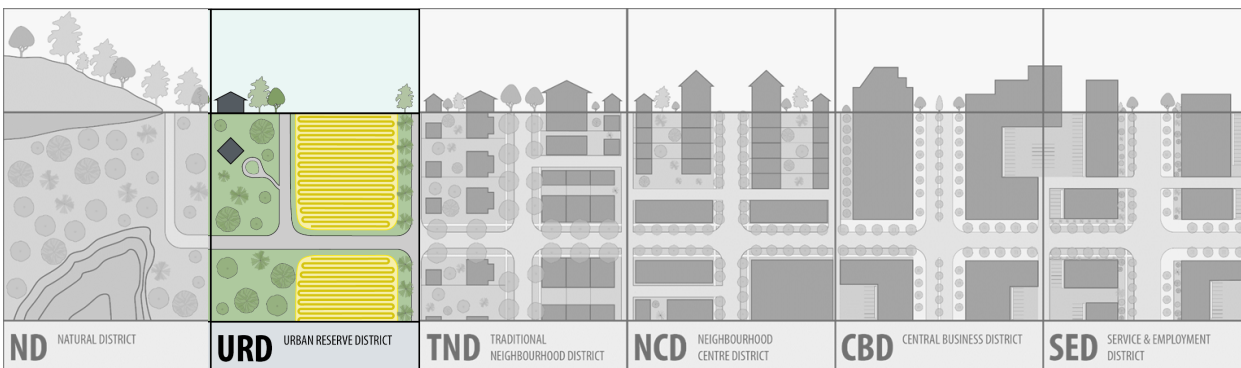
Element	Standard
(a) Discretionary Uses	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(b) New Buildings	The Development Authority may allow new Buildings on a Temporary basis at their discretion provided that the flood hazard can be overcome by mitigating measures that meet or exceed Provincial requirements and are acceptable to the Town . However, Buildings or Structures intended for Essential Public Utilities or erosion control may be allowed on a permanent basis.
(c) Cannabis Facility	<p>At the time of Development Permit application, a Cannabis Facility shall not be located closer than 75.0 metres to any of the following, as measured from the closest point of the proposed Cannabis Facility Bay to the closest point of the Lot boundary of:</p> <ul style="list-style-type: none"> i. Any land zoned Traditional Neighbourhood District.

PART 3: LAND USE DISTRICTS



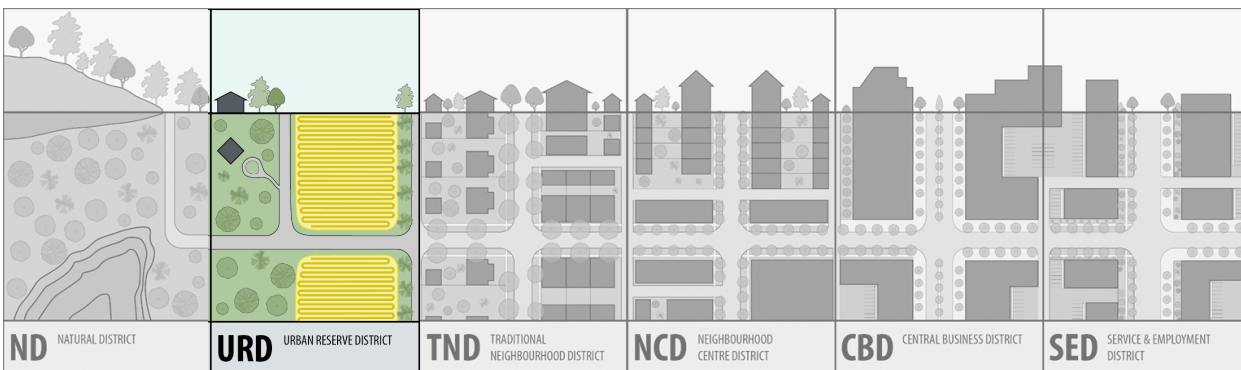
Element	Standard
(d) Cannabis Store	<p>i. At the time of Development Permit application, a Cannabis Store Bay shall not be located closer than 100.0 metres to any of the following, as measured from the closest point of the Cannabis Store Bay to the closest point of the Site boundary of:</p> <ul style="list-style-type: none"> A. A School; B. School reserve or municipal and school reserve (as defined by the <i>Municipal Government Act</i>); or C. A Public Park. <p>ii. Where a proposed Cannabis Store Bay is within a 150.0 metre radial distance of an existing Cannabis Store Bay, as measured from the closest point of the Cannabis Store Bay to the closest point of the other Cannabis Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.</p>
(e) Change of Use	A Change of Use within an existing Building may be considered, at the discretion of the Development Authority provided the proposed use is listed as permitted or discretionary in this land use district.
(f) Compatibility	No Use or operation shall cause or create any conditions which may be offensive or objectionable beyond the Lot Lines by virtue of noise, odour, vibrations, heat, or light, at the discretion of the Development Authority .
(g) Accessory Uses	Accessory Uses are Permitted or Discretionary in accordance with the Primary Use(s) .
(h) Accessory Buildings	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .
(i) Sustainable Renewable Energy	Sustainable Renewable Energy systems and Structures must be in compliance with the provisions of this Bylaw and any other obligatory legislation or government regulations.

PART 3: LAND USE DISTRICTS



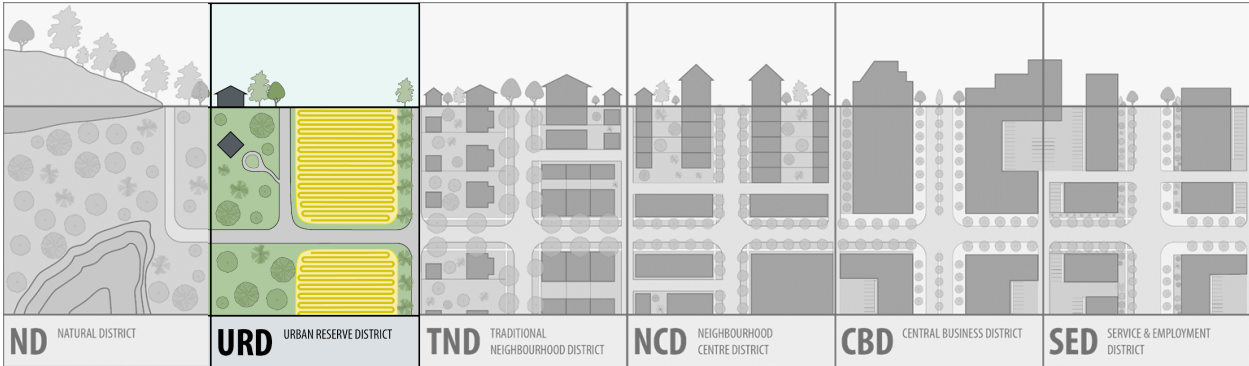
Element	Standard
(j) Temporary Development	<p>Temporary Uses, Buildings, or Structures may be permitted in all Districts at the discretion of the Development Authority, provided that Temporary Buildings or Structures are not placed on permanent foundations and provided that the Use, Building or Structure is listed as a Permitted or Discretionary Use in the relevant land use district.</p> <ol style="list-style-type: none"> i. A Development Permit shall only be provided for up to a maximum of five years, at which time a new or renewed Development Permit shall be required. ii. Temporary Buildings or Structures must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District at the discretion of the Development Authority.
(k) Temporary Shipping Containers	<p>Temporary Shipping Containers may be used for the storage of equipment and materials during the construction period at the construction site subject to the following:</p> <ol style="list-style-type: none"> i. The Site must have an approved and active Building Permit. ii. The Shipping Container must be placed wholly within the subject Site. iii. The Shipping Container shall be removed from the Lot no later than seven (7) calendar days after completion of the Building Permit. iv. If construction ceases for a period of thirty (30) days, the Shipping Container shall be removed from the Site no later than seven (7) days after notice to remove is issued by the Town.
(l) Prohibited Uses	<ol style="list-style-type: none"> i. The storage of any Temporary Dwelling Unit; ii. The outdoor storage of unsightly materials including derelict vehicles; iii. The storage of goods, products, or materials in any Frontage; and iv. Gaming Establishments.
(m) Development not requiring a Development	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p>

PART 3: LAND USE DISTRICTS



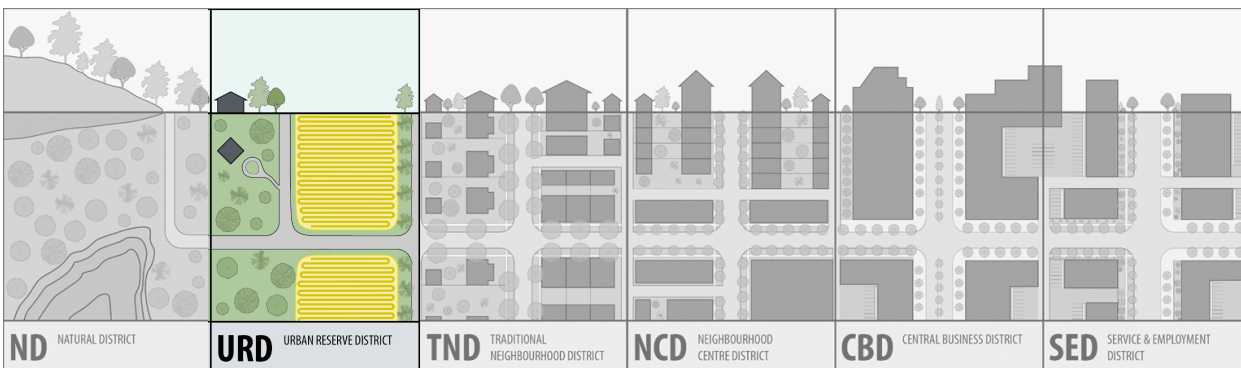
Element	Standard
Permit	<ul style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ul style="list-style-type: none"> A. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; B. Does not increase the floor area by more than 25.0 percent of the original Residential Structure or Building; C. Does not change the Use or intensity of the Use of the Structure or Building; and D. Is performed in accordance with obligatory legislation or other government regulations. ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect; iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced; iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use; v. The Change of Use of a Building or Structure, other than a Non-Conforming Use or Non-Conforming Building provided that: <ul style="list-style-type: none"> A. The requirements of the Development Permit for the existing Building have been fulfilled; and B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District. vi. The erection, construction, or maintenance of gates, Fences, walls, or other means of enclosure shall be permitted at the discretion of the Development Authority; vii. The construction and maintenance of Essential Public Utilities; viii. The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw; ix. The use of a Building or part thereof as a temporary polling station for a federal,

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Element	Standard
	<p>provincial, or municipal election, referendum, or plebiscite;</p> <p>x. The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District;</p> <p>xi. An outdoor in-ground or above-ground private swimming pool provided:</p> <p style="margin-left: 20px;">A. Not located in a Frontage;</p> <p style="margin-left: 20px;">B. Having a total area not exceeding 15.0 percent of the Lot area; and</p> <p style="margin-left: 20px;">C. That does not have any part of the above Grade component, including a Deck, walkway, supporting member, heater, or mechanical equipment, located within 1.2 metres of any Side Lot Line or Rear Lot Line.</p> <p>xii. Excavation of land and stripping of soil provided:</p> <p style="margin-left: 20px;">A. That the area concerned is less than 1,000.0 square metres;</p> <p style="margin-left: 20px;">B. That the stripping or Excavation is part of a Development for which a Development Permit has been issued; or</p> <p style="margin-left: 20px;">C. That the Applicant has signed a Development Agreement with the Town for the area concerned.</p> <p>xiii. Communication Structures that comply with the <i>Federal Radiocommunication Act</i>;</p> <p>xiv. Minor Home Occupation(s);</p> <p>xv. Mural(s);</p> <p>xvi. Day Home(s); and</p> <p>xvii. Patio(s)</p> <p>xviii. Erection of flagpoles not exceeding 4.5 metres in height for the purpose of flying a Flag but not a Sign.</p>

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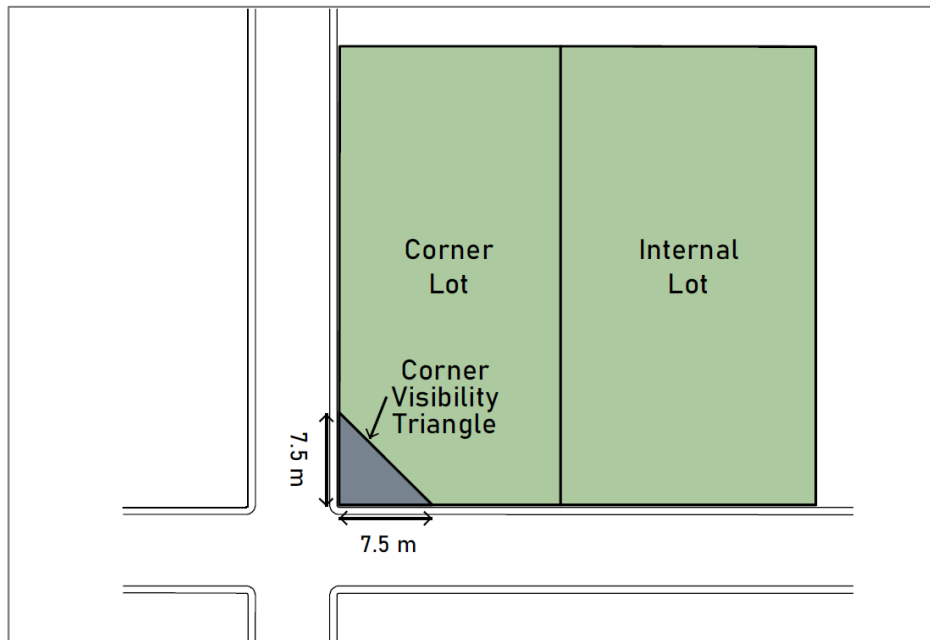
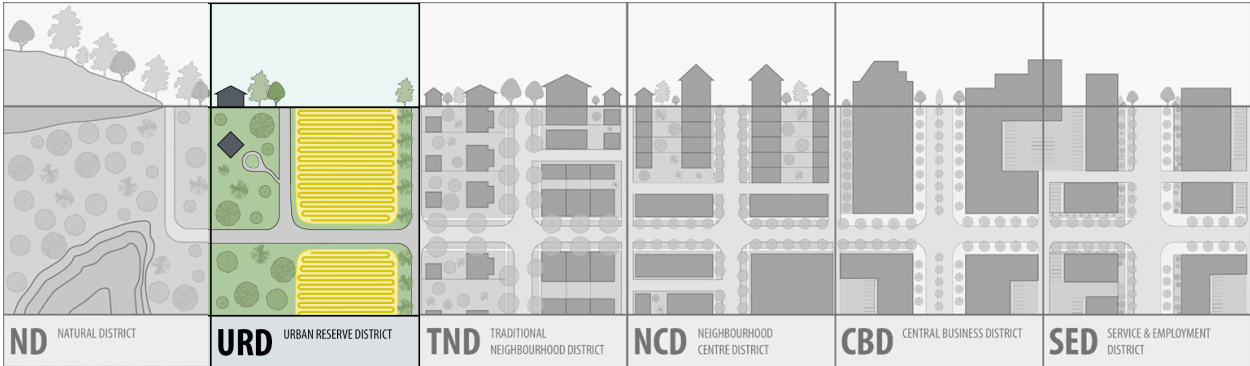
3.3.4 Subdivision & Development Standards

- (a) No **Subdivision** is allowed without an approved Area Structure Plan or Neighbourhood Outline Plan and appropriate zoning.

3.3.5 Additional Standards

- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw through an application, where at the discretion of the Development Authority, the Development would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.
- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.
- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.
- (d) All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.
- (e) All other **Development** proposals shall be at the **Development Authority's** discretion.
- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4 if required by the **Development Authority** as per Section 2.4.3.
- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building**, **Structure**, or **Fence** shall exceed the general elevation of the **Thoroughfare** by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.
- (h) **Sites** with incomplete **Development** must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications..

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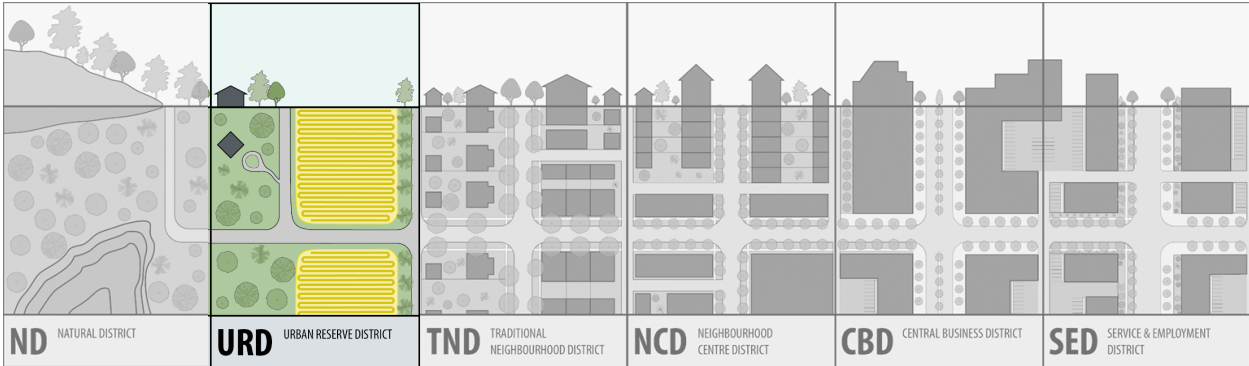
3.3.6 Sustainable Energy

- (a) **Sustainable Renewable Energy** systems are encouraged and supported within the **Town**. **Solar Energy Systems** and **Wind Turbines** shall be considered at the discretion of the **Development Authority**.

3.3.7 The Design, Character & Appearance of Temporary and Permanent Buildings

- (a) The size, location, design, character and appearance of any **Building** or **Structure** requiring a **Development Permit** shall be acceptable to the **Development Authority** having due regard to:
- i. The policies and objectives contained within the **Town's** Statutory Plans;

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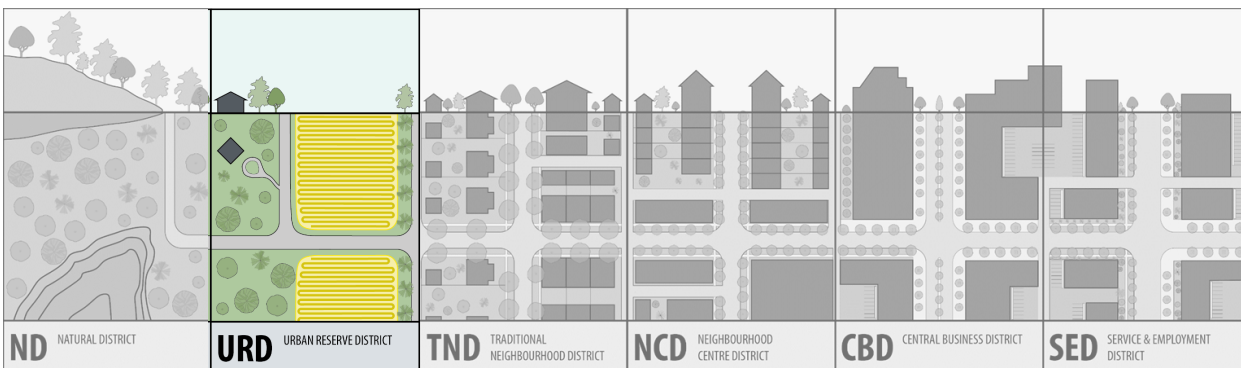


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- ii. Any studies adopted as guidelines regarding Heritage Buildings and historic resources, vistas, streetscapes, parking, mobility, public art, and open space;
 - iii. The character of existing **Development** in this Land Use District including, but not necessarily limited to, facing materials, **Building** mass and architectural detailing;
 - iv. The character of existing **Development** in this Land Use District, as well as the effect on adjacent Land Use District(s) and parcels, unless the **Building** or **Structure**, at the discretion of the **Development Authority**, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
 - v. Other factors such as daylight, sunlight, and privacy.
-
- (b) The exterior finishing materials on the **Façade** of a proposed **Development** shall be those identified on the approved plans for that **Development**.
-
- (c) Once constructed, the **Façade** of the **Building(s)** shall be maintained to the standard shown on the Site Plan and elevation drawings approved by the **Development Authority**.
-
- (d) **Additions** to any **Primary Building(s)** and any **Accessory Building(s)** shall be constructed and finished with materials compatible with the **Primary Building(s)**.
-
- (e) Where a proposed **Development** is part of a larger area, the whole of which may eventually be designed and developed, and for which no overall **Development** plan has been prepared, the **Development Authority** may require the submission of a **Master Site Plan** before dealing with the application.
-

3.3.8 Drainage Standards

-
- (a) All roof drainage from a **Structure** or **Building** must be discharged onto the **Lot** on which the **Structure** or **Building** is located. No roof drainage may create any negative impact on adjacent **Sites**. Should any damage occur, the owner shall be responsible for all of the costs of all applicable damages, as determined by a qualified professional (e.g. insurance underwriter) based on the General Engineering and Construction Specifications as applicable.
-

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3.3.9 Pageantry Features

(a) **Pageantry Features** may only be located within or abutting the **Development** that they relate to.

(b) **Pageantry Features** are limited to:

- i. promoting natural and manmade attributes and amenities of the **Development**;
- ii. providing the names of area builders;
- iii. providing directions within the **Development**;
- iv. indicating the general price range of housing products.

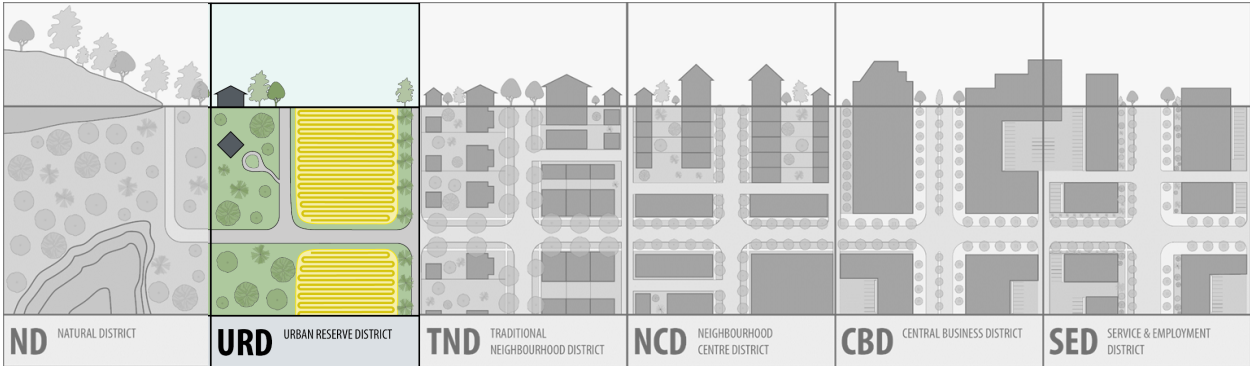
(c) **Pageantry Features** must not:

- i. be installed so as to obstruct or impede free and clear vision for motorists and pedestrians and in so doing create a traffic hazard;
- ii. interfere with, or cause confusion with, any authorized sign, signal or traffic control device and in so doing create a traffic hazard;
- iii. impede pedestrians from using the sidewalk system;
- iv. create any other safety issue under the regulations of the Town of High River Traffic Bylaw or the Traffic Safety Act, RSA 2000; or
- v. cause any damage to any Town owned trees (through installation, placement or removal) or result in any pruning to improve visibility of Pageantry Features.

(d) **Pageantry Features** may include the following types:

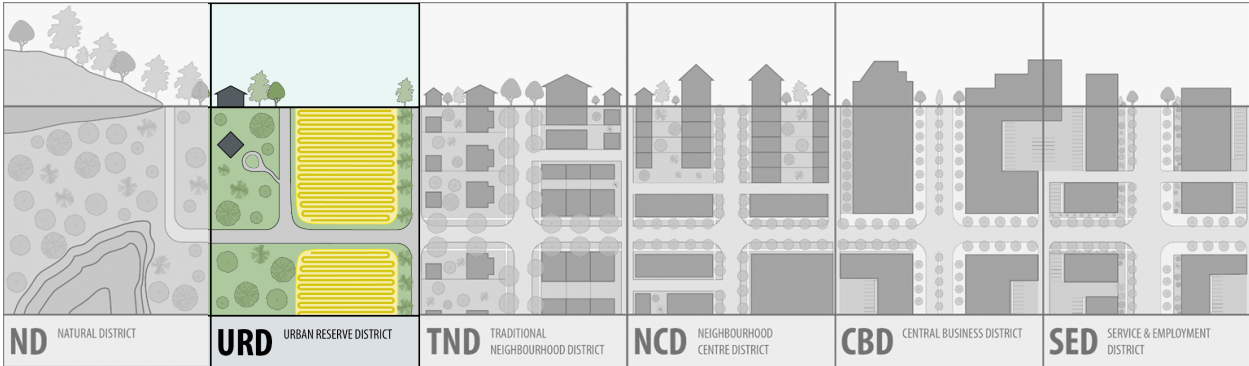
- i. freestanding signs, provided the signs do not exceed 2.0 metres in height and 3.0 square metres in sign area and are securely inserted into the ground (skids, concrete blocks, and similar types of footings will not be permitted);
- ii. flags and flag poles;
- iii. banners and banner poles; or
- iv. any other decorative feature where, in the opinion of the **Development Authority**, the feature is consistent with the intent of these regulations.

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-
- (e) All **Pageantry Features** within a **Development** must be coordinated, cohesive and have a consistent theme.
-
- (f) All **Pageantry Features** within a **Development** must be kept in good repair at all times.
-
- (g) There is no limitation to the number of Pageantry Features that can be proposed and approved in a **Development** under a single application. However, the **Development Authority** reserves the right to restrict the number of **Pageantry Features** approved for a **Development** based on the suitability of the location and design of the **Pageantry Features**.
-
- (h) A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required. Pageantry shall be removed within thirty days of the final **Lot** or unit of the **Development** being sold by the developer.
-

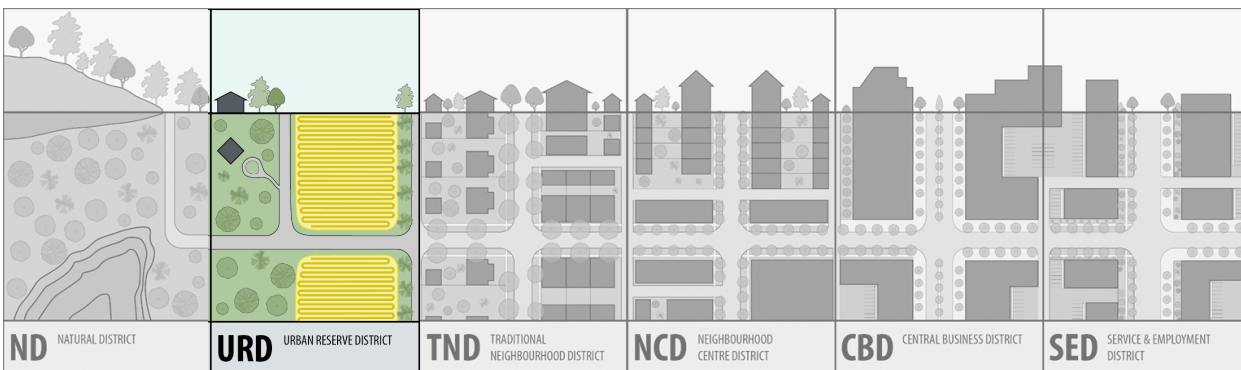
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3.3.10 Sign Standards

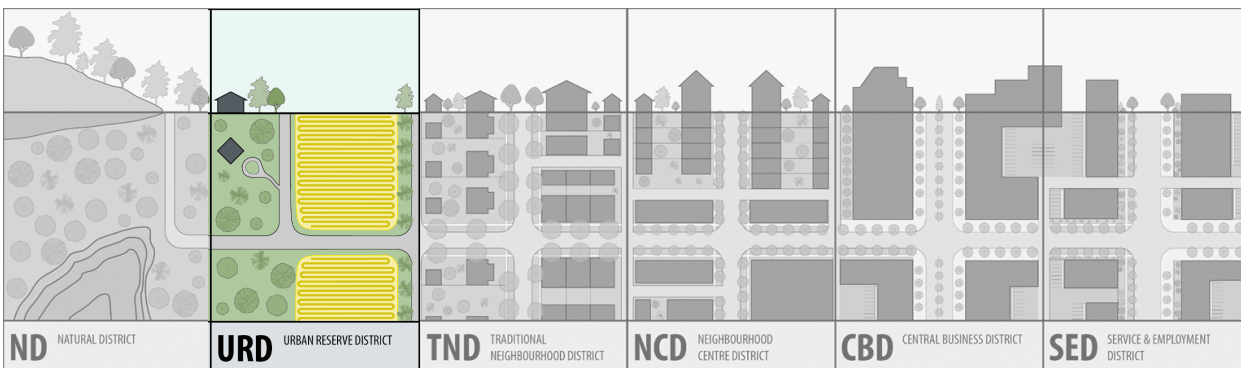
Sign Element	Standard
(a) General Sign Standards	<ul style="list-style-type: none"> i. Signs should be appropriate and integrated with the Building design and character of the neighbourhood. ii. Signs shall be primarily oriented toward pedestrians in both scale and location. Signs oriented towards vehicles are considered secondary. iii. Signs shall not obstruct pedestrian or vehicular visibility or circulation. iv. Signs shall not project above the roofline of a Building. v. The message on the Sign shall relate to the Use of the Site(s) on which it is located. vi. Signs shall not exceed 20.0 percent of the Building Façade to which it is attached. vii. Sign illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and / or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.. viii. The vertical clearance from the bottom of a Sign to Grade for a public space shall be: <ul style="list-style-type: none"> A. Minimum 2.5 metres for sidewalks; B. 3.8 metres for driveways, parking spaces and streets; and C. 4.6 metres for Loading areas.
	<ul style="list-style-type: none"> ix. Signs shall at all times be maintained in a proper and safe state of repair and shall not be permitted to become dilapidated or unsightly. x. All Signs within the Urban Reserve District shall be Temporary only.

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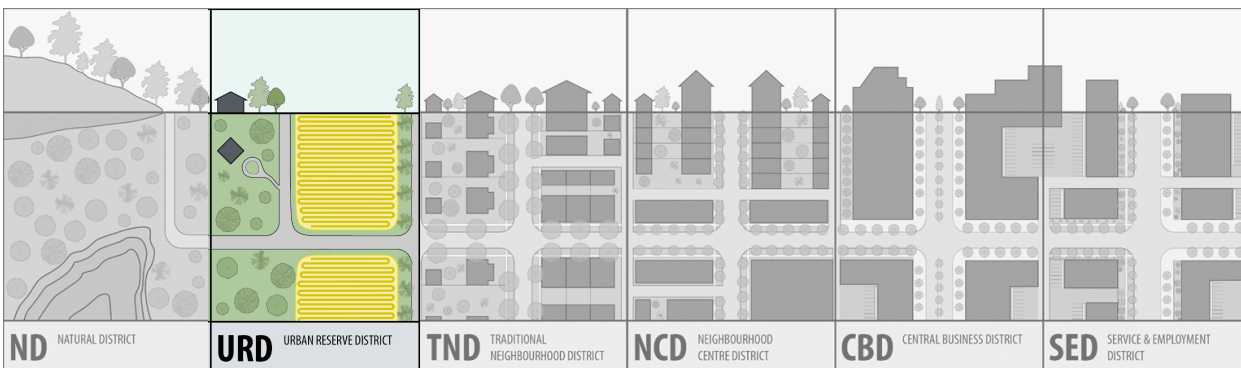
Sign Element	Standard
(b) Sign, Banner	<ul style="list-style-type: none"> i. Shall be limited to 1 banner per business. ii. Shall not cover more than 25.0 percent of the ground floor Façade for a business. iii. Materials shall be weather resistant and minimize glare.
(c) Sign, Canopy	<ul style="list-style-type: none"> i. Shall not cover more than 25.0 percent of the ground floor Façade for a business. ii. May project into the Public Frontage up to 1.5 metres as long as it maintains a Setback of at least 0.6 metres from the Curb. iii. Shall not be allowed in addition to a Sign, Fascia on the same business Façade.
(d) Sign, Changeable Message	<ul style="list-style-type: none"> i. Shall only be allowed as part of a Sign, Freestanding or Sign, Fascia.
(e) Sign, Community Identification	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 1.5 metres from Grade. ii. Shall be self-supported and shall be permanent and stationary.
(f) Sign, Fascia	<ul style="list-style-type: none"> i. Shall not cover more than 20.0 percent of the first Storey Façade for a business. ii. The top of a Sign, Fascia shall have a maximum height of 4.5 metres from Grade and shall not extend above the base of a window on any upper Storey. iii. May project into the Public Frontage up to 0.4 metres. iv. Shall not be allowed in addition to a Sign, Canopy on the same business Façade.
(g) Sign, Flag	<ul style="list-style-type: none"> i. May have a maximum sign area of 2.0 square metres and have a maximum height of 6.0 metres from Grade. ii. A maximum of one Sign is allowed per Frontage. iii. Must not be located on a Roof of a Building. iv. Must be secured to a flagpole which is secured into the ground. Portable Signs, Flag shall not be permitted. v. Shall incorporate landscaping where required by the Development Authority

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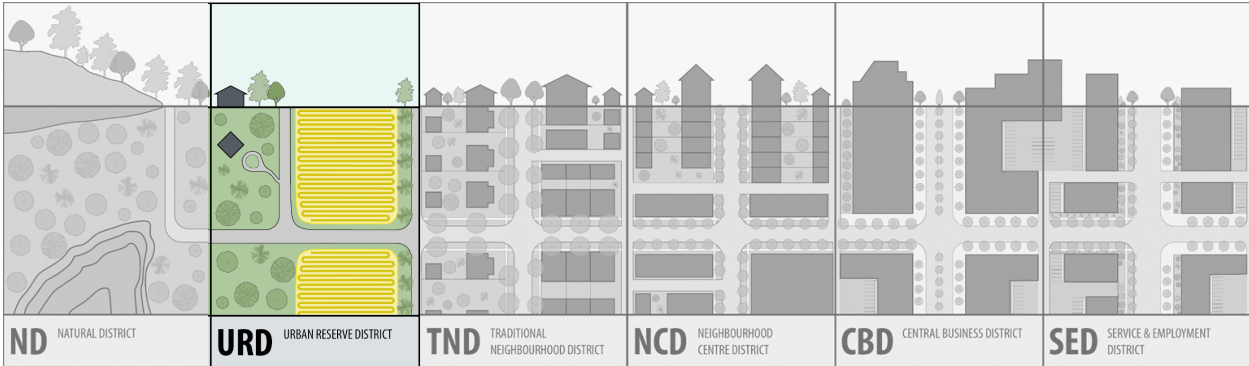
Sign Element	Standard
(h) Sign, Freestanding	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 4.0 metres from Grade. ii. A maximum of one Sign is allowed per Lot. iii. Shall incorporate landscaping where required by the Development Authority
(i) Sign, Projecting or Hanging	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 1 square metre. ii. May project into the Public Frontage up to 1.0 metre as long as it does not project closer than 0.6 metres to the Curb and shall not extend past a Sign, Canopy on the same Façade. iii. A maximum of one Sign is allowed per business Façade. iv. Shall be located a minimum of 3.0 metres from each other.
(j) Sign, Sponsorship	<ul style="list-style-type: none"> i. Signs located on Fences shall not cover more than 50.0 percent of the Fence facing the Public Realm and shall not obstruct sight lines, gates or access points to the satisfaction of the Development Authority. ii. Signs shall not protrude past the side edges, above, or below the Fence. iii. Shall not cover more than 20.0 percent of the first Storey Façade of the Building or Structure.
(k) Sign, Window	<ul style="list-style-type: none"> i. A Development Permit is required for a total Sign area of more than 50.0 percent of the glass surface of the window(s). ii. In the case of a Major Home Occupation, the maximum Sign area shall be 0.2 square metres and a maximum of one Sign per Major Home Occupation shall be permitted. iii. Shall not be illuminated when located in a Residential Building.

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Sign Element	Standard
(l) Signs not requiring a Development Permit	<ul style="list-style-type: none"> i. An official notice, Sign, placard, or bulletin for Municipal, Provincial, or Federal purposes whether on public or private property. ii. A Sign that is not visible from the Public Realm at the discretion of Development Authority. iii. Signs, Temporary Banner to advertise any Community Group or Community Event, and with a maximum Sign area of 3.0 square metres in accordance with Council approved guidelines. iv. Signs, Temporary associated with an approved Temporary Use, with a maximum area of 1.0 square metre, a maximum height of 2.0 metres, and a maximum of 2 Signs per Lot. v. Signs, Construction located on Site(s) where construction, renovation, or maintenance is occurring, and is removed 7 days following completion of work. vi. Signs, Election with a maximum Sign area of 1.5 square metres, and maximum height of 2 metres, which are placed no sooner than 30 days prior to an election and removed 7 days following. vii. Existing Signs when only the message area of the Sign is being changed to reflect a change in the business name or a replacement sign for an existing business. viii. Signs, Real Estate with a maximum Sign area of 1.0 square metre and a maximum of 1 Sign per Lot Frontage. ix. A Sign, Traffic or Sign, Directional with a maximum Sign area of 1.0 square metre and a maximum height of 2.0 metres authorized by the Municipal, Provincial, or Federal Government(s). x. A Sign for a garage sale or similar event, posted for a maximum of 48 hours. xi. A Sign showing the name or address of a Building that is sculpted or formed from the Building material. xii. Murals or similar public art, providing that no third-party advertising is included. xiii. Signs, A-Board.

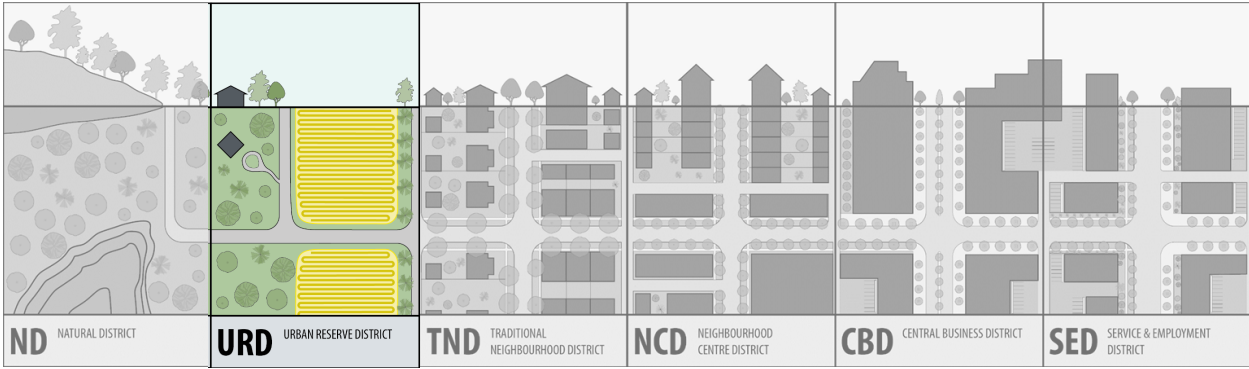
PART 3: LAND USE DISTRICTS



Sign Element	Standard
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- | | |
|--------------------------------------|---|
| (m) Prohibited Signs | <ul style="list-style-type: none"> i. Signs, Inflatable; ii. Signs, Searchlight or Laser; iii. Signs, Third Party; iv. Signs, Vehicle or Trailer on non-motorized vehicles; v. Signs, Portable; vi. Signs, Roof; vii. Signs, Obsolete; and viii. Moving, flashing, sound-emitting Signs, or Signs, Revolving. |
| (n) Additional Sign Standards | <ul style="list-style-type: none"> i. Whenever a panel on a multi-tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it. ii. An existing non-conforming Sign may continue to be displayed provided: <ul style="list-style-type: none"> A. The Sign was lawfully erected on or before the day this Bylaw came into effect; B. The Sign continues to comply with the bylaw in effect at the time of its erection; C. Changes to the Sign are limited to normal maintenance; and D. The Sign is not moved or materially altered. iii. When a Sign cannot be clearly categorized as any of the Signs defined in this Bylaw, the Development Authority shall determine the Sign type and applicable standards. iv. All Signs that require a Development Permit in this district shall be Discretionary and Temporary. |

PART 3: LAND USE DISTRICTS



<i>Sign Element</i>	<i>Standard</i>
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- (o) Associated **Uses** In the table below:
- ✓ means a Sign is **Permitted** (and is **Temporary**)
 - means a Sign is **Permitted** and does not require an associated **Use** (and is **Temporary**)
 - means a Sign is not Permitted

	Sign, Banner	Sign, Canopy	Sign, Changeable Message	Sign, Community Identification	Sign, Electronic Messaging	Sign, Fascia	Sign, Freestanding	Sign, Projecting or Hanging Wall	Sign, Window
Residential	●	●	●	○	●	●	●	●	✓
Lodging	✓	✓	✓	○	●	✓	✓	✓	✓
Office	✓	✓	●	○	●	✓	✓	✓	✓
Retail & Entertainment	✓	✓	✓	○	✓	✓	✓	✓	✓
Manufacturing	✓	✓	●	○	●	✓	✓	✓	✓
Institutional	✓	●	✓	○	●	✓	✓	✓	✓
Agriculture	✓	●	●	○	●	●	✓	✓	✓

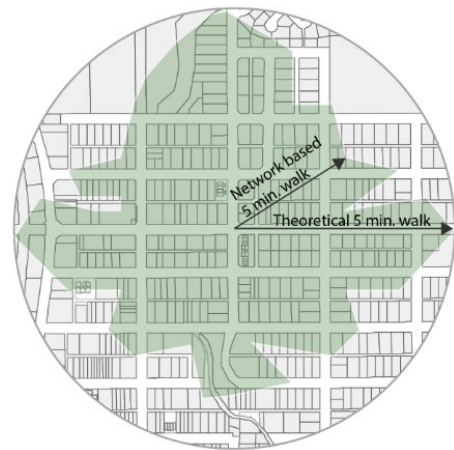
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3.4 TRADITIONAL NEIGHBOURHOOD DISTRICT (TND)

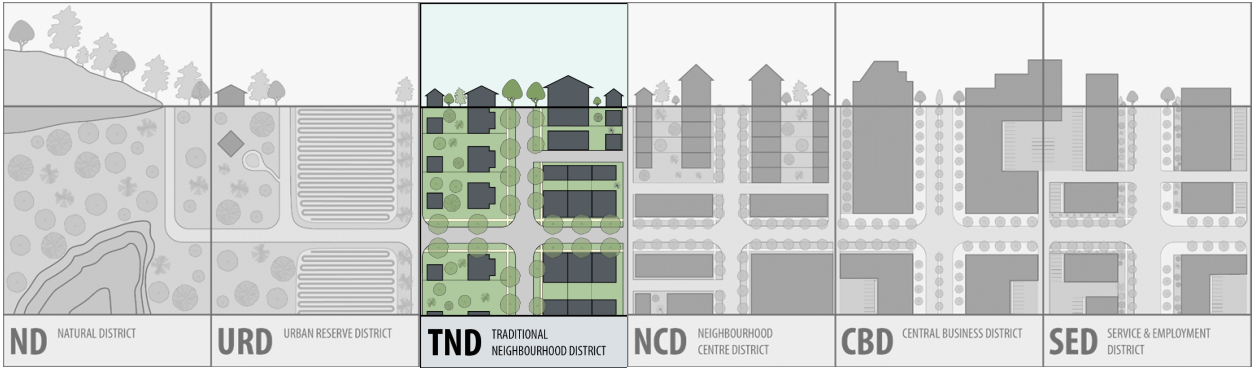
3.4.1 Intent

To allow for primarily ground-oriented **Residential Development** with the integration of local services that serve the daily needs of residents, such as **Cafés**, day care facilities, home occupations, personal services, and small-scale **Professional Offices** in order to enhance and support a walkable neighbourhood, and to primarily serve local residents.



-
- (a) General characteristics
- i. The overall mix of **Uses** for this Land Use District should strive for 80.0 percent **Residential** and 20.0 percent business services.
 - ii. **Residential** forms shall include a variety of **Building** types that can include one or more **Dwelling Units**.
 - iii. Business and retail services should meet the daily needs of neighbouring residents within a 5 minute (400.0 metre) pedestrian network rather than a theoretical 5-minute walking radius.
 - iv. All **Buildings** shall have a **Residential** form and appearance.
 - v. **Buildings** along a **Block Face** should have variable **Setbacks** while maintaining a relationship with the **Public Realm** by orienting **Buildings** and **Primary** entrances to the **Primary Thoroughfare**.
 - vi. Sidewalks, pathways, or similar pedestrian infrastructure shall be provided from all entrances to the neighbourhood pedestrian network in order to enhance overall pedestrian connectivity and movement.
-

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(b) Vision

The Traditional Neighbourhood District (TND) is intended to transition over time to incorporate a variety of housing forms and local services.



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3.4.2 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Residential	Premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration.	Dwelling Unit(s) Additional Dwelling Unit(s)	Temporary Dwelling Unit(s); Temporary Additional Dwelling Unit(s)
(b) Lodging	Premises available for short-term human habitation, including daily and weekly renting.	Bed & Breakfast, Short Term Rental	None
(c) Office	Premises available for the transaction of general business.	Major Home Occupation	Professional Office
(d) Retail & Entertainment	Premises available for the commercial sale of merchandise and prepared foods.	Café; Retail & Service, General	Amusement Facility; Drinking Establishment; Gas Station; Restaurant
(e) Manufacturing	Premises available for the creation, assembly, and repair of artefacts including their retail sale except when such activity creates conditions that may be objectionable to neighbouring property owners.	Light Industrial	None

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Use Category	Use Category Description	Permitted Uses	Discretionary Uses
(f) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	Arts & Culture; After Life Care; Education; Government; Hospital; Human Services; Passive Recreation	Active Recreation
(g) Agriculture	Premises available for growing of plants or raising of livestock for the purpose of food production.	Urban Agriculture	None
(h) Other	Additional Uses that may be considered in this Land Use District.	Essential Public Utilities; Signs in association with an approved Use on the Site , unless otherwise specified in Section 3.4.13. Pageantry Features in association with an approved Development . Temporary Shipping Containers	Excavation , stripping and grading; fencing, landscaping, or other similar Structures Permanent Shipping Containers

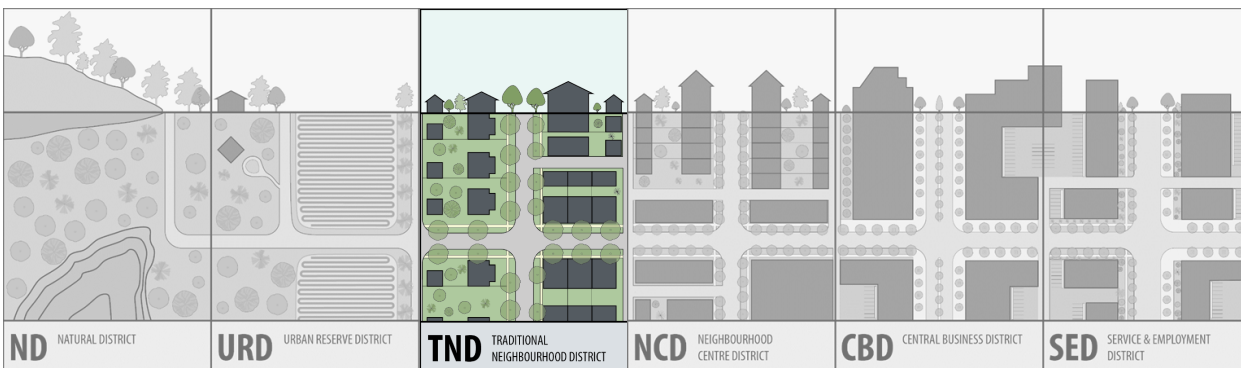
PART 3: LAND USE DISTRICTS



3.4.3 Specific Use Standards

Use	Standard
(a) Accessory Building	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .
(b) Accessory Use	Are Permitted or Discretionary in accordance with the Primary Use(s) .
(c) Café	<ul style="list-style-type: none"> i. A maximum of 20 patrons is allowed. ii. A Café may serve alcoholic beverages for consumption on the premises at the discretion of the Development Authority, in accordance with the <i>Alberta Gaming, Liquor & Cannabis Commission</i>.
(d) Discretionary Use	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(e) Gas Station	Should locate pumps to the side or rear of the Building , increase the front Setback , or provide additional landscaping in the Private Frontage to better integrate the Gas Station with the Public Realm .
(f) Light Industrial	<ul style="list-style-type: none"> i. Storage shall be within the Building or entirely screened. ii. Deliveries or pick-ups in connection with this Use are limited to parcel and small freight carriers
(g) Major Home Occupation	<ul style="list-style-type: none"> i. Outdoor Storage is prohibited. ii. Deliveries of pick-ups in connection with the Use are limited to parcel and small freight carriers. iii. Signs shall be limited to one window Sign, shall not be illuminated, and shall not exceed 0.2 square metres in area. iv. Vehicle and equipment service or Repair are not allowed. v. If a Major Home Occupation Development Permit holder relocates within the Municipality, a new Development Permit is required for a new Major Home Occupation at the new location.

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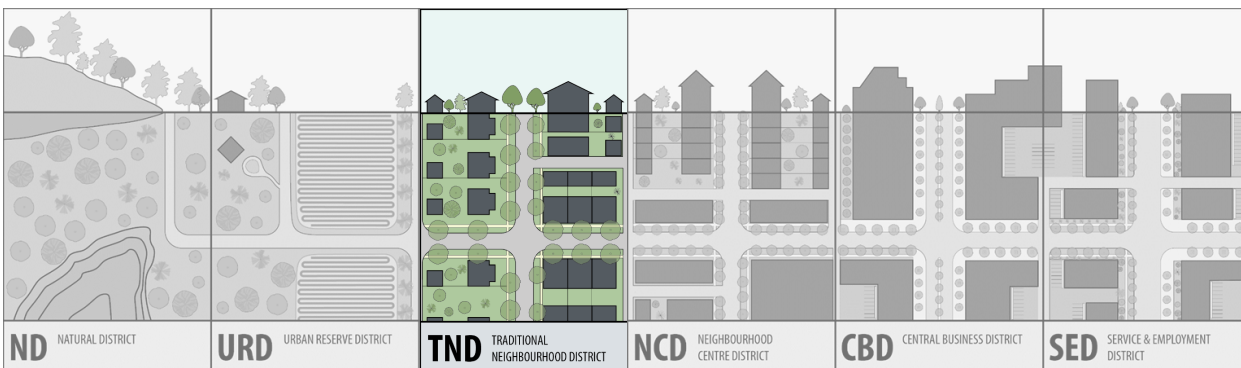
Use	Standard
	<ul style="list-style-type: none"> vi. No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance, detectable beyond the property boundary shall be produced by the Major Home Occupation. vii. Commercial Vehicles used for a Major Home Occupation shall be parked on-site and shall not be located within a Frontage if weight exceeds 4,000.0 kg. viii. A Development Permit for a Major Home Occupation may be revoked if, at the discretion of the Development Authority, the operator of the Major Home Occupation has violated any provisions of this Bylaw and / or the conditions of the Development Permit.
(h) Outdoor Storage	<ul style="list-style-type: none"> i. Shall not be allowed in a Frontage and shall be screened from any Thoroughfare by means of a solid wall, fencing, landscaping, berming or combination thereof, to the satisfaction of the Development Authority. ii. Shall be kept in a clean and orderly condition at all times.
(i) Restaurant	Shall not install ventilation systems that terminate on the roof of a Building unless the Applicant can prove that no other feasible alternative is available. To the maximum extent feasible, ventilation systems shall be directed away from adjacent Residential properties.
(j) Retail & Service, General	Shall not exceed 278.0 square metres.
(k) Short Term Rental	<ul style="list-style-type: none"> i. Short Term Rental host must obtain a business license. ii. A host cannot allow more than two adults, not including minors, per room. As the definition of short term rental in the bylaw is 14 days or less, longer term stays are not covered in the bylaw.
(l) Prohibited Uses	<ul style="list-style-type: none"> i. The storage of any Temporary Dwelling Unit; ii. The parking of any commercial or industrial vehicle with a gross vehicle weight of 4,000.0 kilograms or more; iii. The storage of waste and salvage materials including derelict vehicles;

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Use	Standard
	<ul style="list-style-type: none"> iv. The storage of goods, products, or materials in any Frontage; and v. Gaming Establishments.
(m) Development not requiring a Development Permit	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p> <ul style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ul style="list-style-type: none"> E. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; F. Does not increase the floor area by more than 25.0 percent of the original Residential Structure or Building; G. Does not change the Use or intensity of the Use of the Structure or Building; and H. Is performed in accordance with obligatory legislation or other government regulations. ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect; iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced; iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use; v. The Change of Use of a Building or Structure, other than a Non-Conforming Use or Non-Conforming Building provided that: <ul style="list-style-type: none"> A. The requirements of the Development Permit for the existing Building have been fulfilled; and

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Use	Standard
	<p>B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District.</p> <p>vi. The erection, construction, or maintenance of gates, Fences, walls, or other means of enclosure shall be permitted at the discretion of the Development Authority;</p> <p>vii. The construction and maintenance of Essential Public Utilities;</p> <p>viii. The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw;</p> <p>ix. The use of a Building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum, or plebiscite;</p> <p>x. The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District;</p> <p>xi. An outdoor in-ground or above-ground private swimming pool provided:</p> <ol style="list-style-type: none"> A. Not located in a Frontage; B. Having a total area not exceeding 15.0 percent of the Lot area; and C. That does not have any part of the above Grade component, including a Deck, walkway, supporting member, heater, or mechanical equipment, located within 1.2 metres of any Side Lot Line or Rear Lot Line. <p>xii. Excavation of land and stripping of soil provided:</p> <ol style="list-style-type: none"> A. That the area concerned is less than 1,000.0 square metres; B. That the stripping or Excavation is part of a Development for which a Development Permit has been issued; or C. That the Applicant has signed a Development Agreement with the Town for the area concerned. <p>xiii. Communication Structures that comply with the <i>Federal Radiocommunication Act</i>;</p>

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Use	Standard
	<ul style="list-style-type: none"> xiv. Minor Home Occupation(s); xv. Mural(s); xvi. Day Home(s); and xvii. Patio(s) xviii. Erection of flagpoles not exceeding 4.5 metres in height for the purpose of flying a Flag but not a Sign.
(n) Temporary Development	<ul style="list-style-type: none"> i. Temporary Uses, Buildings, or Structures may be permitted in all Districts at the discretion of the Development Authority, provided that Temporary Buildings or Structures are not placed on permanent foundations and provided that the Use, Building or Structure is listed as a Permitted or Discretionary Use in the relevant land use district. ii. A Development Permit shall only be provided for up to a maximum of 5 years, at which time a new or renewed Development Permit shall be required. iii. Temporary Buildings or Structures must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District at the discretion of the Development Authority.
(o) Temporary Shipping Containers	<p>Temporary Shipping Containers may be used for the storage of equipment and materials during the construction period at the construction site subject to the following:</p> <ul style="list-style-type: none"> i. The Site must have an approved and active Building Permit. ii. The Shipping Container must be placed wholly within the subject Site. iii. The Shipping Container shall be removed from the Site no later than seven (7) calendar days after completion of the Building Permit. iv. If construction ceases for a period of thirty (30) days, the Shipping Container shall be removed from the Site no later than seven (7) days after notice to remove is issued by the Town.

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<i>Use</i>	<i>Standard</i>
(p) Permanent Shipping Containers	Permanent Shipping Containers may be allowed, however, they must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District or be completely hidden from view of the Public Realm at the discretion of the Development Authority .
(q) Additional Standards	No Use or operation shall cause or create any conditions which may be offensive or objectionable beyond the Lot Lines by virtue of noise, odour, vibrations, heat, or light, at the discretion of the Development Authority .

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3.4.4 Block Configuration & Subdivision Standards

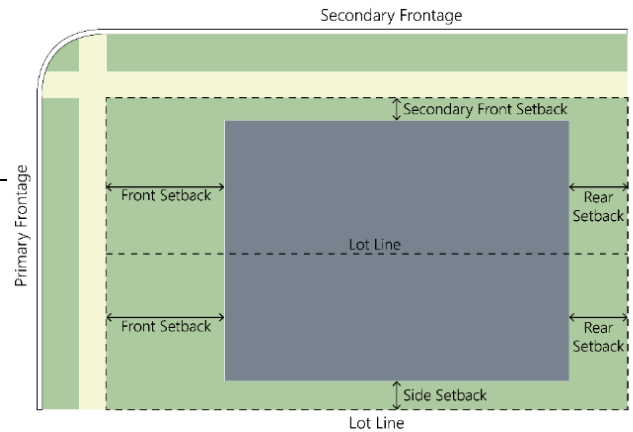
Element	Standard
(a) Block Length	90.0 metres - 180.0 metres.
(b) Block Perimeter	310.0 metres - 600.0 metres.
(c) Block Configuration	Rear Lanes are required for all new or reconfigured Blocks . In all cases, Blocks with existing Lane Access shall retain such Access .
(d) Block Connectivity	All vehicular Rights-of-Way shall terminate at other vehicular Rights-of-Way to form a network.
(e) Pedestrian Connectivity	A mid- Block Passage , dedicated as a Right-of-Way or reserved with a permanent Access easement, may be required where a Block Face is longer than 180.0 metres. If required, the mid- Block Passage shall be generally located in the middle third of the Block Face and shall be designed to ensure pedestrian safety and comfort.
(f) Future Block Connectivity	Where adjoining areas are not developed, vehicular Rights-of-Way in new Subdivisions must be extended to the project boundary to provide for future vehicular Rights-of-Way . Such Rights-of-Way shall be provided at intervals no greater than the maximum Block Length for the Land Use District.
(g) Additional Lot and Subdivision Standards	<ul style="list-style-type: none"> i. Subdivision shall not be allowed where the result creates a through Lot, a landlocked Lot, or additional Lots with no rear Lane Access. ii. Subdivision within a Block should be varied to allow for a variety of Lot sizes. iii. Block standards in Subsections 3.4.4 (a) through (f) may be varied to conform to natural features, transportation Rights-of-Way, parks or open space, or other similar Site constraints. iv. In the event of Subdivision by condominium, Development shall be treated as a multi-unit complex where the required Development Setback for the Front, Rear, and Side yards shall be the same as specified in the appropriate land use district.

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3.4.5 Setbacks for Primary Buildings

Setback Element	Standard
(a) Front Setback	2.0 metres - 6.0 metres, to be varied within a Block Face .
(b) Secondary Front Setback	1.0 metre - 4.0 metres.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.
(e) Additional Standards for Primary Buildings	<ul style="list-style-type: none"> i. Access shall be provided as deemed appropriate by the Development Authority in consultation with the Fire Department. ii. The following features may project into the Setbacks: <ul style="list-style-type: none"> A. Unenclosed steps and wheelchair ramps; B. Signs; C. Fences or masonry walls; D. Driveways, off-street parking, and pathways; E. An unenclosed Deck, Porch, or other similar Structure below 0.6 metres in height; F. An unenclosed Deck, Porch, or other similar Structure above 0.6 metres in height may project 50.0 percent in a front or rear Setback; and / or G. Balconies, Eaves, chimneys, cantilevers, bay windows, or other similar Architectural Features may project up to 50.0 percent into the side Setback or 50.0 percent of a front Setback and cover no more than 50.0 percent of the Building Façade.



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- H. Projections not specifically outlined in section 3.4.5 (e)ii A. through G. may be permitted at the discretion of the **Development Authority**.
- I. Notwithstanding Subsection 3.4.6 (a), attached parking **Structures** with **Frontage** on a **Primary Thoroughfare** shall not project more than 1.0 metre in front of the **Façade** facing the same **Primary Thoroughfare**.

3.4.6 Setbacks for Accessory Buildings

Setback Element	Standard
(a) Front Setback	Setback in 3.4.5 (a) plus 1.0 metre.
(b) Secondary Front Setback	Minimum 1.0 metre.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.

- (e) Additional Standards for **Accessory Buildings**
 - i. **Access** shall be provided for emergency personnel as required.
 - ii. Where an **Accessory Building** is attached to the **Primary Building** by a roof, or an open or enclosed **Structure**, it is considered to be a part of the **Primary Building**, and shall comply with all requirements applicable to the **Primary Building**.
 - iii. Where an **Accessory Building** or **Structure** is built on a foundation or is otherwise unmovable, the building or structure must adhere to the setback standards in Section 3.4.6, regardless of size.

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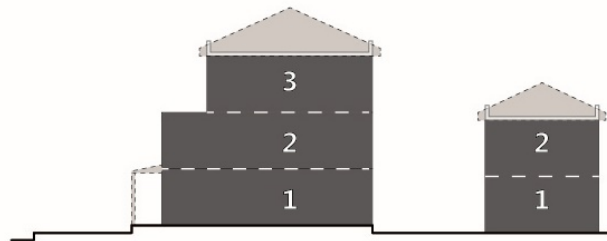


3.4.7 Lot Coverage Standards

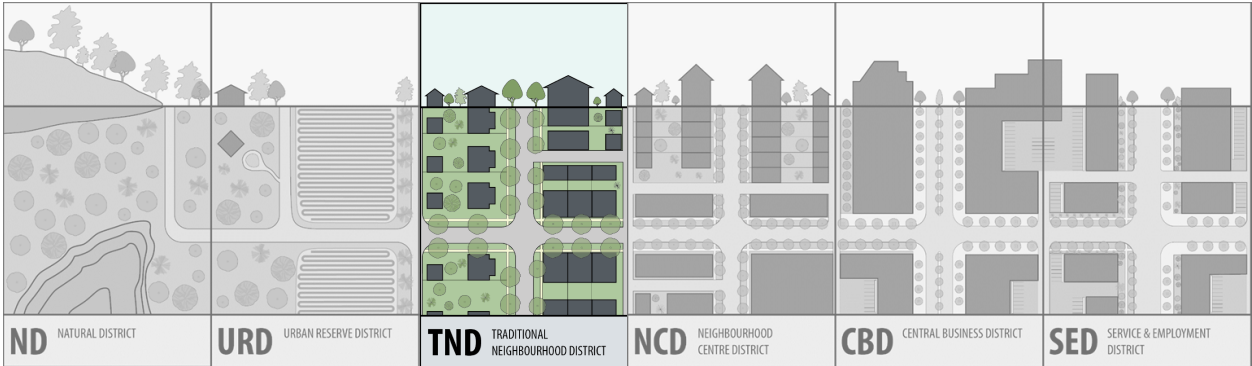
Coverage Element	Standard
(a) Lot Coverage (All Buildings)	Maximum 70.0 percent.
(b) Lot Coverage (Accessory Buildings)	Maximum 20.0 percent.

3.4.8 Building Height Standards

Height Element	Standard
(a) Primary Building Height	1 - 3 Storeys.
(b) Accessory Building Height	1 - 2 Storeys.
(c) Additional Building Height Standards	<ul style="list-style-type: none"> i. Floors above the second Storey shall be stepped back for the Primary Frontage or Secondary Frontage for a minimum horizontal distance of 2.5 metres. ii. A ground level Residential or Lodging use with a front Setback of less than 2.0 metres shall be designed in a manner which eliminates privacy concerns. iii. Building Height Standards may be varied for Buildings in the 1st Street Precinct, or for Institutional Uses.

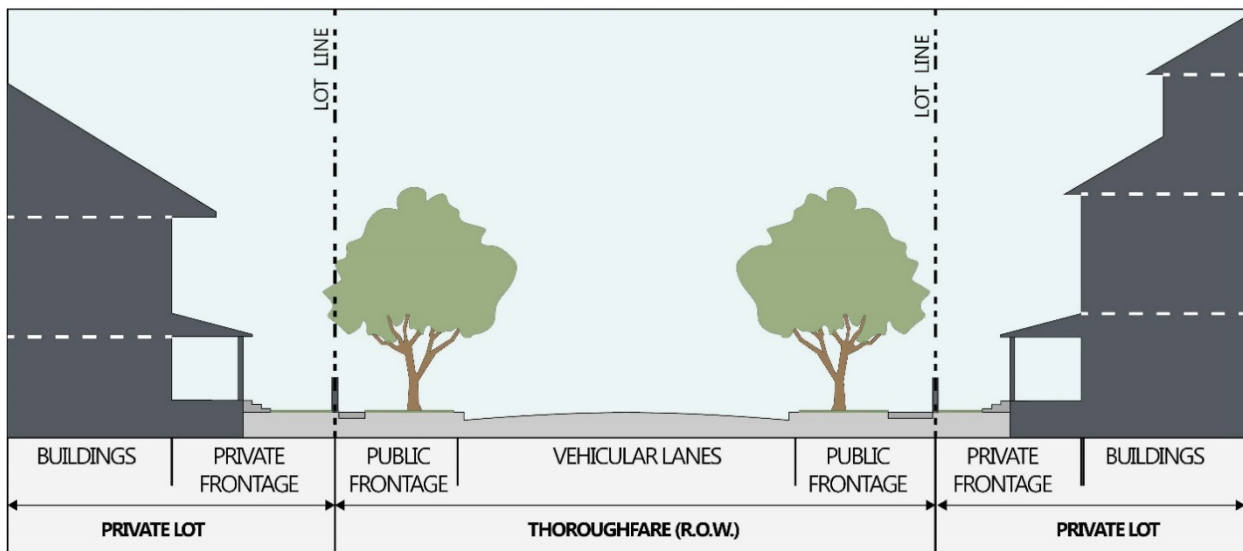


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3.4.9 Frontage Standards

Frontage Element	Standard
(a) General Frontage Standards	<ul style="list-style-type: none"> i. The Public Frontage and Private Frontage shall form a seamless space from the Curb to the Building and shall consist of separate zones with a focus on key elements of the Public Realm. Small decorative Fences may divide the Public Frontage and Private Frontage to differentiate between public and privately owned lands, as long as the perception of a seamless space is maintained. ii. Public spaces shall be clear legible public Access and be designed to allow for a variety of public Uses. iii. Improvements to the Public Frontage shall be required for all greenfield and redevelopment scenarios.



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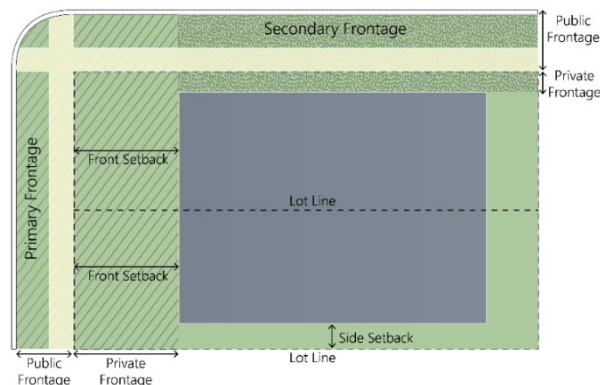
Definitions:

Thoroughfare means a **Right-of-Way**, typically publicly owned, serving primarily pedestrian and vehicular travel, providing **Access** to abutting properties, and which may also be used to provide space for bicycle facilities, **Stormwater Management**, **Shade Trees** and / or utilities. **Lanes** are not considered **Thoroughfares**. A **Thoroughfare** does not have to accommodate vehicular travel.

- (a) **Primary Thoroughfare** means the **Thoroughfare** clearly associated with the front **Façade** of **Primary Buildings** along a **Block Face**. Where a **Corner Lot** abuts more than two **Thoroughfares**, the **Development Authority** may determine that all **Thoroughfares**, except for one, are a **Primary Thoroughfare**, if such a determination is in the interest of protecting the quality of the **Public Realm**.
- (b) **Secondary Thoroughfare** means a **Thoroughfare** that is not a **Primary Thoroughfare**, and is clearly associated with the corner side **Façades** of **Buildings**.

Frontage means the area of a **Lot** between a **Building Façade** and a **Curb** inclusive of its built and landscape components. **Frontage** is divided into **Public Frontage** and **Private Frontage**.

- (a) **Private Frontage** means the area between the **Building Façades** and the **Lot Lines**, and applies to the **Primary Frontage** and secondary **Frontage**.
- (b) **Public Frontage** means the area within a **Thoroughfare** between the **Curb** and the **Front Lot Line**, and applies to the primary **Frontage** and secondary **Frontage**.

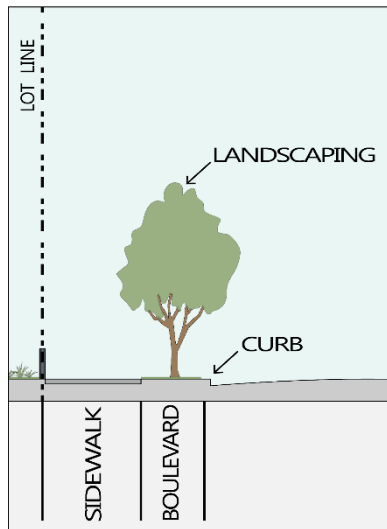


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Frontage Element	Description	Standard
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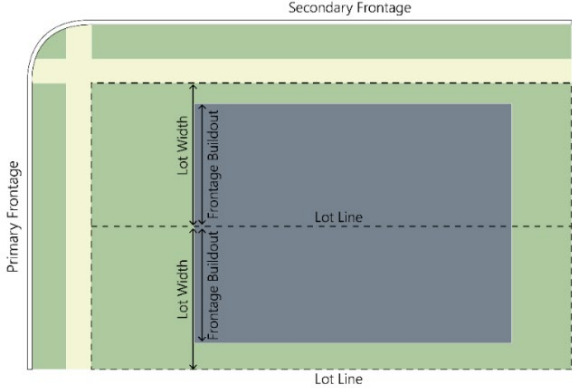
(b) Boulevard	The space between the Curb and the Property Line in the Public Frontage .	Minimum 1.5 metres, except where existing Rights-of-Way conditions require a minor reduction in order to accommodate a sidewalk, as per Subsection 3.4.9 (c) and / or landscaping as per Subsection 3.4.9 (d).
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(c) Sidewalks	The space for pedestrian circulation in the Public Frontage .	<ul style="list-style-type: none"> i. Minimum 1.5 metres wide, except where existing Rights-of-Way conditions require a minor reduction in order to accommodate landscaping, as per Subsection 3.4.9 (d). ii. Sidewalks shall be adequately illuminated to ensure a high level of pedestrian safety and comfort. iii. Sidewalks within the Public Frontage shall be dedicated for pedestrian travel only. Sidewalks within the Private Frontage may be utilized for patio seating, non-permanent Signs, or landscaping.
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(d) Landscaping	The type and placement of landscaping elements in the Public Frontage .	Landscaping may be a mix of trees and Shrubs and may be grouped together, but shall not hinder pedestrian movement or connectivity. Where trees are considered, they shall consist primarily of Shade Trees .
(e) Frontage Build-Out	The percentage of the Lot Line that is occupied by Building Façade as measured from the Front Setback .	<p>Minimum 65.0 percent.</p> 
(f) Transparency	The area of the Façade composed of windows either within the wall or within doors typically measured as a percentage.	Minimum 50.0 percent on the ground floor and 30 percent on all upper floors for all Office , and Retail & Entertainment Use Categories.
(g) Blank Wall Length	The maximum length of a Façade without any Transparency or Architectural Features .	Maximum 2.0 metres including parking Structures .

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(h) Primary Entrance	The main point of Access for pedestrians to a Building shall be considered the Public Entrance for all non-residential Uses , and residential Uses that Access more than 4 Dwelling Units .	<ul style="list-style-type: none"> i. Every Building shall have at least one Primary entrance. ii. The Primary entrance for residential Buildings with 2 Dwelling Units or less (not including Additional Dwelling Units) shall be oriented to the Primary Frontage unless the Building is on a Corner Lot where the Primary Entrance may be oriented to the Secondary Frontage at the discretion of the Development Authority. iii. The Primary entrance for all non-residential and residential Buildings with more than 2 Dwelling Units (not including Additional Dwelling Units) shall be clearly visible to create identity and a sense of arrival, be universally accessible, provide weather protection, and be identifiable to pedestrians, through the use of Architectural Features, to the satisfaction of the Development Authority if some or all of the Units share a common entrance.
(i) Additional Entrance(s)	All other points of public Access for pedestrians to a Building , not including service Access .	<ul style="list-style-type: none"> i. Every entrance shall be visible and identifiable to pedestrians similar to the Primary Entrance. ii. Additional entrance(s) shall be provided at important pedestrian connectivity locations, to the satisfaction of the Development Authority.
(j) Additional Frontage Standards	<ul style="list-style-type: none"> i. Corner Lots shall have a Primary Frontage and a Secondary Frontage. iii. Consistent high quality design shall be evident in the Development on all areas of a property, with particular attention to Frontages. 	

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3.4.10 Parking, Loading & Access Standards

Element	Standard
<p>(a) General Parking, Loading & Access Standards</p>	<p>i. Developments should be designed to ensure Access and parking Structures do not visually dominate the Public Realm or create obstructions to the pedestrian network.</p> <p>ii. All Grade-level parking areas adjacent to a Frontage shall be set back a minimum of 3.0 metres and screened from view of the Frontage by landscaping.</p> <p>iii. Parking lots shall incorporate pedestrian-focused infrastructure to ensure safe and comfortable pedestrian Access to Building entrances.</p> <p>iv. Parking lots should incorporate landscaping elements that enhance the pedestrian experience, provide shade to reduce heat islands, and reduce Stormwater run-off.</p> <p>v. Parking areas and / or parking Structures shall integrate pedestrian connectivity with nearby Buildings and / or Lots to support the local pedestrian network.</p> <p>vi. Curb cuts should be eliminated where possible, or reduced if alternative Access is not possible.</p>

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Parking Element	Description	Standard
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| <p>(b) Bicycle Parking and Bicycle Storage</p> | <p>The provision and location of bicycle parking and bicycle storage.</p> | <ul style="list-style-type: none"> i. Bicycle parking shall be provided for all Development at the discretion of the Development Authority except residential Buildings with 4 Dwelling Units or less. ii. Bicycle parking Structures shall be located close to a Primary entrance, but shall not impede pedestrian circulation or Access to a Building. iii. Bicycle parking Structures shall be highly visible and shall include a permanent rack or hook-up system. iv. Covered bicycle storage or similar consideration shall be provided for all Residential Development with 5 Dwelling Units or more. Individual parking Structures and Accessory Buildings may be considered as bicycle storage v. Creative integration with Building and Site design is encouraged. |
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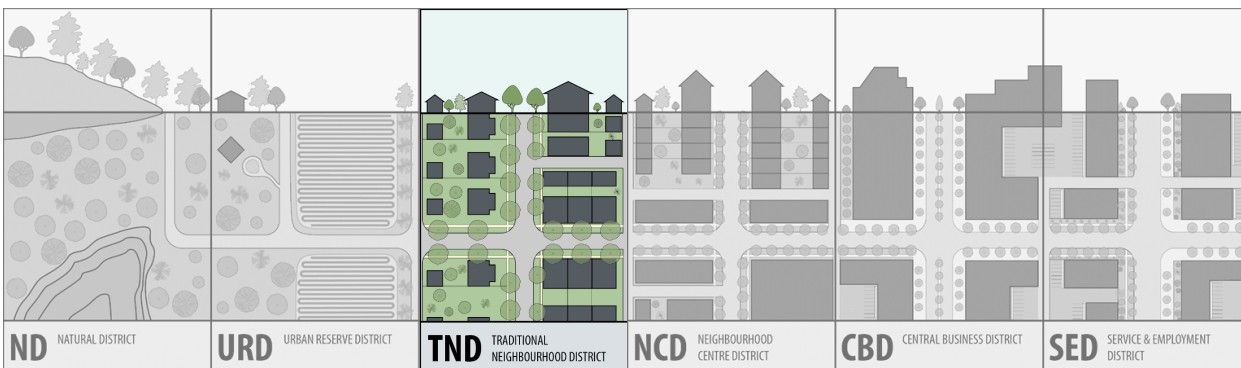


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Parking Element	Description	Standard
(c) Vehicle Parking	The provision and location of vehicular parking.	<ul style="list-style-type: none"> i. No minimum number of parking stalls shall be required for any Development; rather each Development shall consider the appropriate number of parking stalls required to support the proposed Development. ii. Where vehicle parking is provided parking areas, stalls, and Access shall meet the design requirements of this Bylaw and shall be consistent with the Town's Municipal Engineering Standards. iii. Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a given Development, at the discretion of the Development Authority. iv. Parking areas and / or parking Structures shall be located to the side or rear of a Building, or underground, wherever possible. v. Parking areas, including any parking Structures, shall not exceed 50.0 percent of a Site. vi. Surface parking areas and / or parking Structures shall not be allowed unless associated with a Development.
(d) Accessible Vehicle Parking	The number and location of vehicle parking stalls dedicated for handicap placard or licensed vehicles.	For all parking areas and / or parking Structures with 11 or more vehicle stalls, accessible parking shall be provided in a location with the easiest pedestrian Access to the Primary entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the National Building Code

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Parking Element	Description	Standard
(e) Vehicle Access	A vehicular lane or driveway within a Lot , or shared between 2 or more Lots , providing Access to a garage or other parking area and / or Structure .	<ul style="list-style-type: none"> i. Parking shall be accessed by rear Lanes wherever possible. Where no rear Lane exists, Vehicle Access should be located on the Secondary Frontage. Where Access on a Secondary Frontage is not possible, Access may be located on the Primary Frontage. ii. For all Uses except for Institutional Uses, Vehicle Access to parking areas and / or parking Structures shall be no wider than 3.0 metres in any Frontage. Institutional Uses may have a Vehicle Access to parking areas and / or parking Structures no wider than 6.0 metres in any Frontage. iii. The number of Vehicle Access points to a Lot shall be limited to 1. iv. Joint Vehicle Access between 2 or more adjacent Lots may be considered to provide more efficient Vehicle Access arrangements, to reduce Curbs, and / or to reduce any negative impact on the Public Realm.
(f) Additional Parking, Loading & Access Standards		<ul style="list-style-type: none"> i. Vacant land or Buildings shall not be used for parking. ii. Permeable paving materials are encouraged in order to increase on-site Stormwater Infiltration. iii. Bicycle Stair Channels are encouraged where more than 3 stairs are part of the exterior circulation of a Development. iv. Parking is not allowed within rear Lane Rights-of-Way. v. All parking areas shall illustrate, to the satisfaction of the Development Authority, how pedestrian circulation and connectivity meets the intent of the Land Use District and the Guiding Principles Bylaw.

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3.4.11 Landscaping Standards

<i>Element</i>	<i>Standard</i>	
(a) General Landscaping Standards	<ul style="list-style-type: none"> i. Developments should preserve and enhance the urban forest. ii. Landscaping should be integrated into a Development to enhance the pedestrian experience and improve the Public Realm. iii. Developments should ensure appropriate conditions for mature tree growth. iv. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habitat of the given plant species at maturity. 	
<i>Landscaping Element</i>	<i>Description</i>	<i>Standard</i>
(b) Landscaped Area	The area where landscaping is primarily located.	The Landscaped Area for all Development other than 2 Dwelling Units or less (not including Additional Dwelling Units) shall be a minimum of 40.0 percent of the total Lot Area for Residential Uses and 15.0 percent of the total Lot Area for all other Uses .
(c) Tree Size	The size of a tree at the time of planting.	Minimum height of 2.0 metres and / or 50.0 millimetres in Caliper .
(d) Shrub Size	The size of a shrub at the time of planting.	Minimum of a #2 container and / or a minimum height of 19.0 to 23.0 centimetres, as per the <i>Canadian Nursery Landscape Association</i> standards.

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Landscaping Element	Description	Standard
(e) Number of Trees	The minimum number of trees required for both on-site (re)development and for Frontage(s) .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less (not including Additional Dwelling Units) shall provide a minimum of 1 tree per unit. ii. All other Development shall provide a minimum of 1 tree per 35.0 square metres of Landscaped Area. iii. In greenfield areas, the minimum number of street trees located in the Public Frontage is 1 tree for every 7.0 metres of Frontage as measured at the Lot Line and shall be consistent with Section 3.4.9. iv. In addition to the minimum number of trees required for on-site Development in established areas, additional trees may be required by the Development Authority in the Public Frontage if local conditions deem it appropriate.
(f) Number of Shrubs	The minimum number of shrubs required for on-site (re)development .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less (not including Additional Dwelling Units) shall provide a minimum of 2 shrubs per unit ii. All other Development shall provide a minimum of 1 Shrub per 25.0 square metres of Landscaped Area.
(g) Soil Requirements	The amount of high-quality soil and growing material required to support mature plant growth.	Minimum 30.0 centimetres for all planting areas.

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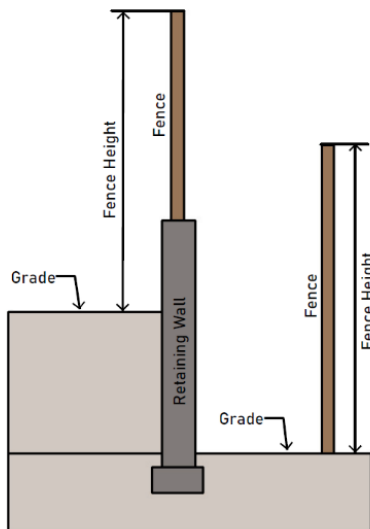
Landscaping Element	Description	Standard
(h) Tree Clearance	The vertical distance between the existing or potential tree canopy overhanging sidewalks, driveways, paths, Lanes , parking spaces, streets, or other public spaces shall be of a type that, at maturity or with minor pruning at installation, provide a clear height for use of a given space.	<ul style="list-style-type: none"> i. Minimum 2.5 metres for sidewalks; ii. 3.8 metres for driveways, parking spaces and streets; and iii. 4.6 metres for Loading areas.
(i) Tree Preservation	Preservation of on-site and off-site trees is encouraged and may be used to fulfil the landscaping requirements as per Subsection 3.4.9 (d) (See Town's current <i>Tree Protection Bylaw</i>)	Mature, healthy, and non-invasive trees shall not be removed except for essential construction activities.
(j) Additional Landscaping Standards	Hard landscaping and / or xeriscaping may be substituted for soft landscaping, at the discretion of the Development Authority .	

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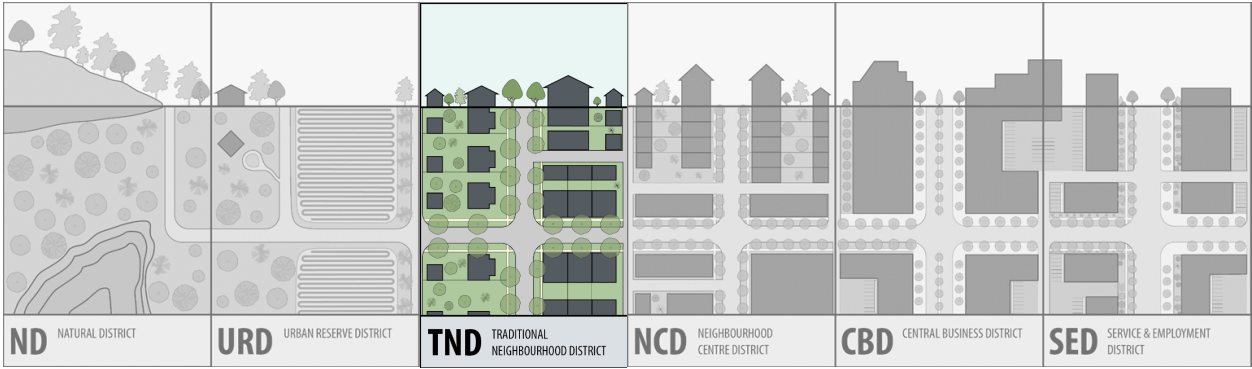


3.4.12 Buffers, Screening & Fencing

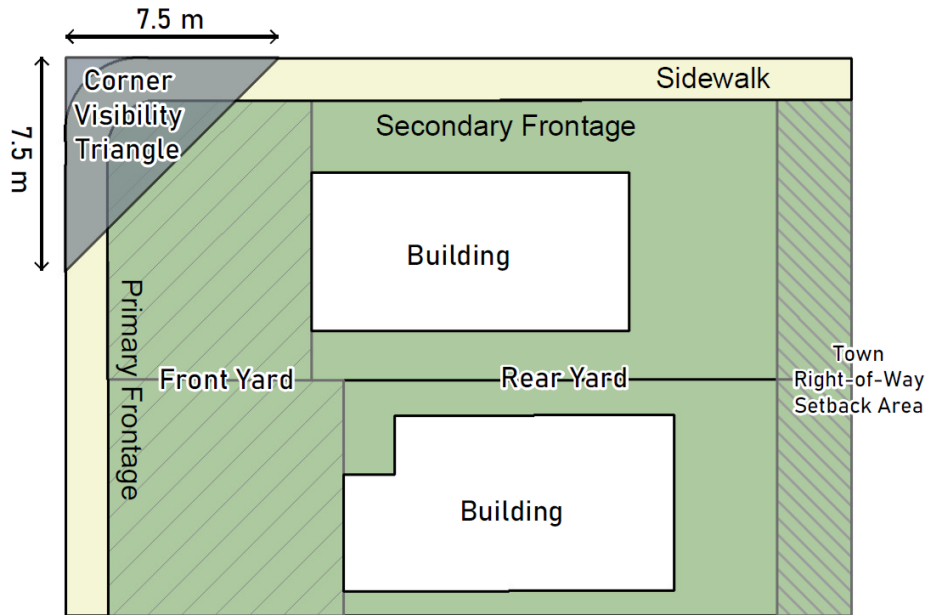
Element	Description	Standard
(a) Buffers & Screening	The use of landscaping or similar elements for Permitted or Discretionary Uses to offset the visual impact of some forms of Development from the Public Realm and / or incompatible adjacent Uses .	<ul style="list-style-type: none"> i. Minimum landscaping requirements in Section 3.4.11 may be placed so as to act as a buffer or screen. ii. Preservation of existing vegetation that could act as a buffer is strongly encouraged. iii. Additional landscaping may be considered in order to maintain or enhance the Public Realm, at the discretion of the Development Authority.
(b) Fencing	The use and location of fencing, including masonry walls as buffers or transitions.	<ul style="list-style-type: none"> i. Fencing may be used as a decorative transition from one Use to another, as a screening device, or for security purposes. ii. Fences within the Primary Frontage shall be a maximum height of 1.2 metres. iii. All other Fences shall be a maximum height of 1.8 metres. iv. Security fencing shall only be considered for safety, at the discretion of the Development Authority and shall not contain barbed wire. v. Fences containing barbed wire are not permitted except for where the Fence is required in conjunction with Agricultural Uses at the Development Authority's discretion. vi. Fences/screening devices must be designed and erected in a manner that does not pose safety issues to wildlife or the general public.



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Element	Description	Standard
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(c) Garbage Facilities	The treatment of garbage facilities.	All garbage facilities shall be visually screened from public view, to the satisfaction of the Development Authority .
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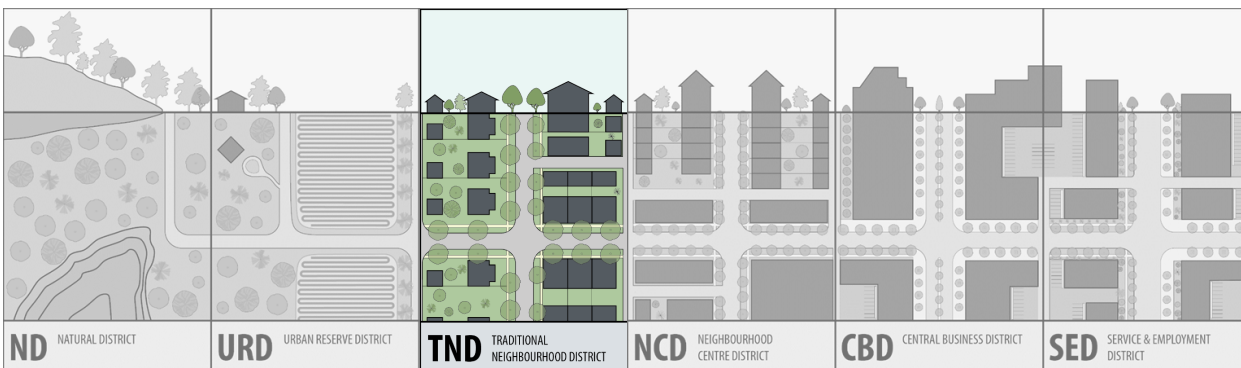
PART 3: LAND USE DISTRICTS



3.4.13 Sign Standards

Sign Element	Standard
(a) General Sign Standards	<ul style="list-style-type: none"> i. Signs should be appropriate and integrated with the Building design and character of the neighbourhood. ii. Signs shall be primarily oriented toward pedestrians in both scale and location. Signs oriented towards vehicles are considered secondary. iii. Signs shall not obstruct pedestrian or vehicular visibility or circulation. iv. Signs shall not project above the roofline of a Building. v. The message on the Sign shall relate to the Use of the Site(s) on which it is located. vi. Signs shall not exceed 20.0 percent of the Building Façade to which it is attached. vii. Sign illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and / or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.. viii. The vertical clearance from the bottom of a Sign to Grade for a public space shall be: <ul style="list-style-type: none"> A. Minimum 2.5 metres for sidewalks; B. 3.8 metres for driveways, parking spaces and streets; and C. 4.6 metres for Loading areas.
	<ul style="list-style-type: none"> ix. Signs shall at all times be maintained in a proper and safe state of repair and shall not be permitted to become dilapidated or unsightly.

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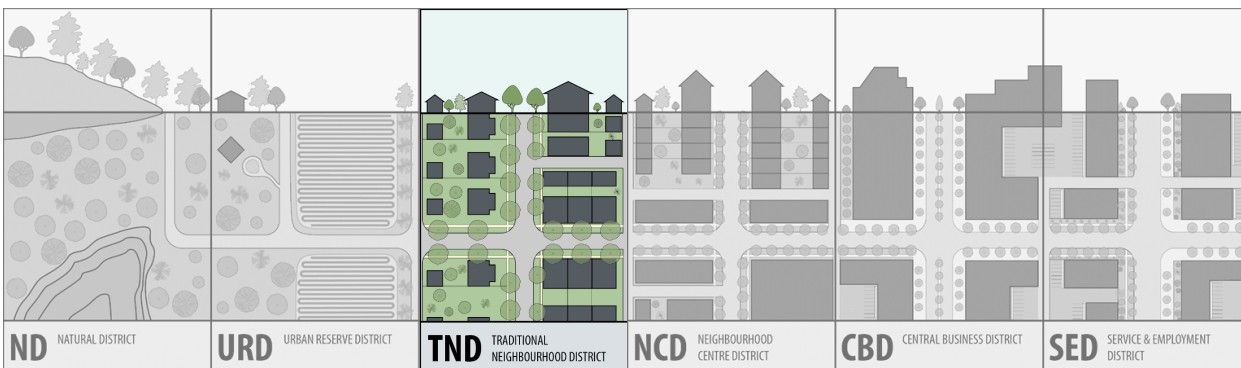
Sign Element	Standard
(b) Sign, Banner	<ul style="list-style-type: none"> i. Shall be limited to 1 banner per business. ii. Shall not cover more than 25.0 percent of the ground floor Façade for a business. iii. Materials shall be weather resistant and minimize glare iv. Shall only be approved on a Temporary basis.
(c) Sign, Canopy	<ul style="list-style-type: none"> i. Shall not cover more than 25.0 percent of the ground floor Façade for a business. ii. May project into the Public Frontage up to 1.5 metres as long as it maintains a Setback of at least 0.6 metres from the Curb. iii. Shall not be allowed in addition to a Sign, Fascia on the same business Façade.
(d) Sign, Changeable Message	Shall only be allowed as part of a Sign, Freestanding or Sign, Fascia .
(e) Sign, Community Identification	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 1.5 metres from Grade. ii. Shall be self-supported and shall be permanent and stationary.
(f) Sign, Electronic Messaging	<ul style="list-style-type: none"> i. May be approved on its own, or as part of a Sign, Freestanding. ii. Shall be located in such a manner as to minimize any impacts into any adjacent Residential Uses. iii. Digital display content must not include full motion video, animation, or flashing images. In the case of an electronic message board, the text may scroll or switch messages at a pace deemed acceptable to the Development Authority. iv. If any component of the digital display fails or malfunctions, the permit holder must ensure that the digital display is turned off until all components are fixed and are operating in compliance.

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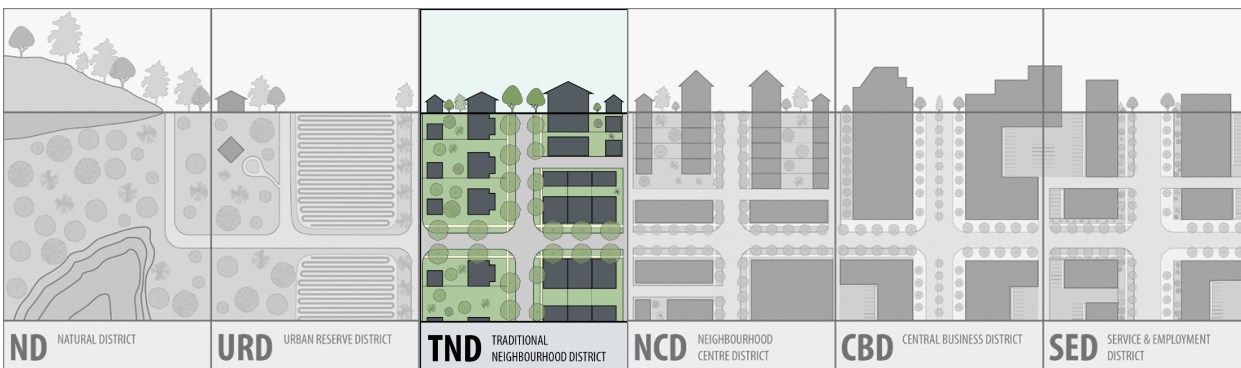
Sign Element	Standard
	<ul style="list-style-type: none"> v. Digital display(s) must not exceed the following illumination levels: <ul style="list-style-type: none"> A. A maximum of 7,500 Nits from sunrise to sunset; B. A maximum of 500 Nits from sunset to sunrise; vi. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX. vii. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 4 metres from Grade. viii. Shall incorporate landscaping where required by the Development Authority. ix. This category of Sign may include, but is not necessarily limited to digital signs, electronic message boards, Gas Station price boards, Drive-Thru menus, and time/temperature displays. There is no limitation to the number Signs, Electronic Messaging that can be proposed and approved in a Development under a single application. However, the Development Authority reserves the right to restrict the number of Signs, Electronic Messaging approved for a Development based on the suitability of the location and design of the Signs, Electronic Messaging
(g) Sign, Fascia	<ul style="list-style-type: none"> i. Shall not cover more than 20.0 percent of the first Storey Façade for a business. ii. The top of a Sign, Fascia shall have a maximum height of 4.5 metres from Grade and shall not extend above the base of a window on any upper Storey. iii. May project into the Public Frontage up to 0.4 metres. iv. Shall not be allowed in addition to a Sign, Canopy on the same business Façade.
(h) Sign, Flag	<ul style="list-style-type: none"> i. May have a maximum sign area of 2.0 square metres and have a maximum height of 4 metres from Grade. ii. A maximum of one Sign is allowed per Frontage. iii. Must not be located on a Roof of a Building. iv. Must be secured to a flagpole which is secured into the ground. Portable Signs, Flag shall not be permitted.

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Sign Element	Standard
	v. Shall incorporate landscaping where required by the Development Authority
(i) Sign, Freestanding	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 4.0 metres from Grade. ii. A maximum of one Sign is allowed per Site. iii. Shall incorporate landscaping where required by the Development Authority
(j) Sign, Projecting or Hanging	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 1 square metre. ii. May project into the Public Frontage up to 1.0 metre as long as it does not project closer than 0.6 metres to the Curb and shall not extend past a Sign, Canopy on the same Façade. iii. A maximum of one Sign is allowed per business Façade. iv. Shall be located a minimum of 3.0 metres from each other.
(k) Sign, Sponsorship	<ul style="list-style-type: none"> i. Signs located on Fences shall not cover more than 50.0 percent of the Fence facing the Public Realm and shall not obstruct sight lines, gates or access points to the satisfaction of the Development Authority. ii. Signs shall not protrude past the side edges, above, or below the Fence. iii. Shall not cover more than 20.0 percent of the first Storey Façade of the Building or Structure.
(l) Sign, Window	<ul style="list-style-type: none"> i. A Development Permit is required for a total Sign area of more than 50.0 percent of the glass surface of the window(s). ii. In the case of a Major Home Occupation, the maximum Sign area shall be 0.2 square metres and a maximum of one Sign per Major Home Occupation shall be permitted. iii. Shall not be illuminated when located in a Residential Building.

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Sign Element	Standard
<p>(m) Signs not requiring a Development Permit</p>	<ul style="list-style-type: none"> i. An official notice, Sign, placard, or bulletin for Municipal, Provincial, or Federal purposes whether on public or private property. ii. A Sign that is not visible from the Public Realm at the discretion of Development Authority. iii. Signs, Temporary Banner to advertise any Community Group or Community Event and with a maximum Sign area of 3.0 square metres. iv. Signs, Temporary associated with an approved Temporary Use, with a maximum area of 1.0 square metre, a maximum height of 2.0 metres, and a maximum of 2 Signs per Lot. v. Signs, Construction located on Site(s) where construction, renovation, or maintenance is occurring, and is removed 7 days following completion of work. vi. Signs, Election with a maximum Sign area of 1.5 square metres, and maximum height of 2 metres, which are placed no sooner than 30 days prior to an election and removed 7 days following. Existing Signs when only the message area of the Sign is being changed to reflect a change in the business name. vii. Signs, Real Estate with a maximum Sign area of 1 square metre and a maximum of 1 Sign per Lot Frontage. viii. A Sign, Traffic or Sign, Directional with a maximum Sign area of 1.0 square metre and a maximum height of 2.0 metres authorized by the Municipal, Provincial, or Federal Government(s). ix. A Sign for a garage sale or similar event, posted for a maximum of 48 hours. x. A Sign showing the name or address of a Building that is sculpted or formed from the

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Sign Element	Standard
(n) Prohibited Signs	<ul style="list-style-type: none"> i. Signs, Inflatable; ii. Signs, Searchlight or Laser; iii. Signs, Third Party; iv. Signs, Vehicle or Trailer on non-motorized vehicles; v. Signs, Portable; vi. Signs, Roof; vii. Signs, Obsolete; and viii. Moving, flashing, sound-emitting Signs, or Signs, Revolving.
(o) Additional Sign Standards	<ul style="list-style-type: none"> i. Whenever a panel on a multi-tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it. ii. An existing non-conforming Sign may continue to be displayed provided: <ul style="list-style-type: none"> A. The Sign was lawfully erected on or before the day this Bylaw came into effect; B. The Sign continues to comply with the bylaw in effect at the time of its erection; C. Changes to the Sign are limited to normal maintenance; and D. The Sign is not moved or materially altered. iii. When a Sign cannot be clearly categorized as any of the Signs defined in this Bylaw, the Development Authority shall determine the Sign type and applicable standards.

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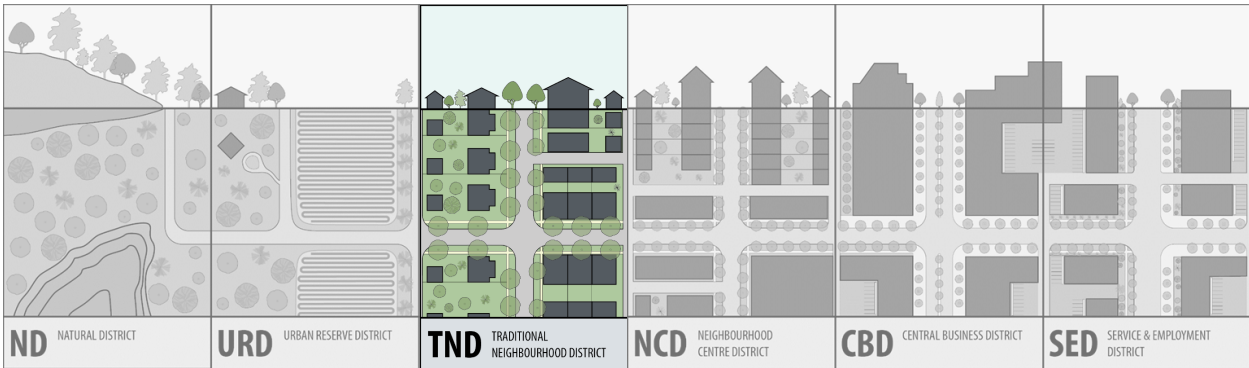
(p) Associated
Uses

In the table below:

- ✓ means a **Sign** is **Permitted**
- means a **Sign** is Permitted and does not require an associated **Use**
- means a **Sign** is not **Permitted**

	Sign, Banner	Sign, Canopy	Sign, Changeable Message	Sign, Community Identification	Sign, Electronic Messaging	Sign, Fascia	Sign, Freestanding	Sign, Projecting or Hanging Wall	Sign, Window
Residential	●	●	●	○	●	●	●	●	✓
Lodging	✓	●	✓	○	●	●	✓	✓	✓
Office	✓	●	●	○	●	✓	●	✓	✓
Retail & Entertainment	✓	●	✓	○	✓	✓	✓	✓	✓
Manufacturing	✓	●	●	○	●	✓	●	✓	✓
Institutional	✓	●	✓	○	●	✓	✓	✓	✓
Agriculture	✓	●	●	○	●	●	✓	✓	✓

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3.4.14 Outdoor Lighting Standards

- (a) All outdoor light fixtures shall be aimed downward and shielded in a manner that does not direct illumination on to a street or adjacent **Residential Use**.
- (b) All outdoor light fixtures shall not emit light upwards except where the light fixture is used for accent lighting.
- (c) The provisions for Section 3.4.14 do not apply to roadways or **Traffic Signs**.

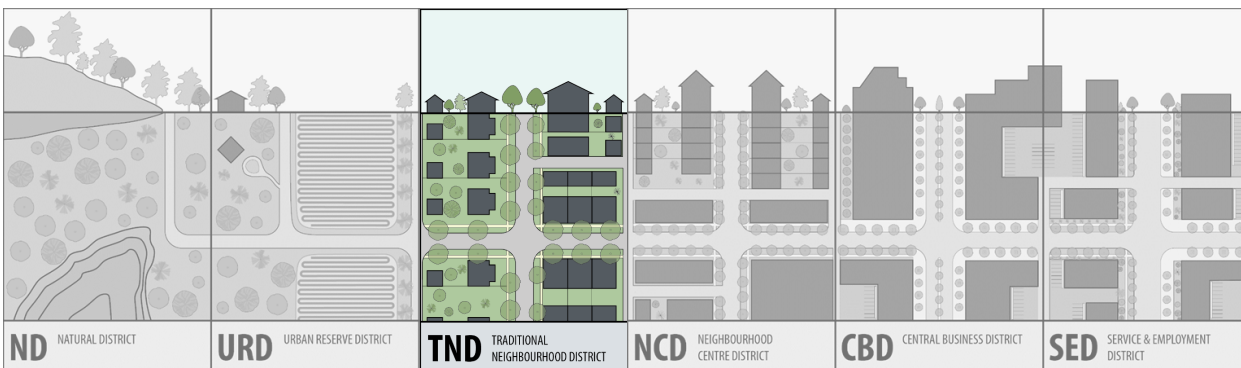
3.4.15 Sustainable Energy

- (a) **Sustainable Renewable Energy** systems are encouraged and supported within the **Town**.
- (b) **Solar Energy Systems** shall only be located on a **Façade** or roof of a **Building** and should be integrated with the **Building** design and character.
- (c) **Wind Turbines** shall not be allowed within the Traditional Neighbourhood District (TND).

3.4.16 Relocation, Demolition, or Removal of Buildings

- (a) **Demolition** or removal of a **Building** is allowed in all Land Use Districts.
- (b) A Demolition Permit shall be required, as per the *Alberta Safety Codes Act*, for the **Demolition** or removal of any **Building**.
- (c) In addition to a Demolition Permit, prior to the **Demolition** or removal of a **Building**, a **Development Permit** must be approved by the **Development Authority** except when a **Demolition** or removal of a **Building** is a result of a **Development** for which a **Development Permit** has already been approved and issued.
- (d) Notwithstanding Subsection 3.4.16 (c), a **Development Permit** is not required for the **Demolition** or removal of a **Building** that does not require a **Development Permit** as per Section 4.6.

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-
- (e) Applications for a **Development Permit** for the **Demolition** or removal of a **Building** shall include:
- How the safety of the public and adjacent **Buildings** will be ensured;
 - How the **Site** will be cleaned and graded; and
 - How any affected roads, sidewalks, boulevards, or utilities will be protected.
-
- (f) A **Development Permit** is required when a **Building** is being relocated to a **Site** from elsewhere on the same **Site**, or from another **Site**, and the relocated **Building** shall comply with the provisions of this Bylaw.
-

3.4.17 Historic Buildings

-
- (a) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Provincial Historic Resource shall be referred to **Council** for comment and shall have the written approval of the Minister responsible for the *Historic Resources Act*.
-
- (b) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Municipal Historic Resource shall be reviewed by the **Development Authority** and shall comply with the provision of the bylaw designating said **Building**.
-

3.4.18 Common Amenity Space Standards

-
- (a) **Common Amenity Space** may be provided as indoor or outdoor common amenity space, or a combination thereof.
- (b) **Common Amenity Space** must be provided for all **Residential Development** with 8 or more units (not including **Additional Dwelling Units**).
- (c) **Common Amenity Space** must be accessible from all of the units
- (d) **Common Amenity Space** must cover at least 10.0 percent of the **Site** area.
- (e) **Common Amenity Space** must not be located in a required setback
-

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3.4.19 Recreational Vehicles

-
- (a) No person shall be allowed to keep or maintain a **Recreational Vehicle** in a **Frontage** between October 30 and April 1.
-
- (b) No **Recreational Vehicle** shall be used for living, sleeping, or housekeeping purposes other than in designated campgrounds.
-
- (c) No **Recreational Vehicle** shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.
-
- (d) No **Recreational Vehicle** shall be connected to any public utility except for required servicing.
-

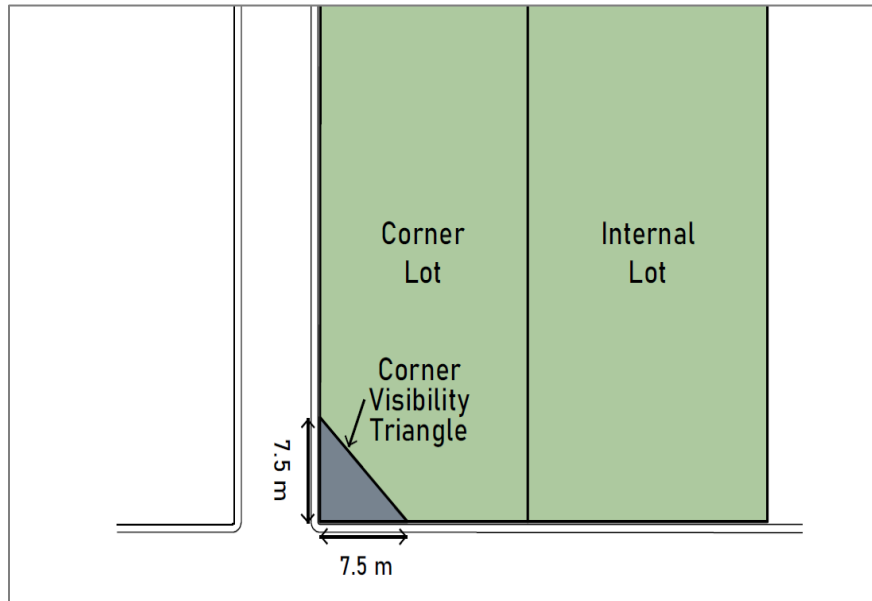
3.4.20 Additional Standards

-
- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw, through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.
-
- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.
-
- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.
-
- (d) All other **Development** proposals shall be at the **Development Authority's** discretion.
-
- (e) All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.
-
- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4. if required by the **Development Authority** as per Section 2.4.3.
-

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- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building**, **Structure** or **Fence** shall exceed the general elevation of the **Thoroughfare** by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.

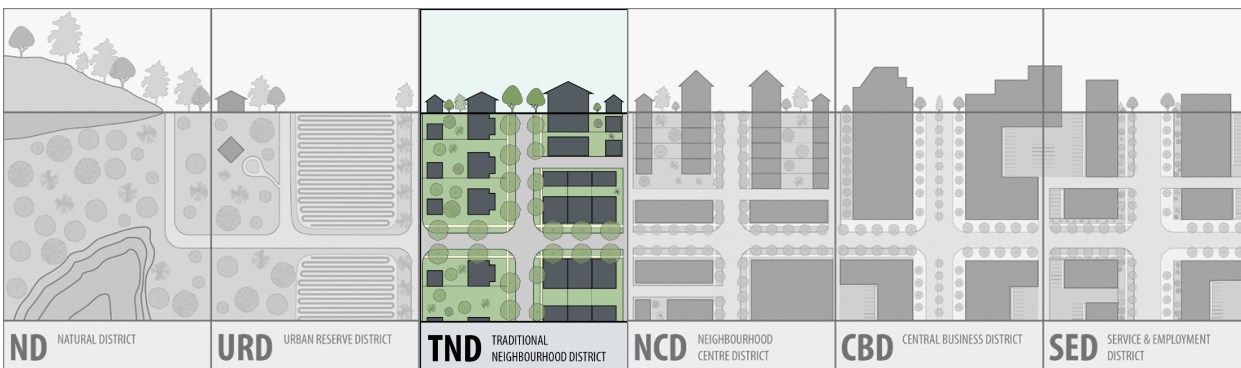


- (h) Sites with incomplete Development must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications.

3.4.21 The Design, Character & Appearance of Buildings

- (a) The size, location, design, character and appearance of any **Building** or **Structure** requiring a **Development Permit** shall be acceptable to the **Development Authority** having due regard to:
- i. The policies and objectives contained within the **Town's** Statutory Plans;

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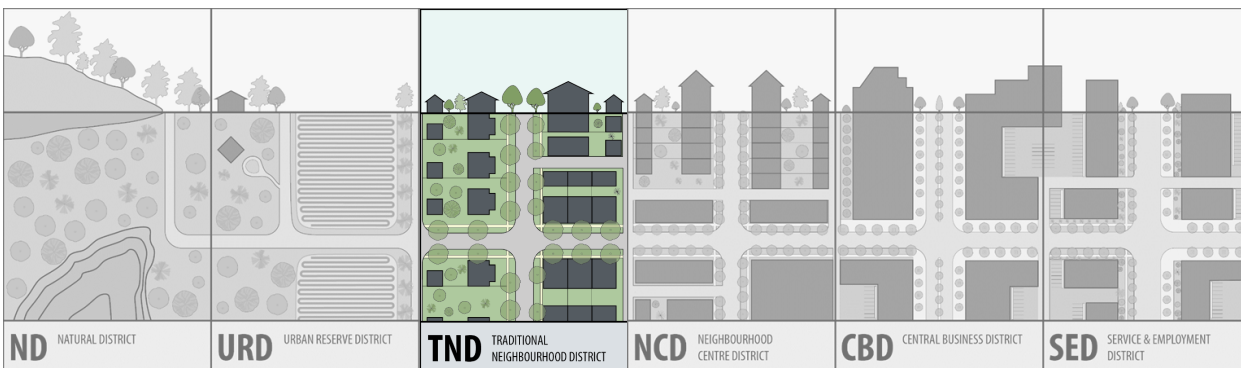


- ii. Any studies adopted as guidelines regarding Heritage Buildings and historic resources, vistas, streetscapes, parking, mobility, public art, and open space;
 - iii. The character of existing **Development** in this Land Use District including, but not necessarily limited to, facing materials, **Building** mass and architectural detailing;
 - iv. The character of existing **Development** in this Land Use District, as well as the effect on adjacent Land Use District(s) and parcels, unless the **Building** or **Structure**, at the discretion of the **Development Authority**, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
 - v. Other factors such as daylight, sunlight, and privacy.
-
- (b) The exterior finishing materials on the **Façade** of a proposed **Development** shall be those identified on the approved plans for that **Development**.
-
- (c) Once constructed, the **Façade** of the **Building(s)** shall be maintained to the standard shown on the Site Plan and elevation drawings approved by the **Development Authority**.
-
- (d) **Additions** to any **Primary Building(s)** and any **Accessory Building(s)** shall be constructed and finished with materials compatible with the **Primary Building(s)**.
-
- (e) Where a proposed **Development** is part of a larger area, the whole of which may eventually be designed and developed, and for which no overall **Development** plan has been prepared, the **Development Authority** may require the submission of a **Master Site Plan** before dealing with the application.

3.4.22 Drainage Standards

- (a) All roof drainage from a **Structure** or **Building** must be discharged onto the **Lot** on which the **Structure** or **Building** is located. No roof drainage may create any negative impact on adjacent **Sites**. Should any damage occur, the owner shall be responsible for all of the costs of all applicable damages as determined by a qualified professional (e.g. insurance underwriter) based on the General Engineering and Construction Specifications as applicable.

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3.4.23 Pageantry Features

(a) **Pageantry Features** may only be located within or abutting the **Development** that they relate to.

(b) **Pageantry Features** are limited to:

- i. promoting natural and manmade attributes and amenities of the **Development**;
- ii. providing the names of area builders;
- iii. providing directions within the **Development**;
- iv. indicating the general price range of housing products.

(c) **Pageantry Features** must not:

- i. be installed so as to obstruct or impede free and clear vision for motorists and pedestrians and in so doing create a traffic hazard;
- ii. interfere with, or cause confusion with, any authorized sign, signal or traffic control device and in so doing create a traffic hazard;
- iii. impede pedestrians from using the sidewalk system;
- iv. create any other safety issue under the regulations of the Town of High River Traffic Bylaw or the Traffic Safety Act, RSA 2000; or
- v. cause any damage to any Town owned trees (through installation, placement or removal) or result in any pruning to improve visibility of Pageantry Features.

(d) **Pageantry Features** may include the following types:

- i. Freestanding signs, provided the signs do not exceed 2.0 metres in height and 3.0 square metres in sign area, and are securely inserted into the ground (skids, concrete blocks, and similar types of footings will not be permitted);
- ii. flags and flag poles;
- iii. banners and banner poles; or
- iv. any other decorative feature where, in the opinion of the **Development Authority**, the feature is

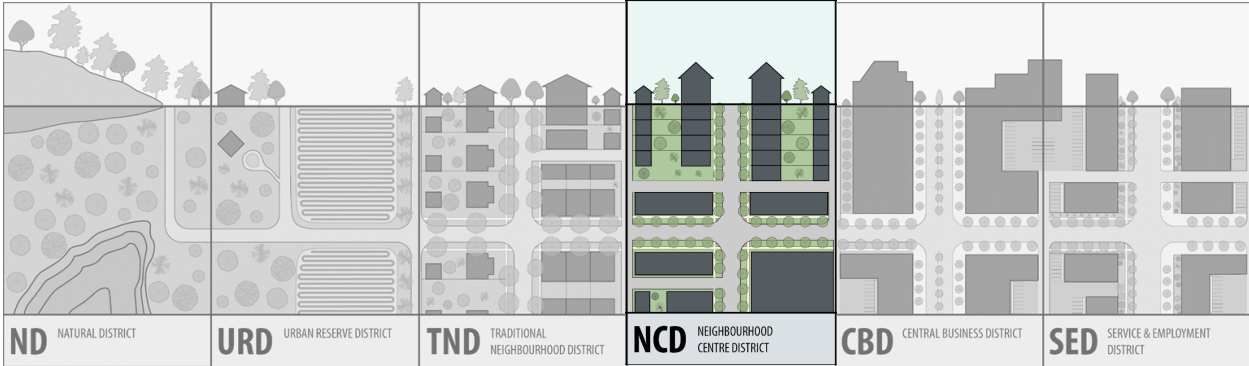
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consistent with the intent of these regulations.

- (e) All **Pageantry Features** within a **Development** must be coordinated, cohesive and have a consistent theme.
- (f) All **Pageantry Features** within a **Development** must be kept in good repair at all times.
- (g) There is no limitation to the number of Pageantry Features that can be proposed and approved in a **Development** under a single application. However, the **Development Authority** reserves the right to restrict the number of **Pageantry Features** approved for a **Development** based on the suitability of the location and design of the **Pageantry Features**.
- (h) A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required. Pageantry shall be removed within thirty days of the final **Lot** or unit of the **Development** being sold by the developer.

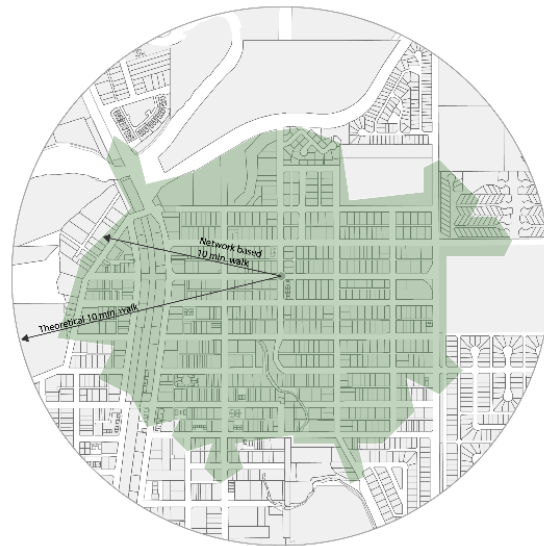
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3.5 NEIGHBOURHOOD CENTRE DISTRICT (NCD)

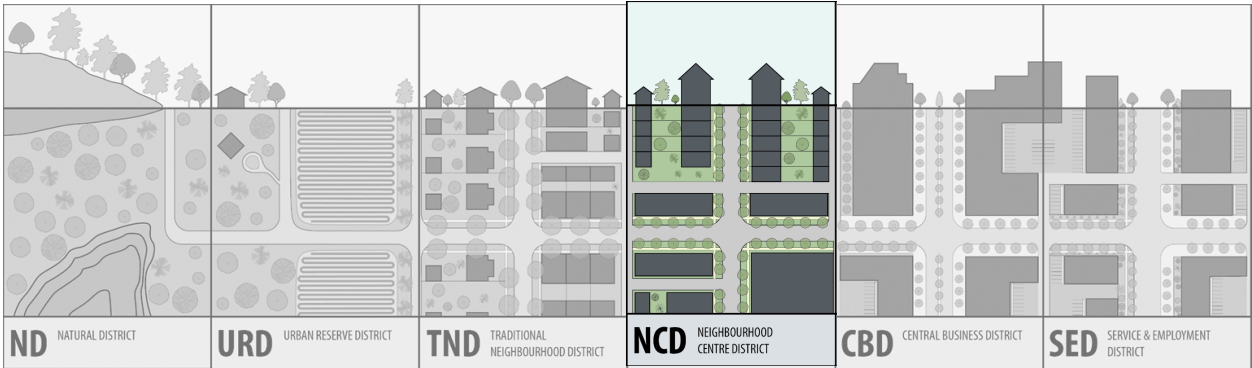
3.5.1 Intent

An area of focused community activity acting as a social and economic centre of a neighbourhood and usually defining the approximate centre of a walkable service area. The built form is characterized by **Buildings** located closer to the street, enhanced public spaces with wide sidewalks, and street trees. High quality pedestrian connectivity to adjacent areas and the broader community are essential.



- | | |
|-----------------------------|--|
| (a) General characteristics | <ul style="list-style-type: none"> i. The overall mix of Uses for this Land Use District should strive for 50.0 percent Residential and 50 percent business and retail services. ii. Residential forms should consist primarily of Building types with multiple Dwelling Units. iii. Business and retail services should meet the daily needs of neighbouring residents within a 10 minute (800.0 metre) pedestrian network rather than a theoretical 5-minute walking radius. iv. Effective pedestrian networks and connectivity shall be provided both within this Land Use District and to adjacent Land Use Districts. v. Buildings should have a minimal setback and be located close to a Thoroughfare and shall have a consistent sidewalk or pathway from the Building entrance(s) to the pedestrian network. |
|-----------------------------|--|

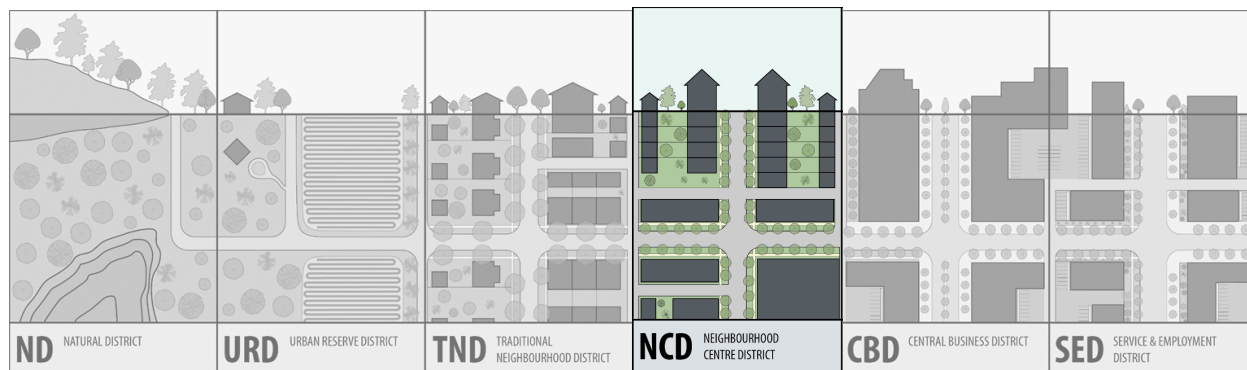
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- (b) Vision The Neighbourhood Centre District (NCD) is intended to be a higher density mixed **Use** area with a variety of business, retail, and employment opportunities supported by a variety of residential typologies.



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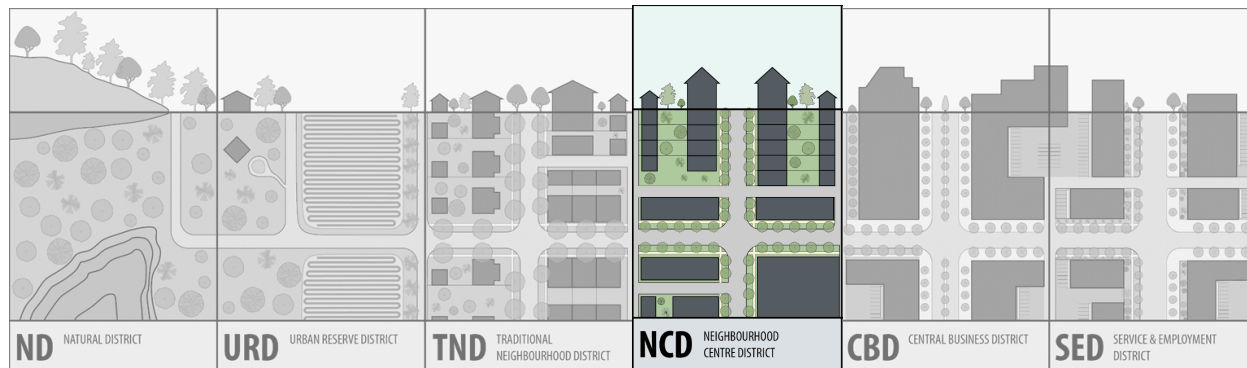


3.5.2 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

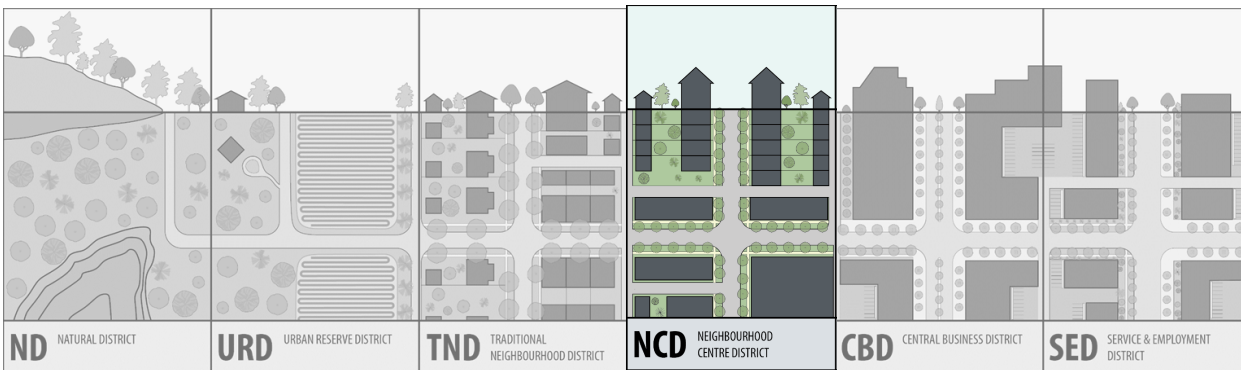
<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Residential	Premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration.	Dwelling Unit(s) Additional Dwelling Unit(s)	Temporary Dwelling Unit(s); Temporary Additional Dwelling Unit(s)
(b) Lodging	Premises available for short-term human habitation.	Bed & Breakfast, Short Term Rental	Hotel / Motel
(c) Office	Premises available for the transaction of general business, but excluding Retail & Entertainment and Manufacturing .	Major Home Occupation; Professional Office	None
(d) Retail & Entertainment	Premises available for the commercial sale of merchandise and prepared foods, but excluding Manufacturing .	Amusement Facility; Café; Restaurant or Drinking Establishment; Retail & Service, General	Adult Establishment; Cannabis Store, ; Drive Through Facility; Gas Station; Liquor Store; Retail & Service, Heavy; Vehicle Washing

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<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(e) Manufacturing	Premises available for the creation, assembly, and repair of artefacts including their retail sale except when such activity creates conditions that may be objectionable to neighbouring property owners.	Light Industrial;	Outdoor Storage
(f) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	After Life Care; Arts & Culture; Active Recreation; Education; Human Services; Government; Passive Recreation	None
(g) Agriculture	Premises available for growing of plants or raising of livestock for the purpose of food production.	Urban Agriculture	None

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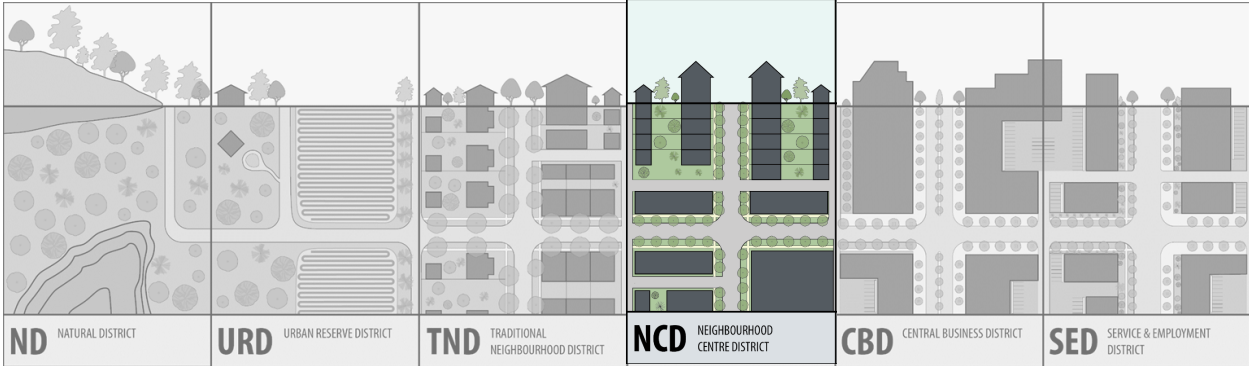


Use Category	Use Category Description	Permitted Uses	Discretionary Uses
(h) Other	Additional Uses that may be considered in this Land Use District.	<p>Essential Public Utilities; Signs in association with an approved Use on the Site, or unless otherwise specified in Section 3.5.13.</p> <p>Pageantry Features in association with an approved Development;</p> <p>Temporary Shipping Containers</p>	<p>Excavation, stripping and grading; fencing, landscaping, or other similar Structures</p> <p>Shipping Containers</p>

3.5.3 Specific Use Standards

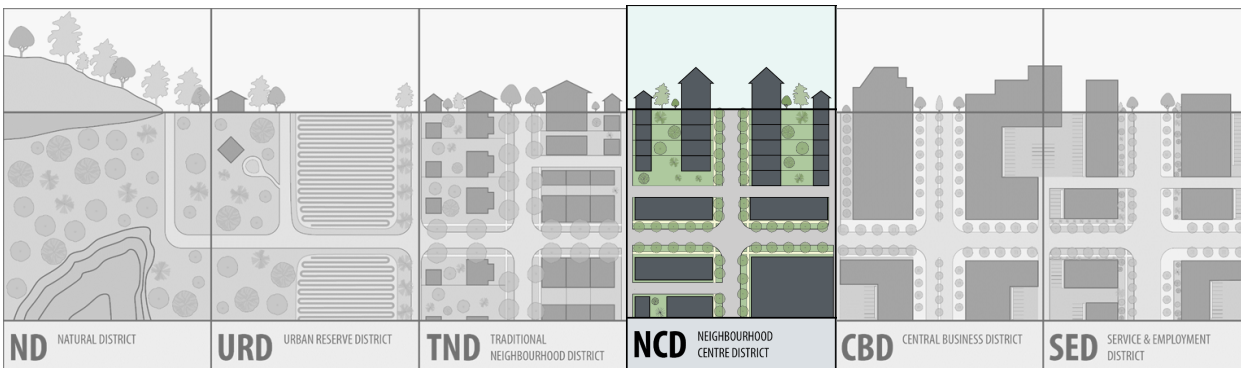
Use	Standard
(a) Accessory Building	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .
(b) Accessory Use	Are Permitted or Discretionary in accordance with the Primary Use(s) .
(c) Adult Establishment	<ul style="list-style-type: none"> i. An Adult Establishment shall not display obscene or indecent images, materials or products in any form or format that are visible from the exterior of the Building or through windows. ii. The Development Authority may determine criteria to limit where and how an Adult Establishment may be located.
(d) Café	<ul style="list-style-type: none"> i. A maximum of 20 patrons is allowed. ii. A Café may serve alcoholic beverages for consumption on the premises at the discretion of the Development Authority, in accordance with the <i>Alberta</i>

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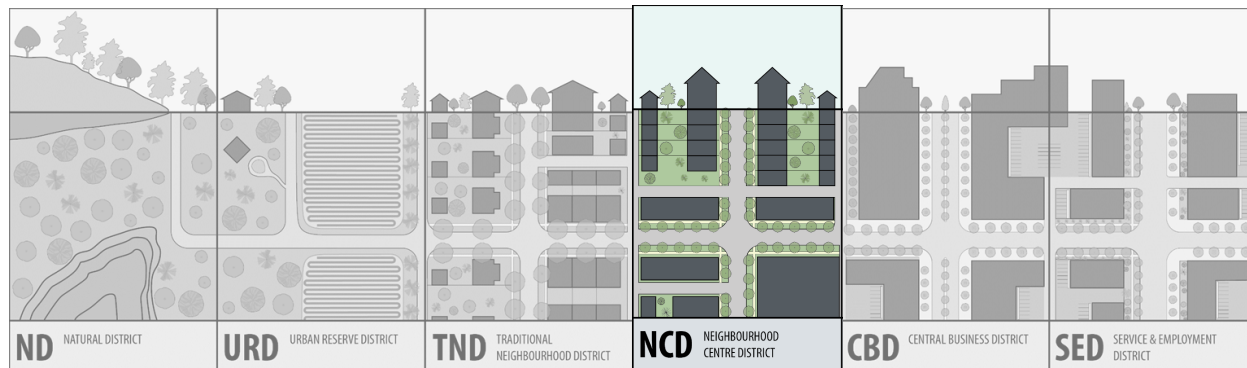
Use	Standard
	<i>Gaming, Liquor & Cannabis Commission.</i>
(e) Cannabis Store	<p>i. At the time of Development Permit application, a Cannabis Store Bay shall not be located closer than 100.0 metres to any of the following, as measured from the closest point of the Cannabis Store Bay to the closest point of the Site boundary of:</p> <p>A. A School;</p> <p>B. School reserve or municipal and school reserve (as defined by the <i>Municipal Government Act</i>);</p> <p>C. A Public Park.</p> <p>ii. Where a proposed Cannabis Store Bay is within a 150.0 metre radial distance of an existing Cannabis Store Bay with valid approval, as measured from the closest point of the proposed Cannabis Store Bay to the closest point of the existing Cannabis Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.</p>
(f) Discretionary Use	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(g) Gas Station	Should locate pumps to the side or rear of the Building , increase the front Setback , or provide additional landscaping in the Private Frontage to better integrate the Gas Station with the Public Realm .
(h) Heavy Industrial	Showrooms or ancillary sales are not allowed.
(i) Light Industrial	Storage shall be within the Building or entirely screened

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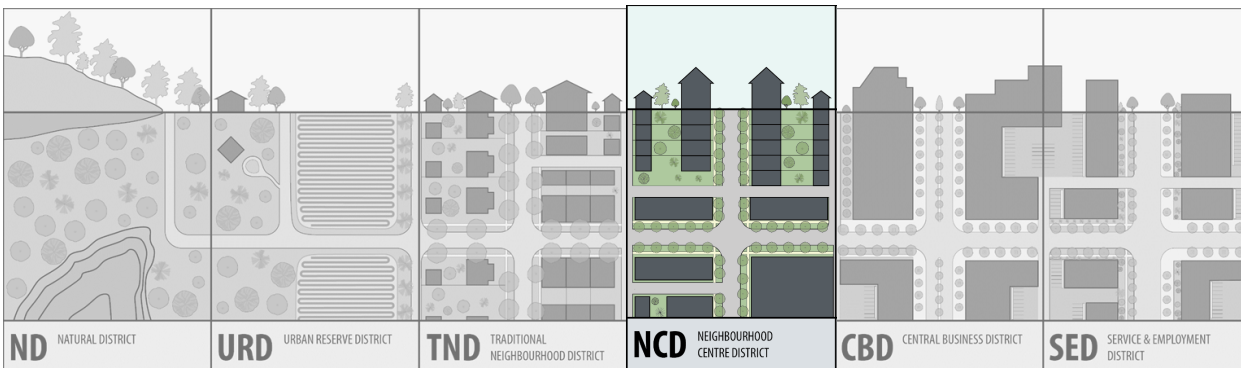
Use	Standard
(j) Liquor Store	<ul style="list-style-type: none"> i. At the time of Development Permit application, a Liquor Store Bay shall not be located closer than 100.0 metres to a School or Public Park, as measured from the closest point of the Liquor Store Bay to the Site boundary of the School or Public Park. ii. Where a proposed Liquor Store Bay is within a 150.0 metre radial distance of an existing Liquor Store Bay, as measured from the closest point of the proposed Liquor Store Bay to the closest point of the existing Liquor Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.
(k) Major Home Occupation	<ul style="list-style-type: none"> i. Outdoor Storage is prohibited. ii. Deliveries of pick-ups in connection with the Use are limited to parcel and small freight carriers. iii. Signs shall be limited to one window Sign, shall not be illuminated, and shall not exceed 0.2 square metres in area. iv. Vehicle and equipment service or repair are not allowed. v. If a Major Home Occupation Development Permit holder relocates within the Municipality, a new Development Permit is required for a new Major Home Occupation at the new location. vi. No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance, detectable beyond the property boundary shall be produced by the Major Home Occupation. vii. Commercial Vehicles used for a Major Home Occupation shall be parked on-site and shall not be located within a Frontage if weight exceeds 4,000.0 kg. viii. A Development Permit for a Major Home Occupation may be revoked if, at the discretion of the Development Authority, the operator of the Major Home Occupation has violated any provisions of this Bylaw and / or the conditions of the Development Permit.

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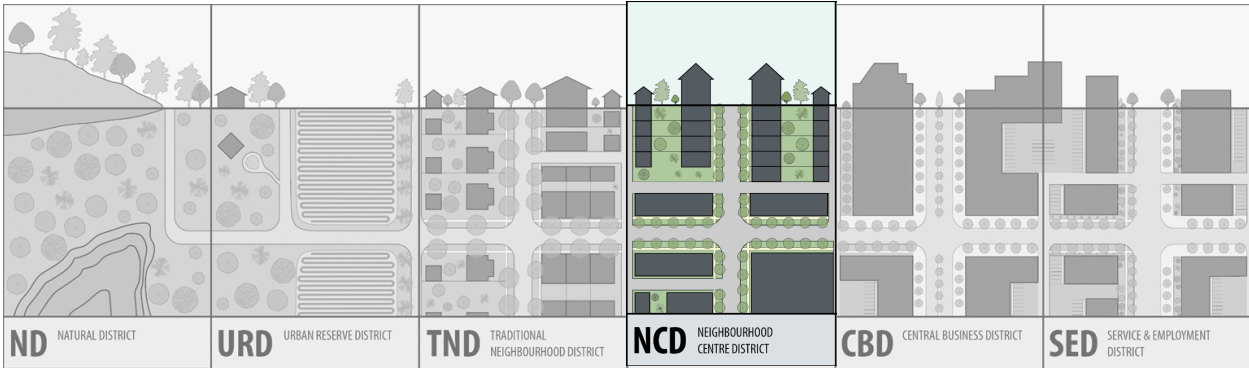
Use	Standard
(l) Outdoor Storage	<ul style="list-style-type: none"> i. Shall not be allowed in a Frontage and shall be screened from any Thoroughfare by means of a solid wall, fencing, landscaping, berming or combination thereof, to the satisfaction of the Development Authority. ii. Shall be kept in a clean and orderly condition at all times.
(m) Restaurant	Shall not install ventilation systems that terminate on the roof of a Building unless the Applicant can prove that no other feasible alternative is available. To the maximum extent feasible, ventilation systems shall be directed away from adjacent Residential properties.
(n) Short Term Rental	<ul style="list-style-type: none"> i. Short Term Rental host must obtain a business license. ii. A host cannot allow more than two adults, not including minors, per room. As the definition of short term rental in the bylaw is 14 days or less, longer term stays are not covered in the bylaw.
(o) Vehicle Washing	Shall be limited to the washing of vehicles with a gross vehicle weight of 4,000.0 kilograms or less.
(p) Prohibited Uses	<ul style="list-style-type: none"> i. The storage of any Temporary Dwelling Unit; iii. The storage of waste and salvage materials including derelict vehicles; iv. The storage of goods, products, or materials in any Frontage; and v. Gaming Establishments
(q) Development not requiring a Development Permit	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p> <ul style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ul style="list-style-type: none"> A. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; B. Does not increase the floor area by more than 25.0 percent of the

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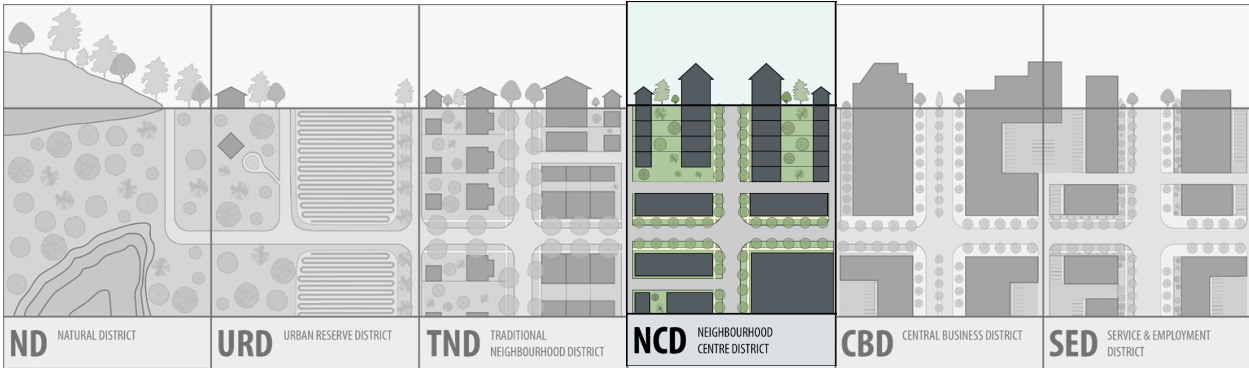
Use	Standard
	<p>original Residential Structure or Building;</p> <p>C. Does not change the Use or intensity of the Use of the Structure or Building; and</p> <p>D. Is performed in accordance with obligatory legislation or other government regulations.</p> <p>ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect;</p> <p>iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced;</p> <p>iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use;</p> <p>v. The Change of Use of a Building or Structure, other than a Non-Conforming Use or Non-Conforming Building provided that:</p> <p style="margin-left: 20px;">A. The requirements of the Development Permit for the existing Building have been fulfilled; and</p> <p style="margin-left: 20px;">B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District.</p> <p>vi. The erection, construction, or maintenance of gates, Fences, walls, or other means of enclosure which meet the standards in this Land Use District;</p> <p>vii. The construction and maintenance of Essential Public Utilities;</p> <p>viii. The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw;</p> <p>ix. The use of a Building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum, or plebiscite;</p> <p>x. Signs not requiring a Development Permit as set out in this Land Use District;</p> <p>xi. The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do</p>

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Use	Standard
	not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District;
xii.	An outdoor in-ground or above-ground private swimming pool provided: <ul style="list-style-type: none"> A. Not located in a Frontage; B. Having a total area not exceeding 15.0 percent of the Lot area; and C. That does not have any part of the above Grade component, including a Deck, walkway, supporting member, heater, or mechanical equipment, located within 1.2 metres of any Side Lot Line or Rear Lot Line.
xiii.	Excavation of land and stripping of soil provided: <ul style="list-style-type: none"> A. That the area concerned is less than 1,000 square metres; B. That the stripping or Excavation is part of a Development for which a Development Permit has been issued; or C. That the Applicant has signed a Development Agreement with the Town for the area concerned.
xiv.	Street performers or other vendors having a Business License and written permission from the landowner and are not located fronting on Centre Street S, 5th Street SE or 12th Avenue SE;
xv.	Communication Structures that comply with the <i>Federal Radiocommunication Act</i> ;
xvi.	Sustainable Renewable Energy systems and Structures providing they are in compliance with the provisions of this Bylaw and any other obligatory legislation or government regulations;
xvii.	Minor Home Occupation(s) ;
xviii.	Mural(s) ;
xix.	Day Home(s) ; and
xx.	Patio(s) .
xxi.	Erection of flagpoles not exceeding 6.0 metres in height for the purpose of

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<i>Use</i>	<i>Standard</i>
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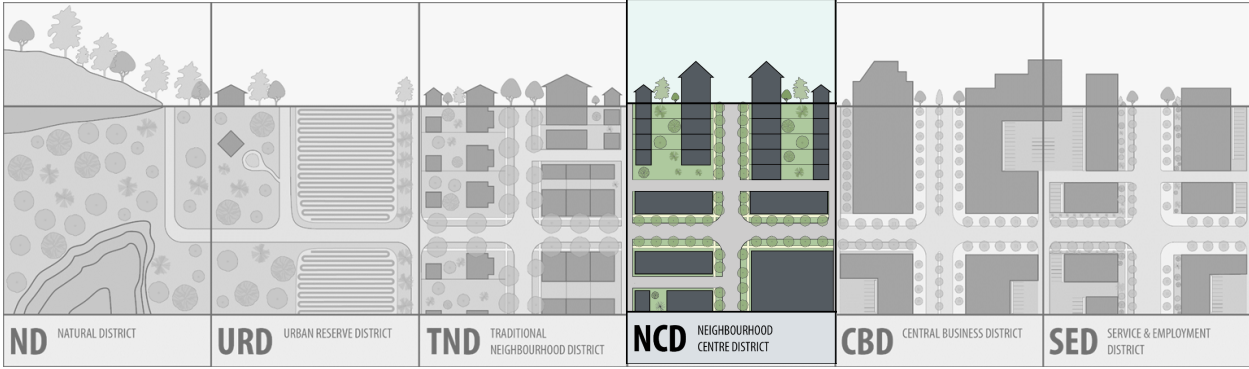
flying a **Flag** but not a **Sign**.

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| (r) Temporary Developments | <ul style="list-style-type: none"> i. Temporary Uses, Buildings, or Structures may be permitted in all Districts at the discretion of the Development Authority, provided that Temporary Buildings or Structures are not placed on permanent foundations and provided that the Use, Building or Structure is listed as a Permitted or Discretionary Use in the relevant land use district. ii. A Development Permit shall only be provided for up to a maximum of 5 years, at which time a new or renewed Development Permit shall be required. iii. Temporary Buildings or Structures must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District at the discretion of the Development Authority. |
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| (s) Temporary Shipping Containers | <p>Temporary Shipping Containers may be used for the storage of equipment and materials during the construction period at the construction site subject to the following:</p> <ul style="list-style-type: none"> i. The Site must have an approved and active Building Permit. ii. The Shipping Container must be placed wholly within the subject Site. iii. The Shipping Container shall be removed from the Site no later than seven (7) calendar days after completion of the Building Permit. iv. If construction ceases for a period of thirty (30) days, the Shipping Container shall be removed from the Site no later than seven (7) days after notice to remove is issued by the Town. |
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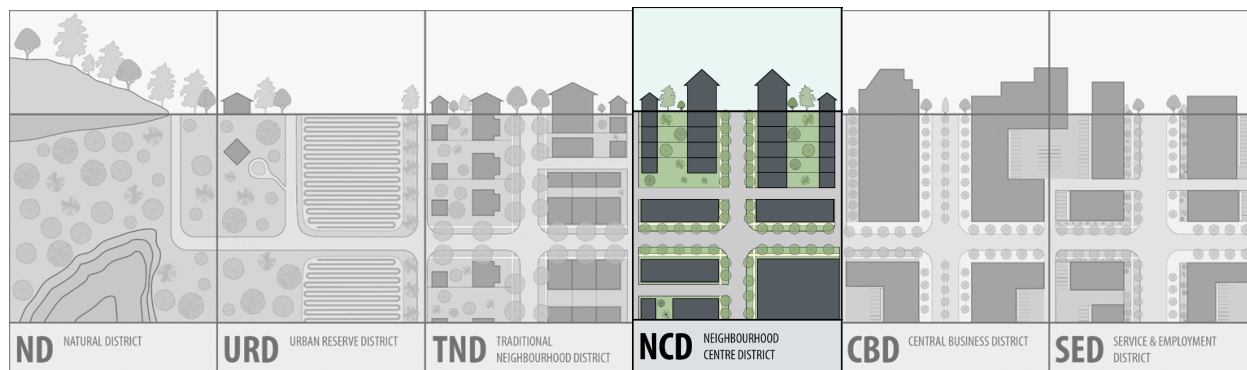
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| (t) Permanent Shipping Containers | <p>Permanent Shipping Containers may be allowed, however, they must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District or be completely hidden from view of the Public Realm at the discretion of the Development Authority.</p> |
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<i>Use</i>	<i>Standard</i>
(u) Additional Standards	<ul style="list-style-type: none"> i. No Use or operation shall cause or create any conditions which may be offensive or objectionable beyond the Lot Lines by virtue of noise, odour, vibrations, heat, or light, at the discretion of the Development Authority. ii. Single Use Buildings are strongly discouraged.

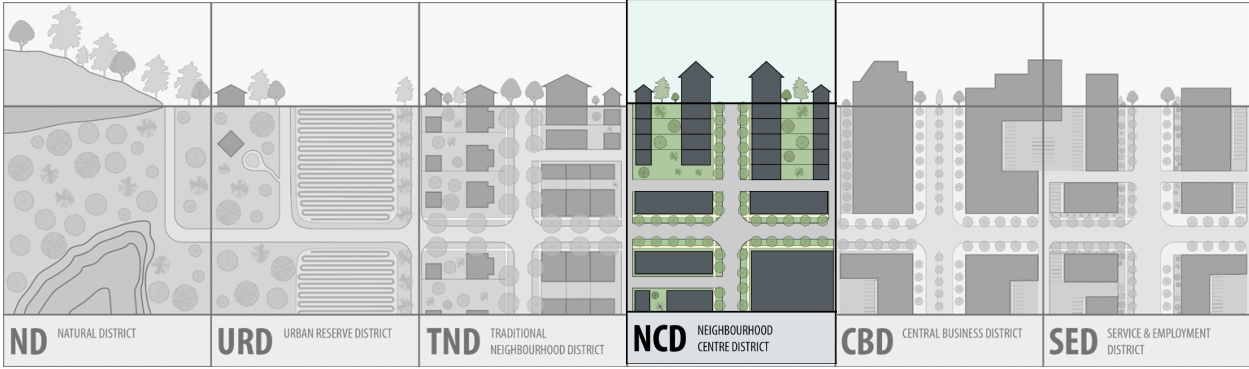
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3.5.4 Block Configuration & Subdivision Standards

Element	Standard
(a) Block Length	90.0 metres - 120.0 metres.
(b) Block Perimeter	310.0 metres - 480.0 metres.
(c) Block Configuration	Rear Lanes are required for all new or reconfigured Blocks . In all cases, Blocks with existing Lane Access shall retain such Access .
(d) Block Connectivity	All vehicular Rights-of-Way shall terminate at other vehicular Rights-of-Way to form a network.
(e) Pedestrian Connectivity	A mid- Block Passage , dedicated as a Right-of-Way or reserved with a permanent Access easement, may be required where a Block Face is longer than 120.0 metres. If required, the mid- Block Passage shall be generally located in the middle third of the Block Face and shall be designed to ensure pedestrian safety and comfort.
(f) Future Block Connectivity	Where adjoining areas are not developed, vehicular Rights-of-Way in new Subdivisions must be extended to the project boundary to provide for future vehicular Rights-of-Way . Such Rights-of-Way shall be provided at intervals no greater than the maximum Block Length for the Land Use District.
(g) Additional Lot and Subdivision Standards	<ol style="list-style-type: none"> i. Subdivision shall not be allowed where the result creates a through Lot, a landlocked Lot, or additional Lots with no rear Lane Access. ii. Subdivision within a Block should be varied to allow for a variety of Lot sizes. iii. Block standards in Subsections 3.5.5 (a) through (f) may be varied to conform to natural features, transportation Rights-of-Way, parks or open space, or other similar Site constraints. iv. In the event of Subdivision by condominium, Development shall be treated as a multi-unit complex where the required Development Setback for the Front, Rear, and Side yards shall be the same as specified in the appropriate land use district.

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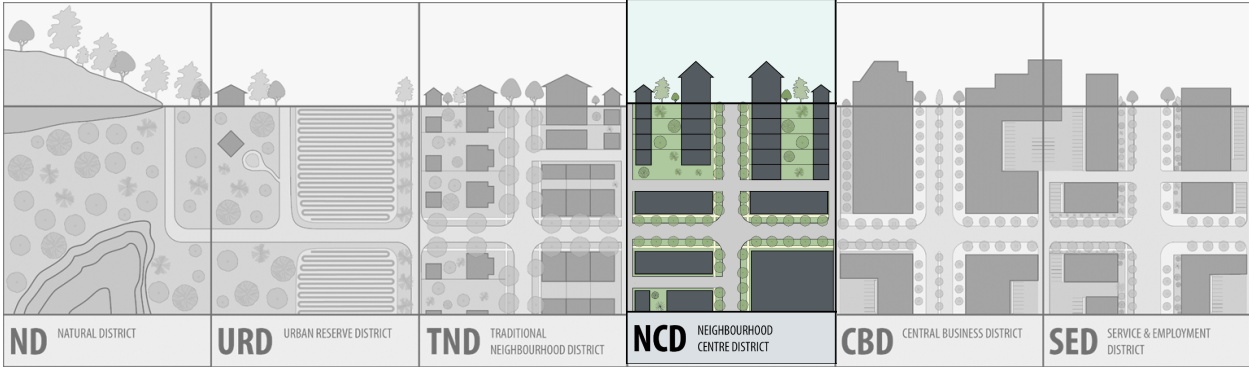


3.5.5 Setbacks for Primary Buildings

Setback Element	Standard
(a) Front Setback	0 metres - 3.0 metres.
(b) Secondary Front Setback	0 metres - 4.0 metres.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.

- (e) Additional Standards for **Primary Buildings**
- i. **Access** shall be provided as deemed appropriate by the **Development Authority** in consultation with the Fire Department.
 - ii. The following features may project into the **Setbacks**:
 - A. Unenclosed steps and wheelchair ramps;
 - B. **Signs**;
 - C. **Fences** or masonry walls;
 - D. Driveways, off-street parking, and pathways;
 - E. An unenclosed **Deck, Porch**, or other similar **Structure** below 0.6 metres in height;
 - F. An unenclosed **Deck, Porch**, or other similar **Structure** above 0.6 metres in height may project 50 percent in a front or rear **Setback**; and / or
 - G. Balconies, **Eaves**, chimneys, cantilevers, bay windows, or other similar **Architectural Features** may project up to 50.0 percent into the side **Setback** or 50.0 percent of a front **Setback** and cover no more than 50.0 percent of the **Building Façade**.

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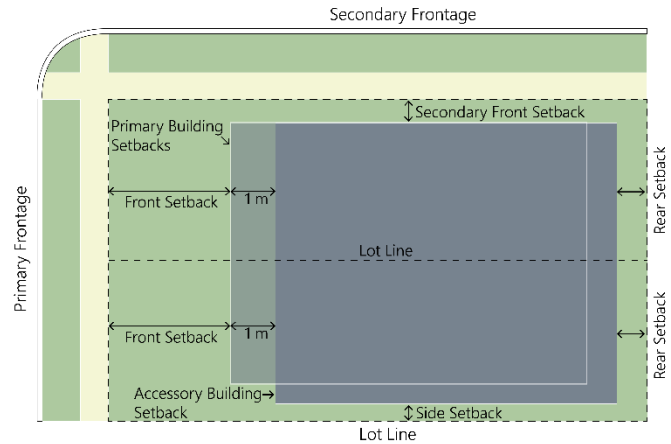


H. Projections not specifically outlined in section 3.5.5 (e) II. A. through G. may be permitted at the discretion of the **Development Authority**.

I. Notwithstanding Subsection 3.5.6 (a), attached parking **Structures** with **Frontage** on a **Primary Thoroughfare** shall not project more than 1.0 metre in front of the **Façade** facing the same **Primary Thoroughfare**.

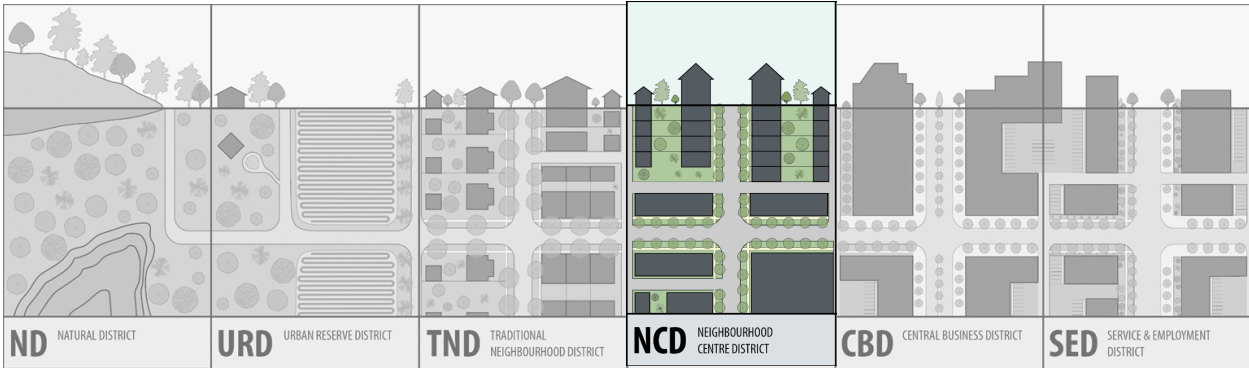
3.5.6 Setbacks for Accessory Buildings

Setback Element	Standard
(a) Front Setback	Setback in 3.5.5 (a) plus 1.0 metre.
(b) Secondary Front Setback	0 metres - 4 metres.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.



- (e) Additional Standards for **Accessory Buildings**
- i. **Access** shall be provided for emergency personnel as required.
 - ii. Where an **Accessory Building** is attached to the **Primary Building** by a roof or an open or enclosed **Structure**, it is considered to be a part of the **Primary Building** and shall comply with all requirements applicable to the **Primary Building**.
 - iii. Where an **Accessory Building** or **Structure** is built on a foundation or is otherwise unmovable, the building or structure must adhere to the setback standards in Section 3.5.6 regardless of size.

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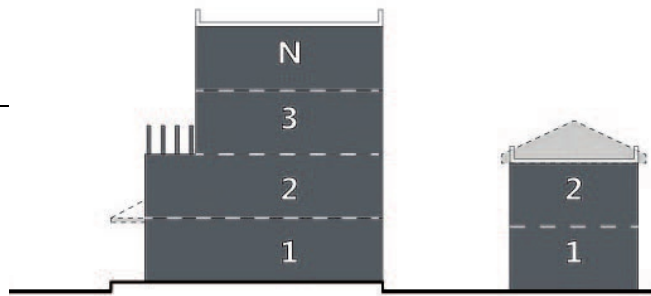


3.5.7 Lot Coverage Standards

Coverage Element	Standard
(a) Lot Coverage (All Buildings)	Maximum 80.0 percent.
(b) Lot Coverage (Accessory Buildings)	Maximum 20.0 percent.

3.5.8 Building Height Standards

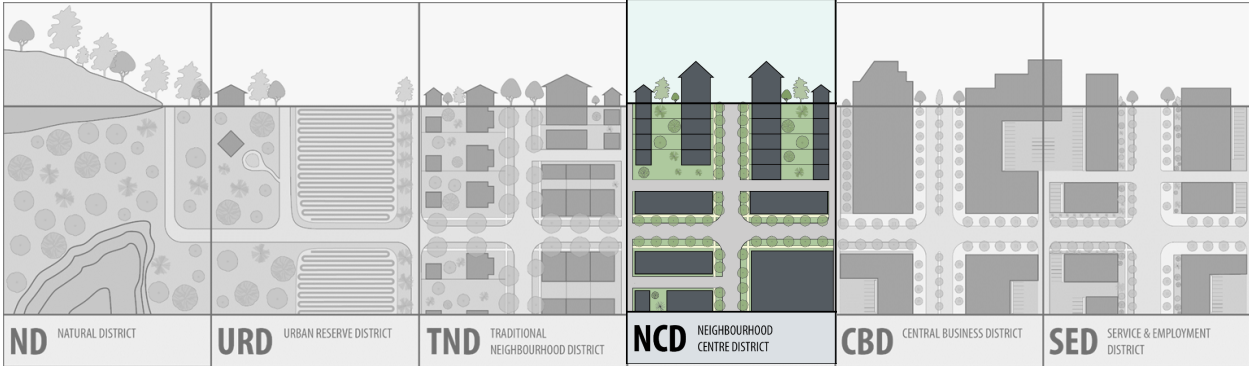
Height Element	Standard
(a) Primary Building Height	2 - 5 Storeys .
(b) Accessory Building Height	1 - 2 Storeys .



"N" stands for any **Storeys** above those shown, up to the maximum

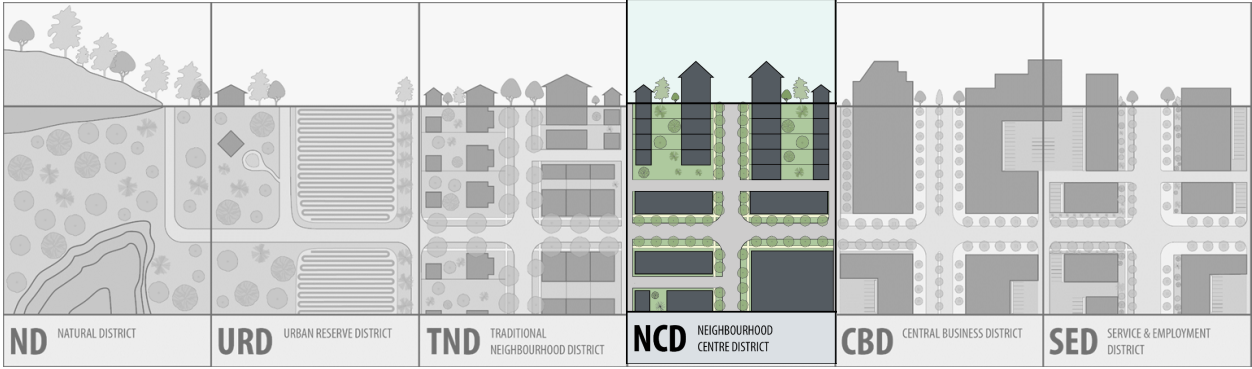
(c) Height Calculations	<ul style="list-style-type: none"> i. The first Storey of a Building or Structure is measured from the finished Ground Floor level to the surface of the second floor in the case of a one-storey Building or Structure. Each upper Storey is measured from the surface of the floor to the surface of the floor above it, or if there is no floor above, from the surface of the floor to the Eave of the roof. ii. When a Lot slopes downward from the Front Lot Line an additional Storey is
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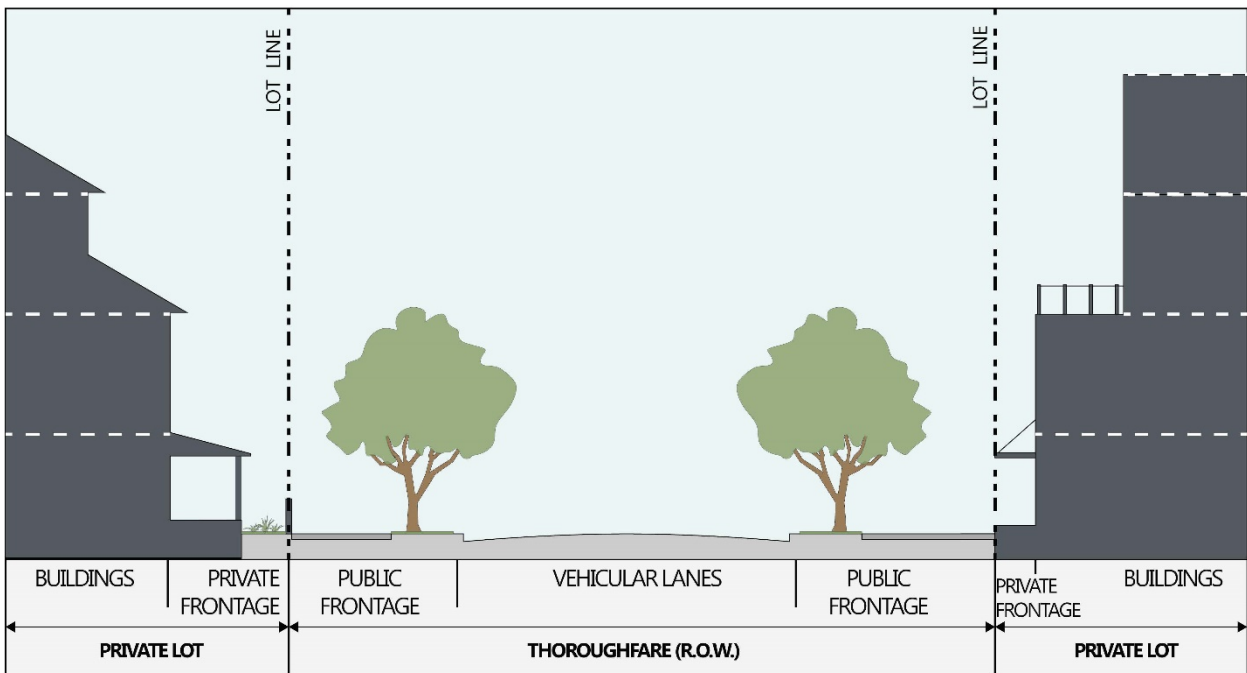
Height Element	Standard
	<p>allowed in addition to the maximum number allowed, and only on the lower rear portion of the Lot.</p> <p>iii. Storeys shall not exceed 4.5 metres in height from finished Ground Floor to finished ceiling, except for a Ground Floor Building in the Lodging, Professional Office, or Retail & Entertainment Use Categories, which shall be between 3.5 metres and 7.5 metres in height. Any Storey that exceeds this height shall be counted as 2 Storeys.</p> <p>iv. Mezzanines extending beyond 33 percent of the floor area shall be counted as an additional Storey.</p> <p>v. In a parking garage or Structure, each above-ground level counts as a single Storey regardless of its relationship to habitable Storeys.</p>
(d) Additional Building Height Standards	<p>i. Floors above the second Storey shall be stepped back for the Primary Frontage or Secondary Frontage for a minimum horizontal distance of 2.5 metres.</p> <p>ii. A ground level Residential or Lodging use with a front Setback of less than 2.0 metres shall be designed in a manner which eliminates privacy concerns.</p> <p>iii. Building Height Standards may be varied for Buildings in the 1st Street Precinct, or for Institutional Uses.</p> <p>iv. Accessory Buildings with 2 or more Storeys shall be designed to reduce privacy concerns for adjacent Residential Uses.</p>

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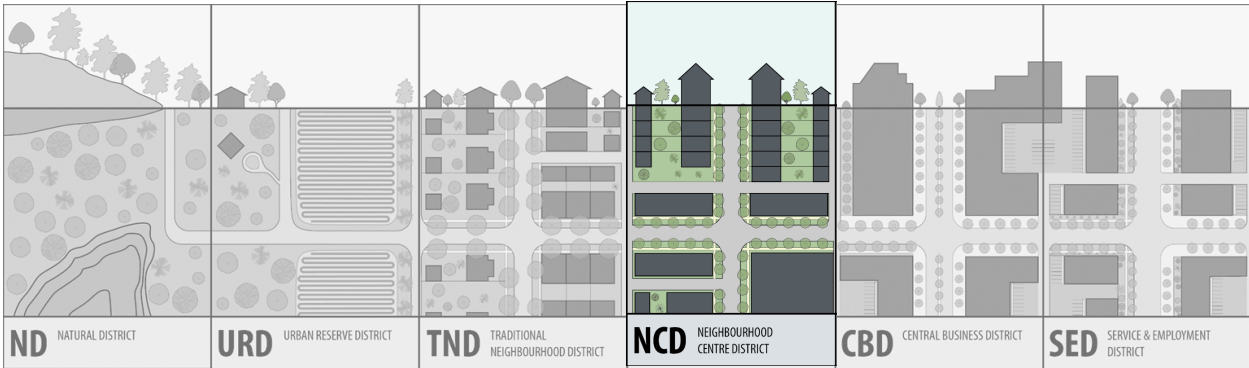


3.5.9 Frontage Standards

Frontage Element	Standard
(a) General Frontage Standards	<ul style="list-style-type: none"> i. The Public Frontage and Private Frontage shall form a seamless space from the Curb to the Building and shall consist of separate zones with a focus on key elements of the Public Realm. Small decorative Fences may divide the Public Frontage and Private Frontage to differentiate between public and privately owned lands, as long as the perception of a seamless space is maintained. ii. Public spaces shall be clear legible public Access and be designed to allow for a variety of public Uses. iii. Improvements to the Public Frontage shall be required for all greenfield and redevelopment scenarios.



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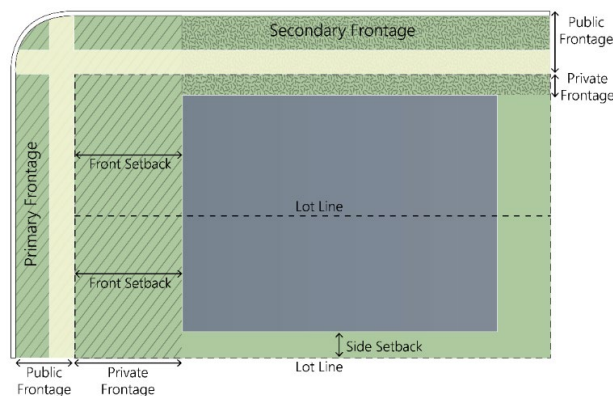
Definitions:

Thoroughfare means a **Right-of-Way**, typically publicly owned, serving primarily pedestrian and vehicular travel, providing **Access** to abutting properties, and which may also be used to provide space for bicycle facilities, **Stormwater Management**, **Shade Trees** and / or utilities. **Lanes** are not considered **Thoroughfares**. A **Thoroughfare** does not have to accommodate vehicular travel.

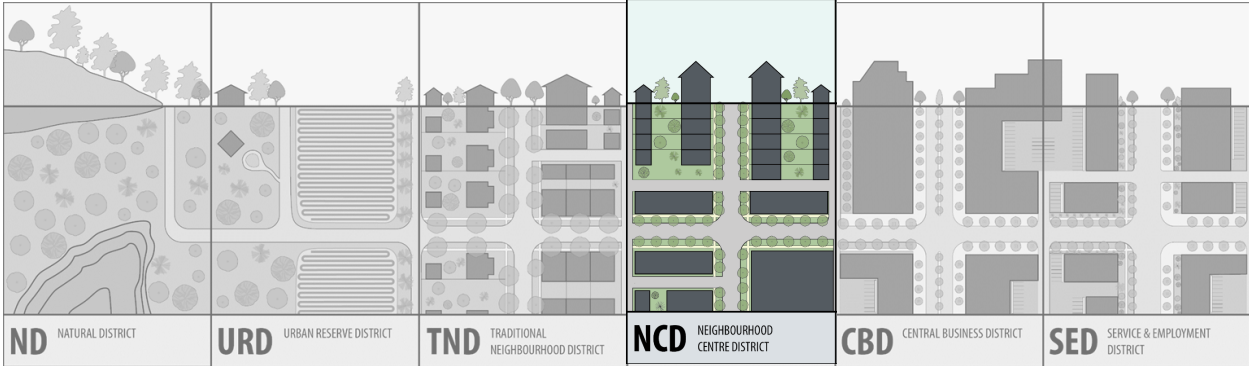
- (a) **Primary Thoroughfare** means the **Thoroughfare** clearly associated with the front **Façade** of **Primary Buildings** along a **Block Face**. Where a **Corner Lot** abuts more than two **Thoroughfares**, the **Development Authority** may determine that all **Thoroughfares**, except for one, are a **Primary Thoroughfare**, if such a determination is in the interest of protecting the quality of the **Public Realm**.
- (b) **Secondary Thoroughfare** means a **Thoroughfare** that is not a **Primary Thoroughfare**, and is clearly associated with the corner side **Façades** of **Buildings**.

Frontage means the area of a **Lot** between a **Building Façade** and a **Curb** inclusive of its built and landscape components. **Frontage** is divided into **Public Frontage** and **Private Frontage**.

- (a) **Private Frontage** means the area between the **Building Façades** and the **Lot Lines**, and applies to the **Primary Frontage** and secondary **Frontage**.
- (b) **Public Frontage** means the area within a **Thoroughfare** between the **Curb** and the **Front Lot Line**, and applies to the primary **Frontage** and secondary **Frontage**.

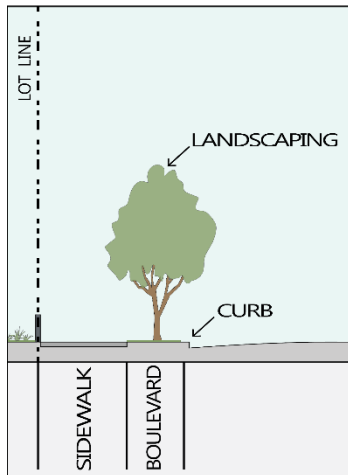


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Frontage Element	Description	Standard
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(b) Boulevard The space between the **Curb** and the Property Line in the **Public Frontage**.

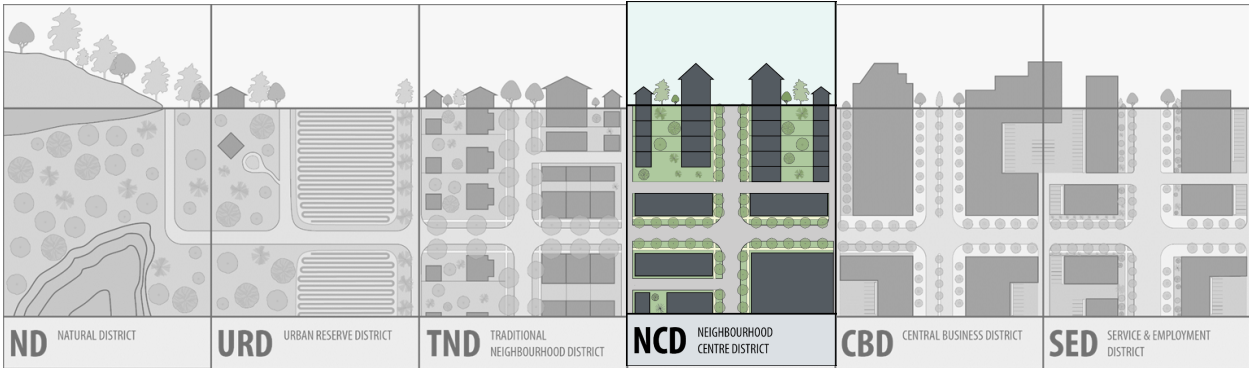


- i. Minimum 1.8 metres, except where existing **Rights-of-Way** conditions require a minor reduction in order to accommodate a sidewalk, as per Subsection 3.5.10 (c) and / or landscaping as per Subsection 3.5.10 (d).
- ii. Appropriate uses in the boulevard include public furniture, transit stops, and street trees.

(c) Sidewalks The space for pedestrian circulation in the **Public Frontage**.

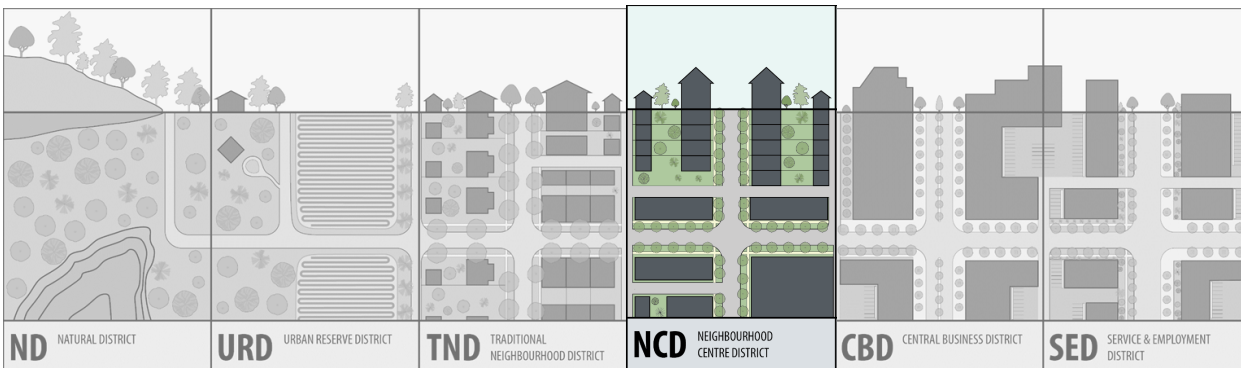
- i. 2.0 metres - 4.0 metres wide, except where existing **Rights-of-Way** conditions require a minor reduction in order to accommodate a Boulevard with street trees, as per Subsection 3.5.10 (b) and Subsection 3.5.10 (d).
- ii. Sidewalks shall be adequately illuminated to ensure a high level of pedestrian safety and comfort.
- iii. Sidewalks within the **Public Frontage** shall be dedicated for pedestrian travel only. Sidewalks within the **Private Frontage** may be utilized for patio seating, non-permanent **Signs**, or landscaping.

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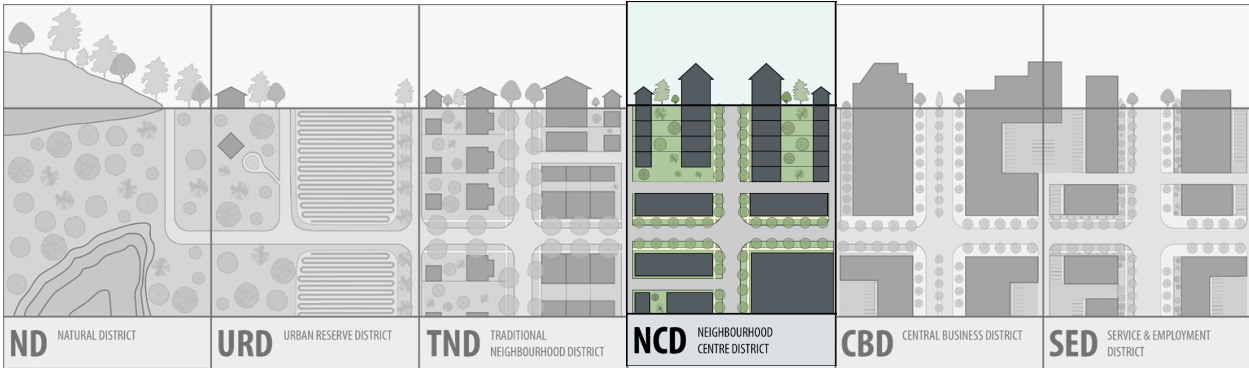
Frontage Element	Description	Standard
(d) Landscaping	The type and placement of landscaping elements in the Public Frontage .	Landscaping should consist primarily of Shade Trees and may be grouped together, but shall not hinder pedestrian movement or connectivity. The number of trees required for the Public Frontage shall be consistent with Subsection 3.5.11 (d).
(e) Frontage Build-Out	The percentage of the Lot Line that is occupied by Building Façade as measured from the Front Setback .	Minimum 70.0 percent.
(f) Transparency	The area of the Façade composed of windows either within the wall or within doors and doors, typically measured as a percentage.	<ul style="list-style-type: none"> i. Minimum 50.0 percent on the ground floor for all Professional Office, and Retail & Entertainment Use Categories. ii. Minimum 30.0 percent for all other Use Categories. iii. Minimum 30.0 percent for all upper floors.
(g) Blank Wall Length	The maximum length of a Façade without any Transparency or Architectural Features .	Maximum 4.0 metres including parking Structures .

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Frontage Element	Description	Standard
(h) Primary Entrance	The main point of Access for pedestrians to a Building shall be considered the Public Entrance for all non-residential Uses , and residential Uses that Access more than 4 Dwelling Units .	<ul style="list-style-type: none"> i. Every Building shall have at least one Primary entrance. ii. The Primary Entrance shall be oriented to the Primary Frontage unless the Building is on a Corner Lot where the Primary entrance may be oriented to the Secondary Thoroughfare. iii. The Primary Entrance for all non-residential and residential Buildings with more than 2 Dwelling Units (not including Additional Dwelling Units) where some or all of the units share an entrance shall be clearly visible to create identity and a sense of arrival, be universally accessible, provide weather protection, and be identifiable to pedestrians, through the use of Architectural Features, to the satisfaction of the Development Authority.
(i) Additional Entrance(s)	All other points of public Access for pedestrians to a Building , not including service Access .	<ul style="list-style-type: none"> i. Every entrance shall be visible and identifiable to pedestrians similar to the Primary Entrance. ii. Additional entrance(s) shall be provided at important pedestrian connectivity locations, to the satisfaction of the Development Authority.
(j) Additional Frontage Standards	<ul style="list-style-type: none"> i. Corner Lots shall have a Primary Frontage and a Secondary Frontage. ii. Consistent high quality design shall be evident in the Development on all areas of a property, with particular attention to Frontages. 	

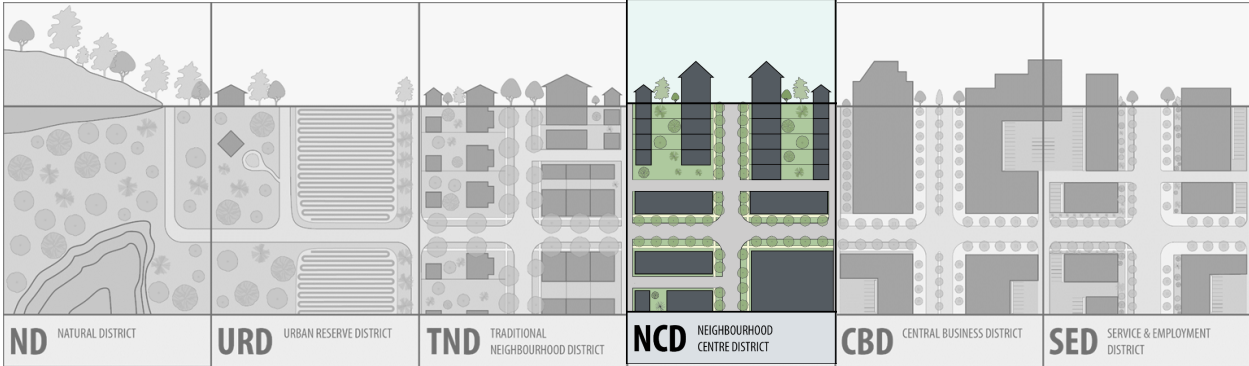
PART 3: LAND USE DISTRICTS



3.4.10 Parking, Loading & Access Standards

Element	Standard
<p>(a) General Parking, Loading & Access Standards</p>	<p>i. Developments should be designed to ensure Access and parking Structures do not visually dominate the Public Realm or create obstructions to the pedestrian network.</p> <p>ii. All Grade-level parking areas adjacent to a Frontage shall be set back a minimum of 3.0 metres and screened from view of the Frontage by landscaping.</p> <p>iii. Parking lots shall incorporate pedestrian-focused infrastructure to ensure safe and comfortable pedestrian Access to Building entrances.</p> <p>iv. Parking lots should incorporate landscaping elements that enhance the pedestrian experience, provide shade to reduce heat islands, and reduce Stormwater run-off.</p> <p>v. Parking areas and / or parking Structures shall integrate pedestrian connectivity with nearby Buildings and / or Lots to support the local pedestrian network.</p> <p>vi. Curb cuts should be eliminated where possible, or reduced if alternative Access is not possible.</p>

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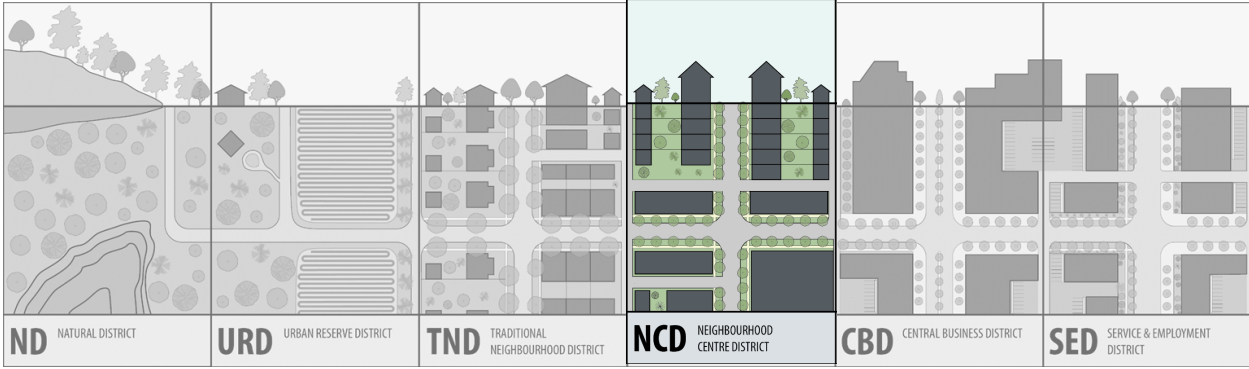


Parking Element	Description	Standard
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- | | | |
|--|---|--|
| <p>(b) Bicycle Parking and Bicycle Storage</p> | <p>The provision and location of bicycle parking and bicycle storage.</p> | <ul style="list-style-type: none"> i. Bicycle parking shall be provided for all Development at the discretion of the Development Authority except residential Buildings with 4 Dwelling Units or less. ii. Bicycle parking Structures shall be located close to a Primary entrance, but shall not impede pedestrian circulation or Access to a Building. iii. Bicycle parking Structures shall be highly visible and shall include a permanent rack or hook-up system. iv. Covered bicycle storage or similar consideration shall be provided for all Residential Development with 5 Dwelling Units or more. Individual parking Structures and Accessory Buildings may be considered as bicycle storage v. Creative integration with Building and Site design is encouraged. |
|--|---|--|

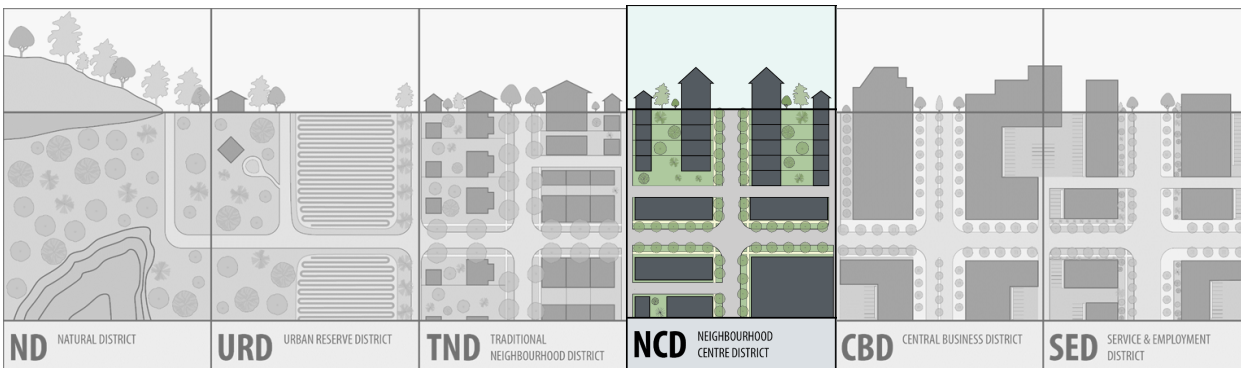


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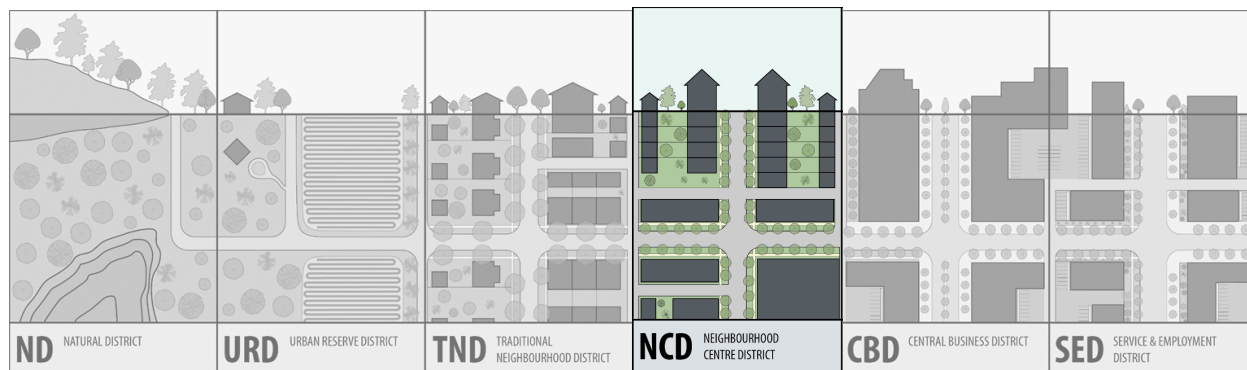
Parking Element	Description	Standard
(c) Vehicle Parking	The provision and location of vehicular parking.	<ul style="list-style-type: none"> i. No minimum number of parking stalls shall be required for any Development; rather each Development shall consider the appropriate number of parking stalls required to support the proposed Development. ii. Where vehicle parking is provided parking areas, stalls, and Access shall meet the design requirements of this Bylaw and shall be consistent with the Town's Municipal Engineering Standards. iii. Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a given Development, at the discretion of the Development Authority. iv. Parking areas and / or parking Structures shall be located to the side or rear of a Building, or underground, wherever possible. v. Parking areas, including any parking Structures, shall not exceed 50.0 percent of a Site. vi. Surface parking areas and / or parking Structures shall not be allowed unless associated with a Development.
(d) Accessible Vehicle Parking	The number and location of vehicle parking stalls dedicated for handicap placard or licensed vehicles.	For all parking areas and / or parking Structures with 11 or more vehicle stalls, accessible parking shall be provided in a location with the easiest pedestrian Access to the Primary entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the National Building Code

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Parking Element	Description	Standard
(e) Vehicle Access	A vehicular lane or driveway within a Lot , or shared between 2 or more Lots , providing Access to a garage or other parking area and / or Structure .	<ul style="list-style-type: none"> i. Parking shall be accessed by rear Lanes wherever possible. Where no rear Lane exists, Vehicle Access should be located on the Secondary Frontage. Where Access on a Secondary Frontage is not possible, Access may be located on the Primary Frontage. ii. For all Uses except for Institutional Uses, Vehicle Access to parking areas and / or parking Structures shall be no wider than 3.0 metres in any Frontage. Institutional Uses may have a Vehicle Access to parking areas and / or parking Structures no wider than 6.0 metres in any Frontage. iii. The number of Vehicle Access points to a Lot shall be limited to 1. iv. Joint Vehicle Access between 2 or more adjacent Lots may be considered to provide more efficient Vehicle Access arrangements, to reduce Curb cuts, and / or to reduce any negative impact on the Public Realm.
(f) Additional Parking, Loading & Access Standards	<ul style="list-style-type: none"> i. Vacant land or Buildings shall not be used for parking. ii. Permeable paving materials are encouraged in order to increase on-site Stormwater Infiltration. iii. Bicycle Stair Channels are encouraged where more than 3 stairs are part of the exterior circulation of a Development. iv. Parking is not allowed within rear Lane Rights-of-Way. v. All parking areas shall illustrate, to the satisfaction of the Development Authority, how pedestrian circulation and connectivity meets the intent of the Land Use District and the Guiding Principles Bylaw. 	

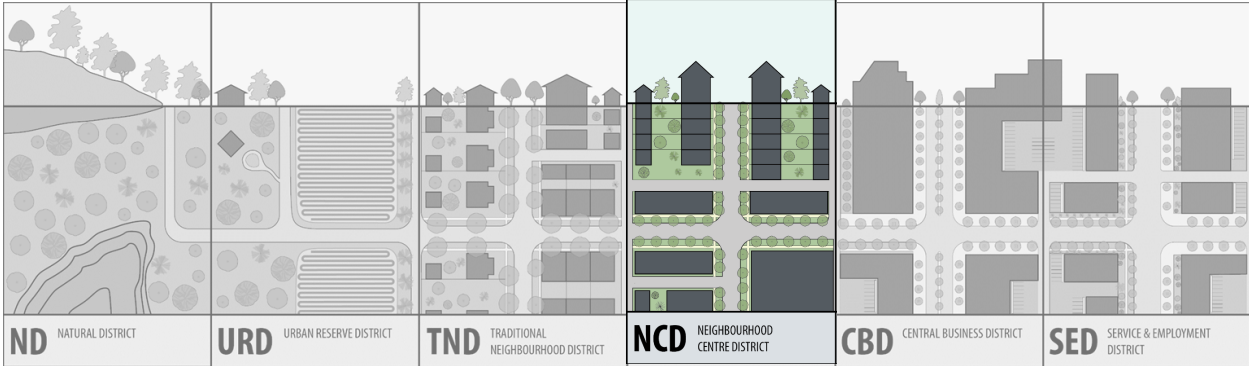
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3.5.11 Landscaping Standards

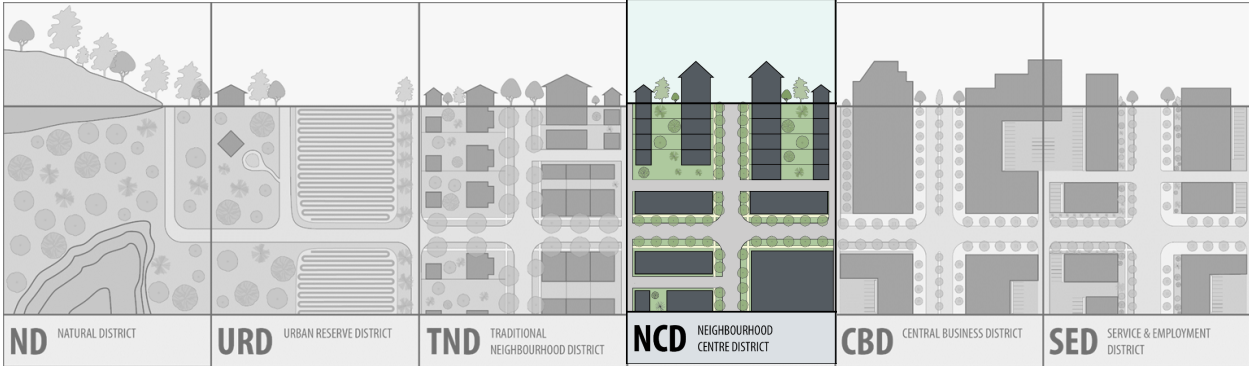
Element	Standard	
(a) General Landscaping Standards	<ul style="list-style-type: none"> i. Developments should preserve and enhance the urban forest. ii. Landscaping should be integrated into a Development to enhance the pedestrian experience and improve the Public Realm. iii. Developments should ensure appropriate conditions for mature tree growth. iv. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habitat of the given plant species at maturity. 	
Landscaping Element	Description	Standard
(b) Landscaped Area	The area where landscaping is primarily located.	The Landscaped Area for all other Development other than 2 Dwelling Units or less (not including Additional Dwelling Units) shall be 40.0 percent of the total Lot Area for Residential Uses and 15.0 percent of the total Lot Area for all other Uses
(c) Tree Size	The size of a tree at the time of planting.	Minimum height of 2.0 metres and / or 50.0 millimetres in Caliper .
(d) Shrub Size	The size of a shrub at the time of planting.	Minimum of a #2 container and / or a minimum height of 19.0 to 23.0 centimetres, as per the <i>Canadian Nursery Landscape Association</i> standards

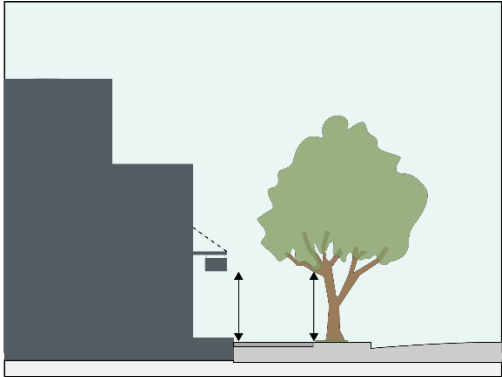
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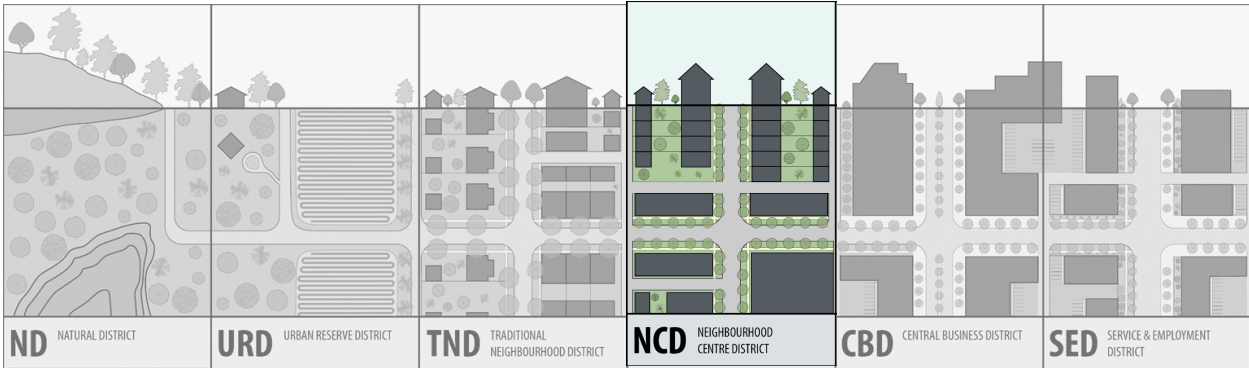
(e) Number of Trees	The minimum number of trees required for both on-site (re)development and for Frontage(s) .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less (not including Additional Dwelling Units) shall provide a minimum of 1 tree per unit. ii. All other Development shall provide a minimum of 1 tree per 35.0 square metres of Landscaped Area. iii. In greenfield areas, the minimum number of street trees located in the Public Frontage is 1 tree for every 7.0 metres of Frontage as measured at the Lot Line and shall be consistent with Section 3.5.10. iv. In addition to the minimum number of trees required for on-site Development in established areas, additional trees may be required by the Development Authority in the Public Frontage(s) if local conditions deem it appropriate.
(f) Number of Shrubs	The minimum number of shrubs required for on-site (re)development .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less shall provide a minimum of 2 shrubs per unit. ii. All other Development shall provide a minimum of 1 Shrub per 25.0 square metres of Landscaped Area.
(g) Soil Requirements	The amount of high quality soil and growing material required to support mature plant growth.	Minimum 30.0 centimetres for all planting areas.

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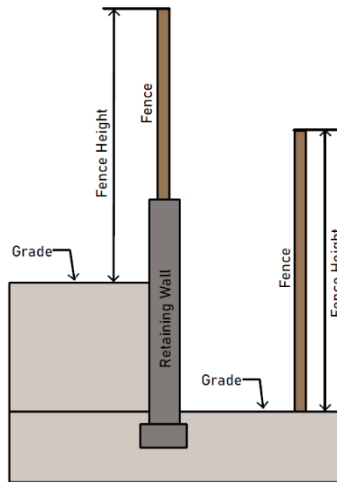
<p>(h) Tree Clearance</p>	<p>The vertical distance between the existing or potential tree canopy overhanging sidewalks, driveways, paths, Lanes, parking spaces, streets, or other public spaces shall be of a type that, at maturity or with minor pruning at installation, provide a clear height for use of a given space.</p>	<ul style="list-style-type: none"> i. Minimum 2.5 metres for sidewalks; ii. 3.8 metres for driveways, parking spaces and streets; and iii. 4.6 metres for Loading areas. 
<p>(i) Tree Preservation</p>	<p>Preservation of on-site and off-site trees is encouraged and may be used to fulfil the landscaping requirements as per Subsection 3.5.9 (d) (See Town's current <i>Tree Protection Bylaw</i>)</p>	<p>Mature, healthy, and non-invasive trees shall not be removed except for essential construction activities.</p>
<p>(j) Additional Landscaping Standards</p>	<p>Hard landscaping and / or xeriscaping may be substituted for soft landscaping, at the discretion of the Development Authority.</p>	

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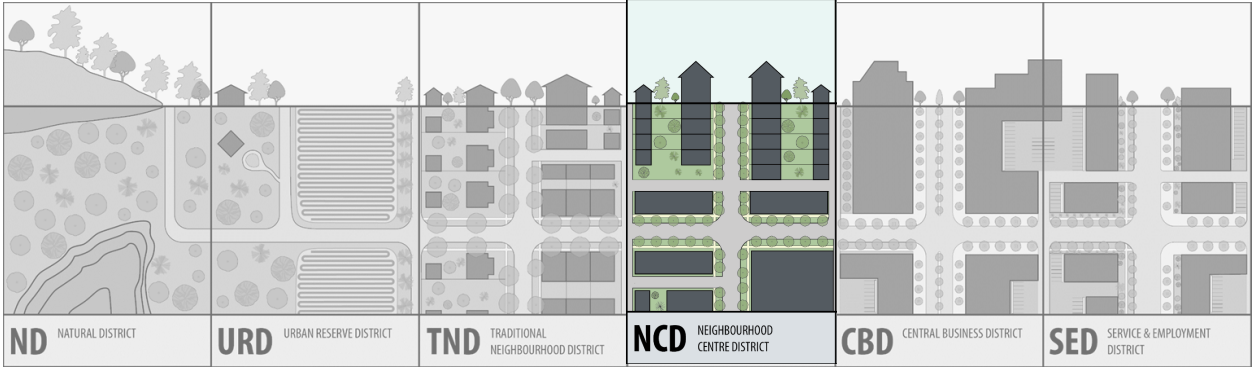


3.5.12 Buffers, Screening & Fencing

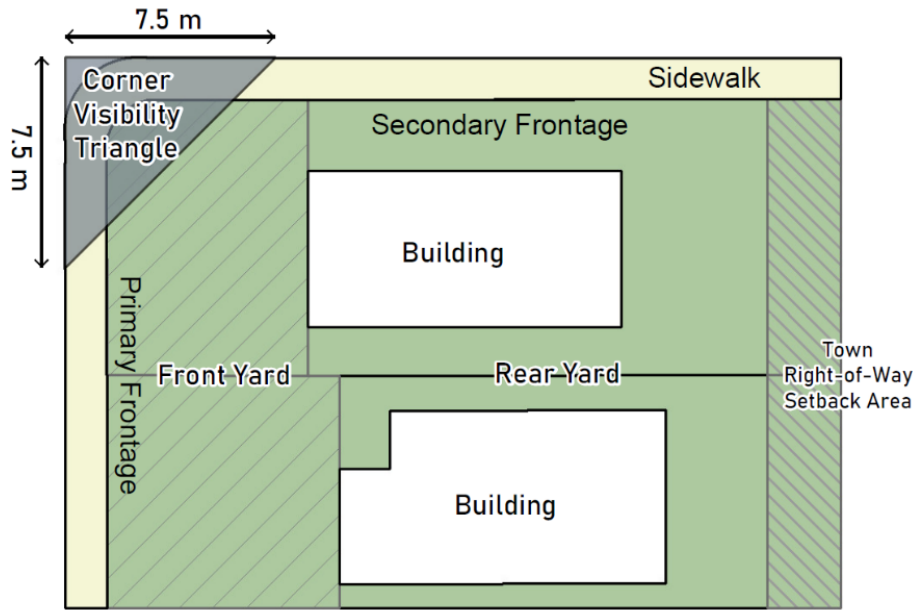
Element	Description	Standard
(a) Buffers & Screening	The use of landscaping or similar elements for Permitted or Discretionary Uses to offset the visual impact of some forms of Development from the Public Realm and / or incompatible adjacent Uses .	<ul style="list-style-type: none"> i. Minimum landscaping requirements in Section 3.5.11 may be placed so as to act as a buffer or screen. ii. Preservation of existing vegetation that could act as a buffer is strongly encouraged. iii. Additional landscaping may be considered in order to maintain or enhance the Public Realm, at the discretion of the Development Authority.
(b) Fencing	The use and location of fencing, including masonry walls as buffers or transitions.	<ul style="list-style-type: none"> i. Fencing may be used as a decorative transition from one Use to another, as a screening device, or for security purposes. ii. Fences within the Primary Frontage shall be a maximum height of 1.2 metres. iii. All other Fences shall be a maximum height of 1.8 metres. iv. Security fencing shall only be considered for safety, at the discretion of the Development Authority, and shall not contain barbed wire. v. Fences containing barbed wire are not permitted except where the is required in conjunction with Agricultural Uses at the Development Authority's discretion. vi. Fences/screening devices must be designed and erected in a manner that does not pose safety issues to wildlife or the general public.



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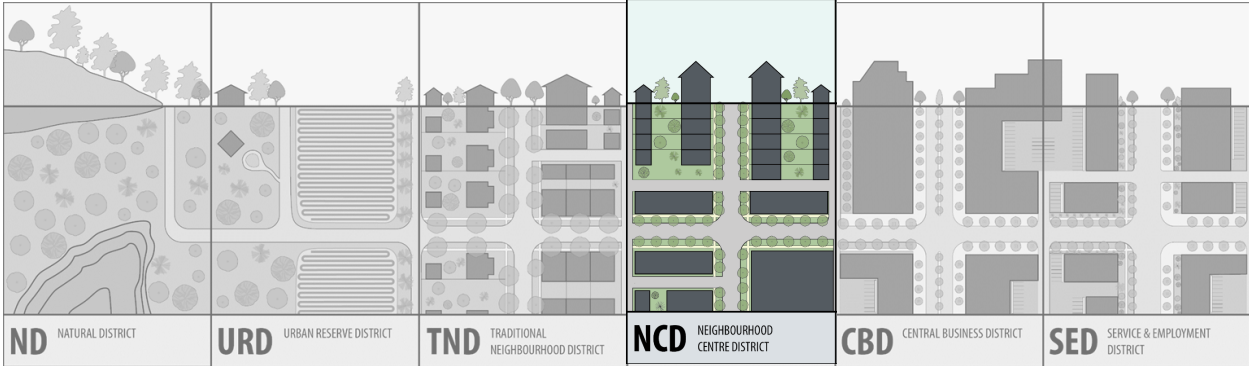


Element	Description	Standard
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(c) Garbage Facilities	The treatment of garbage facilities.	All garbage facilities shall be visually screened from public view, to the satisfaction of the Development Authority .
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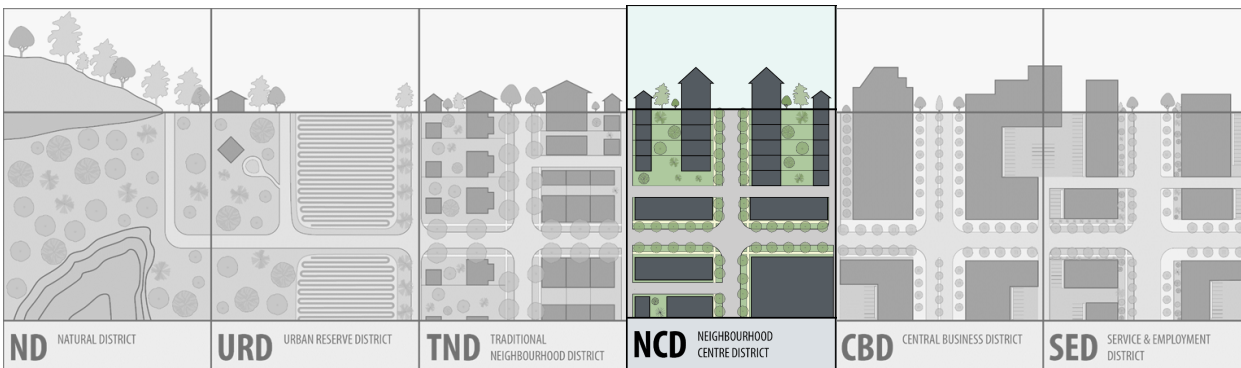
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3.5.13 Sign Standards

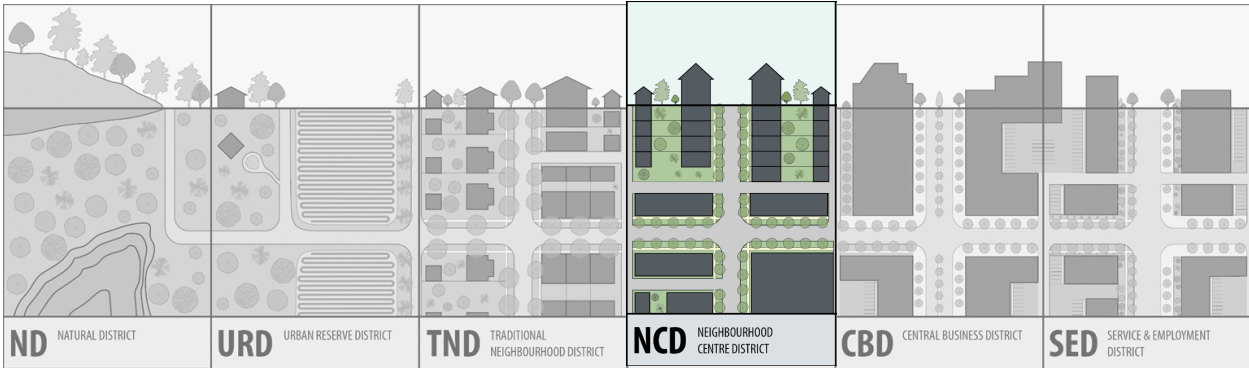
Sign Element	Standard
(a) General Sign Standards	<ul style="list-style-type: none"> i. Signs should be appropriate and integrated with the Building design and character of the neighbourhood. ii. Signs shall be primarily oriented toward pedestrians in both scale and location. Signs oriented towards vehicles are considered secondary. iii. Signs shall not obstruct pedestrian or vehicular visibility or circulation. iv. Signs shall not project above the roofline of a Building. v. The message on the Sign shall relate to the Use of the Site(s) on which it is located. vi. Signs shall not exceed 20.0 percent of the Building Façade to which it is attached. vii. Sign illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and / or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.. viii. The vertical clearance from the bottom of a Sign to Grade for a public space shall be: <ul style="list-style-type: none"> A. Minimum 2.5 metres for sidewalks; B. 3.8 metres for driveways, parking spaces and streets; and C. 4.6 metres for Loading areas.
	<ul style="list-style-type: none"> ix. Signs shall at all times be maintained in a proper and safe state of repair and shall not be permitted to become dilapidated or unsightly.

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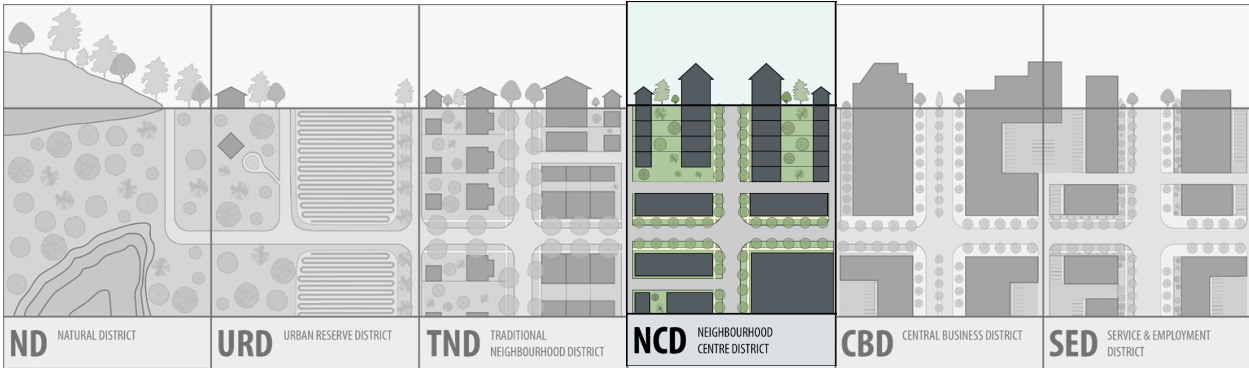
Sign Element	Standard
(b) Sign, Banner	<ul style="list-style-type: none"> i. Shall be limited to 1 banner per business. ii. Shall not cover more than 25.0 percent of the ground floor Façade for a business. iii. Materials shall be weather resistant and minimize glare iv. Shall only be approved on a Temporary basis.
(c) Sign, Canopy	<ul style="list-style-type: none"> i. Shall not cover more than 25.0 percent of the ground floor Façade for a business. ii. May project into the Public Frontage up to 1.5 metres as long as it maintains a Setback of at least 0.6 metres from the Curb. iii. Shall not be allowed in addition to a Sign, Fascia on the same business Façade.
(d) Sign, Changeable Message	<ul style="list-style-type: none"> i. Shall only be allowed as part of a Sign, Freestanding or Sign, Fascia.
(e) Sign, Community Identification	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 1.5 metres from Grade. ii. Shall be self-supported and shall be permanent and stationary.
(f) Sign, Electronic Messaging	<ul style="list-style-type: none"> i. May be approved on its own, or as part of a Sign, Freestanding. ii. Shall be located in such a manner as to minimize any impacts into any adjacent Residential Uses. iii. Digital display content must not include full motion video, animation, or flashing images. In the case of an electronic message board, the text may scroll or switch messages at a pace deemed acceptable to the Development Authority. iv. If any component of the digital display fails or malfunctions, the permit holder must ensure that the digital display is turned off until all components are fixed and are operating in compliance. v. Digital display(s) must not exceed the following illumination levels: <ul style="list-style-type: none"> C. A maximum of 7,500 Nits from sunrise to sunset;

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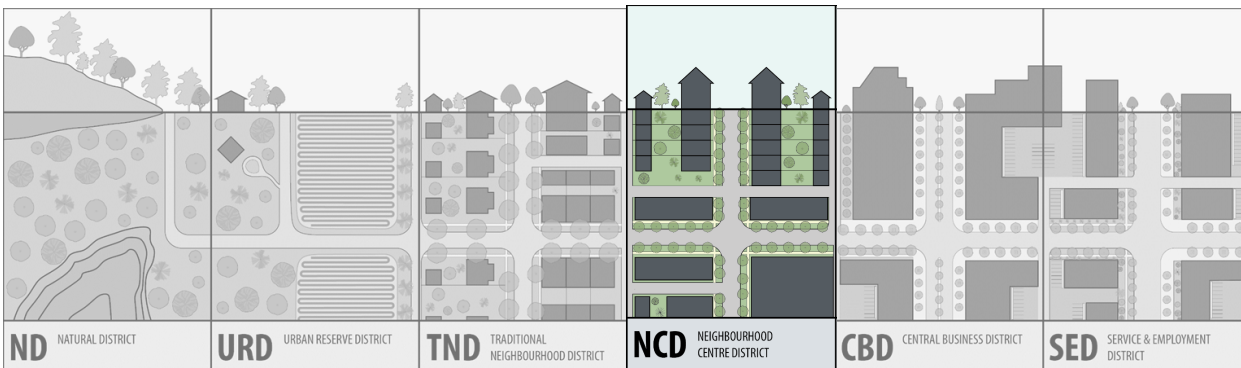
Sign Element	Standard
	<p>D. A maximum of 500 Nits from sunset to sunrise;</p> <p>vi. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX.</p> <p>vii. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 4 metres from Grade.</p> <p>viii. Shall incorporate landscaping where required by the Development Authority.</p> <p>ix. This category of Sign may include, but is not necessarily limited to digital signs, electronic message boards, Gas Station price boards, Drive-Thru menus, and time/temperature displays. There is no limitation to the number Signs, Electronic Messaging that can be proposed and approved in a Development under a single application. However, the Development Authority reserves the right to restrict the number of Signs, Electronic Messaging approved for a Development based on the suitability of the location and design of the Signs, Electronic Messaging</p>
(g) Sign, Fascia	<p>i. Shall not cover more than 20.0 percent of the first Storey Façade for a business.</p> <p>ii. The top of a Sign, Fascia shall have a maximum height of 4.5 metres from Grade and shall not extend above the base of a window on any upper Storey.</p> <p>iii. May project into the Public Frontage up to 0.4 metres.</p> <p>iv. Shall not be allowed in addition to a Sign, Canopy on the same business Façade.</p>
(h) Sign, Flag	<p>i. May have a maximum sign area of 2.0 square metres and have a maximum height of 4 metres from Grade.</p> <p>ii. A maximum of one Sign is allowed per Frontage.</p> <p>iii. Must not be located on a Roof of a Building.</p> <p>iv. Must be secured to a flagpole which is secured into the ground. Portable Signs, Flag shall not be permitted.</p> <p>v. Shall incorporate landscaping where required by the Development Authority</p>

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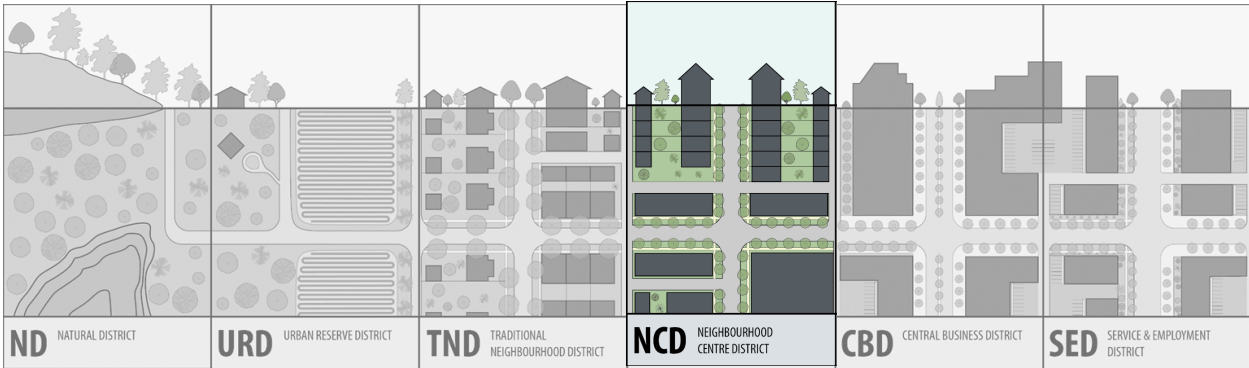
Sign Element	Standard
(i) Sign, Freestanding	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 4.0 metres from Grade. ii. A maximum of one Sign is allowed per Site. iii. Shall incorporate landscaping where required by the Development Authority
(j) Sign, Projecting or Hanging	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 1 square metre. ii. May project into the Public Frontage up to 1.0 metre as long as it does not project closer than 0.6 metres to the Curb and shall not extend past a Sign, Canopy on the same Façade. iii. A maximum of one Sign is allowed per business Façade. iv. Shall be located a minimum of 3.0 metres from each other.
(k) Sign, Sponsorship	<ul style="list-style-type: none"> i. Signs located on Fences shall not cover more than 50.0 percent of the Fence facing the Public Realm and shall not obstruct sight lines, gates or access points to the satisfaction of the Development Authority. ii. Signs shall not protrude past the side edges, above, or below the Fence. iii. Shall not cover more than 20.0 percent of the first Storey Façade of the Building or Structure.
(l) Sign, Window	<ul style="list-style-type: none"> i. A Development Permit is required for a total Sign area of more than 50.0 percent of the glass surface of the window(s). ii. In the case of a Major Home Occupation, the maximum Sign area shall be 0.2 square metres and a maximum of one Sign per Major Home Occupation shall be permitted. iii. Shall not be illuminated when located in a Residential Building.

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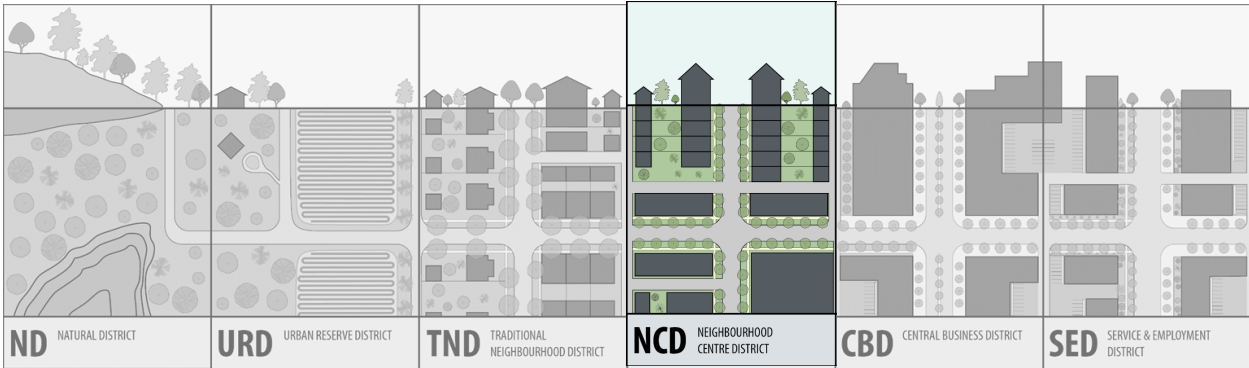
Sign Element	Standard
<p>(m) Signs not requiring a Development Permit</p>	<ul style="list-style-type: none"> i. An official notice, Sign, placard, or bulletin for Municipal, Provincial, or Federal purposes whether on public or private property. ii. A Sign that is not visible from the Public Realm at the discretion of Development Authority. iii. Signs, Temporary Banner to advertise any Community Group or Community Event and with a maximum Sign area of 3.0 square metres. iv. Signs, Temporary associated with an approved Temporary Use, with a maximum area of 1.0 square metre, a maximum height of 2.0 metres, and a maximum of 2 Signs per Lot. v. Signs, Construction located on Site(s) where construction, renovation, or maintenance is occurring, and is removed 7 days following completion of work. vi. Signs, Election with a maximum Sign area of 1.5 square metres, and maximum height of 2 metres, which are placed no sooner than 30 days prior to an election and removed 7 days following. Existing Signs when only the message area of the Sign is being changed to reflect a change in the business name. vii. Signs, Real Estate with a maximum Sign area of 1 square metre and a maximum of 1 Sign per Lot Frontage. viii. A Sign, Traffic or Sign, Directional with a maximum Sign area of 1.0 square metre and a maximum height of 2.0 metres authorized by the Municipal, Provincial, or Federal Government(s). ix. A Sign for a garage sale or similar event, posted for a maximum of 48 hours. x. A Sign showing the name or address of a Building that is sculpted or formed from the

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Sign Element	Standard
(n) Prohibited Signs	<ul style="list-style-type: none"> i. Signs, Inflatable; ii. Signs, Searchlight or Laser; iii. Signs, Third Party; iv. Signs, Vehicle or Trailer on non-motorized vehicles; v. Signs, Portable; vi. Signs, Roof; vii. Signs, Obsolete; and viii. Moving, flashing, sound-emitting Signs, or Signs, Revolving.
(o) Additional Sign Standards	<ul style="list-style-type: none"> i. Whenever a panel on a multi-tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it. ii. An existing non-conforming Sign may continue to be displayed provided: <ul style="list-style-type: none"> A. The Sign was lawfully erected on or before the day this Bylaw came into effect; B. The Sign continues to comply with the bylaw in effect at the time of its erection; C. Changes to the Sign are limited to normal maintenance; and D. The Sign is not moved or materially altered. iii. When a Sign cannot be clearly categorized as any of the Signs defined in this Bylaw, the Development Authority shall determine the Sign type and applicable standards.

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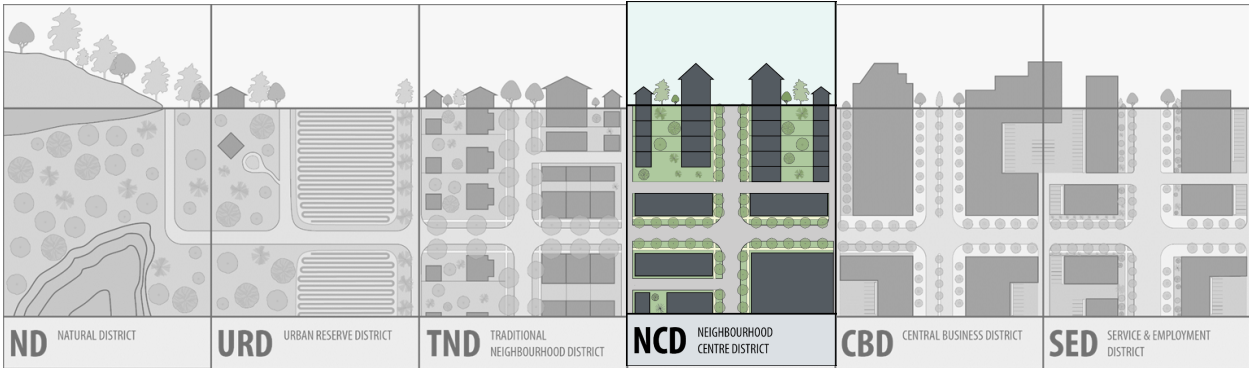
(p) Associated
Uses

In the table below:

- ✓ means a **Sign** is **Permitted**
- means a **Sign** is **Permitted** and does not require an associated **Use**
- means a **Sign** is not **Permitted**

	Sign, Banner	Sign, Canopy	Sign, Changeable Message	Sign, Community Identification	Sign, Electronic Messaging	Sign, Fascia	Sign, Freestanding	Sign, Projecting or Hanging Wall	Sign, Window
Residential	●	●	●	○	●	●	●	●	●
Lodging	✓	✓	✓	○	●	✓	✓	✓	✓
Office	✓	✓	●	○	●	✓	✓	✓	✓
Retail & Entertainment	✓	✓	✓	○	✓	✓	✓	✓	✓
Manufacturing	✓	✓	●	○	●	✓	✓	✓	✓
Institutional	✓	●	✓	○	●	✓	✓	✓	✓
Agriculture	✓	●	●	○	●	●	✓	✓	✓

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3.5.14 Outdoor Lighting Standards

- (a) All outdoor light fixtures shall be aimed downward and shielded in a manner that does not direct illumination on to a street or adjacent **Residential Use**.
- (b) All outdoor light fixtures shall not emit light above the bottom of the light fixture except where the light fixture is used for accent lighting.
- (c) The provisions for Section 3.5.14 do not apply to roadways or **Traffic Signs**.

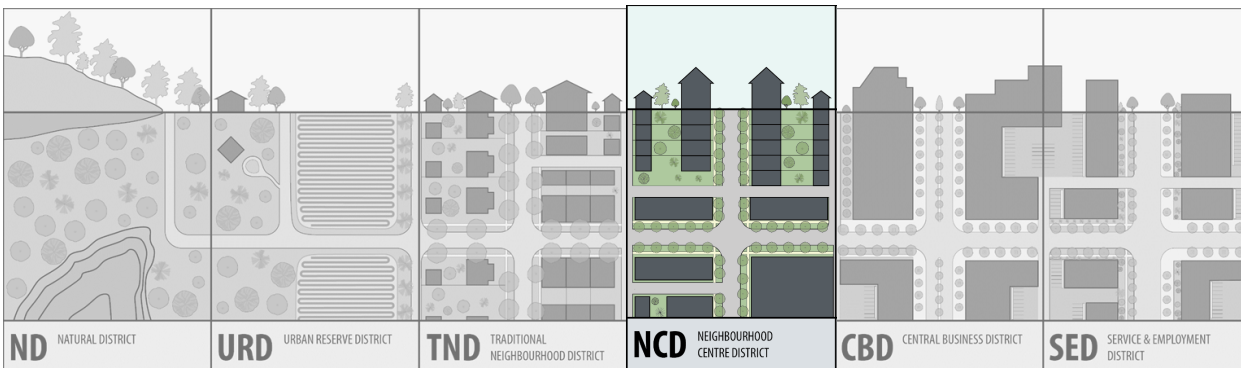
3.5.15 Sustainable Energy

- (a) **Sustainable Renewable Energy** systems are encouraged and supported within the **Town**.
- (b) **Solar Energy Systems** shall only be located on a **Façade** or roof of a **Building** and should be integrated with the **Building** design and character.
- (c) **Wind Turbines** shall not be allowed within the Neighbourhood Centre District (NCD).

3.5.16 Relocation, Demolition, or Removal of Buildings

- (a) **Demolition** or removal of a **Building** is allowed in all Land Use Districts.
- (b) A Demolition Permit shall be required, as per the *Alberta Safety Codes Act*, for the **Demolition** or removal of any **Building**.
- (c) In addition to a Demolition Permit, prior to the **Demolition** or removal of a **Building**, a **Development Permit** must be approved by the **Development Authority** except when a **Demolition** or removal of a **Building** is a result of a **Development** for which a **Development Permit** has already been approved and issued.
- (d) Notwithstanding Subsection 3.5.16 (c), a **Development Permit** is not required for the **Demolition** or removal of

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a **Building** that does not require a **Development Permit** as per Section 4.6.

(e) Applications for a **Development Permit** for the **Demolition** or removal of a **Building** shall include:

- i. How the safety of the public and adjacent **Buildings** will be ensured;
- ii. How the **Site** will be cleaned and graded; and
- iii. How any affected roads, sidewalks, boulevards, or utilities will be protected.

(f) A **Development Permit** is required when a **Building** is being relocated to a **Site** from elsewhere on the same **Site**, or from another **Site**, and the relocated **Building** shall comply with the provisions of this Bylaw.

3.5.17 Historic Buildings

(a) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Provincial Historic Resource shall be referred to **Council** for comment and shall have the written approval of the Minister responsible for the *Historic Resources Act*.

(b) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Municipal Historic Resource shall be reviewed by the **Development Authority** and shall comply with the provision of the bylaw designating said **Building**.

3.4.18 Common Amenity Space Standards

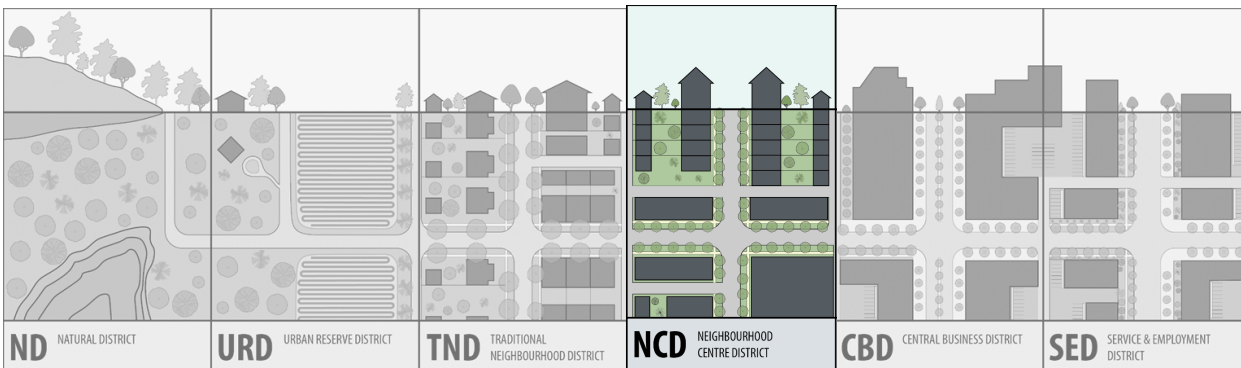
(a) **Common Amenity Space** may be provided as indoor or outdoor common amenity space, or a combination thereof.

(b) **Common Amenity Space** must be provided for all **Residential Development** with 8 or more units (not including **Additional Dwelling Units**).

(c) **Common Amenity Space** must be accessible from all of the units

(d) **Common Amenity Space** must cover at least 10.0 percent of the **Site** area.

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(e) **Common Amenity Space** must not be located in a required setback

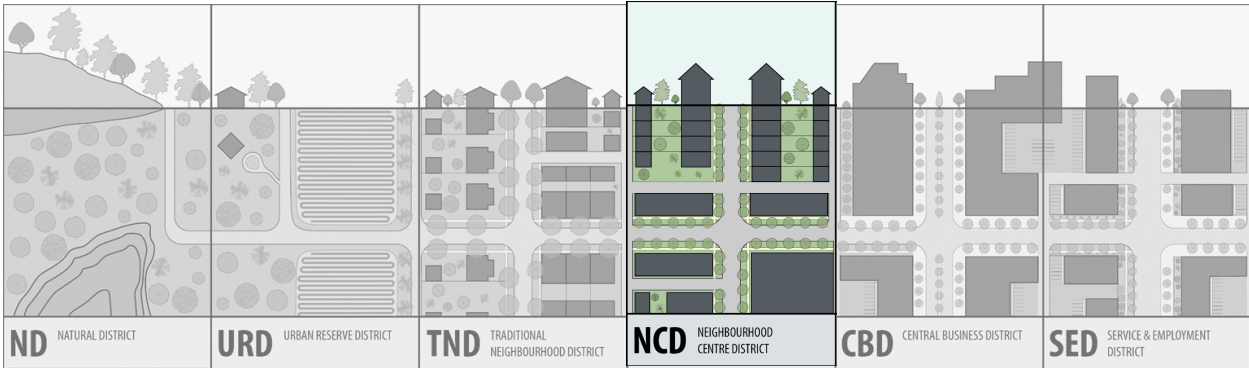
3.5.19 Recreational Vehicles

- (a) No person shall be allowed to keep or maintain a **Recreational Vehicle** in a **Frontage** between October 30 and April 1.
- (b) No **Recreational Vehicle** shall be used for living, sleeping, or housekeeping purposes other than in designated campgrounds.
- (c) No **Recreational Vehicle** shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.
- (d) No **Recreational Vehicle** shall be connected to any public utility except for required servicing.

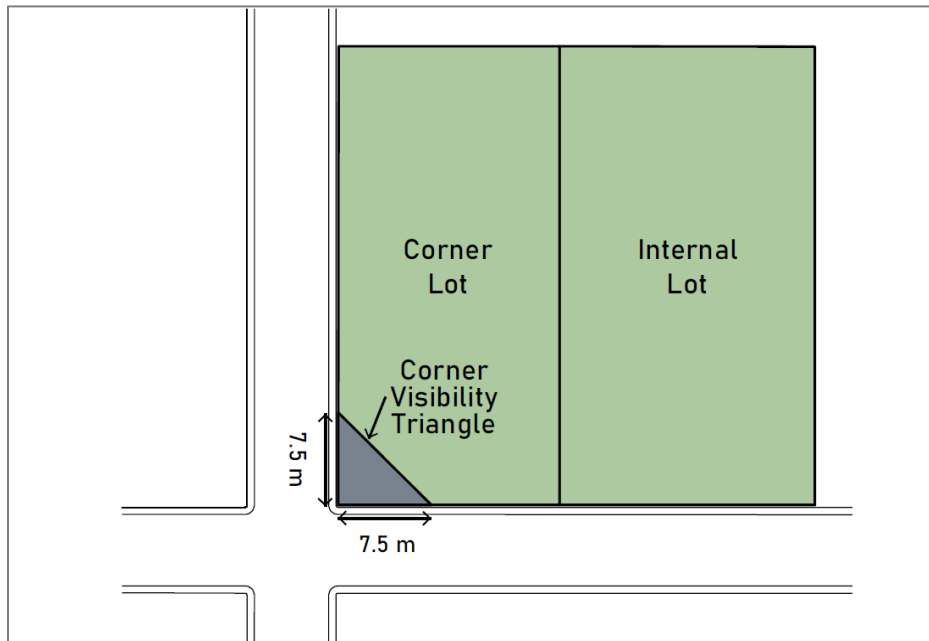
3.5.20 Additional Standards

- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.
- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.
- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.
- (d) All other **Development** proposals shall be at the **Development Authority's** discretion.

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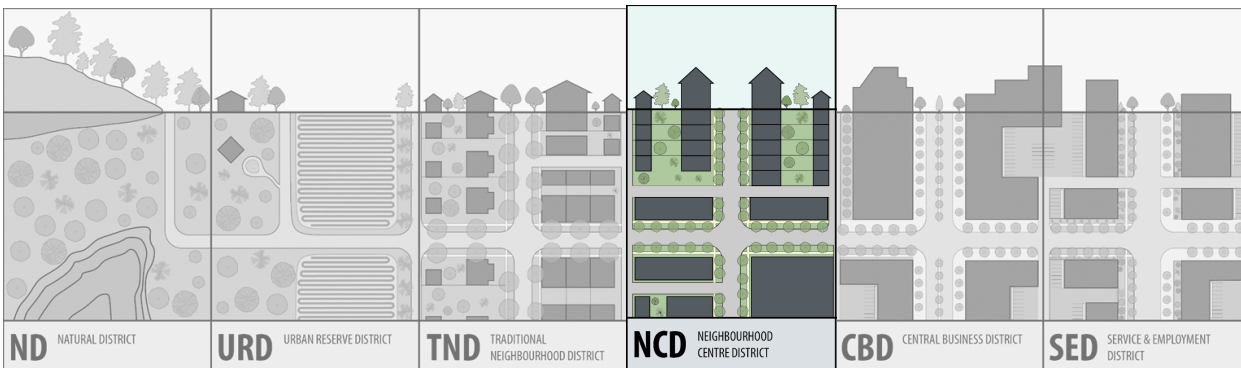


- (e) All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.
- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4 if required by the **Development Authority** as per Section 2.4.3.
- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building** or **Structure** shall exceed the general elevation of the street by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.



- (h) Sites with incomplete Development must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications.

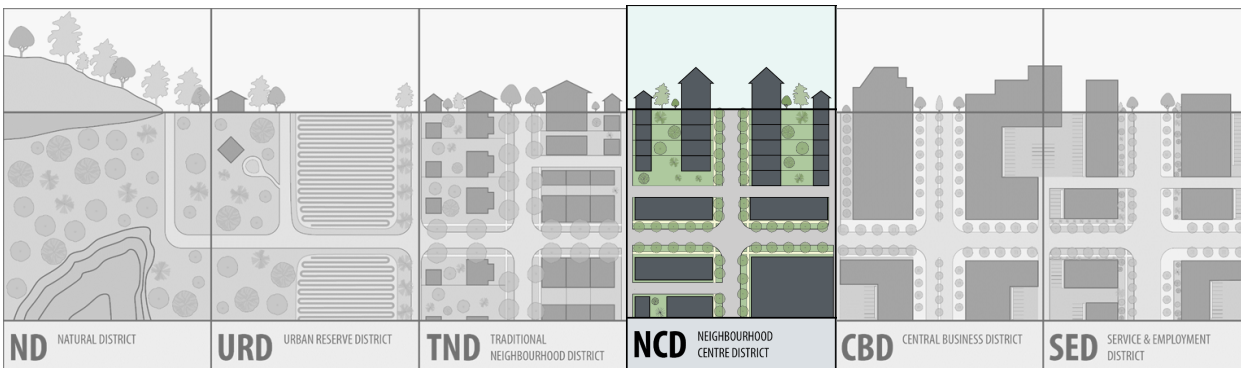
PART 3: LAND USE DISTRICTS



3.5.21 The Design, Character & Appearance of Buildings

- (a) The size, location, design, character and appearance of any **Building** or **Structure** requiring a **Development Permit** shall be acceptable to the **Development Authority** having due regard to:
- The policies and objectives contained within the **Town's** Statutory Plans;
 - Any studies adopted as guidelines regarding Heritage Buildings and historic resources, vistas, streetscapes, parking, mobility, public art, and open space;
 - The character of existing **Development** in this Land Use District including, but not necessarily limited to, facing materials, **Building** mass and architectural detailing;
 - The character of existing **Development** in this Land Use District, as well as the effect on adjacent Land Use District(s) and parcels, unless the **Building** or **Structure**, at the discretion of the **Development Authority**, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
 - Other factors such as daylight, sunlight, and privacy.
- (b) The exterior finishing materials on the **Façade** of a proposed **Development** shall be those identified on the approved plans for that **Development**.
- (c) Once constructed, the **Façade** of the **Building(s)** shall be maintained to the standard shown on the Site Plan and elevation drawings approved by the **Development Authority**.
- (d) **Additions** to any **Primary Building(s)** and any **Accessory Building(s)** shall be constructed and finished with materials compatible with the **Primary Building(s)**.
- (e) Where a proposed **Development** is part of a larger area, the whole of which may eventually be designed and developed, and for which no overall **Development** plan has been prepared, the **Development Authority** may require the submission of a **Master Site Plan** before dealing with the application.

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3.5.22 Drainage Standards

- (a) All roof drainage from a **Structure** or **Building** must be discharged onto the **Lot** on which the **Structure** or **Building** is located. No roof drainage may create any negative impact on adjacent **Sites**. Should any damage occur, the owner shall be responsible for all of the costs of all applicable damages as determined by a qualified professional (e.g. insurance underwriter) based on the General Engineering and Construction Specifications.

3.5.23 Pageantry Features

- (a) **Pageantry Features** may only be located within or abutting the **Development** that they relate to.

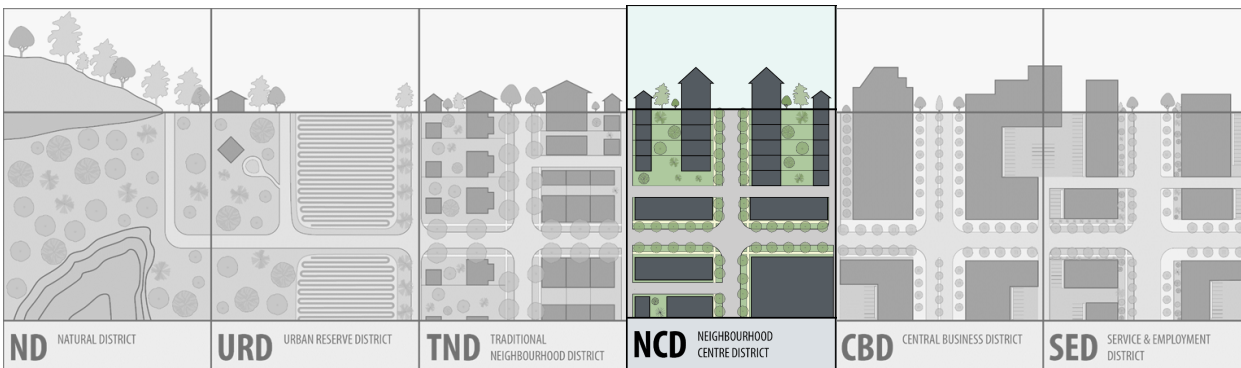
- (b) **Pageantry Features** are limited to:

- i. promoting natural and manmade attributes and amenities of the **Development**;
- ii. providing the names of area builders;
- iii. providing directions within the **Development**;
- iv. indicating the general price range of housing products.

- (c) **Pageantry Features** must not:

- i. be installed so as to obstruct or impede free and clear vision for motorists and pedestrians and in so doing create a traffic hazard;
- ii. interfere with, or cause confusion with, any authorized sign, signal or traffic control device and in so doing create a traffic hazard;
- iii. impede pedestrians from using the sidewalk system;
- iv. create any other safety issue under the regulations of the Town of High River Traffic Bylaw or the Traffic Safety Act, RSA 2000; or
- v. cause any damage to any Town owned trees (through installation, placement or removal) or result in any pruning to improve visibility of Pageantry Features.

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(d) **Pageantry Features** may include the following types:

- i. freestanding signs, provided the signs do not exceed 2.0 metres in height and 3.0 square metres in sign area, and are securely inserted into the ground (skids, concrete blocks, and similar types of footings will not be permitted);
- ii. flags and flag poles;
- iii. banners and banner poles; or
- iv. any other decorative feature where, in the opinion of the **Development Authority**, the feature is consistent with the intent of these regulations.

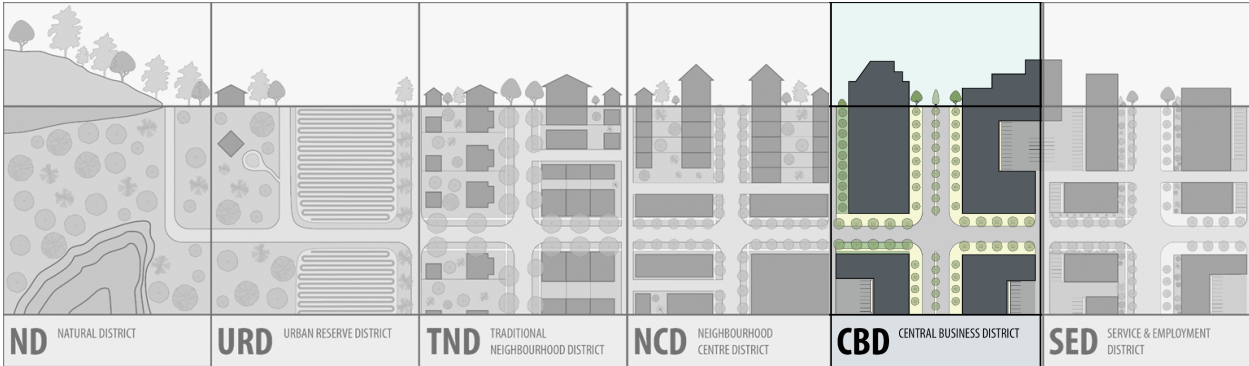
(e) All **Pageantry Features** within a **Development** must be coordinated, cohesive and have a consistent theme.

(f) All **Pageantry Features** within a **Development** must be kept in good repair at all times.

(g) There is no limitation to the number of Pageantry Features that can be proposed and approved in a **Development** under a single application. However, the **Development Authority** reserves the right to restrict the number of **Pageantry Features** approved for a **Development** based on the suitability of the location and design of the **Pageantry Features**.

(h) A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required. Pageantry shall be removed within thirty days of the final **Lot** or unit of the **Development** being sold by the developer.

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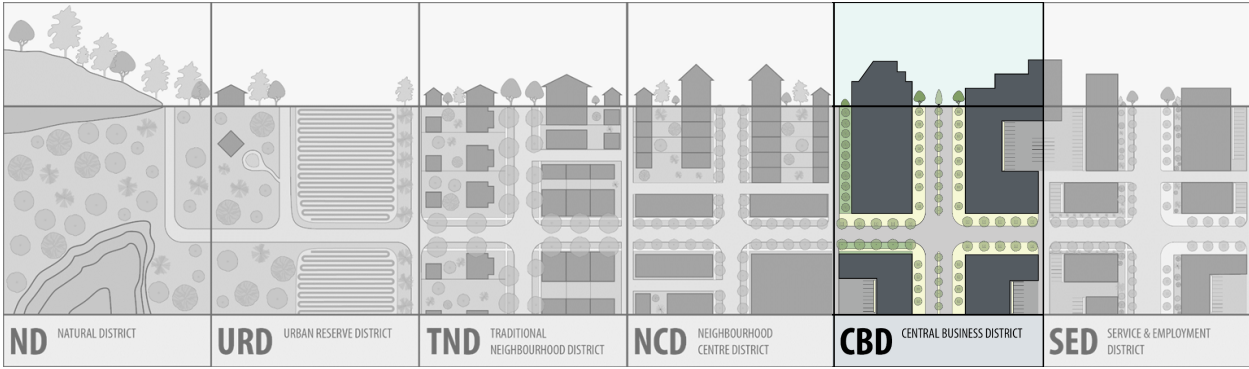
3.6 CENTRAL BUSINESS DISTRICT (CBD)

3.6.1 Intent

To support a cluster of mixed **Use Buildings** and high quality spaces with wide sidewalks, pedestrian connectivity, and street-level activity. Businesses and services should support the entire **Town**, and **Residential** forms should support the business activity in the Land Use District. The Central Business District (CBD) is intended to act as a destination for residents and visitors where patrons can either walk to or park once and walk around.

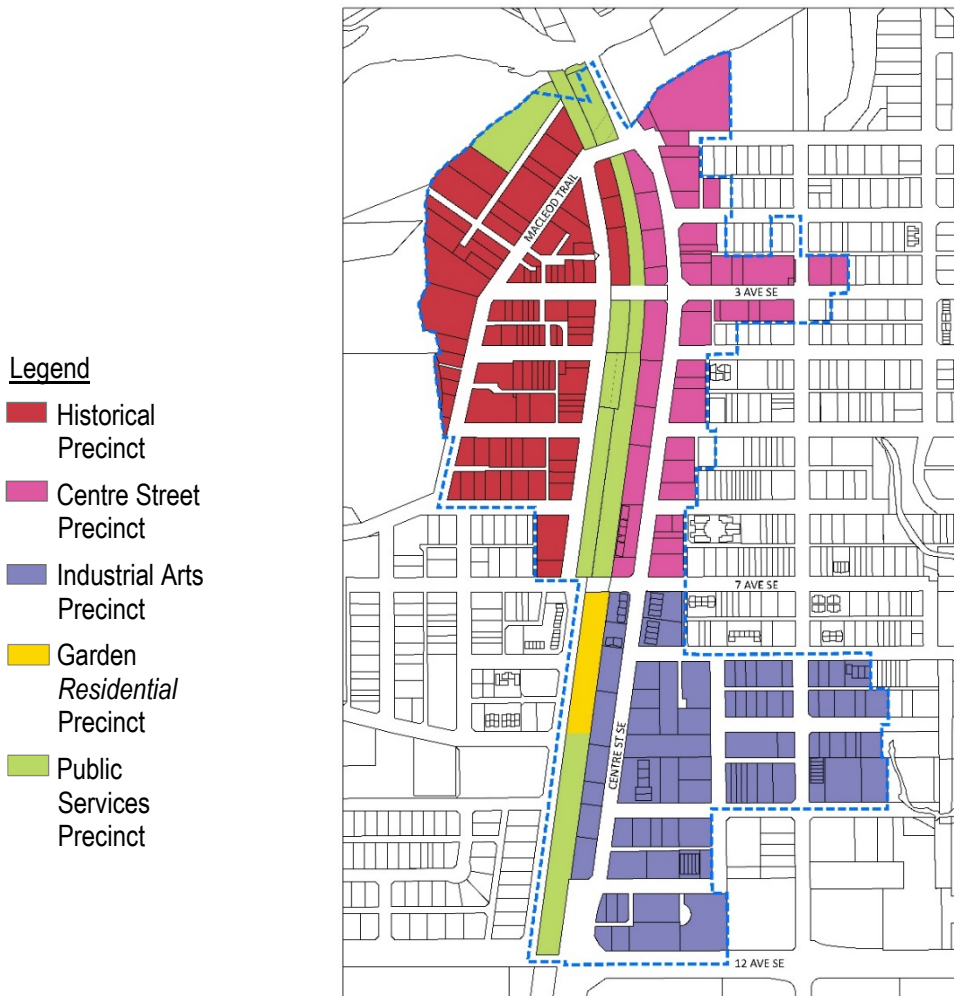
- | | |
|-----------------------------|---|
| (a) General characteristics | <ul style="list-style-type: none"> i. The overall mix of Uses for this Land Use District should strive for 30.0 percent Residential and 70.0 percent business and retail services. ii. Ground floors should primarily be occupied with business and retail services, with Residential Uses located on upper floors. iii. Residential forms should consist primarily of Buildings with multiple Dwelling Units. iv. Business and retail services should meet the daily needs and serve the whole Town. v. Buildings should be oriented to the Primary Thoroughfare and should have a consistent sidewalk from any entrance to the overall pedestrian network. vi. Buildings should be strongly articulated with appropriate levels of Transparency to create an active Public Realm. |
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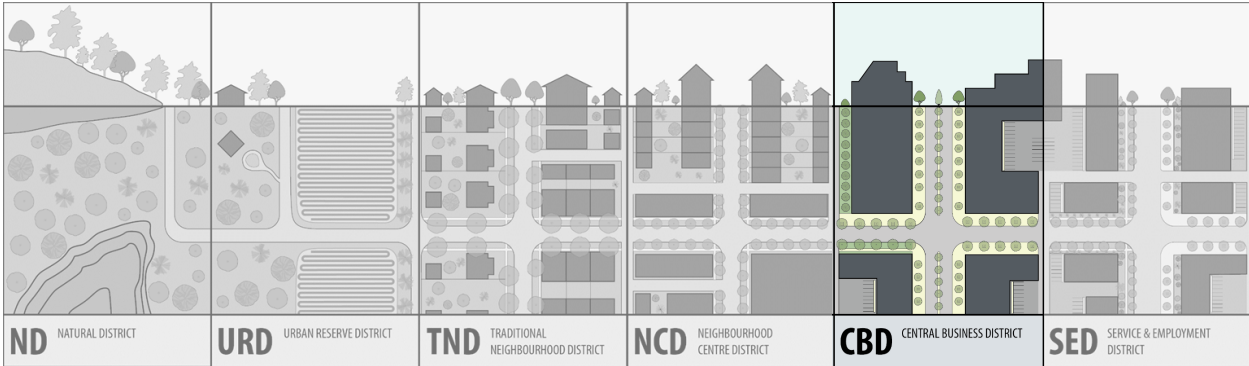


3.6.2 Precincts

Intent The majority of the Central Business District (CBD) is divided into Precincts that identify additional Standards for **Development** in order to reflect the unique character of each area as well as the *Downtown Revitalization Area Redevelopment Plan*.



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■ Historical Precinct

As both the historical and contemporary centre of commerce and business in the community, this Precinct experiences a high volume of pedestrian and vehicle activity, and is characterized by commercial, retail, and **Office Development** contained within both heritage and modern **Buildings**. Many of the **Town's** heritage and cultural resources are located in this Precinct including built heritage resources, cultural facilities in civic **Buildings**, and commercial venues that support cultural activities. Redevelopment will respect the small-scale business and **Lot** pattern, while ensuring it remains the cultural, commercial, and pedestrian focus of the **Town**.



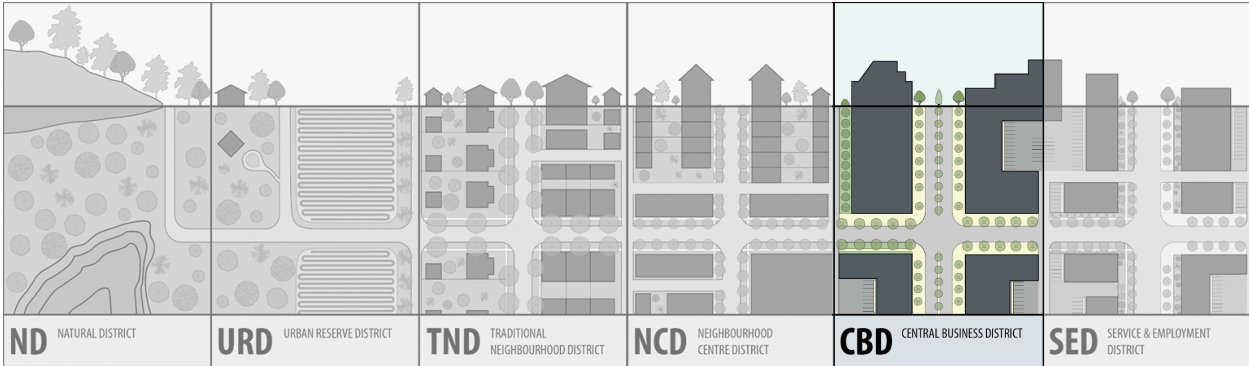
■ Centre Street Precinct

The Centre Street Precinct has been a central location for commerce and business over the **Town's** history and continues to see a significant volume of traffic, although it is generally more vehicle-oriented than pedestrian. The area is characterized by a range of commercial, **Office**, and retail **Development** at a lower scale contained largely within **Buildings** of a more modern nature.

While providing for a mix of **Uses** similar to the Historical Precinct, the Centre Street Precinct supports **Buildings** with larger floor plates with parking provided at the rear or sides of **Buildings**. Architectural articulation is used to ensure larger **Buildings** transition to their context and provide a pedestrian-friendly experience at street-level.



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Industrial Arts Precinct

This area has developed over the years as an area for light industrial, small-scale **Manufacturing** and **Office Uses**, while also supporting workshops and studios of local artisans. This area is encouraged to continue to grow as a **Manufacturing** and arts hub that is better integrated into the surrounding community. A more concentrated and organized pattern of industrial **Development** is encouraged - with an emphasis on street orientation and creation of a consistent street wall and a de-emphasis on the physical separation of **Buildings** - and adds the option for live-work **Residential Development**. The architectural palette acknowledges the agricultural-industrial heritage of the **Town** while recognizing its future potential as a modern working Precinct characterized by local artisanal workshops.



Garden Residential Precinct

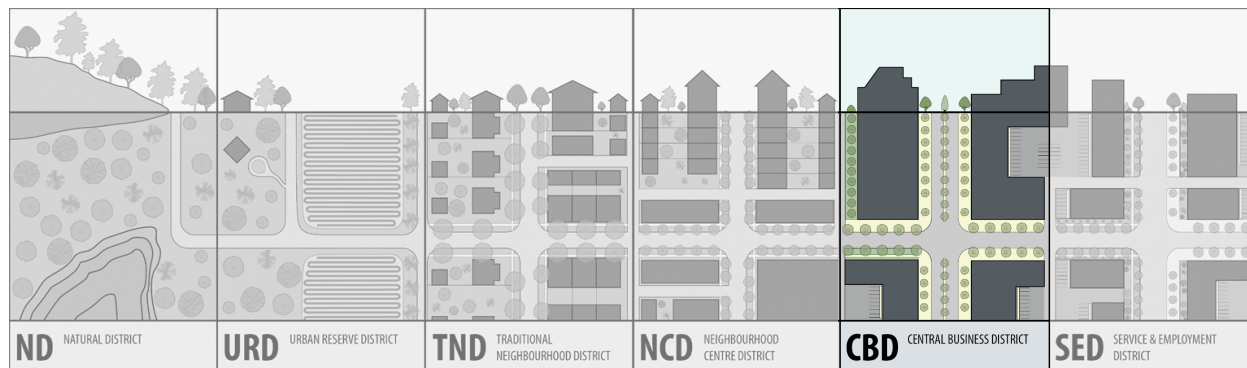
The Garden Residential Precinct provides the opportunity for **Residential Development**, at a scale that maintains compatibility with **Residential Uses** to the west and the north-south pathway connection. The area is envisioned with clusters of small footprint multi-**Residential Development** characterized by a generous landscape interface with 1st Street SW.



Public Services Precinct

The Public Services Precinct is a critical location for a continuous linkage of park and pedestrian-focused amenities, as well as landmark civic **Buildings** and cultural facilities that serve the broader community and benefit from the centrality and visibility of this corridor. This area may also accommodate public utilities, as required.

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3.6.3 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

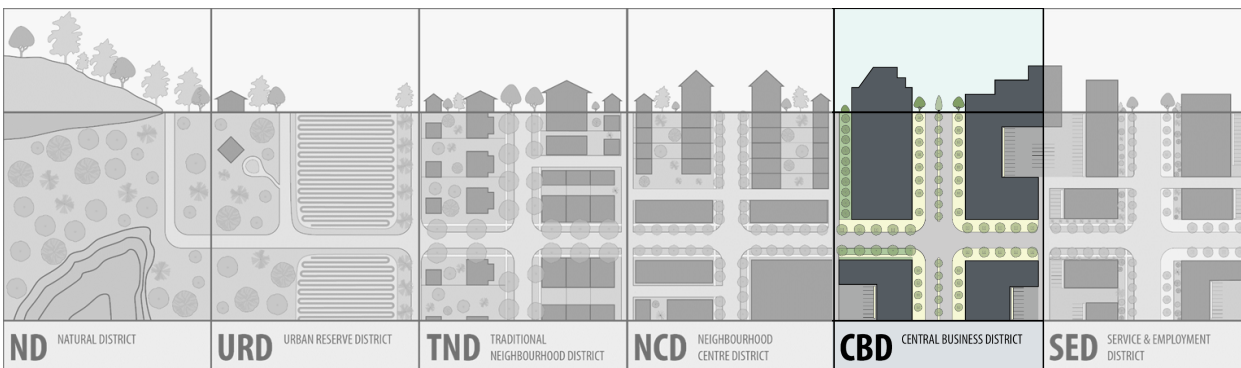
<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Residential	Premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration.	Dwelling Unit(s); Additional Dwelling Unit(s)	Temporary Dwelling Unit(s); Additional Dwelling Unit(s)
(b) Lodging	Premises available for short-term human habitation.	Bed & Breakfast; Hotel / Motel, Short Term Rental	None
(c) Office	Premises available for the transaction of general business.	Major Home Occupation; Professional Office	None
(d) Retail & Entertainment	Premises available for the commercial sale of merchandise and prepared foods.	Amusement Facility; Café; Restaurant; Drinking Establishment; Retail & Service, General	Adult Establishment; Cannabis Store, Drive Through Facility; Liquor Store; Gas Station; Vehicle Washing

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<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(e) Manufacturing	Premises available for the creation, assembly, and repair of artefacts including their retail sale except when such activity creates conditions that may be objectionable to neighbouring property owners.	Light Industrial	None
(f) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	Arts & Culture; Active Recreation; After Life Care; Education; Human Services; Government; Passive Recreation	None
(g) Agriculture	Premises available for growing of plants or raising of livestock for the purpose of food production.	Urban Agriculture	None

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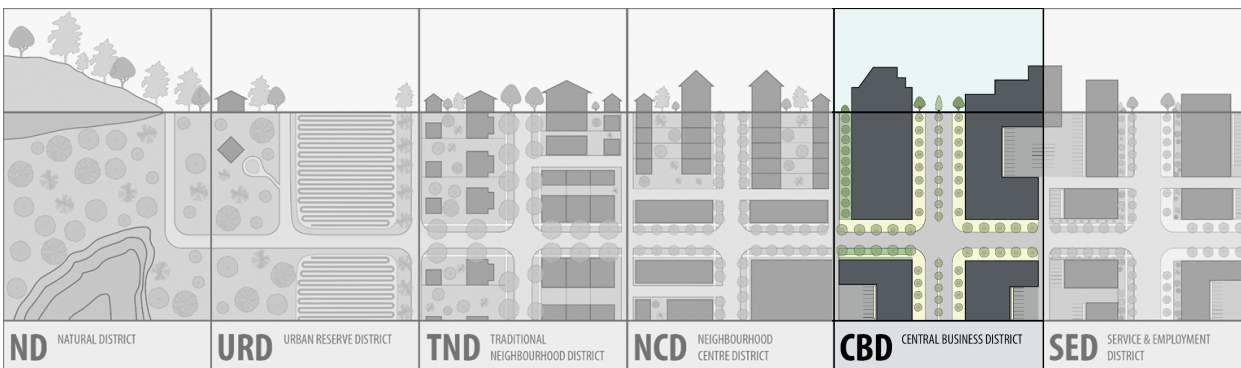


Use Category	Use Category Description	Permitted Uses	Discretionary Uses
(h) Other	Additional Uses that may be considered in this Land Use District.	<p>Essential Public Utilities; Signs in association with an approved Use on the Site, unless otherwise specified in Section 3.6.14;</p> <p>Pageantry Features in association with an approved Development;</p> <p>Temporary Shipping Containers.</p>	<p>Excavation, stripping and grading; fencing, landscaping, or other similar Structures;</p> <p>Shipping Containers.</p>

3.6.4 Specific Use Standards

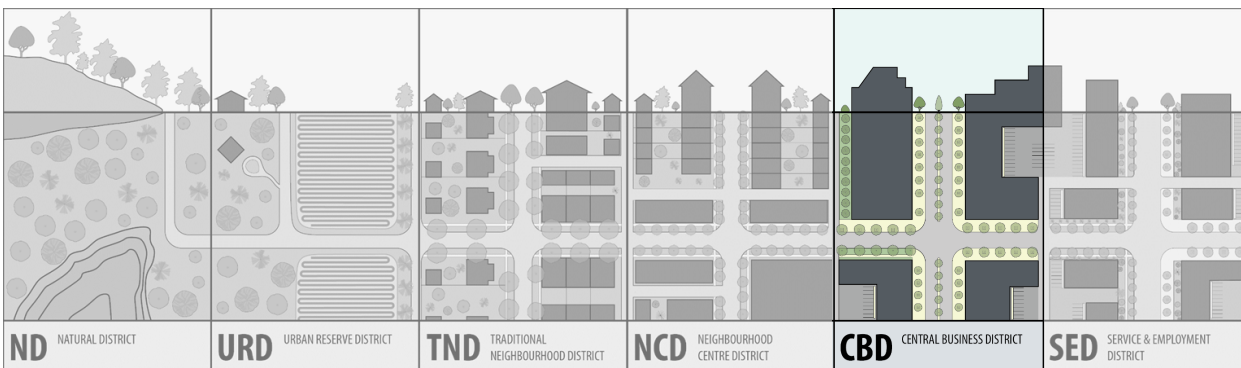
Use	Standard
(a) Accessory Building	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .
(b) Accessory Use	Is Permitted or Discretionary in accordance with the Primary Use .
(c) Adult Establishment	<ol style="list-style-type: none"> i. An Adult Establishment shall not display obscene or indecent images, materials or products in any form or format that are visible from the exterior of the Building or through windows. ii. The Development Authority may determine criteria to limit where and how an Adult Establishment may be located.

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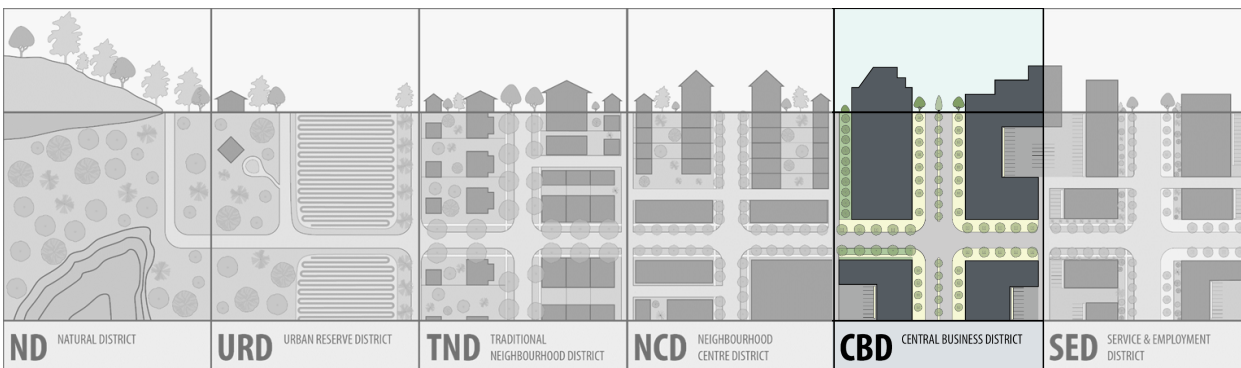
Use	Standard
(d) Café	<ul style="list-style-type: none"> i. A maximum of 20 patrons is allowed. ii. A Café may serve alcoholic beverages for consumption on the premises at the discretion of the Development Authority, in accordance with the <i>Alberta Gaming, Liquor & Cannabis Commission</i>.
(e) Cannabis Store	Where a proposed Cannabis Store Bay is within a 150.0 metre radial distance of an existing / approved Cannabis Store Bay , as measured from the closest point of the Cannabis Store Bay to the closest point of the other Cannabis Store Bay , any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority .
(f) Discretionary Uses	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(g) Gas Station	Should locate pumps to the side or rear of the Building , increase the front Setback , or provide additional landscaping in the Private Frontage to better integrate the Gas Station with the Public Realm .
(h) Heavy Industrial	Showrooms or ancillary sales are not allowed.
(i) Light Industrial	Storage shall be within the Building or entirely screened.
(j) Liquor Store	<ul style="list-style-type: none"> i. Where a proposed Liquor Store Bay is within a 150.0 metre radial distance of an existing / approved Liquor Store Bay as measured from the closest point of the proposed Liquor Store Bay to the closest point of the existing Liquor Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.
(k) Major Home Occupation	<ul style="list-style-type: none"> i. Outdoor Storage is prohibited. ii. Deliveries of pick-ups in connection with the Use are limited to parcel and small freight carriers. iii. Signs shall be limited to one window Sign, shall not be illuminated, and shall

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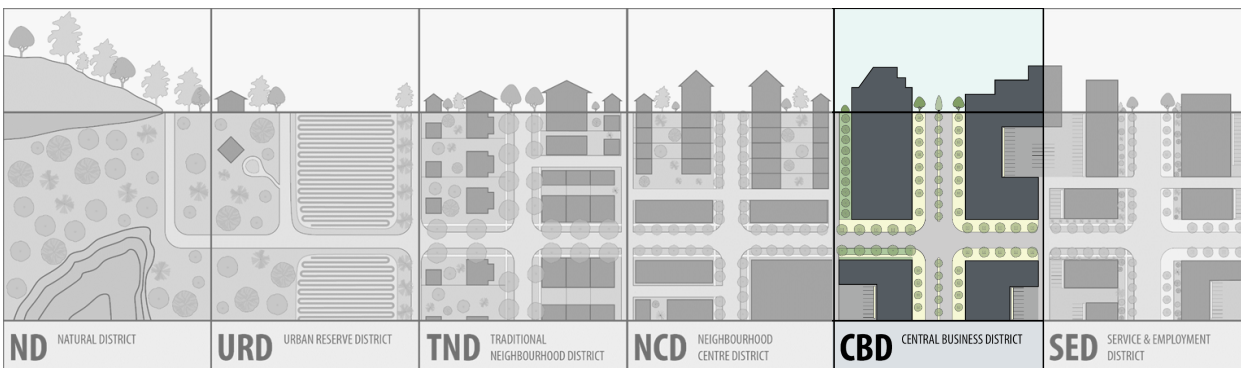
Use	Standard
	<p>not exceed 0.2 square metres in area.</p> <p>iv. Vehicle and equipment service or Repair are not allowed.</p> <p>v. If a Major Home Occupation Development Permit holder relocates within the Municipality, a new Development Permit is required for a new Major Home Occupation at the new location.</p> <p>vi. No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance, detectable beyond the property boundary shall be produced by the Major Home Occupation.</p> <p>vii. Commercial Vehicles used for a Major Home Occupation shall be parked on-site and shall not be located within a Frontage if weight exceeds 4,000.0 kg.</p> <p>viii. A Development Permit for a Major Home Occupation may be revoked if, at the discretion of the Development Authority, the operator of the Major Home Occupation has violated any provisions of this Bylaw and / or the conditions of the Development Permit.</p>
(l) Outdoor Storage	<p>i. Shall not be allowed in a Frontage and shall be screened from any Thoroughfare by means of a solid wall, fencing, landscaping, berming or combination thereof, to the satisfaction of the Development Authority.</p> <p>ii. Shall be kept in a clean and orderly condition at all times.</p>
(m) Restaurant	Shall not install ventilation systems that terminate on the roof of a Building unless the Applicant can prove that no other feasible alternative is available. To the maximum extent feasible, ventilation systems shall be directed away from adjacent Residential properties.
(n) Short Term Rental	<p>i. Short Term Rental host must obtain a business license.</p> <p>ii. A host cannot allow more than two adults, not including minors, per room. As the definition of short term rental in the bylaw is 14 days or less, longer term stays are not covered in the bylaw.</p>
(o) Vehicle Wash	Shall be limited to the washing of vehicles with a gross vehicle weight of ,000 kilograms or less.

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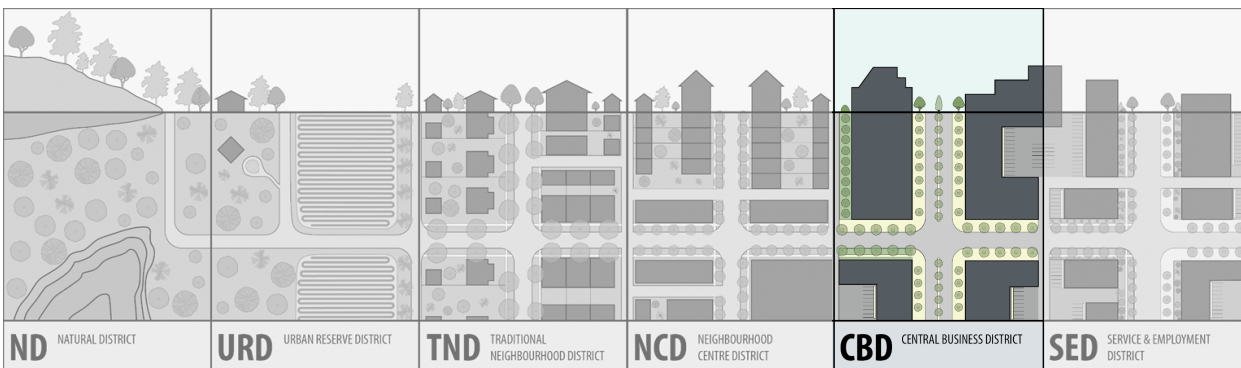
Use	Standard
(p) Prohibited Uses	<ul style="list-style-type: none"> i. The storage of any Temporary Dwelling Unit; ii. The storage of waste and salvage materials including derelict vehicles; iii. The storage of goods, products, or materials in any Frontage; and iv. Gaming Establishments.
(q) Development not requiring a Development Permit	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p> <ul style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ul style="list-style-type: none"> A. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; B. Does not increase the floor area by more than 25.0 percent of the original Residential Structure or Building; C. Does not change the Use or intensity of the Use of the Structure or Building; and D. Is performed in accordance with obligatory legislation or other government regulations. ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect; iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced; iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use; v. The Change of Use of a Building or Structure, other than a Non-Conforming Use or Non-Conforming Building provided that:

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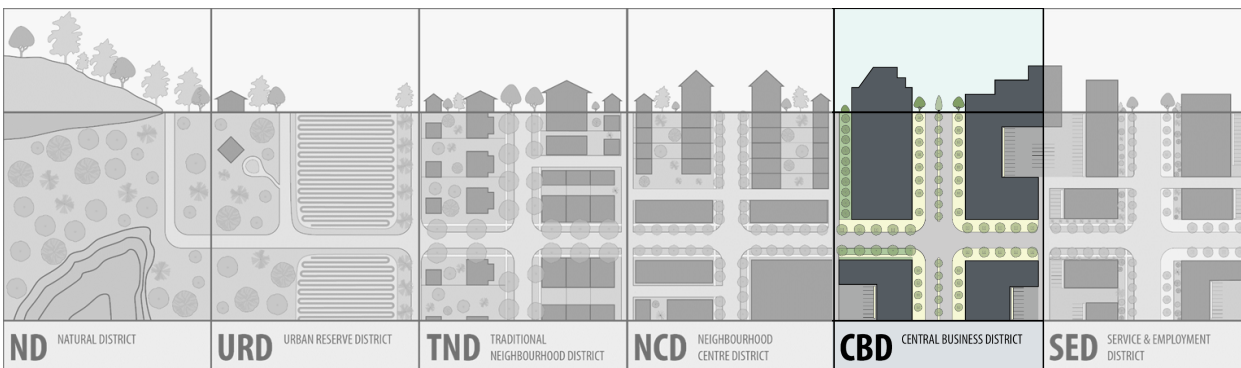
Use	Standard
	<ul style="list-style-type: none"> A. The requirements of the Development Permit for the existing Building have been fulfilled; and B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District.
vi.	The erection, construction, or maintenance of gates, Fences , walls, or other means of enclosure which meet the standards in this Land Use District;
vii.	The construction and maintenance of Essential Public Utilities ;
viii.	The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw;
ix.	The use of a Building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum, or plebiscite;
x.	Signs not requiring a Development Permit as set out in this Land Use District;
xi.	The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District;
xii.	An outdoor in-ground or above-ground private swimming pool provided: <ul style="list-style-type: none"> A. Not located in a Frontage; B. Having a total area not exceeding 15.0 percent of the Lot area; and C. That does not have any part of the above Grade component, including a Deck, walkway, supporting member, heater, or mechanical equipment, located within 1.2 metres of any Side Lot Line or Rear Lot Line.
xiii.	Excavation of land and stripping of soil provided: <ul style="list-style-type: none"> A. That the area concerned is less than 1,000 square metres; B. That the stripping or Excavation is part of a Development for which a Development Permit has been issued; or C. That the Applicant has signed a Development Agreement with the Town for the area concerned.

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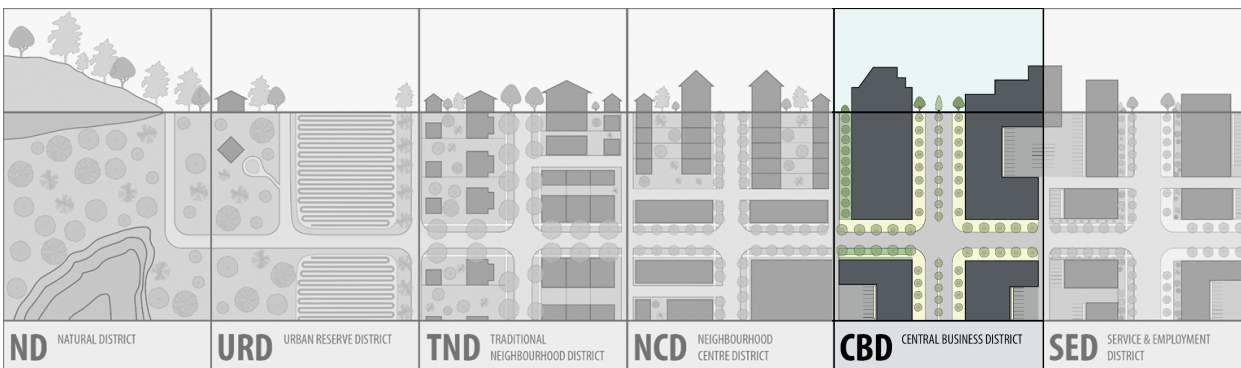
Use	Standard
	<ul style="list-style-type: none"> xiv. Street performers or other vendors having a Business License and written permission from the landowner and are not located fronting on Centre Street S, 5th Street SE or 12th Avenue SE; xv. Communication Structures that comply with the <i>Federal Radiocommunication Act</i>; xvi. Sustainable Renewable Energy systems and Structures providing they are in compliance with the provisions of this Bylaw and any other obligatory legislation or government regulations; xvii. Minor Home Occupation(s); xviii. Mural(s); xix. Day Home(s); and xx. Patio(s). xxi. Erection of flagpoles not exceeding 6.0 metres in height for the purpose of flying a Flag but not a Sign.
(r) Temporary Development	<ul style="list-style-type: none"> i. Temporary Uses, Buildings, or Structures may be permitted in all Districts at the discretion of the Development Authority, provided that Temporary Buildings or Structures are not placed on permanent foundations and provided that the Use, Building or Structure is listed as a Permitted or Discretionary Use in the relevant land use district. ii. A Development Permit shall only be provided for up to a maximum of 5 years, at which time a new or renewed Development Permit shall be required. iii. Temporary Buildings or Structures must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District at the discretion of the Development Authority.
(s) Temporary Shipping	Temporary Shipping Containers may be used for the storage of equipment and materials during the construction period at the construction site subject to the

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Use	Standard
Containers	<p>following:</p> <ol style="list-style-type: none"> i. The Site must have an approved and active Building Permit. ii. The Shipping Container must be placed wholly within the subject Site. iii. The Shipping Container shall be removed from the Site no later than seven (7) calendar days after completion of the Building Permit. iv. If construction ceases for a period of thirty (30) days, the Shipping Container shall be removed from the Site no later than seven (7) days after notice to remove is issued by the Town.
(t) Permanent Shipping Containers	<p>Permanent Shipping Containers may be allowed, however, they must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District or be completely hidden from view of the Public Realm at the discretion of the Development Authority.</p>
(u) Additional Standards	<ol style="list-style-type: none"> i. No Use or operation shall cause or create any conditions which may be offensive or objectionable beyond the Lot Lines by virtue of noise, odour, vibrations, heat, or light, at the discretion of the Development Authority. ii. Single Use Buildings shall not be allowed in any Precinct except the Centre Street Precinct where they are Permitted as per the <i>Downtown Area Redevelopment Plan</i> when the maximum floor area is less than 2,500.0 square metres. iii. In addition to the Uses identified in Section 3.6.3, Light Industrial and Outdoor Storage located at the rear of the Primary Building are Discretionary in the Industrial Arts Precinct: iv. Auto-oriented Uses shall only be allowed in the Industrial Arts Precinct. v. Residential Development on the ground floor is not allowed in the Historical Precinct. vi. The conservation and adaptive re-use of existing heritage Buildings is strongly encouraged.

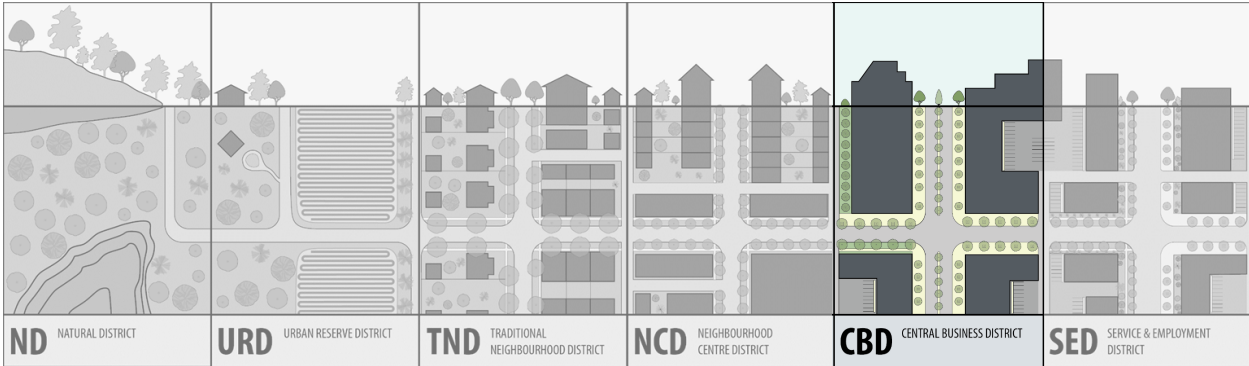
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3.6.5 Block Configuration & Subdivision Standards

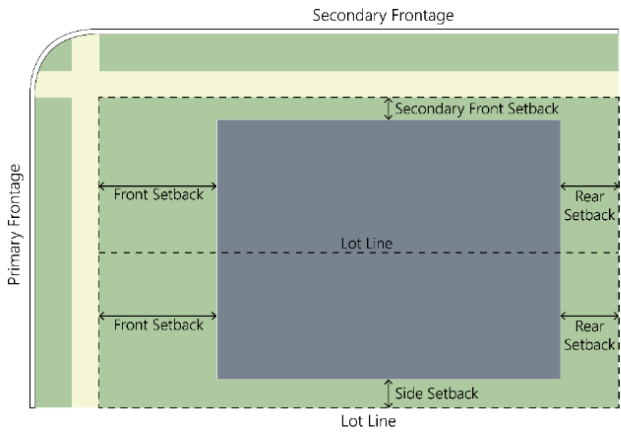
Element	Standard
(a) Block Length	90.0 metres - 120.0 metres.
(b) Block Perimeter	310.0 metres - 480.0 metres.
(c) Block Configuration	Rear Lanes are required for all new or reconfigured Blocks . In all cases, Blocks with existing Lane Access shall retain such Access .
(d) Block Connectivity	All vehicular Rights-of-Way shall terminate at other vehicular Rights-of-Way to form a network.
(e) Pedestrian Connectivity	A mid- Block Passage , dedicated as a Right-of-Way or reserved with a permanent Access easement, may be required where a Block Face is longer than 120.0 metres. If required, the mid- Block Passage shall be generally located in the middle third of the Block Face and shall be designed to ensure pedestrian safety and comfort.
(f) Future Block Connectivity	Where adjoining areas are not developed, vehicular Rights-of-Way in new Subdivisions must be extended to the project boundary to provide for future vehicular Rights-of-Way . Such Rights-of-Way shall be provided at intervals no greater than the maximum Block Length for the Land Use District.
(g) Additional Lot and Subdivision Standards	<ul style="list-style-type: none"> i. Subdivision shall not be allowed where the result creates a through Lot, a landlocked Lot, or additional Lots with no rear Lane Access. ii. Block standards in Subsections 3.6.5 (a) through (f) may be varied to conform with natural features, transportation Rights-of-Way, parks or open space, or other similar Site constraints. iii. In the event of Subdivision by condominium, Development shall be treated as a multi-unit complex where the required Development Setback for the Front, Rear, and Side yards shall be the same as specified in the appropriate land use district.

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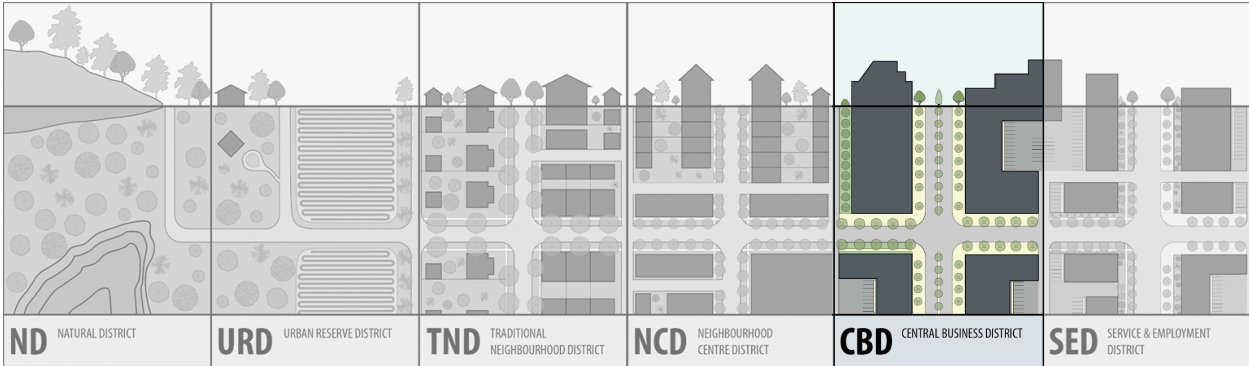


3.6.6 Setbacks for Primary Buildings

Setback Element	Standard
(a) Front Setback	0 metres in all Precincts except Garden Residential Precinct where the Front Setback is 3.0 metres.
(b) Secondary Front Setback	0 - 1.0 metres.
(c) Side Setback	Minimum 0 metres.
(d) Rear Setback	Minimum 0 metres.
(e) Additional Standards for Primary Buildings	<ul style="list-style-type: none"> i. Access shall be provided as deemed appropriate by the Development Authority in consultation with the Fire Department. ii. Additional Setbacks up to 3.0 metres may be considered to provide outdoor amenity space or to accommodate accessibility features.

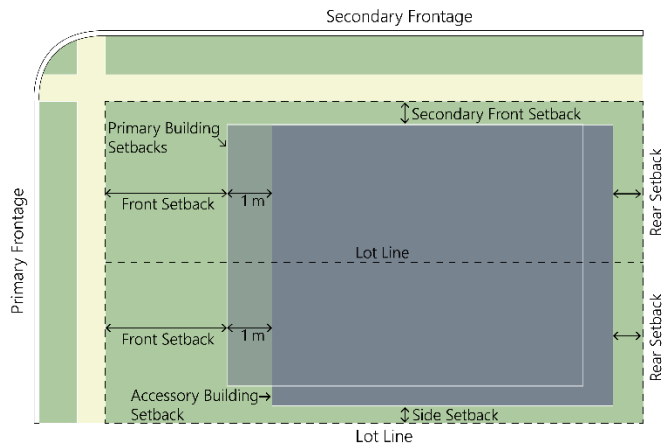


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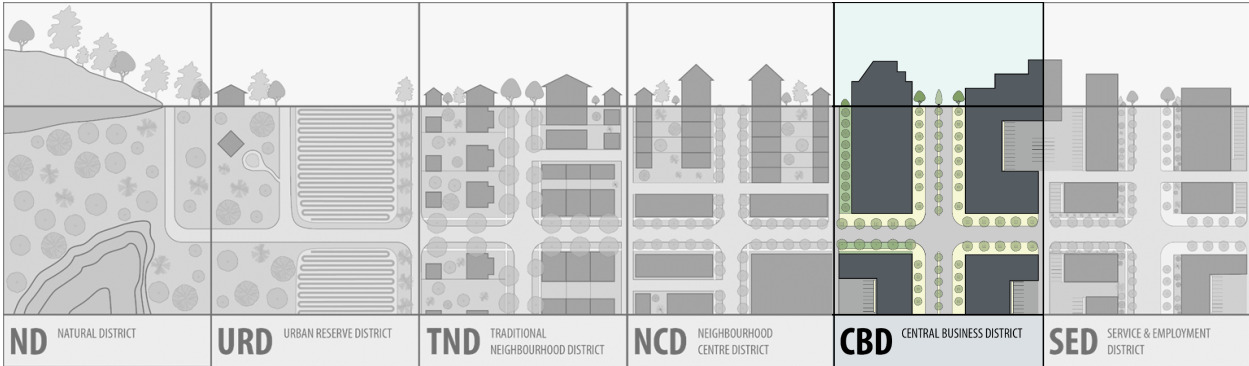


3.6.7 Setbacks for Accessory Buildings

Setback Element	Standard
(a) Front Setback	Minimum 0 metre.
(b) Secondary Front Setback	Minimum 1.0 metre.
(c) Side Setback	Minimum 0 metres.
(d) Rear Setback	Minimum 0 metres.
(e) Additional Standards for Accessory Buildings	<ul style="list-style-type: none"> i. Access shall be provided for emergency personnel as required. ii. Where an Accessory Building is attached to the Primary Building by a roof, or an open or enclosed Structure, it is considered to be a part of the Primary Building, and shall comply with all requirements applicable to the Primary Building. iii. Notwithstanding Subsection 3.6.7 (a), attached Buildings shall not project more than 1.0 metre in front of the Primary Façade. iv. Accessory Buildings shall be screened from any Thoroughfare. v. Where an Accessory Building or Structure is built on a foundation or is otherwise unmovable, the Building or Structure must adhere to the setback standards in Section 3.6.7 regardless of size.



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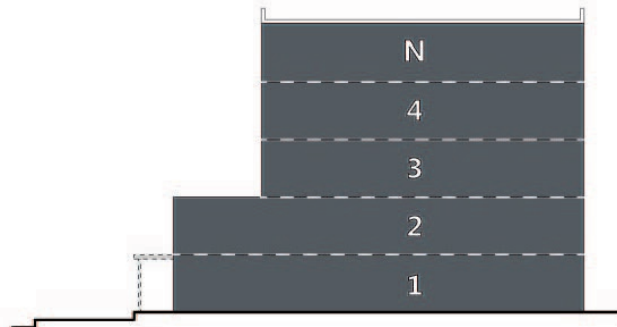
3.6.8 Lot Coverage Standards

Coverage Element	Standard
Lot Coverage (All Buildings)	Maximum 90.0 percent.

3.6.9 Building Height & Size Standards

Height Element	Standard
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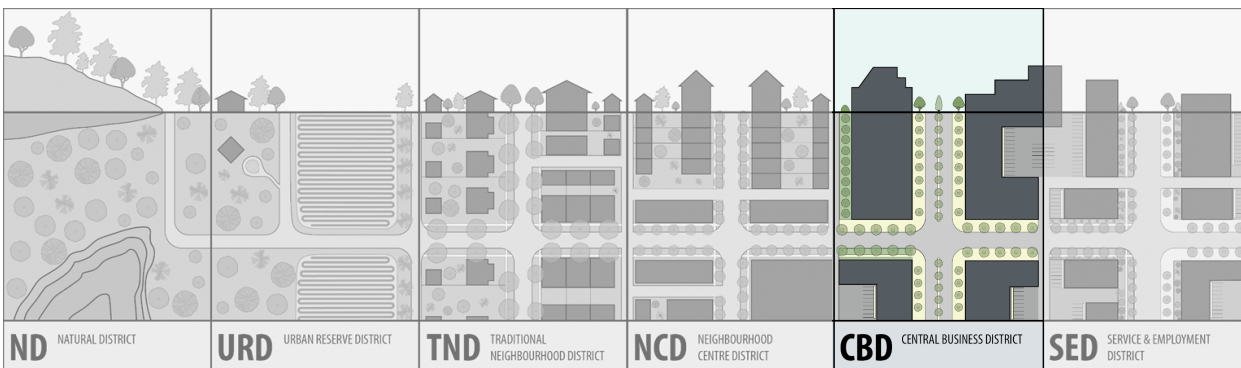
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| (a) Building Height | <p>2 - 6 Storeys.</p> <p>5 Storey maximum for the Historical Precinct.</p> <p>3 Storey maximum for the Garden Residential Precinct.</p> |
| (b) Floor Area | 1,000.0 square metres maximum for the Historical Precinct. |



"N" stands for any **Storeys** above those shown, up to the maximum

- | | |
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| (c) Height Calculations | <p>i. The first Storey of a Building or Structure is measured from the finished Ground Floor level to the surface of the second floor in the case of a one-storey Building or Structure. Each upper Storey is measured from the surface of the floor to the surface of the floor above it, or if there is no floor above, from the surface of the floor to the Eave of the roof.</p> <p>ii. When a Lot slopes downward from the Front Lot Line an additional Storey is allowed in addition to the maximum number allowed, and only on the lower rear portion of the Lot.</p> |
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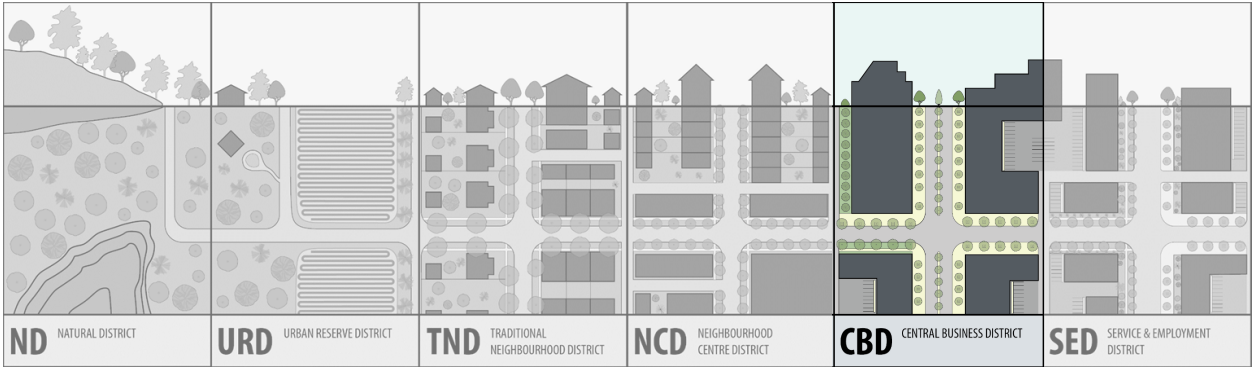


- iii. **Storeys** shall not exceed 4.5 metres in height from finished **Ground Floor** to finished ceiling, except for a **Ground Floor Building** in the **Lodging, Professional Office, or Retail & Entertainment Use** Categories, which shall be between 3.5 metres and 7.5 metres in height. Any **Storey** that exceeds this height shall be counted as 2 **Storeys**.
- iv. Mezzanines extending beyond 33.0 percent of the floor area shall be counted as an additional **Storey**.
- v. In a parking garage or **Structure**, each above-ground level counts as a single **Storey** regardless of its relationship to habitable **Storeys**.

(d) Additional **Building Height Standards**

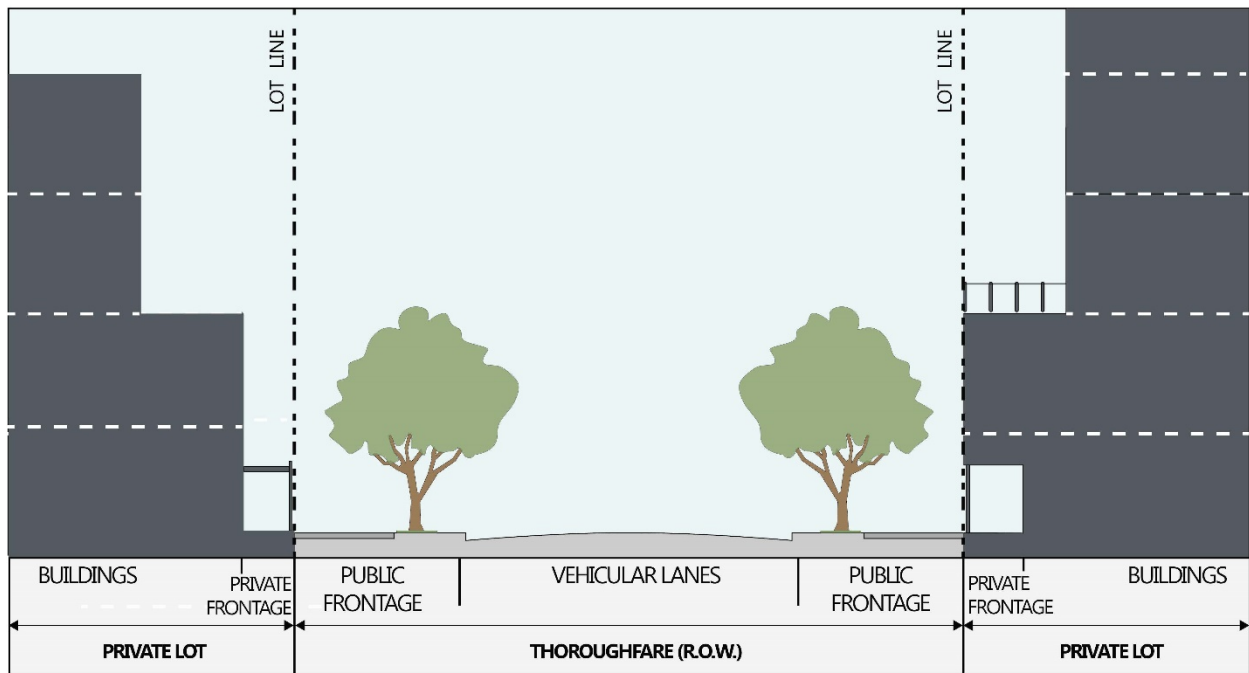
- i. Floors above the second **Storey** shall be stepped back for the **Primary Frontage** or **Secondary Frontage** for a minimum horizontal distance of 2.0 metres or the distance required to not overshadow a sidewalk on the opposite side of the street between the hours of 10 am and 2 pm during the days between the Spring and Fall equinoxes. A rear **Stepback** of the same distance shall be required in the Centre Street Precinct for **Development** adjacent to existing **Residential Development**.
- ii. A ground level **Residential** or **Lodging Use** with a front **Setback** of less than 2.0 metres shall be designed in a manner which eliminates privacy concerns, except in the Historical Precinct where ground level **Residential Uses** are not allowed.
- iii. **Accessory Buildings** in the Garden Residential Precinct shall have a maximum height of 1 **Storey**.
- iv. **Accessory Buildings** with 2 or more **Storeys** shall be designed to reduce privacy concerns for adjacent **Residential Uses**.
- v. **Building Height Standards** may be varied for **Institutional Uses**.

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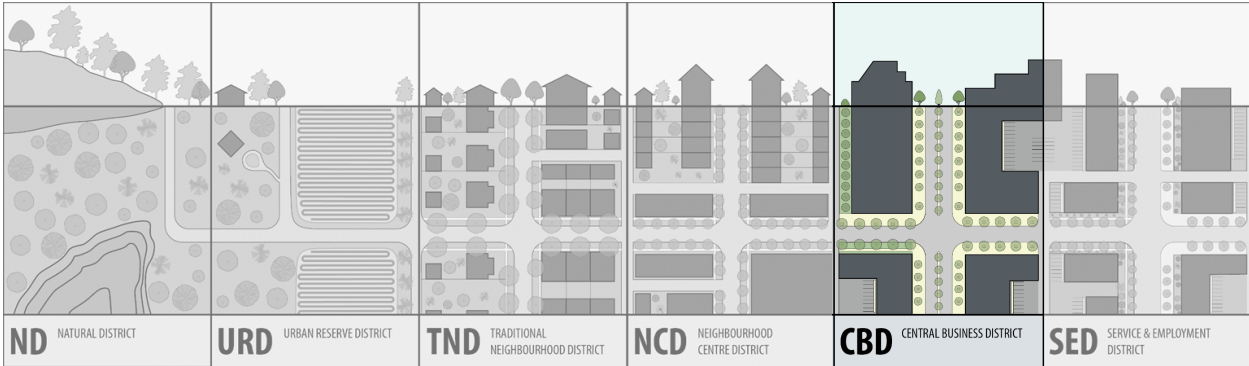


3.6.10 Frontage Standards

Frontage Element	Standard
(a) General Frontage Standards	<ul style="list-style-type: none"> i. The Public Frontage and Private Frontage shall form a seamless space from the Curb to the Building and shall consist of separate zones with a focus on key elements of the Public Realm. Small decorative Fences may divide the Public Frontage and Private Frontage to differentiate between public and privately owned lands, as long as the perception of a seamless space is maintained. ii. Public spaces shall be clear legible public Access and be designed to allow for a variety of public Uses. iii. Improvements to the Public Frontage shall be required for all greenfield and redevelopment scenarios.



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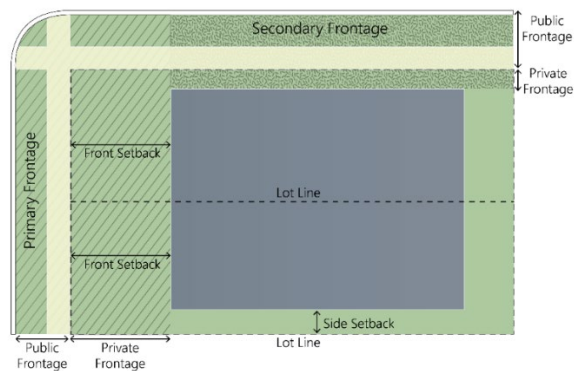
Definitions:

Thoroughfare means a **Right-of-Way**, typically publicly owned, serving primarily pedestrian and vehicular travel, providing **Access** to abutting properties, and which may also be used to provide space for bicycle facilities, **Stormwater Management**, **Shade Trees** and / or utilities. **Lanes** are not considered **Thoroughfares**. A **Thoroughfare** does not have to accommodate vehicular travel.

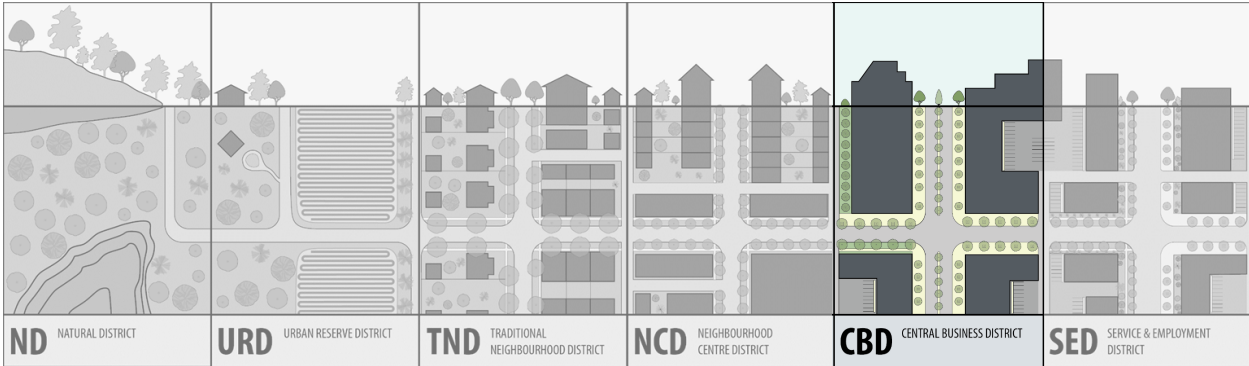
- (a) **Primary Thoroughfare** means the **Thoroughfare** clearly associated with the front **Façade** of **Primary Buildings** along a **Block Face**. Where a **Corner Lot** abuts more than two **Thoroughfares**, the **Development Authority** may determine that all **Thoroughfares**, except for one, are a **Primary Thoroughfare**, if such a determination is in the interest of protecting the quality of the **Public Realm**.
- (b) **Secondary Thoroughfare** means a **Thoroughfare** that is not a **Primary Thoroughfare**, and is clearly associated with the corner side **Façades** of **Buildings**.

Frontage means the area of a **Lot** between a **Building Façade** and a **Curb** inclusive of its built and landscape components. **Frontage** is divided into **Public Frontage** and **Private Frontage**.

- (a) **Private Frontage** means the area between the **Building Façades** and the **Lot Lines**, and applies to the **Primary Frontage** and secondary **Frontage**.
- (b) **Public Frontage** means the area within a **Thoroughfare** between the **Curb** and the **Front Lot Line**, and applies to the primary **Frontage** and secondary **Frontage**.

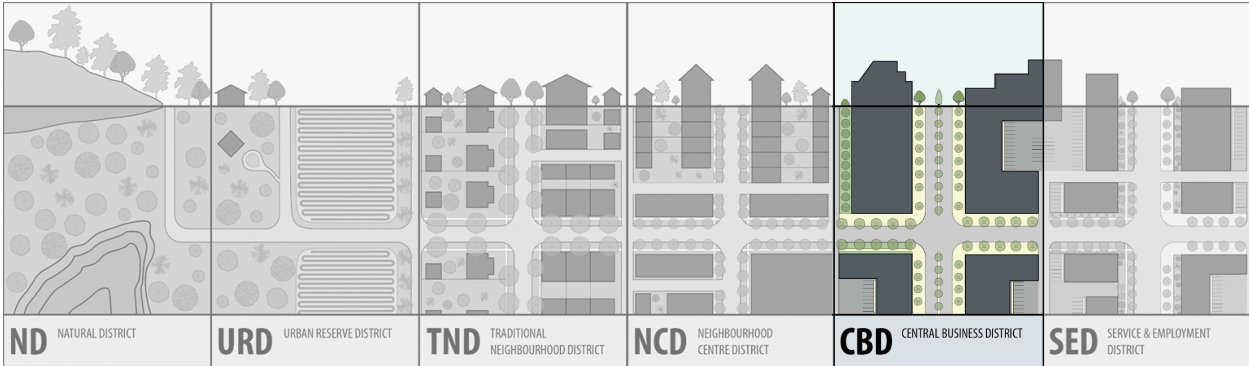


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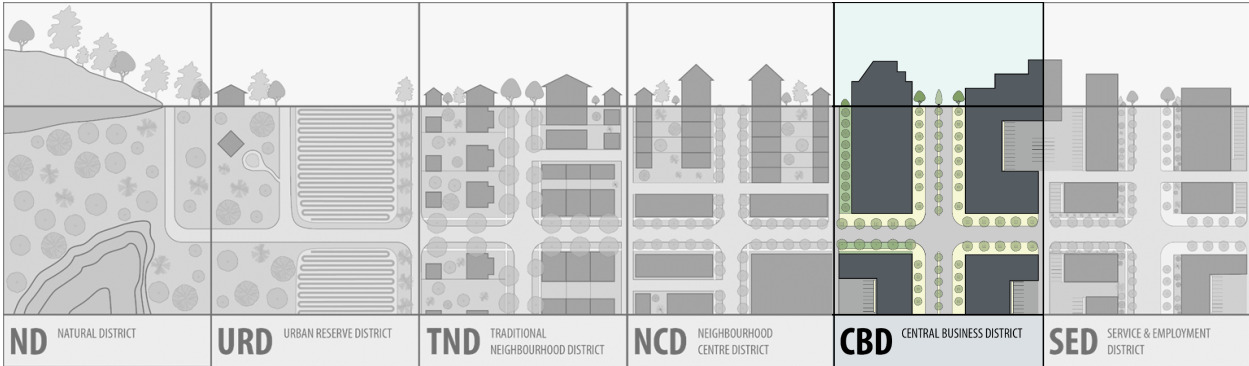
Frontage Element	Description	Standard
<p>(b) Boulevard (also called the Greenway / Furnishing Zone in the Downtown ARP)</p>	<p>The space for street trees and separation between vehicular and pedestrian travel lanes as measured from the Curb to the sidewalk. This space shall consider pedestrian access from on-street parking and shall be integrated as part of a seamless paving Structure as measured from the Curb to the Building.</p>	<p>i. 1.8 metres - 5.25 metres wide. ii. Appropriate Uses in include public furniture, transit stops, and street trees.</p> <div style="text-align: center;"> </div>
<p>(c) Sidewalks</p>	<p>The space for pedestrian circulation and enjoyment within the Public Frontage and Private Frontage as measured from the Boulevard or Curb to the Building.</p>	<p>i. 2.0 metres - 4.0 metres wide, except where existing Rights-of-Way conditions require a minor reduction in order to accommodate a Boulevard with street trees, as per Subsection 3.6.10 (b) and Subsection 3.6.10 (d). ii. Sidewalks shall be adequately illuminated to ensure a high level of pedestrian safety and comfort. iii. Sidewalks within the Public Frontage shall be primarily dedicated for pedestrian travel Where deemed to appropriate by the Development Authority, sidewalks within the Public Frontage may be utilized for patio seating, non-permanent Signs, retail display, or landscaping. Sidewalks within the Private</p>

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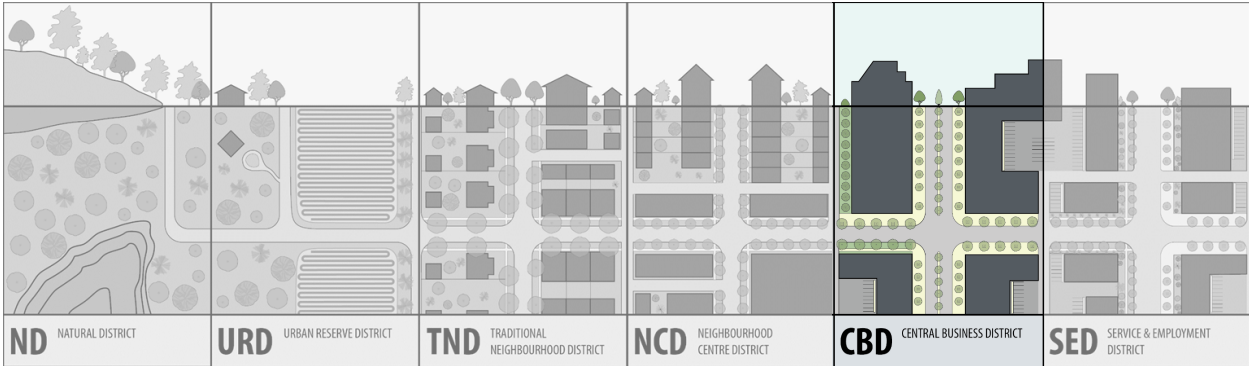
<i>Frontage Element</i>	<i>Description</i>	<i>Standard</i>
		Frontage may be utilized for patio seating, non-permanent Signs , retail display, or landscaping.
(d) Landscaping	The type and placement of landscaping elements in the Public Frontage .	Landscaping should consist primarily of Shade Trees , be regularly spaced in a consistent pattern, but shall not hinder pedestrian movement or connectivity. The number of trees required for the Public Frontage shall be consistent with Subsection 3.6.11 (d).
(e) Frontage Build-Out	The percentage of the Lot Line that is occupied by Building Façade as measured from the Front Setback	Minimum 90.0 percent.
(f) Façade Length	The maximum length of a Building Façade as measured from corner to corner and is perpendicular to the Lot Line .	15.0 metres for the Historical Precinct.

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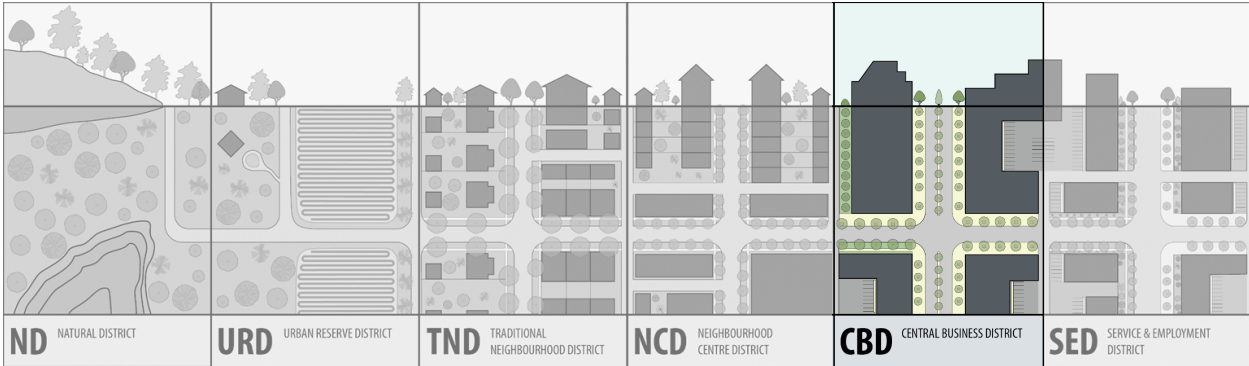
Frontage Element	Description	Standard
(g) Transparency	The area of the Façade composed of windows either within the wall or within doors, typically measured as a percentage.	<ul style="list-style-type: none"> i. Minimum 70.0 percent on the ground floor for all , Professional Office, and Retail & Entertainment Use Categories. ii. Minimum 30.0 percent for all other Use Categories. iii. Minimum 30.0 percent for all upper floors.
(h) Blank Wall Length	The maximum length of a Façade without any Transparency or Architectural Features .	Maximum 2.0 metres including parking Structures .
(i) Primary Entrance	The main point of Access for pedestrians to a Building shall be considered the public entrance for all non- Residential Uses , and Residential Uses that Access more than 4 Dwelling Units (not including Additional Dwelling Units).	<ul style="list-style-type: none"> i. Every Building shall have at least one Primary entrance. ii. The Primary Entrance shall be oriented to the Primary Frontage unless the Building is on a Corner Lot where the Primary entrance may be oriented towards the Secondary Frontage. iii. The Primary Entrance for all non-residential and residential Buildings with more than 2 Dwelling Units (not including Additional Dwelling Units) where the entrance is serving at least 2 Units shall be clearly visible to create identity and a sense of arrival, be universally accessible, provide weather protection, and be identifiable to pedestrians, through the use of Architectural Features, to the satisfaction of the Development Authority.

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<i>Frontage Element</i>	<i>Description</i>	<i>Standard</i>
(j) Additional Entrance(s)	All other points of public Access for pedestrians to a Building , not including service Access .	<ul style="list-style-type: none"> i. Every entrance shall be visible and identifiable to pedestrians similar to the Primary entrance. ii. Additional entrance(s) shall be provided at important pedestrian connectivity locations, to the satisfaction of the Development Authority.
(k) Additional Frontage Standards	<ul style="list-style-type: none"> i. Corner Lots shall have a Primary Frontage and a Secondary Frontage. ii. Balconies shall not project beyond the Front Lot Line, or 1.0 metre beyond the Façade. iii. Any Structure or feature facilitating accessibility to Buildings, such as ramps or stairs, shall be located in the Private Frontage. iv. Businesses may apply for the sidewalk café or patio in the Public Frontage if pedestrian travel ways can be adequately maintained. v. Consistent high-quality design shall be evident in the Development on all areas of a property, with particular attention to Frontages. vi. External product display area shall be focused on quality over quantity. 	

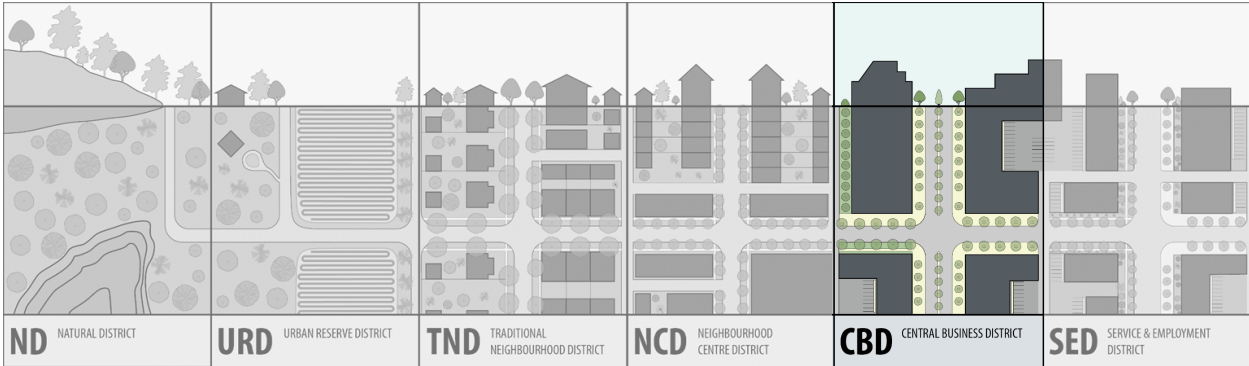
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3.6.11 Parking, Loading & Access Standards

Element	Standard
(a) General Parking, Loading & Access Standards	i. Developments should be designed to ensure Access and parking Structures do not visually dominate the Public Realm or create obstructions to the pedestrian network. ii. All Grade -level parking areas adjacent to a Frontage shall be set back a minimum of 3.0 metres and screened from view of the Frontage by landscaping. iii. Parking lots shall incorporate pedestrian-focused infrastructure to ensure safe and comfortable pedestrian Access to Building entrances. iv. Parking lots should incorporate landscaping elements that enhance the pedestrian experience, provide shade to reduce heat islands, and reduce Stormwater run-off. v. Parking areas and / or parking Structures shall integrate pedestrian connectivity with nearby Buildings and / or Lots to support the local pedestrian network. vi. Curb cuts should be eliminated where possible, or reduced if alternative Access is not possible.

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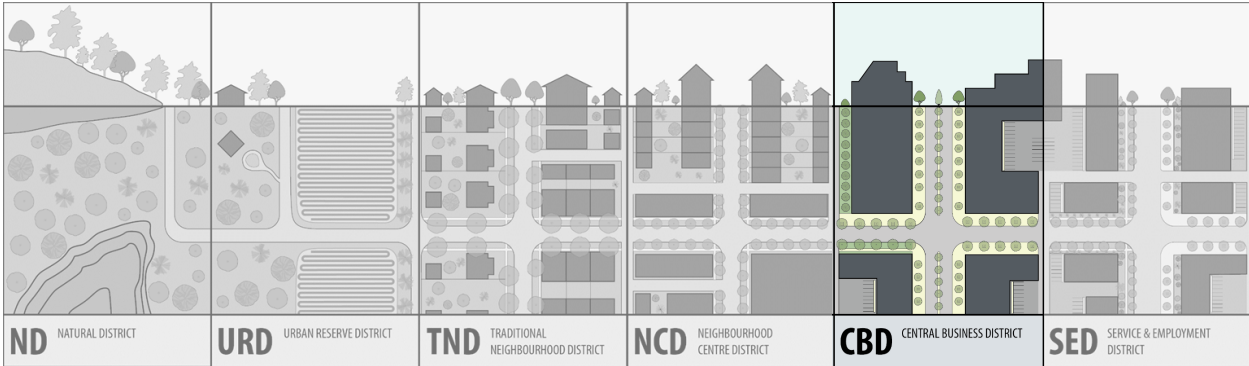


Parking Element	Description	Standard
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| <p>(b) Bicycle Parking and Bicycle Storage</p> | <p>The provision and location of bicycle parking and bicycle storage.</p> | <ul style="list-style-type: none"> i. Bicycle parking shall be provided for all Development at the discretion of the Development Authority except residential Buildings with 4 Dwelling Units or less. ii. Bicycle parking Structures shall be located close to a Primary entrance, but shall not impede pedestrian circulation or Access to a Building. iii. Bicycle parking Structures shall be highly visible and shall include a permanent rack or hook-up system. iv. Covered bicycle storage or similar consideration shall be provided for all Residential Development with 5 Dwelling Units or more. Individual parking Structures and Accessory Buildings may be considered as bicycle storage v. Creative integration with Building and Site design is encouraged. |
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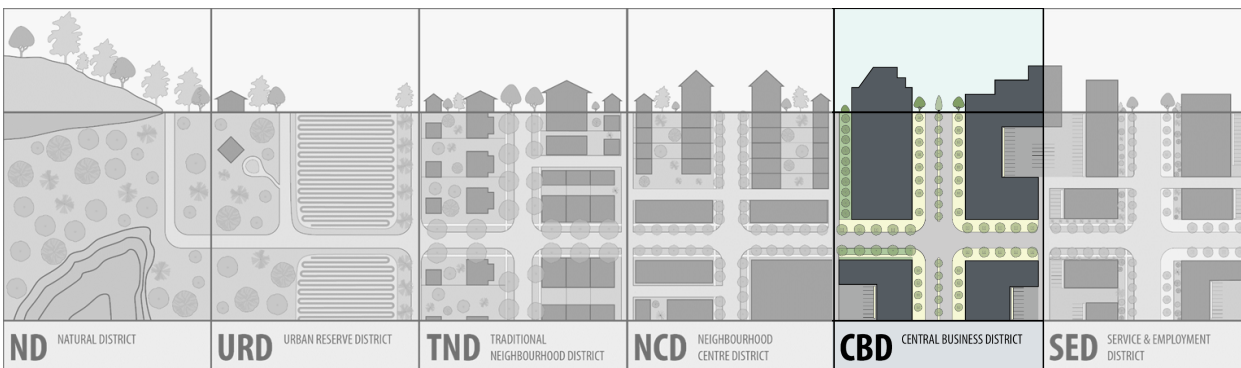


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Parking Element	Description	Standard
(c) Vehicle Parking	The provision and location of vehicular parking.	<ul style="list-style-type: none"> i. No minimum number of parking stalls shall be required for any Development; rather each Development shall consider the appropriate number of parking stalls required to support the proposed Development. ii. Where vehicle parking is provided parking areas, stalls, and Access shall meet the design requirements of this Bylaw and shall be consistent with the Town's Municipal Engineering Standards. iii. Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a given Development, at the discretion of the Development Authority. iv. Parking areas and / or parking Structures shall be located to the side or rear of a Building, or underground, wherever possible. v. Parking areas, including any parking Structures, shall not exceed 50.0 percent of a Site. vi. Surface parking areas and / or parking Structures shall not be allowed unless associated with a Development.
(d) Accessible Vehicle Parking	The number and location of vehicle parking stalls dedicated for handicap placard or licensed vehicles.	For all parking areas and / or parking Structures with 11 or more vehicle stalls, accessible parking shall be provided in a location with the easiest pedestrian Access to the Primary entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the National Building Code

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Parking Element	Description	Standard
(e) Vehicle Access	A vehicular lane or driveway within a Lot , or shared between 2 or more Lots , providing Access to a garage or other parking area and / or Structure .	<ul style="list-style-type: none"> i. Parking shall be accessed by rear Lanes wherever possible. Where no rear Lane exists, Vehicle Access should be located on the Secondary Frontage. Where Access on a Secondary Frontage is not possible, Access may be located on the Primary Frontage. ii. For all Uses except for Institutional Uses, Vehicle Access to parking areas and / or parking Structures shall be no wider than 3.0 metres in any Frontage. Institutional Uses may have a Vehicle Access to parking areas and / or parking Structures no wider than 6.0 metres in any Frontage. iii. The number of Vehicle Access points to a Lot shall be limited to 1. iv. Joint Vehicle Access between 2 or more adjacent Lots may be considered to provide more efficient Vehicle Access arrangements, to reduce Curb cuts, and / or to reduce any negative impact on the Public Realm.
(f) Additional Parking, Loading & Access Standards	<ul style="list-style-type: none"> i. Vacant land or Buildings shall not be used for parking. ii. Permeable paving materials are encouraged in order to increase on-site Stormwater Infiltration. iii. Bicycle Stair Channels are encouraged where more than 3 stairs are part of the exterior circulation of a Development. iv. Parking is not allowed within rear Lane Rights-of-Way. v. All parking areas shall illustrate, to the satisfaction of the Development Authority, how pedestrian circulation and connectivity meets the intent of the Land Use District and the Guiding Principles Bylaw. 	

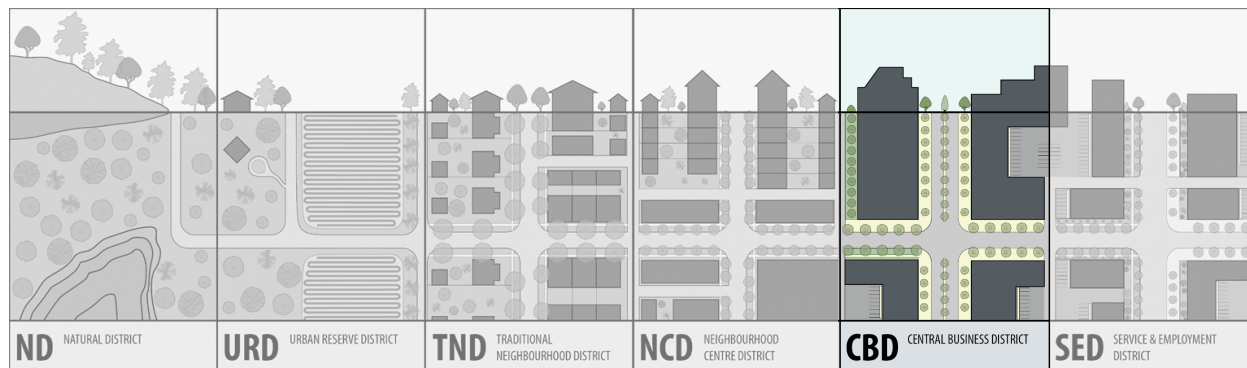
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3.6.12 Landscaping Standards

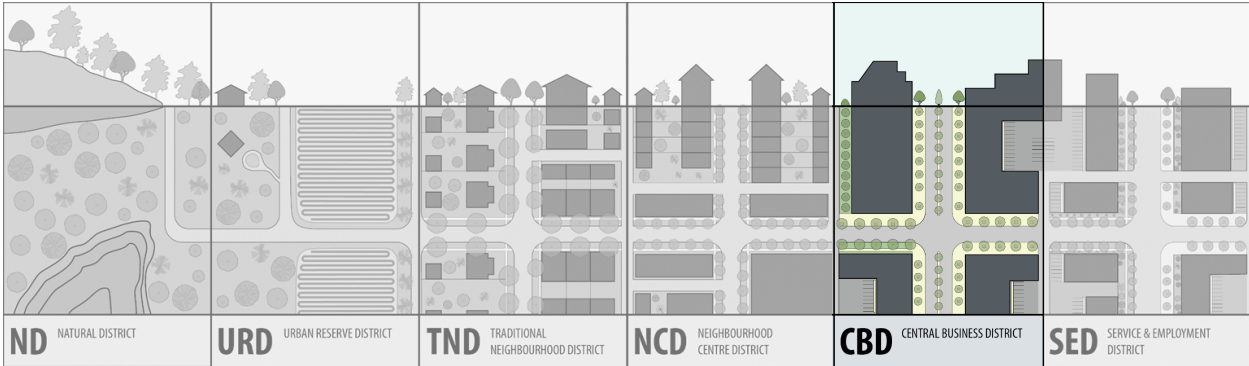
<i>Element</i>	<i>Standard</i>	
(a) General Landscaping Standards	<ul style="list-style-type: none"> i. Developments should preserve and enhance the urban forest. ii. Landscaping should be integrated into a Development to enhance the pedestrian experience and improve the Public Realm. iii. Developments should ensure appropriate conditions for mature tree growth. iv. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habitat of the given plant species at maturity. 	
<i>Landscaping Element</i>	<i>Description</i>	<i>Standard</i>
(b) Landscaped Area	The area where landscaping is primarily located.	The Landscaped Area for all other Development other than 2 Dwelling Units or less (not including Additional Dwelling Units) shall be 40.0 percent of the total Lot Area for Residential Uses and 15.0 percent of the total Lot Area for all other Uses
(c) Tree Size	The size of a tree at the time of planting.	Minimum height of 2.0 metres and / or 50.0 millimetres in Caliper .
(d) Shrub Size	The size of a shrub at the time of planting.	Minimum of a #2 container and / or a minimum height of 19.0 to 23.0 centimetres, as per the <i>Canadian Nursery Landscape Association</i> standards

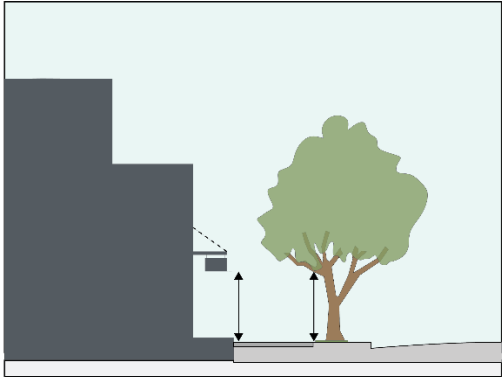
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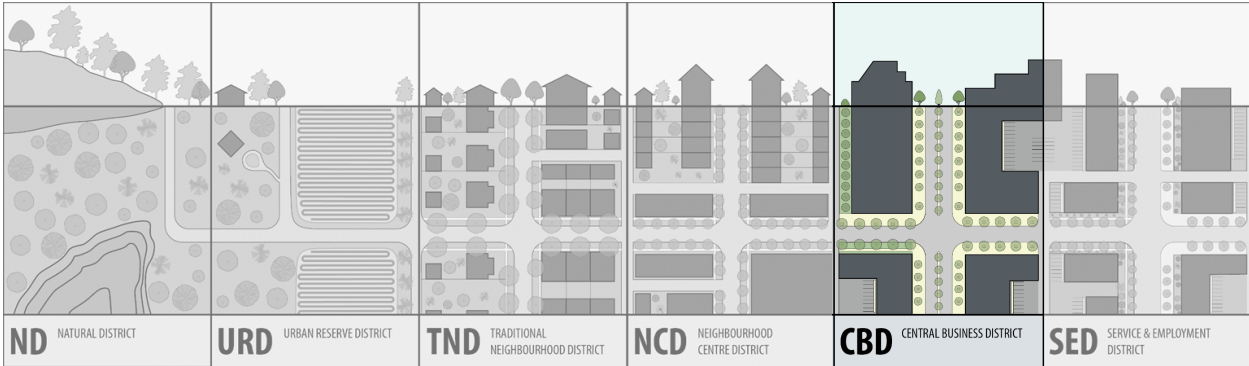
(e) Number of Trees	The minimum number of trees required for both on-site (re)development and for Frontage(s) .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less (not including Additional Dwelling Units) shall provide a minimum of 1 tree per unit. ii. All other Development shall provide a minimum of 1 tree per 35.0 square metres of Landscaped Area. iii. In greenfield areas, the minimum number of street trees located in the Public Frontage is 1 tree for every 7.0 metres of Frontage as measured at the Lot Line and shall be consistent with Section 3.5.10. iv. In addition to the minimum number of trees required for on-site Development in established areas, additional trees may be required by the Development Authority in the Public Frontage(s) if local conditions deem it appropriate.
(f) Number of Shrubs	The minimum number of shrubs required for on-site (re)development .	<ul style="list-style-type: none"> i. Residential Development with 2 Dwelling Units or less shall provide a minimum of 2 shrubs per unit. ii. All other Development shall provide a minimum of 1 Shrub per 25.0 square metres of Landscaped Area.
(g) Soil Requirements	The amount of high quality soil and growing material required to support mature plant growth.	Minimum 30.0 centimetres for all planting areas.

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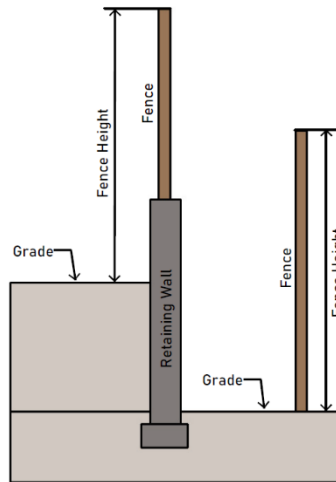
<p>(h) Tree Clearance</p>	<p>The vertical distance between the existing or potential tree canopy overhanging sidewalks, driveways, paths, Lanes, parking spaces, streets, or other public spaces shall be of a type that, at maturity or with minor pruning at installation, provide a clear height for use of a given space.</p>	<ul style="list-style-type: none"> i. Minimum 2.5 metres for sidewalks; ii. 3.8 metres for driveways, parking spaces and streets; and iii. 4.6 metres for Loading areas. 
<p>(i) Tree Preservation</p>	<p>Preservation of on-site and off-site trees is encouraged and may be used to fulfil the landscaping requirements as per Subsection 3.6.10 (d) (See Town's current <i>Tree Protection Bylaw</i>)</p>	<p>Mature, healthy, and non-invasive trees shall not be removed except for essential construction activities.</p>
<p>(j) Additional Landscaping Standards</p>	<p>Hard landscaping and / or xeriscaping may be substituted for soft landscaping, at the discretion of the Development Authority.</p>	

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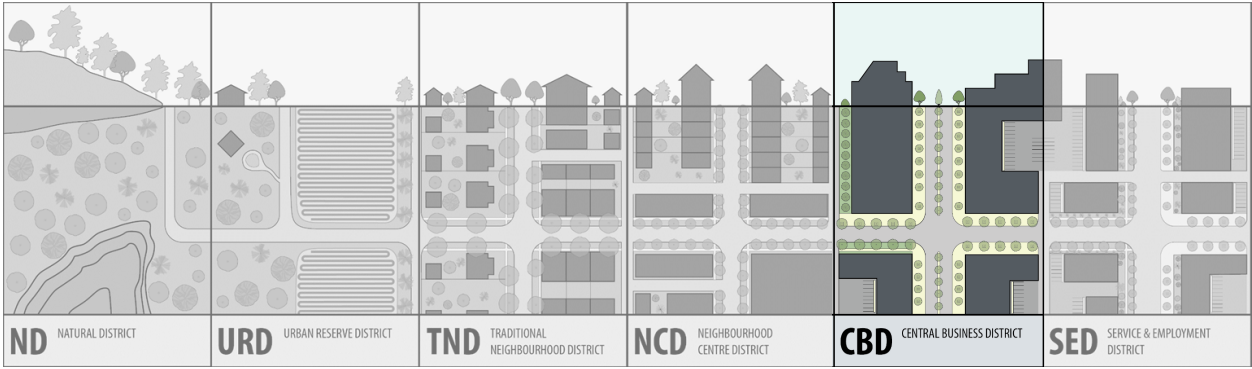


3.6.13 Buffers, Screening & Fencing

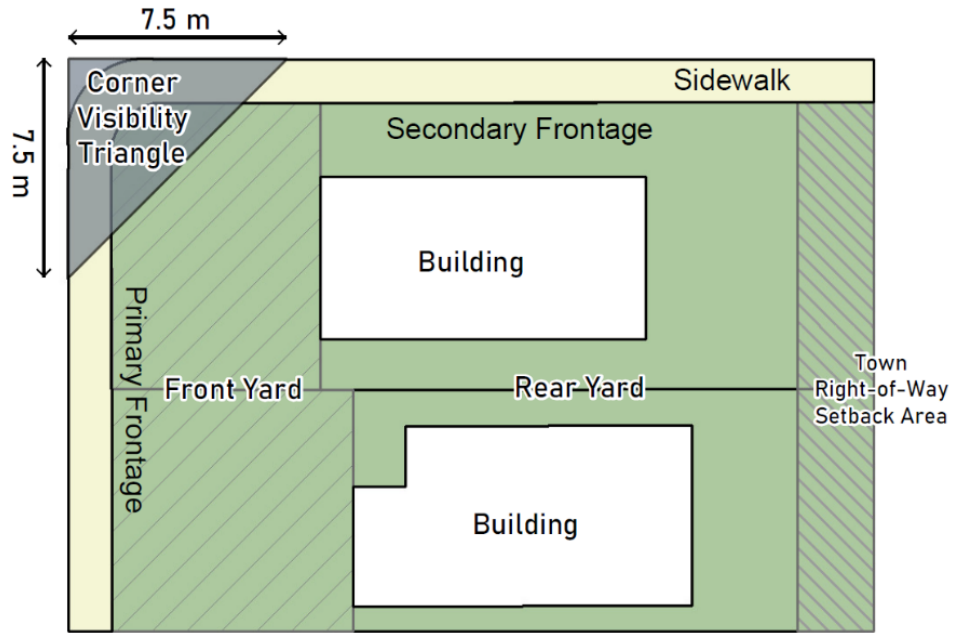
Element	Description	Standard
(a) Buffers & Screening	The use of landscaping or similar elements for Permitted or Discretionary Uses to offset the visual impact of some forms of Development from the Public Realm and / or incompatible adjacent Uses .	<ul style="list-style-type: none"> iv. Minimum landscaping requirements in Section 3.6.12 may be placed so as to act as a buffer or screen. v. Preservation of existing vegetation that could act as a buffer is strongly encouraged. vi. Additional landscaping may be considered in order to maintain or enhance the Public Realm, at the discretion of the Development Authority.
(b) Fencing	The use and location of fencing, including masonry walls as buffers or transitions.	<ul style="list-style-type: none"> vii. Fencing may be used as a decorative transition from one Use to another, as a screening device, or for security purposes. viii. Fences within the Primary Frontage shall be a maximum height of 1.2 metres. ix. All other Fences shall be a maximum height of 1.8 metres. x. Security fencing shall only be considered for safety, at the discretion of the Development Authority, and shall not contain barbed wire. xi. Fences containing barbed wire are not permitted except where the is required in conjunction with Agricultural Uses at the Development Authority's discretion. xii. Fences/screening devices must be designed and erected in a manner that does not pose safety issues to wildlife or the general public.



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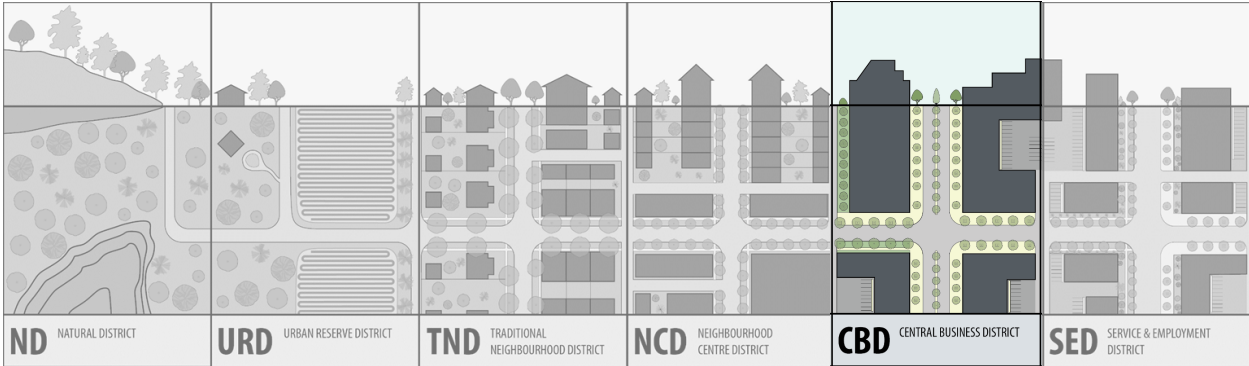


Element	Description	Standard
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(c) Garbage Facilities	The treatment of garbage facilities.	All garbage facilities shall be visually screened from public view, to the satisfaction of the Development Authority .
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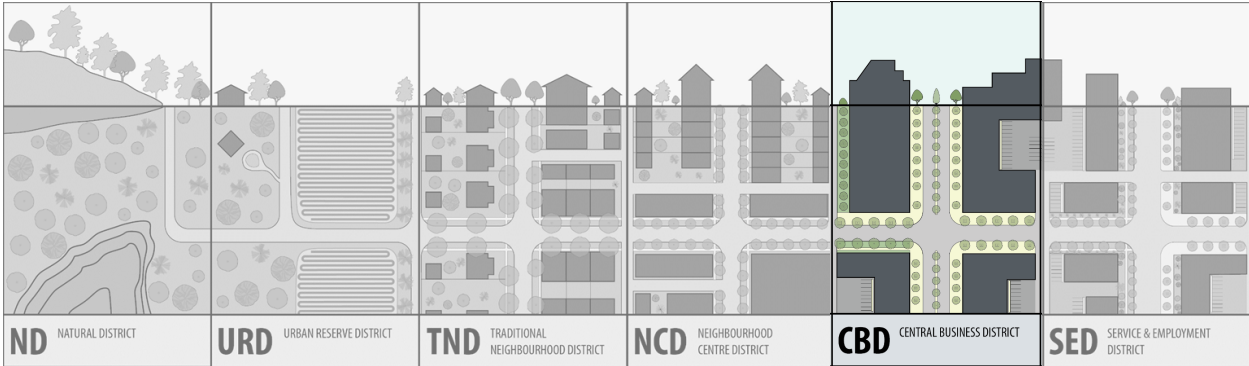
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3.6.14 Sign Standards

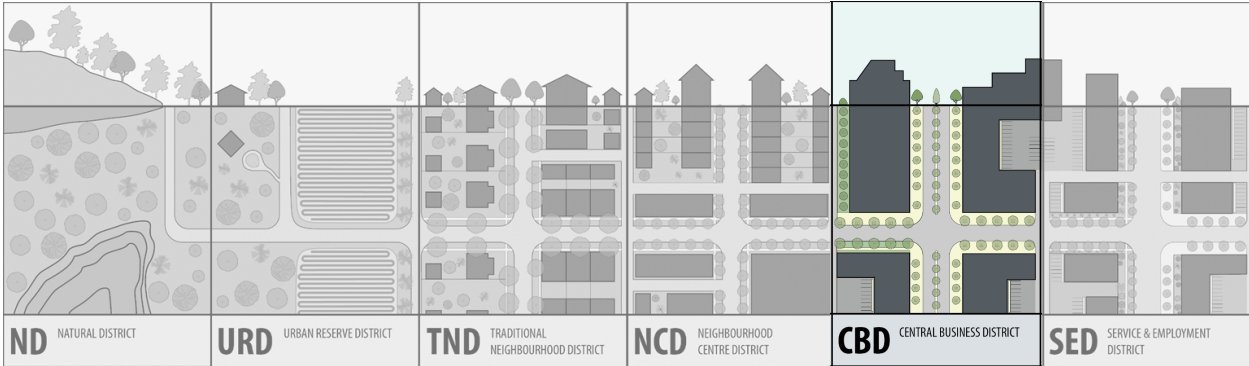
Sign Element	Standard
(a) General Sign Standards	<ul style="list-style-type: none"> i. Signs should be appropriate and integrated with the Building design and character of the neighbourhood. ii. Signs shall be primarily oriented toward pedestrians in both scale and location. Signs oriented towards vehicles are considered secondary. iii. Signs shall not obstruct pedestrian or vehicular visibility or circulation. iv. Signs shall not project above the roofline of a Building. v. The message on the Sign shall relate to the Use of the Site(s) on which it is located. vi. Signs shall not exceed 20.0 percent of the Building Façade to which it is attached. vii. Sign illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and / or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.. viii. The vertical clearance from the bottom of a Sign to Grade for a public space shall be: <ul style="list-style-type: none"> A. Minimum 2.5 metres for sidewalks; B. 3.8 metres for driveways, parking spaces, and streets; and C. 4.6 metres for Loading areas.
	<ul style="list-style-type: none"> ix. Signs shall at all times be maintained in a proper and safe state of repair and shall not be permitted to become dilapidated or unsightly.

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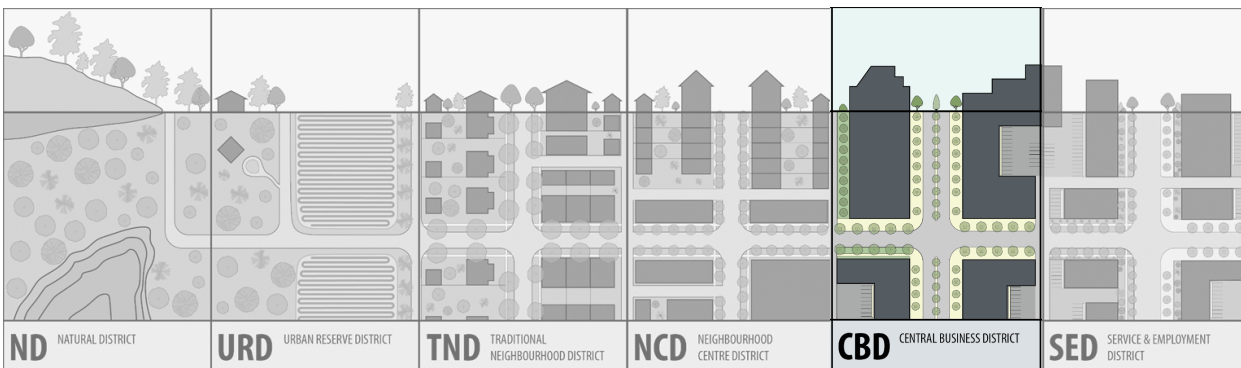
Sign Element	Standard
(b) Sign, Banner	<ul style="list-style-type: none"> i. Shall be limited to 1 banner per business. ii. Shall not cover more than 25.0 percent of the ground floor Façade for a business. iii. Materials shall be weather resistant and minimize glare iv. Shall only be approved on a Temporary basis.
(c) Sign, Canopy	<ul style="list-style-type: none"> i. Shall not cover more than 25.0 percent of the ground floor Façade for a business. ii. May project into the Public Frontage up to 1.5 metres as long as it maintains a Setback of at least 0.6 metres from the Curb. iii. Shall not be allowed in addition to a Sign, Fascia on the same business Façade.
(d) Sign, Changeable Message	<ul style="list-style-type: none"> i. Shall only be allowed as part of a Sign, Freestanding or Sign, Fascia.
(e) Sign, Community Identification	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 1.5 metres from Grade. ii. Shall be self-supported and shall be permanent and stationary.
(f) Sign, Electronic Messaging	<ul style="list-style-type: none"> i. May be approved on its own, or as part of a Sign, Freestanding. ii. Shall be located in such a manner as to minimize any impacts into any adjacent Residential Uses. iii. Digital display content must not include fill motion video, animation, or flashing images. In the case of an electronic message board, the text may scroll or switch messages at a pace deemed acceptable to the Development Authority. iv. If any component of the digital display fails or malfunctions, the permit holder must ensure that the digital display is turned off until all components are fixed and are operating in compliance. v. Digital display(s) must not exceed the following illumination levels: vi. A maximum of 7,5000 Nits from sunrise to sunset;

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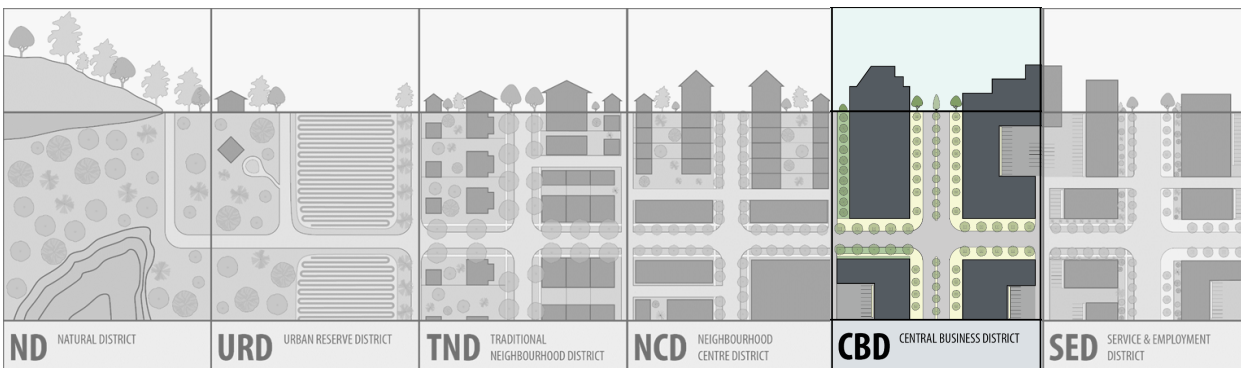
Sign Element	Standard
	<ul style="list-style-type: none"> vii. A maximum of 500 Nits from sunset to sunrise; viii. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX. vi. vi. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 5.0 metres from Grade. ix. Shall incorporate landscaping where required by the Development Authority x. This category of Sign may include, but is not necessarily limited to digital signs, electronic message boards, Gas Station price boards, Drive-Thru menus, and time/temperature displays. There is no limitation to the number Signs, Electronic Messaging that can be proposed and approved in a Development under a single application. However, the Development Authority reserves the right to restrict the number of Signs, Electronic Messaging approved for a Development based on the suitability of the location and design of the Signs, Electronic Messaging
(g) Sign, Fascia	<ul style="list-style-type: none"> i. Shall not cover more than 20.0 percent of the first Storey Façade for a business. ii. The top of a Sign, Fascia shall have a maximum height of 4.5 metres from Grade and shall not extend above the base of a window on any upper Storey. iii. May project into the Public Frontage up to 0.4 metres. iv. Shall not be allowed in addition to a Sign, Canopy on the same business Façade.
(h) Sign, Flag	<ul style="list-style-type: none"> i. May have a maximum sign area of 2.0 square metres and have a maximum height of 4.0 metres from Grade. ii. A maximum of one Sign is allowed per Frontage. iii. Must not be located on a Roof of a Building. iv. Shall incorporate landscaping where required by the Development Authority

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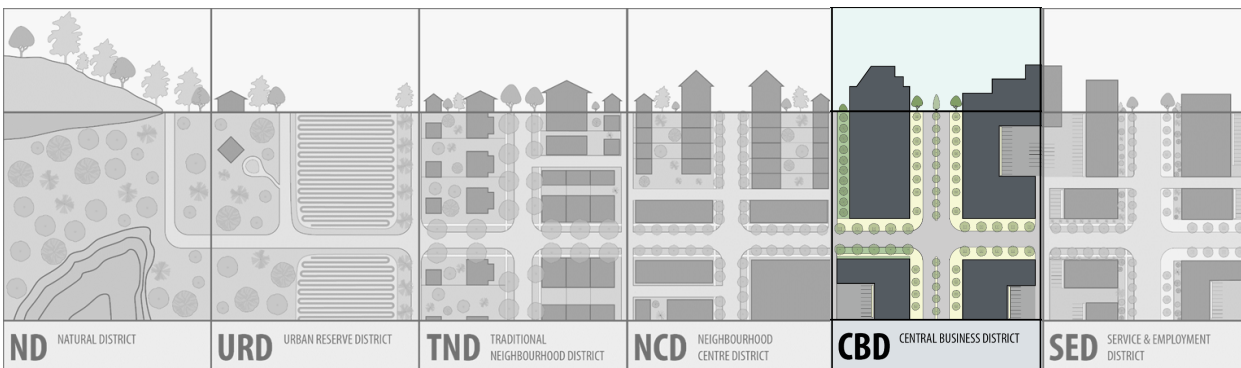
Sign Element	Standard
(i) Sign, Freestanding	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 5.0 metres from Grade. ii. A maximum of one Sign is allowed per Lot. iii. Shall incorporate landscaping where required by the Development Authority
(j) Sign, Projecting or Hanging	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 1.0 square metre. ii. May project into the Public Frontage up to 1 metre as long as it does not project closer than 0.6 metres to the Curb and shall not extend past a Sign, Canopy on the same Façade. iii. A maximum of one Sign is allowed per business Façade. iv. Shall be located a minimum of 3.0 metres from each other.
(k) Sign, Sponsorship	<ul style="list-style-type: none"> i. Signs located on Fences shall not cover more than 50.0 percent of the Fence facing the Public Realm and shall not obstruct sight lines, gates or access points to the satisfaction of the Development Authority. ii. Signs shall not protrude past the side edges, above, or below the Fence. iii. Shall not cover more than 20.0 percent of the first Storey Façade of the Building or Structure.
(l) Sign, Window	<ul style="list-style-type: none"> i. A Development Permit is required for a total Sign area of more than 50.0 percent of the glass surface of the window(s). ii. In the case of a Major Home Occupation, the maximum Sign area shall be 0.2 square metres and a maximum of one Sign per Major Home Occupation shall be permitted. iii. Shall not be illuminated when located in a Residential Building.

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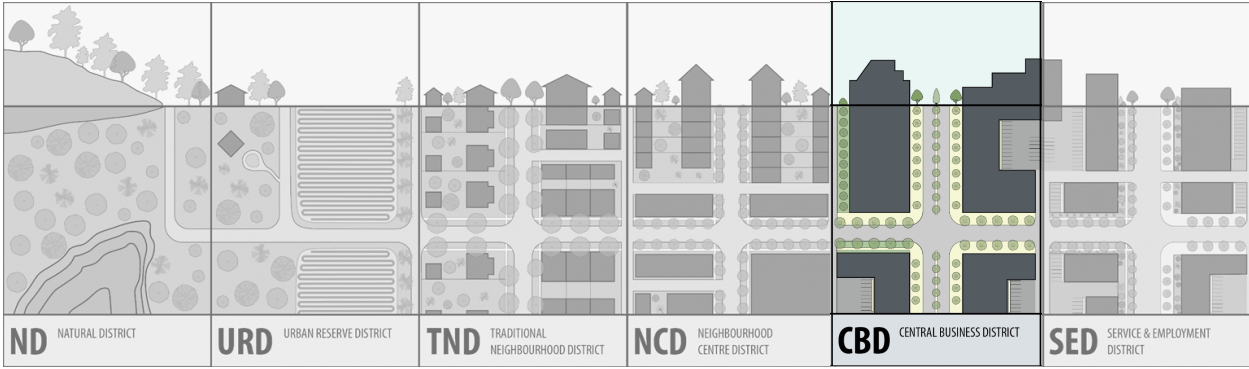
Sign Element	Standard
<p>(m) Signs not requiring a Development Permit</p>	<ul style="list-style-type: none"> i. An official notice, Sign, placard, or bulletin for Municipal, Provincial, or Federal purposes whether on public or private property. ii. A Sign that is not visible from the Public Realm at the discretion of Development Authority. iii. Temporary Signs to advertise any Community Group or Community Event community event, and with a maximum Sign area of 3.0 square metres. . iii. Construction Signs located on Site(s) where construction, renovation, or maintenance is occurring, and is removed 7 days following completion of work. iv. Election Signs with a maximum Sign area of 1.5 square metres, and maximum height of 2.0 metres, which are placed no sooner than 30 days prior to an election and removed 7 days following.vi. Existing Signs when only the message area of the Sign is being changed to reflect a change in the business name or a replacement sign for an existing business. v. Real Estate Signs with a maximum Sign area of 1.0 square metre and a maximum of 1 Sign per Lot Frontage. vi. A Traffic Sign or Directional Sign authorized by the Municipal, Provincial, or Federal Government(s). vii. A Sign for a garage sale or similar event, posted for a maximum of 48 hours. viii. A Sign showing the name or address of a Building that is sculpted or formed from the Building material. ix. Murals or similar public art, providing that no third-party advertising is included. x. A-Board Signs.

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Sign Element	Standard
(n) Prohibited Signs	<ul style="list-style-type: none"> i. Inflatable Signs; ii. Searchlight or Laser Signs; iii. Third Party Signs; iv. Vehicle or Trailer Signs on non-motorized vehicles; v. Portable Signs; vi. Roof Signs; vii. Obsolete Signs; and viii. Moving, flashing, sound-emitting Signs, or Revolving Signs.
(o) Additional Sign Standards	<ul style="list-style-type: none"> i. Whenever a panel on a multi-tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it. ii. An existing non-conforming Sign may continue to be displayed provided: <ul style="list-style-type: none"> A. The Sign was lawfully erected on or before the day this Bylaw came into effect; B. The Sign continues to comply with the bylaw in effect at the time of its erection; C. Changes to the Sign are limited to normal maintenance; and D. The Sign is not moved or materially altered. iii. When a Sign cannot be clearly categorized as any of the Signs defined in this Bylaw, the Development Authority shall determine the Sign type and applicable standards.

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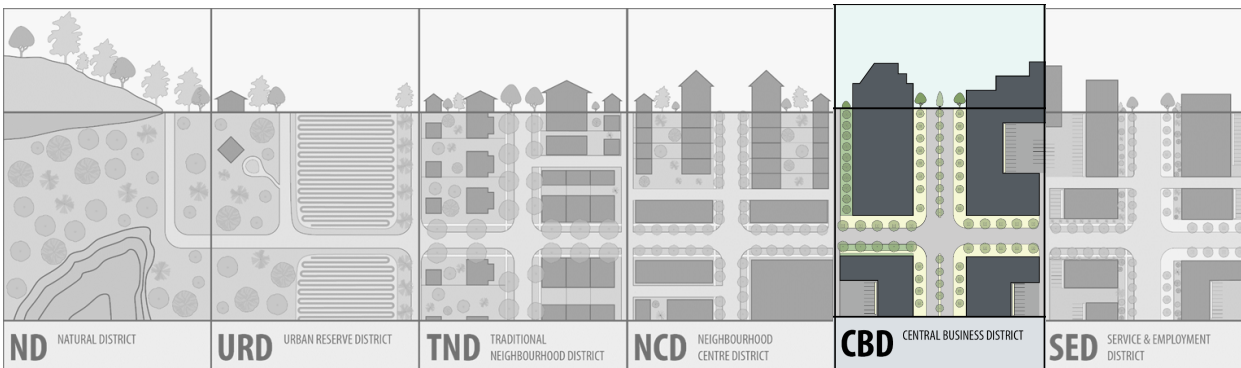
(p) Associated **Uses**

In the table below:

- ✓ means a **Sign** is **Permitted**
- means a **Sign** is **Permitted** and does not require an associated **Use**
- means a **Sign** is not **Permitted**

	Sign, Banner	Sign, Canopy	Sign, Changeable Message	Sign, Community Identification	Sign, Electronic Messaging	Sign, Fascia	Sign, Freestanding	Sign, Projecting or Hanging Wall	Sign, Window
Residential	●	●	●	○	●	●	●	○	●
Lodging	✓	✓	✓	○	●	✓	✓	✓	✓
Office	✓	✓	●	○	●	✓	✓	✓	✓
Retail & Entertainment	✓	●	✓	○	✓	✓	✓	✓	✓
Manufacturing	✓	✓	●	○	●	✓	✓	✓	✓
Institutional	✓	●	✓	○	●	✓	✓	✓	✓
Agriculture	✓	●	●	○	●	●	✓	✓	✓

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3.6.15 Outdoor Lighting Standards

- (a) All outdoor light fixtures shall be aimed downward and shielded in a manner that does not direct illumination on to a street or adjacent **Residential Use**.
- (b) All outdoor light fixtures shall not emit light above the bottom of the light fixture except where the light fixture is used for accent lighting.
- (c) The provisions for Section 3.6.15 do not apply to roadways or **Traffic Signs**.

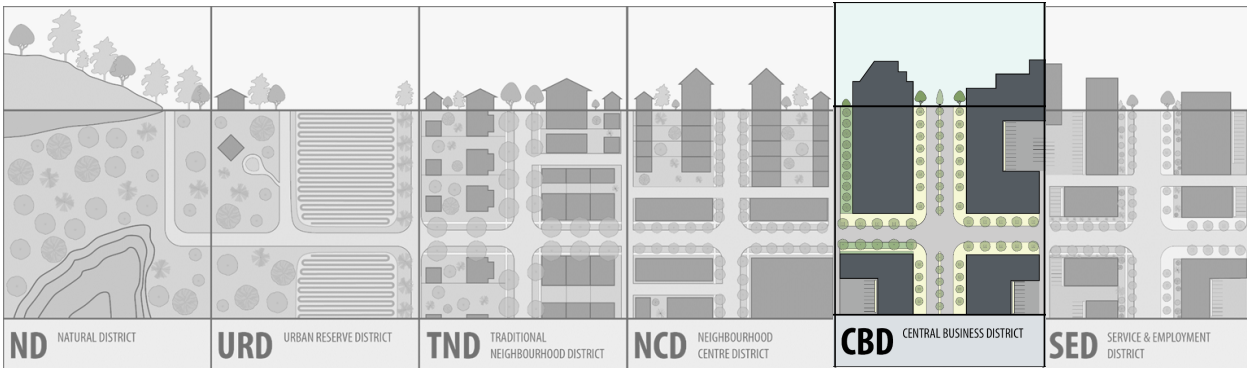
3.6.16 Sustainable Energy

- (a) **Sustainable Renewable Energy** systems are encouraged and supported within the **Town**.
- (b) **Solar Energy Systems** shall only be located on a **Façade** or roof of a **Building** and should be integrated with the **Building** design and character.
- (c) **Wind Turbines** shall not be allowed within the Centre Business District (CBD).

3.6.17 Relocation, Demolition, or Removal of Buildings

- (a) **Demolition** or removal of a **Building** is allowed in all Land Use Districts.
- (b) A Demolition Permit shall be required, as per the *Alberta Safety Codes Act*, for the **Demolition** or removal of any **Building**.
- (c) In addition to a Demolition Permit, prior to the **Demolition** or removal of a **Building**, a **Development Permit** must be approved by the **Development Authority** except when a **Demolition** or removal of a **Building** is a result of a **Development** for which a **Development Permit** has already been approved and issued.
- (d) Notwithstanding Subsection 3.6.17 (c), a **Development Permit** is not required for the **Demolition** or removal of

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a **Building** that does not require a **Development Permit** as per Section 4.6.

- (e) Applications for a **Development Permit** for the **Demolition** or removal of a **Building** shall include:
- How the safety of the public and adjacent **Buildings** will be ensured;
 - How the **Site** will be cleaned and graded; and
 - How any affected roads, sidewalks, boulevards, or utilities will be protected.

- (f) A **Development Permit** is required when a **Building** is being relocated to a **Site** from elsewhere on the same **Site**, or from another **Site**, and the relocated **Building** shall comply with the provisions of this Bylaw.

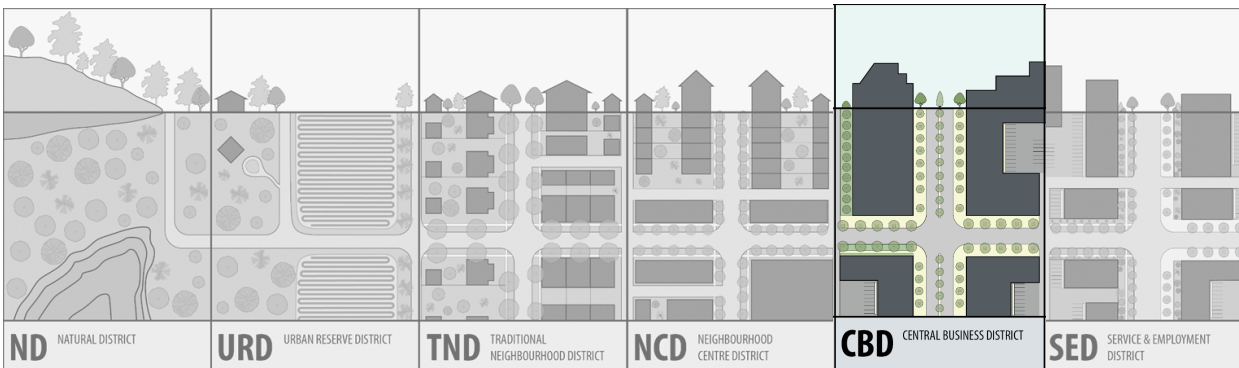
3.6.18 Historic Buildings

- (a) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Provincial Historic Resource shall be referred to **Council** for comment and shall have the written approval of the Minister responsible for the *Historic Resources Act*.
- (b) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Municipal Historic Resource shall be reviewed by the **Development Authority** and shall comply with the provision of the bylaw designating said **Building**.

3.6.19 Common Amenity Space Standards

- (a) **Common Amenity Space** may be provided as indoor or outdoor common amenity space, or a combination thereof.
- (b) **Common Amenity Space** must be provided for all **Residential Development** with 8 or more units (not including **Additional Dwelling Units**).
- (c) **Common Amenity Space** must be accessible from all of the units
- (d) **Common Amenity Space** should cover at least 10.0 percent of the **Site** area.
- (e) **Common Amenity Space** must not be located in a required setback

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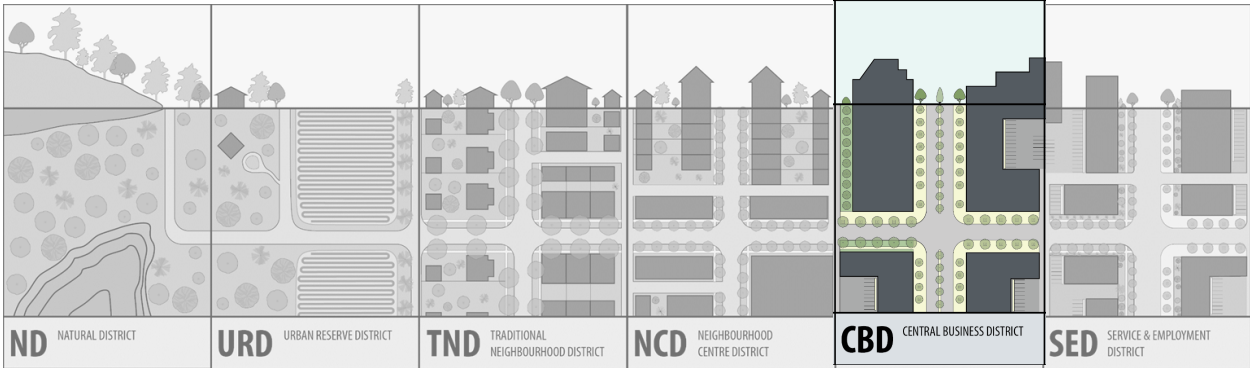
3.6.20 Recreational Vehicles

- (a) No person shall be allowed to keep or maintain a **Recreational Vehicle** in a **Frontage** between October 30 and April 1.
- (b) No **Recreational Vehicle** shall be used for living, sleeping, or housekeeping purposes other than in designated campgrounds.
- (c) No **Recreational Vehicle** shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.
- (d) No **Recreational Vehicle** shall be connected to any public utility except for required servicing.

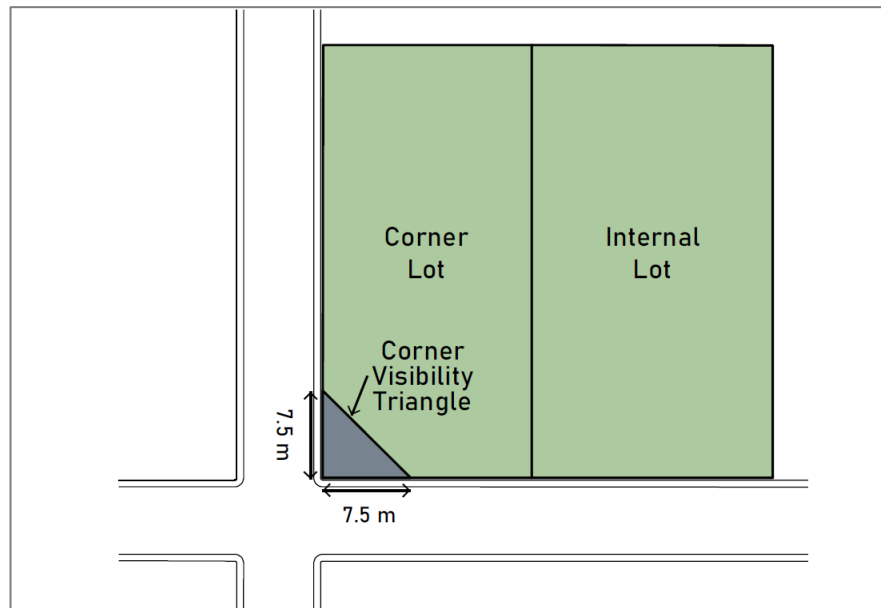
3.6.21 Additional Standards

- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw, through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.
- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.
- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.
- (d) All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.
- (e) All other **Development** proposals shall be at the **Development Authority's** discretion.
- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4. if required by the **Development Authority** as per Section 2.4.3.

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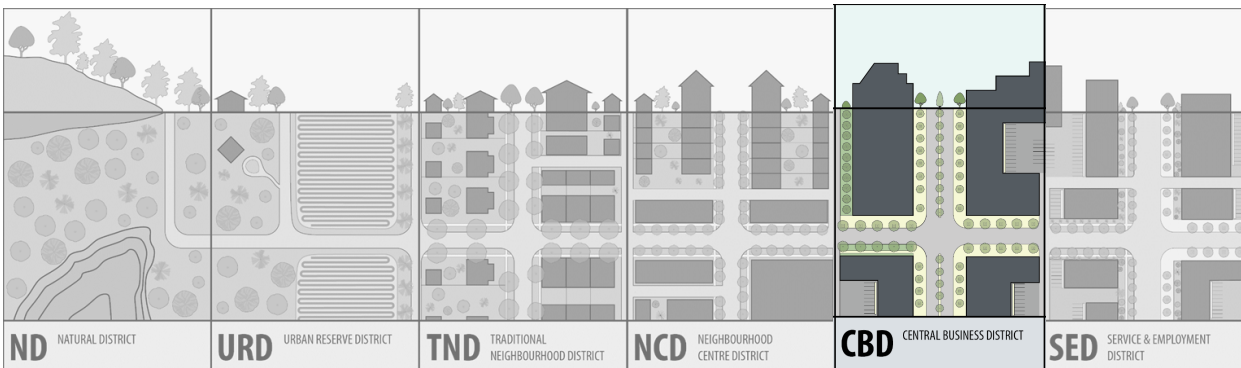
- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building**, **Structure**, or **Fence** shall exceed the general elevation of the **Thoroughfare** by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.
- (h) **Sites** with incomplete **Development** must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications.



3.6.22 The Design, Character & Appearance of Buildings

- (a) The size, location, design, character and appearance of any **Building** or **Structure** requiring a **Development Permit** shall be acceptable to the **Development Authority** having due regard to:
- The policies and objectives contained within the **Town's** Statutory Plans;
 - Any studies adopted as guidelines regarding Heritage Buildings and historic resources, vistas,

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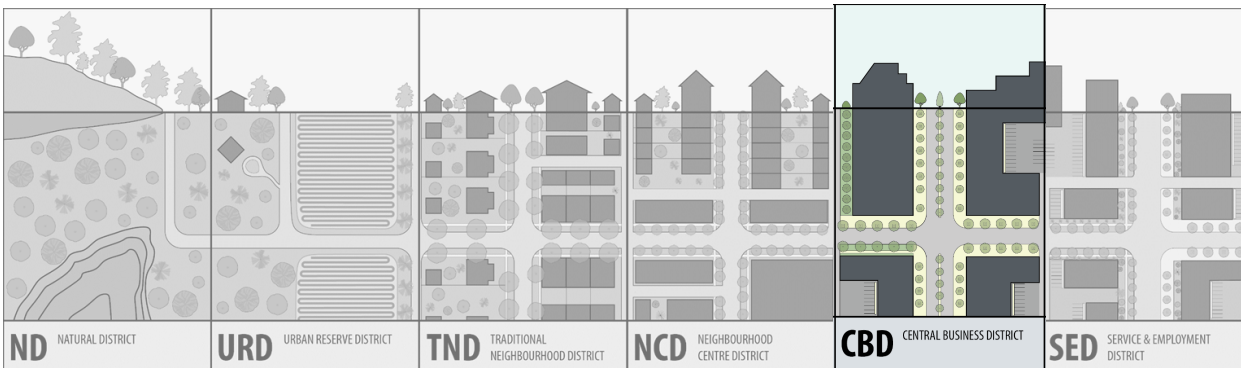


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- streetscapes, parking, mobility, public art, and open space;
- iii. The character of existing **Development** in this Land Use District including, but not necessarily limited to, facing materials, **Building** mass and architectural detailing;
 - iv. The character of existing **Development** in this Land Use District, as well as the effect on adjacent Land Use District(s) and parcels, unless the **Building** or **Structure**, at the discretion of the **Development Authority**, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
 - v. Other factors such as daylight, sunlight, and privacy.
-
- (b) The exterior finishing materials on the **Façade** of a proposed **Development** shall be those identified on the approved plans for that **Development**.
-
- (c) Once constructed, the **Façade** of the **Building(s)** shall be maintained to the standard shown on the Site Plan and elevation drawings approved by the **Development Authority**.
-
- (d) **Additions** to any **Primary Building(s)** and any **Accessory Building(s)** shall be constructed and finished with materials compatible with the **Primary Building(s)**.
-
- (e) Where a proposed **Development** is part of a larger area, the whole of which may eventually be designed and developed, and for which no overall **Development** plan has been prepared, the **Development Authority** may require the submission of a **Master Site Plan** before dealing with the application.
-

3.6.23 Drainage Standards

-
- (a) All roof drainage from a **Structure** or **Building** must be discharged onto the **Lot** on which the **Structure** or **Building** is located. No roof drainage may create any negative impact on adjacent **Sites**. Should any damage occur, the owner shall be responsible all the cost of all applicable damages as determined by a qualified professional (e.g. insurance underwriter) based on the General Engineering and Construction Specifications.
-

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3.6.24 Pageantry Features

(a) **Pageantry Features** may only be located within or abutting the **Development** that they relate to.

(b) **Pageantry Features** are limited to:

- i. promoting natural and manmade attributes and amenities of the **Development**;
- ii. providing the names of area builders;
- iii. providing directions within the **Development**;
- iv. indicating the general price range of housing products.

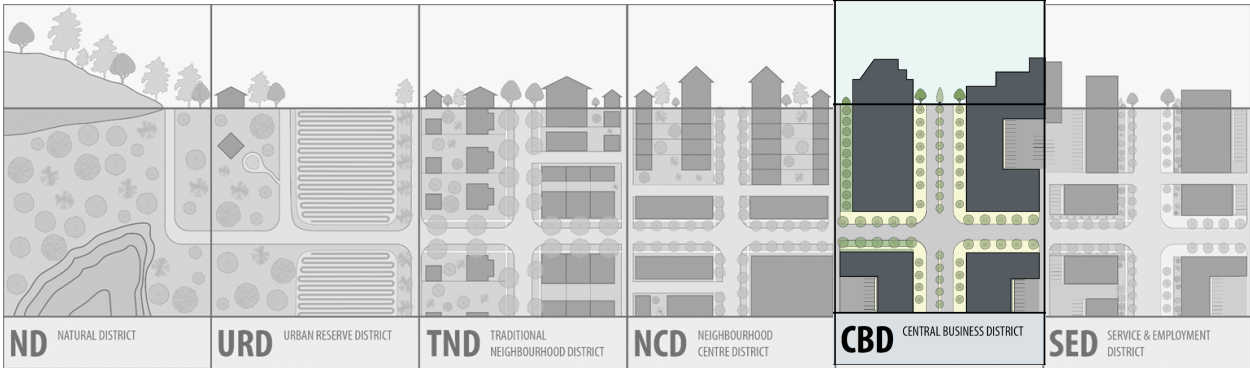
(c) **Pageantry Features** must not:

- i. be installed so as to obstruct or impede free and clear vision for motorists and pedestrians and in so doing create a traffic hazard;
- ii. interfere with, or cause confusion with, any authorized sign, signal or traffic control device and in so doing create a traffic hazard;
- iii. impede pedestrians from using the sidewalk system;
- iv. create any other safety issue under the regulations of the Town of High River Traffic Bylaw or the Traffic Safety Act, RSA 2000; or
- v. cause any damage to any Town owned trees (through installation, placement or removal) or result in any pruning to improve visibility of Pageantry Features.

(d) **Pageantry Features** may include the following types:

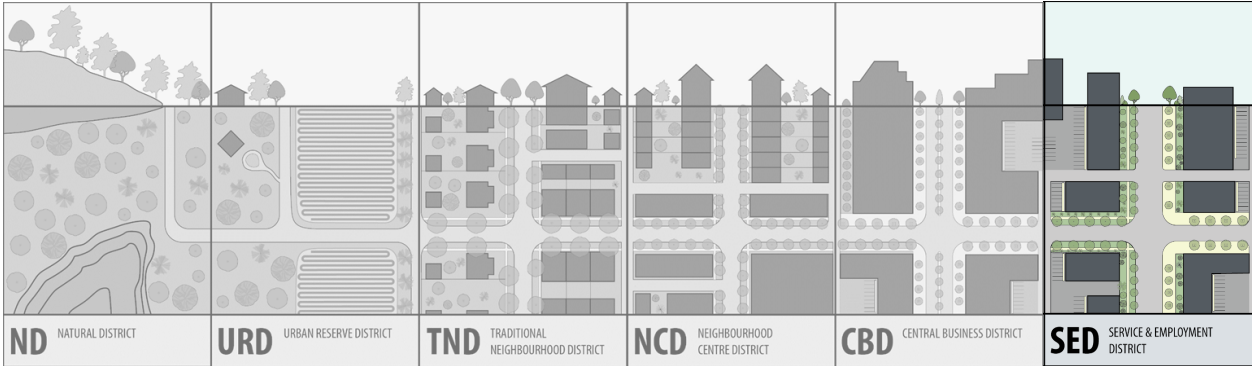
- i. freestanding signs, provided the signs do not exceed 2.0 metres in height and 3.0 square metres in sign area, and are securely inserted into the ground (skids, concrete blocks, and similar types of footings will not be permitted);
- ii. flags and flag poles;
- iii. banners and banner poles; or
- iv. any other decorative feature where, in the opinion of the **Development Authority**, the feature is consistent with the intent of these regulations.

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-
- (e) All **Pageantry Features** within a **Development** must be coordinated, cohesive and have a consistent theme.
-
- (f) All **Pageantry Features** within a **Development** must be kept in good repair at all times.
-
- (g) There is no limitation to the number of Pageantry Features that can be proposed and approved in a **Development** under a single application. However, the **Development Authority** reserves the right to restrict the number of **Pageantry Features** approved for a **Development** based on the suitability of the location and design of the **Pageantry Features**.
-
- (h) A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required. Pageantry shall be removed within thirty days of the final **Lot** or unit of the **Development** being sold by the developer.
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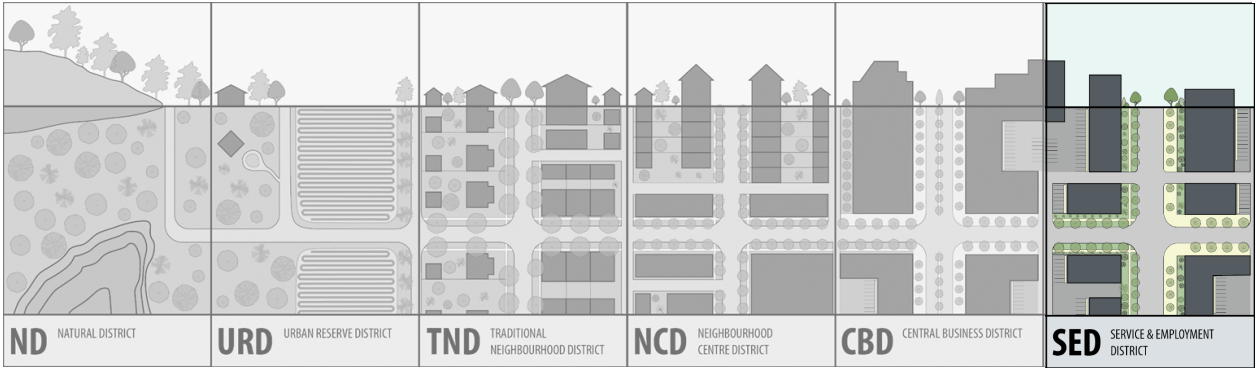
3.7 SERVICE & EMPLOYMENT DISTRICT (SED)

3.7.1 Intent

To support a mix of local and regional service and employment opportunities with integrated **Industrial, Institutional**, recreational, and **Residential Uses** that require larger **Lots**. The **Public Realm** within this Land Use District should include both local and regional pedestrian connectivity opportunities, as well as alternative modes of transportation to support employment and civic **Uses**.

- | | |
|-----------------------------|--|
| (a) General characteristics | <ul style="list-style-type: none"> i. This Land Use District should consist primarily of local and regional Uses that require larger Lots. Residential Uses may be considered where appropriate to support employment opportunities. ii. Where Residential Uses are considered, Building forms shall include multiple Dwelling Units. iii. Buildings shall be oriented to the Primary Thoroughfare rather than the regional transportation network. iv. Any Lots adjacent to the regional transportation, such as Highway 2, shall contribute to the high quality visual perception of the Town by focusing product displays and Signs to quality over quantity, and by integrating landscaping and / or decorative fencing for buffering. v. Landscaping, fencing, Setbacks, and similar buffering and screening mechanisms, or a combination thereof, shall be used between Industrial Uses and / or Buildings and any other Use, as deemed appropriate by the Development Authority. vi. Sidewalks, pathways, or similar pedestrian infrastructure shall be provided from all entrances to the neighbourhood pedestrian network in order to enhance overall pedestrian connectivity and movement. |
|-----------------------------|--|

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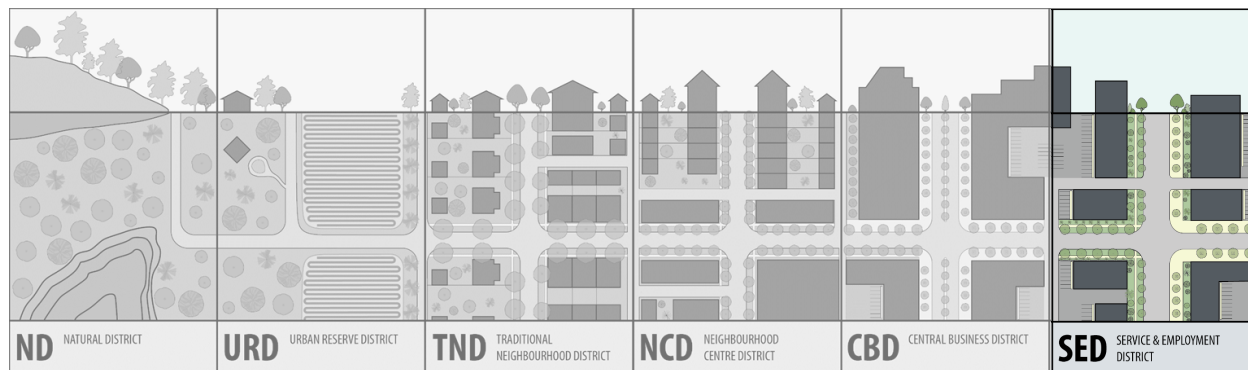


(b) Vision

The Service & Employment District (SED) is intended to be for a variety of **Uses** that require larger **Lots**. These **Uses** can vary from **Industrial Uses** with supporting **Residential** to civic or **Institutional Uses**. This Land Use District is intended to be an integral part of the **Town** with high quality pedestrian environments and connectivity.



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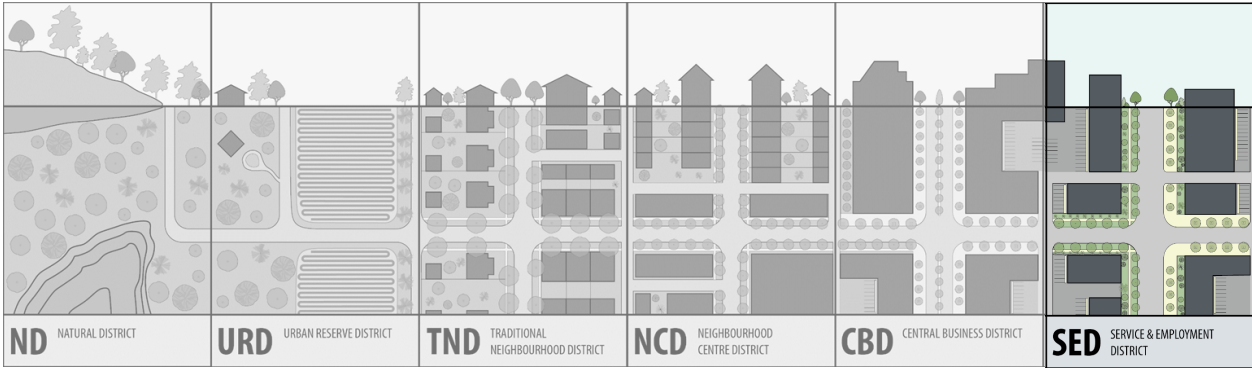


3.7.2 Uses

The following **Uses** are grouped into Use Categories to add clarity regarding the intent of the form of **Development**. Definitions are in Section 5.1: Use Definitions.

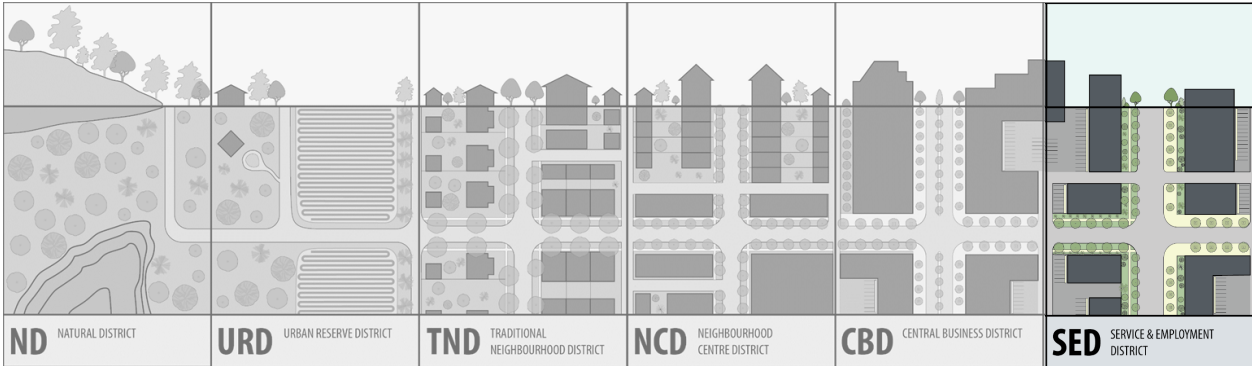
<i>Use Category</i>	<i>Use Category Description</i>	<i>Permitted Uses</i>	<i>Discretionary Uses</i>
(a) Residential	Premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration.	None	Dwelling Unit(s); Additional Dwelling Unit(s); Temporary Dwelling Unit(s); Temporary Additional Dwelling Unit(s)
(b) Lodging	Premises available for short-term human habitation.	None	Bed & Breakfast; Motel / Hotel, Short Term Rental
(c) Office	Premises available for the transaction of general business.	Professional Office	Major Home Occupation
(d) Retail & Entertainment	Premises available for the commercial sale of merchandise and prepared foods.	Amusement Facility; Café; Drinking Establishment; Restaurant; Retail & Service, General; Retail & Service, Heavy	Drive Through Facility; Gas Station; Vehicle Washing, Liquor Store
(e) Manufacturing	Premises available for the creation, assembly, and repair of artefacts including their retail	Light Industrial; Repair, Outdoor Storage	Heavy Industrial, Cannabis Facility (which may include

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Use Category	Use Category Description	Permitted Uses	Discretionary Uses
	sale except when such activity creates conditions that may be objectionable to neighbouring property owners.		Cannabis Store)
(f) Institutional	Premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.	Active Recreation; Arts & Culture; Education; Government; Passive Recreation	After Life Care
(g) Agriculture	Premises available for growing of plants or raising of livestock for the purpose of food production.	Rural, Non-Intensive Agriculture; Urban Agriculture	None
(e) Other	Additional Uses that may be considered in this Land Use District.	Essential Public Utilities; Signs in association with an approved Use on the Site , unless otherwise specified in Section 3.7.13. Pageantry Features in association with an approved Development; Shipping Containers (Temporary or Permanent)	Excavation , stripping and grading; fencing, landscaping, or other similar Structures

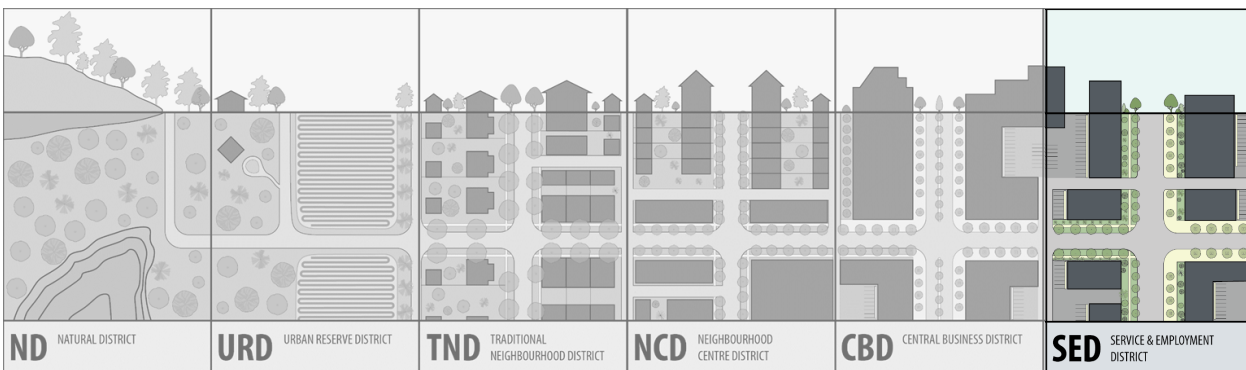
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3.7.3 Specific Use Standards

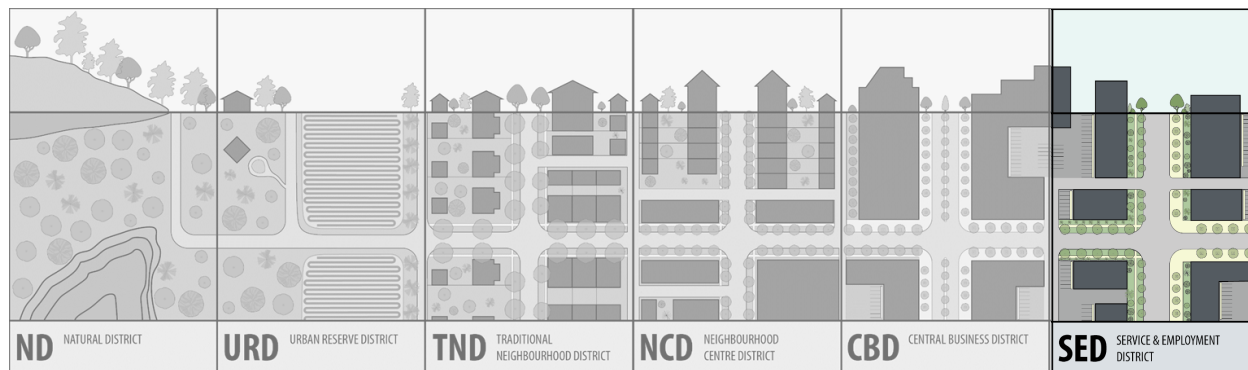
Use	Standard
(a) Accessory Building	No Accessory Building shall be used as a Dwelling Unit unless the Building meets the requirements of the <i>Alberta Safety Codes Act</i> .
(b) Accessory Use	Are Permitted or Discretionary in accordance with the Primary Use(s) .
(c) Adult Establishment	<ul style="list-style-type: none"> i. An Adult Establishment shall not display obscene or indecent images, materials or products in any form or format that are visible from the exterior of the Building or through windows. ii. The Development Authority may determine criteria to limit where and how an Adult Establishment may be located.
(d) Café	<ul style="list-style-type: none"> i. A maximum of 20 patrons is allowed. ii. A Café may serve alcoholic beverages for consumption on the premises at the discretion of the Development Authority, in accordance with the <i>Alberta Gaming and Liquor Commission</i>.
(e) Cannabis Facility	<ul style="list-style-type: none"> i. At the time of Development Permit application, a Cannabis Facility shall not be located closer than 75.0 metres to any of the following, as measured from the closest point of the proposed Cannabis Facility Bay to the closest point of the Site boundary of: <ul style="list-style-type: none"> A. Any land zoned Traditional Neighbourhood District.
(f) Cannabis Store	<ul style="list-style-type: none"> i. At the time of Development Permit application, a Cannabis Store Bay shall not be located closer than 100.0 metres to any of the following, as measured from the closest point of the Cannabis Store Bay to the closest point of the Site boundary of: <ul style="list-style-type: none"> A. A School;

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Use	Standard
	<p>B. School reserve or municipal and school reserve;</p> <p>C. A Public Park.</p> <p>ii. Where a proposed Cannabis Store is within a 150.0 metre radial distance of an existing / approved Cannabis Store Bay, as measured from the closest point of the Cannabis Store Bay to the closest point of the other Cannabis Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.</p>
(g) Discretionary Use	Shall only be allowed if there is no detrimental effect on the hydrological system or water quality.
(h) Gas Station	Should locate pumps to the side or rear of the Building , increase the front Setback , or provide additional landscaping in the Private Frontage to better integrate the Gas Station with the Public Realm .
(i) Light Industrial	Storage shall be within the Building or entirely screened.
(j) Liquor Store	<p>i. At the time of Development Permit application, a Liquor Store shall not be located closer than 150.0 metres to any School or Public Park as measured from the closest point of the Liquor Store Bay to the closest point of the School or Public Park Site boundary.</p> <p>ii. Where a proposed Liquor Store is within a 150.0 metre radial distance of an existing Liquor Store, as measured from the closest point of the proposed Liquor Store Bay to the closest point of the existing Liquor Store Bay, any cumulative impacts of the facilities on existing Development within the area must be considered by the Development Authority.</p>
(k) Major Home Occupation	<p>i. Outdoor Storage is prohibited.</p> <p>ii. Deliveries of pick-ups in connection with the Use are limited to parcel and small freight carriers.</p> <p>iii. Signs shall be limited to one window Sign, shall not be illuminated, and shall not exceed 0.2 square metres in area.</p>

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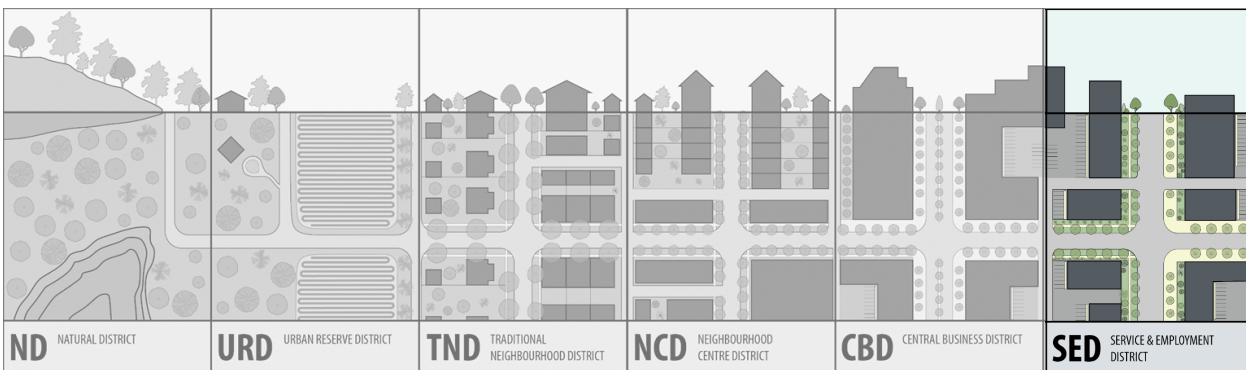
Use	Standard
	<ul style="list-style-type: none"> iv. Vehicle and equipment service or Repair are not allowed. v. If a Major Home Occupation Development Permit holder relocates within the Municipality, a new Development Permit is required for a new Major Home Occupation at the new location. vi. No nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance, detectable beyond the property boundary shall be produced by the Major Home Occupation. vii. Commercial Vehicles used for a Major Home Occupation shall be parked on-site and shall not be located within a Frontage if weight exceeds 4,000.0 kg. viii. A Development Permit for a Major Home Occupation may be revoked if, at the discretion of the Development Authority, the operator of the Major Home Occupation has violated any provisions of this Bylaw and / or the conditions of the Development Permit.
(l) Outdoor Storage	<ul style="list-style-type: none"> i. Shall not be located adjacent to a Primary Thoroughfare, and should not be located adjacent to a Secondary Thoroughfare. ii. Where Outdoor Storage is located adjacent to a Secondary Thoroughfare or Residential Use, it shall be entirely screened from view and shall be Setback a minimum of 3.0 metres from the Lot Line separating the Outdoor Storage from the Secondary Thoroughfare or Residential Use. iii. In any other case, Outdoor Storage shall be screened from the Public Realm, to the satisfaction of the Development Authority. iv. Shall be kept in a clean and orderly condition at all times.
(m) Restaurant	Shall not install ventilation systems that terminate on the roof of a Building unless the Applicant can prove that no other feasible alternative is available. To the maximum extent feasible, ventilation systems shall be directed away from adjacent Residential properties.
(n) Short Term Rental	<ul style="list-style-type: none"> i. Short Term Rental host must obtain a business license. ii. A host cannot allow more than two adults, not including minors, per room. As the

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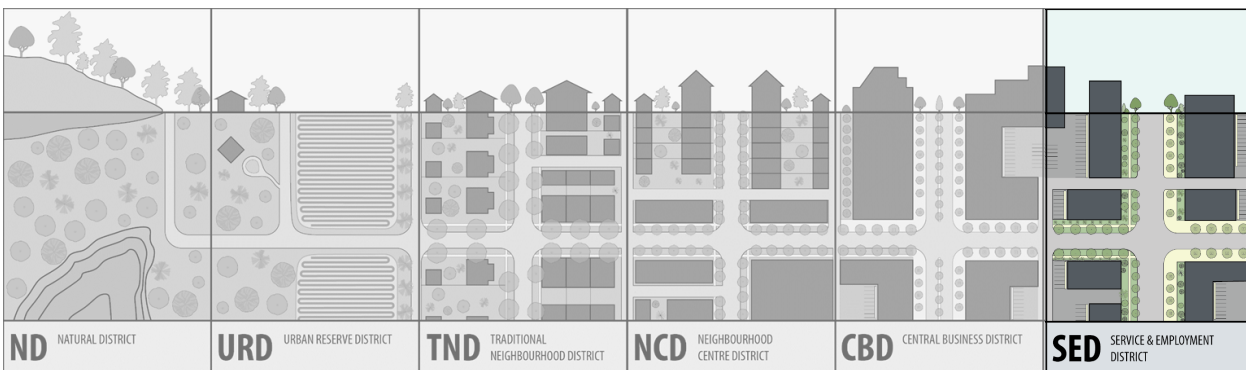
Use	Standard
	definition of short term rental in the bylaw is 14 days or less, longer term stays are not covered in the bylaw.
(o) Prohibited Uses	<ul style="list-style-type: none"> i. The storage of any Temporary Dwelling Unit; ii. The storage of waste and salvage materials including derelict vehicles; iii. The storage of goods, products, or materials in any Frontage; and iv. Gaming Establishments.
(p) Development not requiring a Development Permit	<p>A Development Permit is not required in respect of the following Developments provided they are in compliance with the standards outlined in this Land Use District and all other provisions of this Bylaw:</p> <ul style="list-style-type: none"> i. Work of maintenance, repair or Alteration, on a Structure, both internal and external, if at the discretion of the Development Authority, such work: <ul style="list-style-type: none"> A. Does not result in an increase in the number of Dwelling Units within the Building or on the Site; B. Does not increase the floor area by more than 25.0 percent of the original Residential Structure or Building; C. Does not change the Use or intensity of the Use of the Structure or Building; and D. Is performed in accordance with obligatory legislation or other government regulations. ii. The completion of a Building which was lawfully under construction at the date this Bylaw comes into effect; iii. The use of any Building referred to in Subsection 4.6 for the purpose for which construction was commenced; iv. The use of a Building, other than a Non-Conforming Use or Non-Conforming Building, that has been vacant for less than 6 months for a purpose that is, at the discretion of the Development Authority, the same or similar to the previous Use; v. The Change of Use of a Building or Structure, other than a Non-Conforming

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Use	Standard
	<p>Use or Non-Conforming Building provided that:</p> <ul style="list-style-type: none"> A. The requirements of the Development Permit for the existing Building have been fulfilled; and B. The Change of Use is from a Permitted or Discretionary Use to a Permitted Use in this Land Use District. <ul style="list-style-type: none"> vi. The erection, construction, or maintenance of gates, Fences, walls, or other means of enclosure which meet the standards in this Land Use District; vii. The construction and maintenance of Essential Public Utilities, with the exception of flood mitigation infrastructure, such as a dike or berm, proposed by a private landowner; viii. The erection of an Accessory Building in association with an approved Permitted Use when it complies with the standards of this Bylaw; ix. The use of a Building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum, or plebiscite; x. Signs not requiring a Development Permit as set out in this Land Use District; xi. The construction, maintenance, and repair of private walkways, private pathways, private driveways, private features, and landscaping details that do not involve retaining walls greater than 0.6 metres in height, and are in compliance with this Land Use District; xii. An outdoor in-ground or above-ground private swimming pool provided: <ul style="list-style-type: none"> A. Not located in a Frontage; B. Having a total area not exceeding 15.0 percent of the Lot area; and C. That does not have any part of the above Grade component, including a Deck, walkway, supporting member, heater, or mechanical equipment, located within 1.2 metres of any Side Lot Line or Rear Lot Line. xiii. Excavation of land and stripping of soil provided: <ul style="list-style-type: none"> A. That the area concerned is less than 1,000.0 square metres; B. That the stripping or Excavation is part of a Development for which a

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Use	Standard
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Development Permit has been issued; or

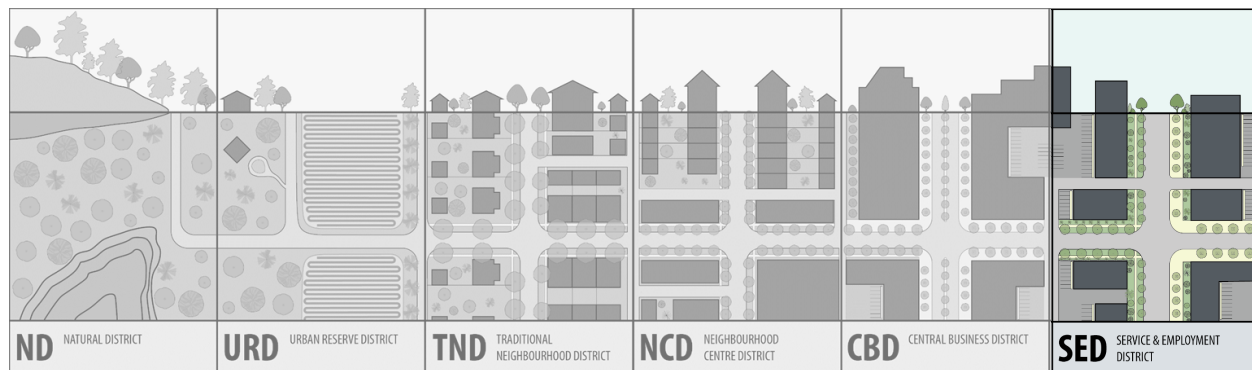
C. That the **Applicant** has signed a **Development Agreement** with the **Town** for the area concerned.

- xiv. Street performers or other vendors having a Business License and written permission from the land owner and are not located fronting on Centre Street S, 5th Street SE or 12th Avenue SE;
- xv. Communication **Structures** that comply with the *Federal Radiocommunication Act*;
- xvi. **Sustainable Renewable Energy** systems and **Structures** providing they are in compliance with the provisions of this Bylaw and any other obligatory legislation or government regulations;
- xvii. **Minor Home Occupation(s)**; and
- xviii. **Mural(s)**.
- xix. Erection of flagpoles not exceeding 6.0 metres in height for the purpose of flying a **Flag** but not a **Sign**.

(q) **Temporary Development**

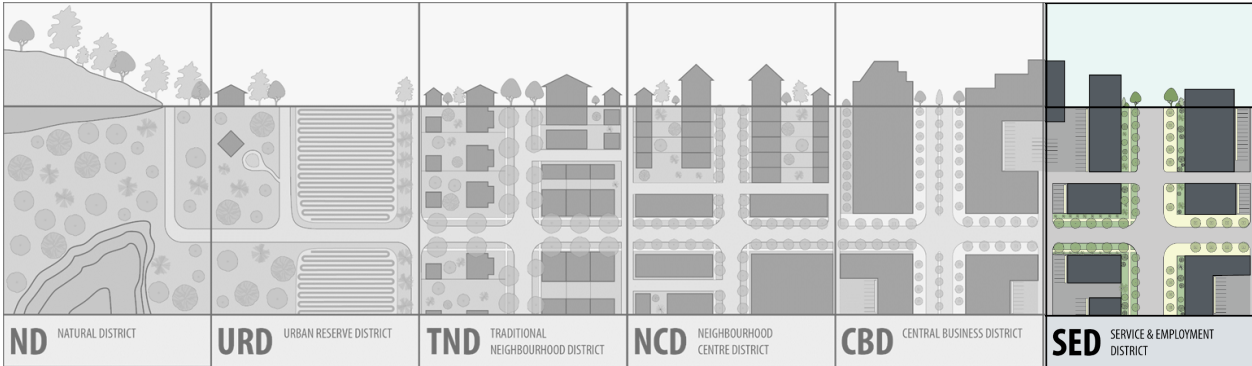
- i. **Temporary Uses, Buildings, or Structures** may be permitted in all Districts at the discretion of the **Development Authority**, provided that **Temporary Buildings or Structures** are not placed on permanent foundations and provided that the **Use, Building or Structure** is listed as a **Permitted or Discretionary Use** in the relevant land use district.
- ii. A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required.
- iii. **Temporary Buildings or Structures** must have the appearance and aesthetic of the **Buildings or Structures** allowed in the **Land Use District** at the discretion of the **Development Authority**.

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(r) Temporary Shipping Containers	<p>Temporary Shipping Containers may be used for the storage of equipment and materials during the construction period at the construction site subject to the following:</p> <ol style="list-style-type: none"> i. The Site must have an approved and active Building Permit. ii. The Shipping Container must be placed wholly within the subject Site. iii. The Shipping Container shall be removed from the Site no later than seven (7) calendar days after completion of the Building Permit. iv. If construction ceases for a period of thirty (30) days, the Shipping Container shall be removed from the Site no later than seven (7) days after notice to remove is issued by the Town.
(s) Permanent Shipping Containers	<p>Permanent Shipping Containers may be allowed, however, they must have the appearance and aesthetic of the Buildings or Structures allowed in the Land Use District or be completely hidden from view of the Public Realm at the discretion of the Development Authority.</p>
(t) Additional Standards	<p>No Use or operation shall cause or create any conditions which may be offensive or objectionable beyond the Lot Lines by virtue of noise, odour, vibrations, heat, or light, at the discretion of the Development Authority.</p>

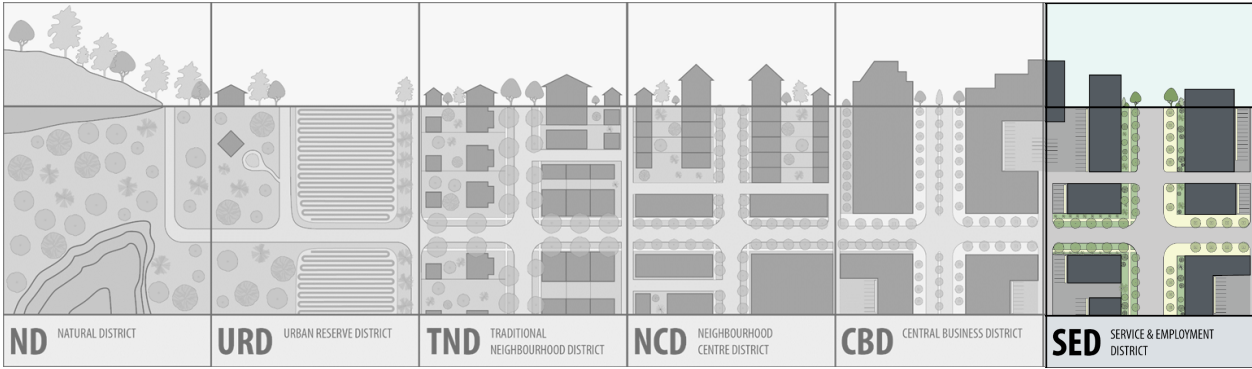
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3.7.4 Block Configuration & Subdivision Standards

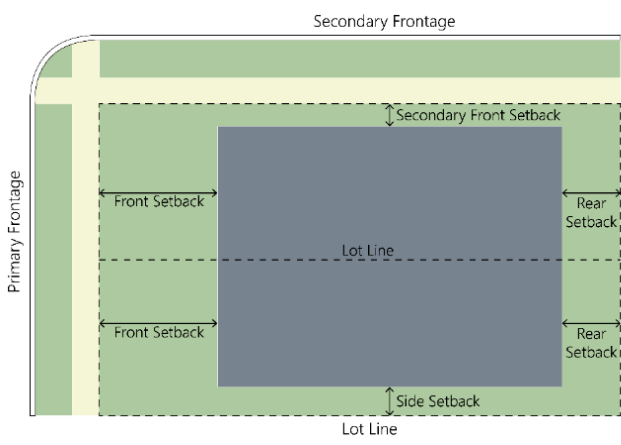
Element	Standard
(a) Block Connectivity	All vehicular Rights-of-Way shall terminate at other vehicular Rights-of-Way to form a network.
(b) Future Block Connectivity	Where adjoining areas are not developed, vehicular Rights-of-Way in new Subdivisions must be extended to the project boundary to provide for future vehicular Rights-of-Way .
(c) Additional Lot and Subdivision Standards	<ul style="list-style-type: none"> i. Subdivision within a Block should be varied to allow for a variety of Lot sizes. ii. Block standards in Subsections 3.7.5 (a) and (b) may be varied to conform with natural features, transportation Rights-of-Way, parks or open space, or other similar Site constraints. iii. In the event of Subdivision by condominium, Development shall be treated as a multi-unit complex where the required Development Setback for the Front, Rear, and Side yards shall be the same as specified in the appropriate land use district.

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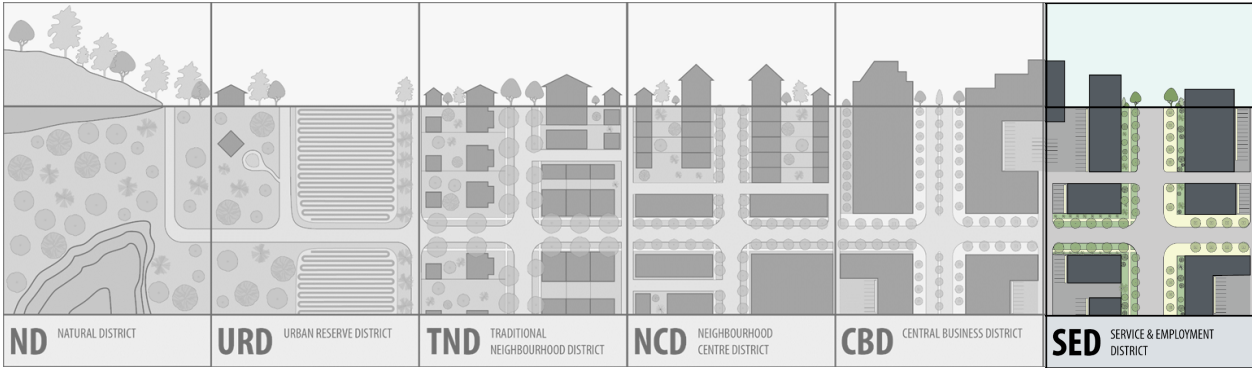
3.7.5 Setbacks for Primary Buildings

Setback Element	Standard
(a) Front Setback	3.0 metres - 6.0 metres.
(b) Secondary Front Setback	3.0 metres - 6.0 metres.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.



- (e) Additional Standards for **Primary Buildings**
- i. **Access** shall be provided as deemed appropriate by the **Development Authority** in consultation with the Fire Department.
 - ii. The following features may project into the **Setbacks**:
 - A. Unenclosed steps and wheelchair ramps;
 - B. **Signs**;
 - C. **Fences** or masonry walls;
 - D. Driveways, off-street parking, and pathways;
 - E. An unenclosed **Deck, Porch**, or other similar **Structure** below 0.6 metres in height;
 - F. An unenclosed **Deck, Porch**, or other similar **Structure** above 0.6 metres in height may project 50 percent in a front or rear **Setback**; and / or
 - G. Balconies, **Eaves**, chimneys, cantilevers, bay windows, or other similar **Architectural Features** may project up to 50.0 percent into the side **Setback** or 50.0 percent of a front **Setback** and cover no more than 50.0 percent of the **Building Façade**.
 - H. Projections not specifically outlined in section 3.7.5 (e) ii. A. through G. may be permitted at the discretion of the **Development Authority**.

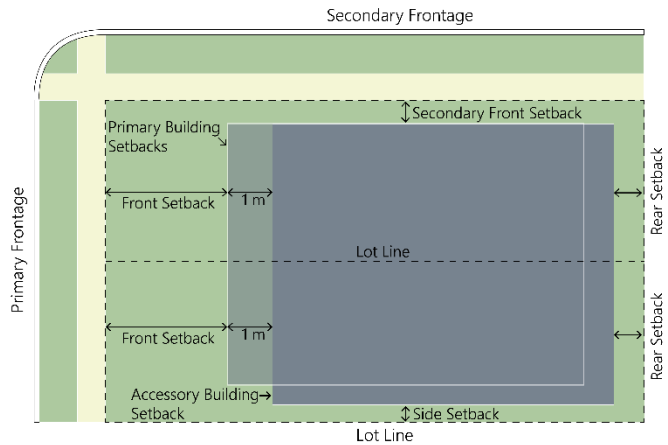
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- I. Notwithstanding Subsection 3.7.6 (a), attached parking **Structures** with **Frontage** on a **Primary Thoroughfare** shall not project more than 1.0 metre in front of the **Façade** facing the same **Primary Thoroughfare**.

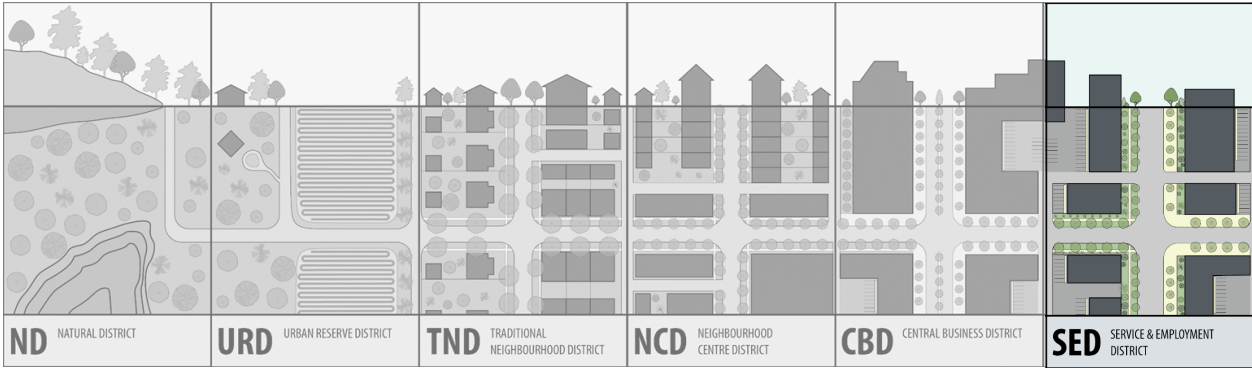
3.7.6 Setbacks for Accessory Buildings

Setback Element	Standard
(a) Front Setback	Setback in 3.7.5 (a) plus 3.0 metres.
(b) Secondary Front Setback	Setback in 3.7.5 (b) plus 3.0 metres.
(c) Side Setback	Minimum 1.0 metre.
(d) Rear Setback	Minimum 0.5 metres.



- (e) Additional Standards for **Accessory Buildings**
- i. **Access** shall be provided for emergency personnel as required.
 - ii. Where an **Accessory Building** is attached to the **Primary Building** by a roof or an open or enclosed **Structure**, it is considered to be a part of the **Primary Building** and shall comply with all requirements applicable to the **Primary Building**.
 - iii. Where an **Accessory Building** or **Structure** is built on a foundation or is otherwise unmovable, the building or structure must adhere to the setback standards in Section 3.7.6 regardless of size.

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3.7.7 Lot Coverage Standards

Coverage Element	Standard
(a) Lot Coverage (All Buildings)	Maximum 80.0 percent.

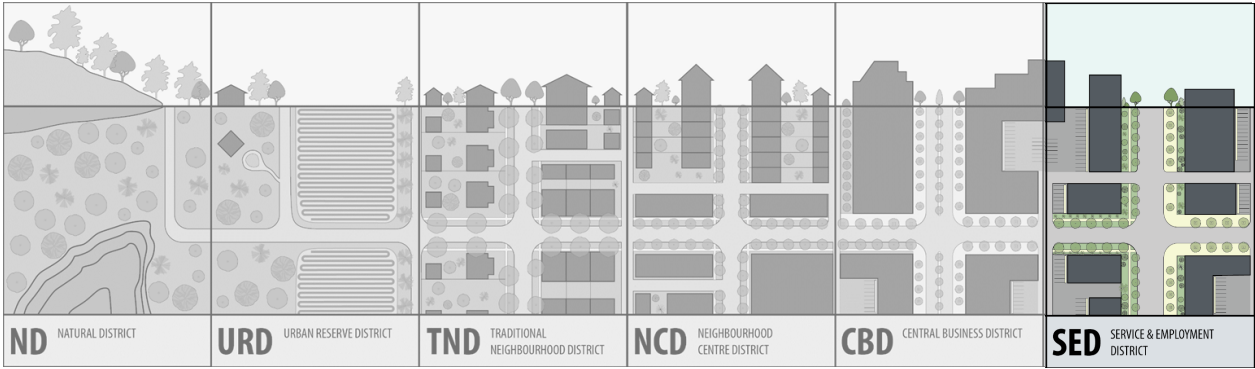
3.7.8 Building Height Standards

Height Element	Standard
(a) Primary Building Height	1 - 3 Storeys .
(b) Accessory Building Height	1 - 2 Storeys .

"N" stands for any **Storeys** above those shown, up to the maximum

(c) Height Calculations	<ul style="list-style-type: none"> i. The first Storey of a Building or Structure is measured from the finished Ground Floor level to the surface of the second floor in the case of a one-storey Building or Structure. Each upper Storey is measured from the surface of the floor to the surface of the floor above it, or if there is no floor above, from the surface of the floor to the Eave of the roof. ii. When a Lot slopes downward from the Front Lot Line an additional Storey is allowed in addition to the maximum number allowed, and only on the lower rear portion of the Lot. iii. Storeys shall not exceed 4.5 metres in height from finished Ground Floor to finished ceiling, except for a Ground Floor Building in the Lodging, Professional Office, or Retail & Entertainment Use Categories, which shall be between 3.5 metres and 7.5 metres in height. Any Storey that exceeds this height shall be counted as 2 Storeys.
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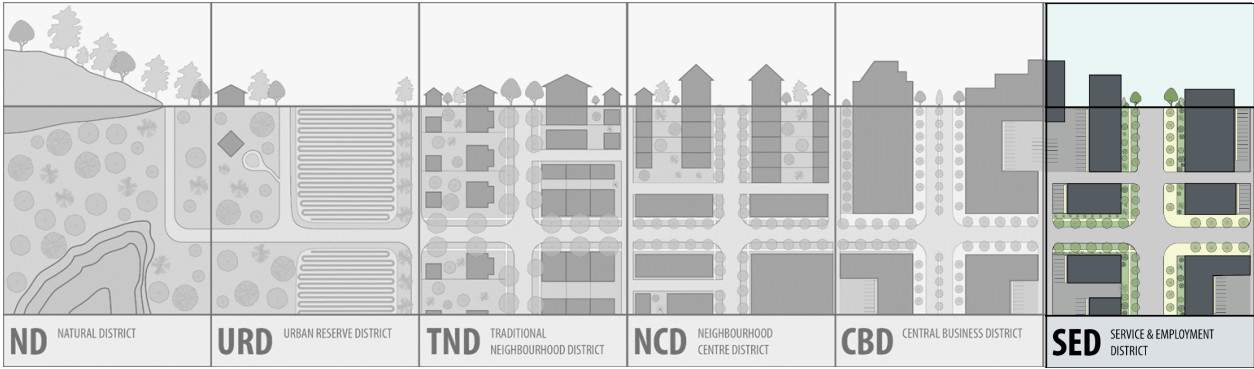
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- iv. Mezzanines extending beyond 33.0 percent of the floor area shall be counted as an additional **Storey**.
- v. In a parking garage or **Structure**, each above-ground level counts as a single **Storey** regardless of its relationship to habitable **Storeys**.

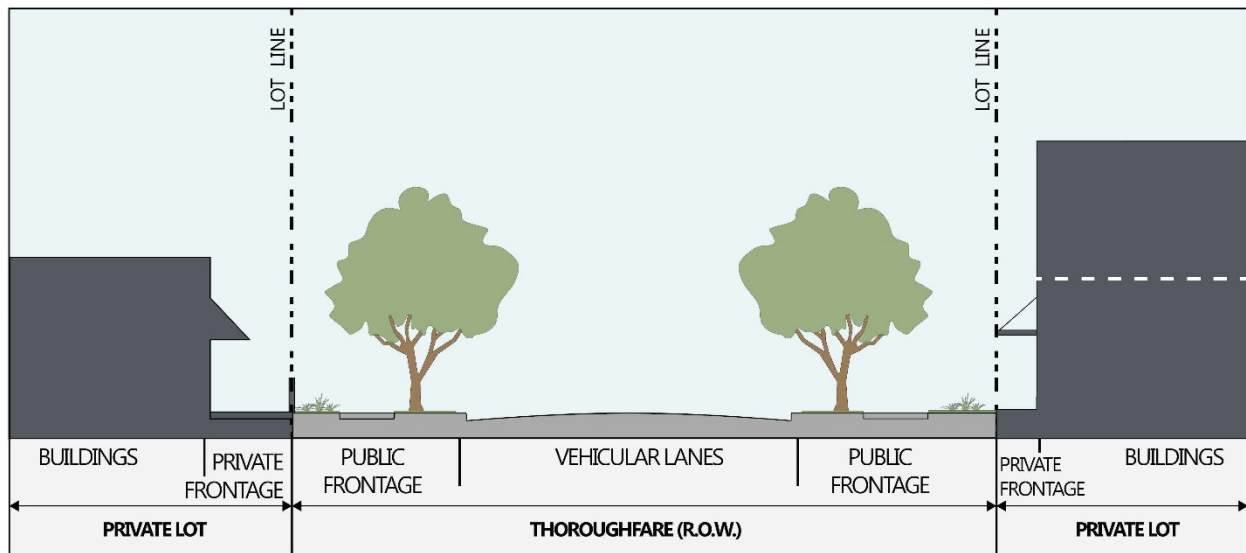
- (d) Additional **Building** Height Standards
- i. Floors above the second **Storey** shall be stepped back for the **Primary Frontage** or **Secondary Frontage** for a minimum horizontal distance of 2.5 metres.
 - ii. **Accessory Buildings** with 2 or more **Storeys** shall be designed to reduce privacy concerns for adjacent **Residential Uses**.

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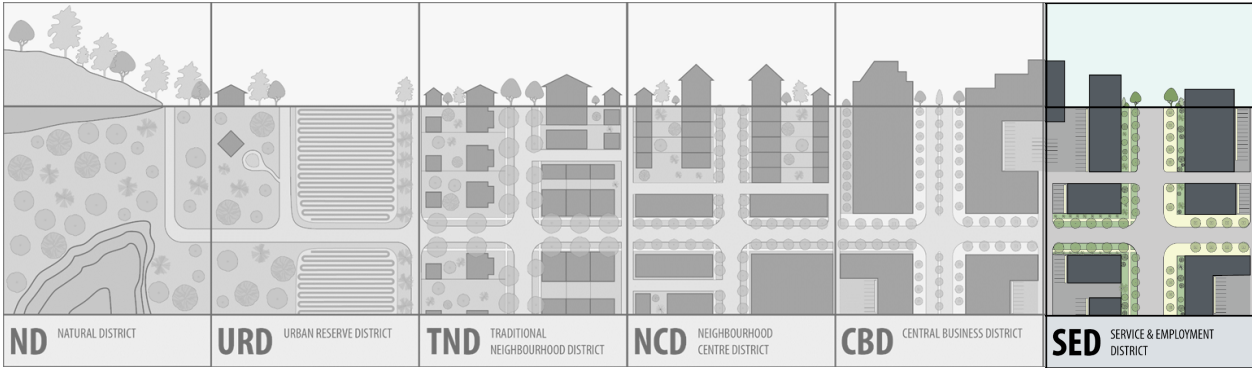


3.7.9 Frontage Standards

Frontage Element	Standard
(a) General Frontage Standards	<ul style="list-style-type: none"> i. The Public Frontage and Private Frontage shall form a seamless space from the Curb to the Building and shall consist of separate zones with a focus on key elements of the Public Realm. Small decorative Fences may divide the Public Frontage and Private Frontage to differentiate between public and privately owned lands, as long as the perception of a seamless space is maintained. ii. Public spaces shall be clear legible public Access and be designed to allow for a variety of public Uses. iii. Improvements to the Public Frontage shall be required for all greenfield and redevelopment scenarios.



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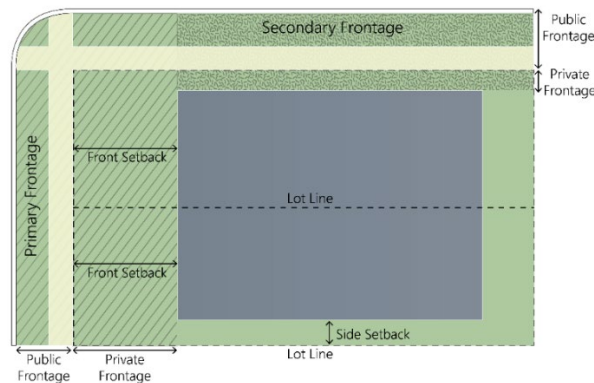
Definitions:

Thoroughfare means a **Right-of-Way**, typically publicly owned, serving primarily pedestrian and vehicular travel, providing **Access** to abutting properties, and which may also be used to provide space for bicycle facilities, **Stormwater Management**, **Shade Trees** and / or utilities. **Lanes** are not considered **Thoroughfares**. A **Thoroughfare** does not have to accommodate vehicular travel.

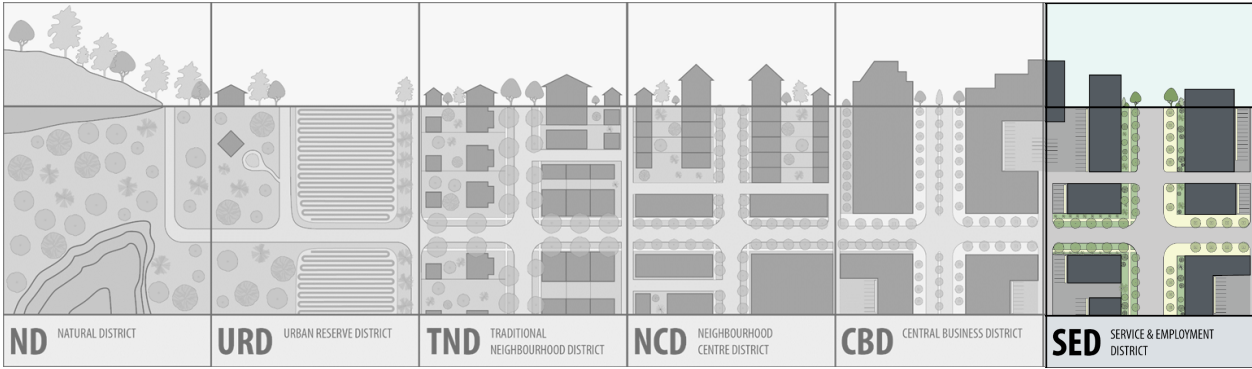
- (a) **Primary Thoroughfare** means the **Thoroughfare** clearly associated with the front **Façade** of **Primary Buildings** along a **Block Face**. Where a **Corner Lot** abuts more than two **Thoroughfares**, the **Development Authority** may determine that all **Thoroughfares**, except for one, are a **Primary Thoroughfare**, if such a determination is in the interest of protecting the quality of the **Public Realm**.
- (b) **Secondary Thoroughfare** means a **Thoroughfare** that is not a **Primary Thoroughfare**, and is clearly associated with the corner side **Façades** of **Buildings**.

Frontage means the area of a **Lot** between a **Building Façade** and a **Curb** inclusive of its built and landscape components. **Frontage** is divided into **Public Frontage** and **Private Frontage**.

- (a) **Private Frontage** means the area between the **Building Façades** and the **Lot Lines**, and applies to the **Primary Frontage** and secondary **Frontage**.
- (b) **Public Frontage** means the area within a **Thoroughfare** between the **Curb** and the **Front Lot Line**, and applies to the primary **Frontage** and secondary **Frontage**.

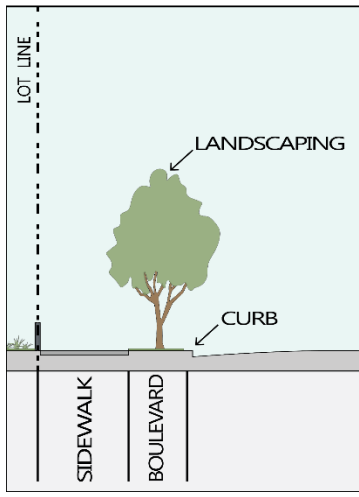


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Frontage Element	Description	Standard
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(b) Boulevard	<p>The space between the Curb and the Property Line in the Public Frontage.</p>	<p>Minimum 2.0 metres wide, except where existing Rights-of-Way conditions require a minor reduction in order to accommodate a sidewalk, as per Subsection 3.7.9 (c) and / or landscaping as per Subsection 3.7.9 (d).</p>
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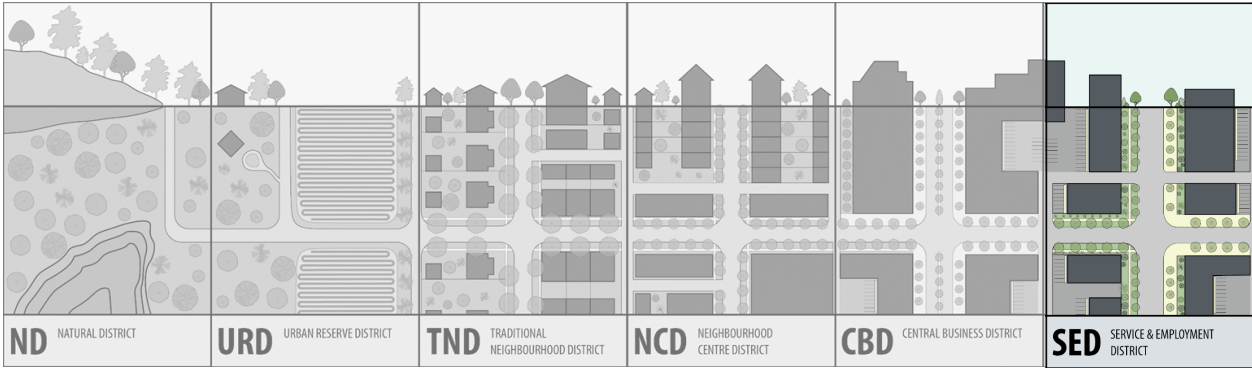
(c) Sidewalks	<p>The space for pedestrian circulation in the Public Frontage.</p>	<ol style="list-style-type: none"> i. 2.0 metres - 4.0 metres wide, except where existing Rights-of-Way conditions require a minor reduction in order to accommodate landscaping, as per Subsection 3.7.9 (d). ii. Sidewalks shall be adequately illuminated to ensure a high level of pedestrian safety and comfort. iii. Sidewalks within the Public Frontage shall be dedicated for pedestrian travel only. Sidewalks within the Private Frontage may be utilized for patio seating, non-permanent Signs, retail display, and / or landscaping.
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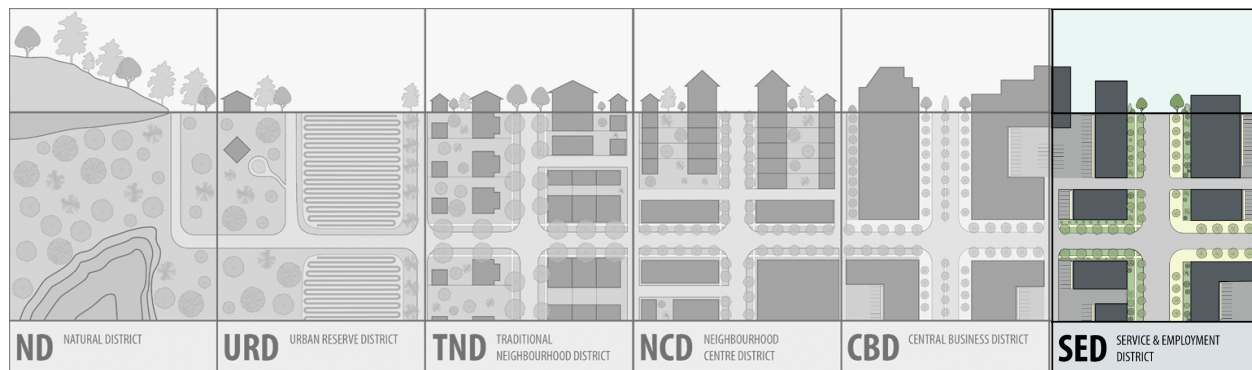
Frontage Element	Description	Standard
(d) Landscaping	The type and placement of landscaping elements in the Public Frontage .	Landscaping may be a mix of trees and Shrubs and may be grouped together, but shall not hinder pedestrian movement or connectivity. Where trees are considered, they shall consist primarily of Shade Trees .
(e) Transparency	The area of the Façade composed of windows either within the wall or within doors, typically measured as a percentage.	Minimum 50.0 percent on the ground floor for all Uses adjacent to a Thoroughfare or public space.
(f) Blank Wall Length	The maximum length of a Façade without any Transparency or Architectural Features .	Maximum 5.0 metres including parking Structures .
(g) Primary Entrance	The main point of Access for pedestrians to a Building shall be considered the Public Entrance for all non- Residential Uses , and Residential Uses that Access more than 4 Dwelling Units .	<ul style="list-style-type: none"> i. Every Building shall have at least one Primary entrance. ii. The Primary entrance shall be oriented to the Primary Frontage unless the Building is on a Corner Lot where the Primary entrance may be oriented to the intersection. iii. The Primary entrance for all non-residential and residential Buildings with more than 2 Dwelling Units (not including Additional Dwelling Units) shall be clearly visible to create identity and a sense of arrival, be universally accessible, provide weather protection, and be identifiable to pedestrians, through the use of Architectural Features, to the satisfaction of the Development Authority.

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Frontage Element	Description	Standard
(h) Additional Entrance(s)	All other points of public Access for pedestrians to a Building , not including service Access .	<ul style="list-style-type: none"> i. Every entrance shall be visible and identifiable to pedestrians similar to the Primary entrance. ii. Additional entrance(s) shall be provided at important pedestrian connectivity locations, to the satisfaction of the Development Authority.
(i) Additional Frontage Standards	<ul style="list-style-type: none"> i. Corner Lots shall have a Primary Frontage and a Secondary Frontage. ii. Consistent high-quality design shall be evident in the Development on all areas of a property, with particular attention to Frontages. iii. Product display area shall be focused on quality over quantity. 	

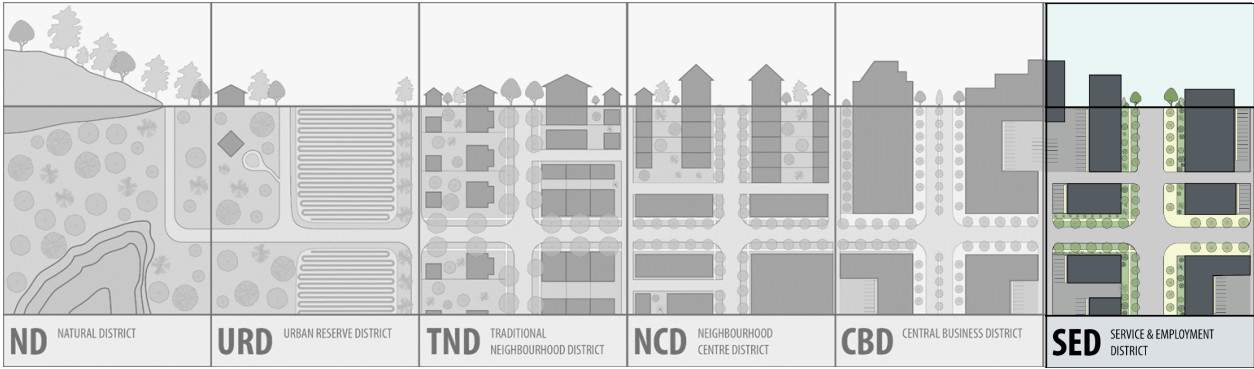
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3.7.10 Parking, Loading & Access Standards

Element	Standard
(a) General Parking, Loading & Access Standards	<ul style="list-style-type: none"> i. Developments should be designed to ensure Access and parking Structures do not visually dominate the Public Realm or create obstructions to the pedestrian network. ii. All Grade-level parking areas adjacent to a Frontage shall be set back a minimum of 3.0 metres and screened from view of the Frontage by landscaping. iii. Parking lots shall incorporate pedestrian-focused infrastructure to ensure safe and comfortable pedestrian Access to Building entrances. iv. Parking lots should incorporate landscaping elements that enhance the pedestrian experience, provide shade to reduce heat islands, and reduce Stormwater run-off. v. Parking areas and / or parking Structures shall integrate pedestrian connectivity with nearby Buildings and / or Lots to support the local pedestrian network. vi. Curb cuts should be eliminated where possible, or reduced if alternative Access is not possible.

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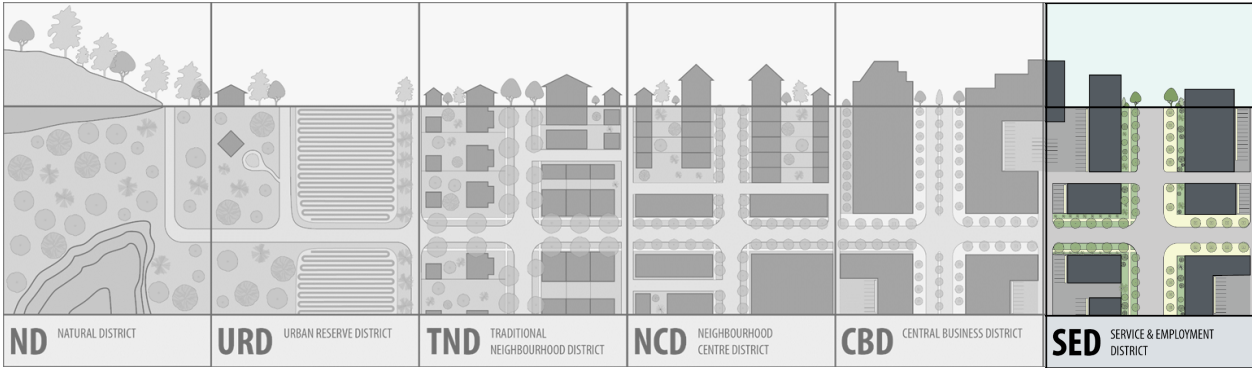


Parking Element	Description	Standard
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| <p>(b) Bicycle Parking and Bicycle Storage</p> | <p>The provision and location of bicycle parking and bicycle storage.</p> | <ul style="list-style-type: none"> i. Bicycle parking shall be provided for all Development at the discretion of the Development Authority except residential Buildings with 4 Dwelling Units or less. ii. Bicycle parking Structures shall be located close to a Primary entrance, but shall not impede pedestrian circulation or Access to a Building. iii. Bicycle parking Structures shall be highly visible and shall include a permanent rack or hook-up system. iv. Covered bicycle storage or similar consideration shall be provided for all Residential Development with 5 Dwelling Units or more. Individual parking Structures and Accessory Buildings may be considered as bicycle storage v. Creative integration with Building and Site design is encouraged. |
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Parking Element	Description	Standard
(c) Vehicle Parking	The provision and location of vehicular parking.	<ul style="list-style-type: none"> i. No minimum number of parking stalls shall be required for any Development; rather each Development shall consider the appropriate number of parking stalls required to support the proposed Development. ii. Where vehicle parking is provided parking areas, stalls, and Access shall meet the design requirements of this Bylaw and shall be consistent with the Town's Municipal Engineering Standards. iii. Off-site vehicle parking (i.e. street parking) may be considered as a portion of the parking strategy for a given Development, at the discretion of the Development Authority. iv. Parking areas and / or parking Structures shall be located to the side or rear of a Building, or underground, wherever possible. v. Parking areas, including any parking Structures, shall not exceed 50.0 percent of a Site. vi. Surface parking areas and / or parking Structures shall not be allowed unless associated with a Development.
(d) Accessible Vehicle Parking	The number and location of vehicle parking stalls dedicated for handicap placard or licensed vehicles.	For all parking areas and / or parking Structures with 11 or more vehicle stalls, accessible parking shall be provided in a location with the easiest pedestrian Access to the Primary entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the National Building Code

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Parking Element	Description	Standard
(e) Vehicle Access	A vehicular lane or driveway within a Lot , or shared between 2 or more Lots , providing Access to a garage or other parking area and / or Structure .	<ul style="list-style-type: none"> i. Parking shall be accessed by rear Lanes wherever possible. Where no rear Lane exists, Vehicle Access should be located on the Secondary Frontage. Where Access on a Secondary Frontage is not possible, Access may be located on the Primary Frontage. ii. For all Uses except for Institutional Uses, Vehicle Access to parking areas and / or parking Structures shall be no wider than 3.0 metres in any Frontage. Institutional Uses may have a Vehicle Access to parking areas and / or parking Structures no wider than 6.0 metres in any Frontage. iii. The number of Vehicle Access points to a Lot shall be limited to 1. iv. Joint Vehicle Access between 2 or more adjacent Lots may be considered to provide more efficient Vehicle Access arrangements, to reduce Curb cuts, and / or to reduce any negative impact on the Public Realm.
(f) Additional Parking, Loading & Access Standards	<ul style="list-style-type: none"> i. Vacant land or Buildings shall not be used for parking. ii. Permeable paving materials are encouraged in order to increase on-site Stormwater Infiltration. iii. Bicycle Stair Channels are encouraged where more than 3 stairs are part of the exterior circulation of a Development. iv. Parking is not allowed within rear Lane Rights-of-Way. v. All parking areas shall illustrate, to the satisfaction of the Development Authority, how pedestrian circulation and connectivity meets the intent of the Land Use District and the Guiding Principles Bylaw. 	

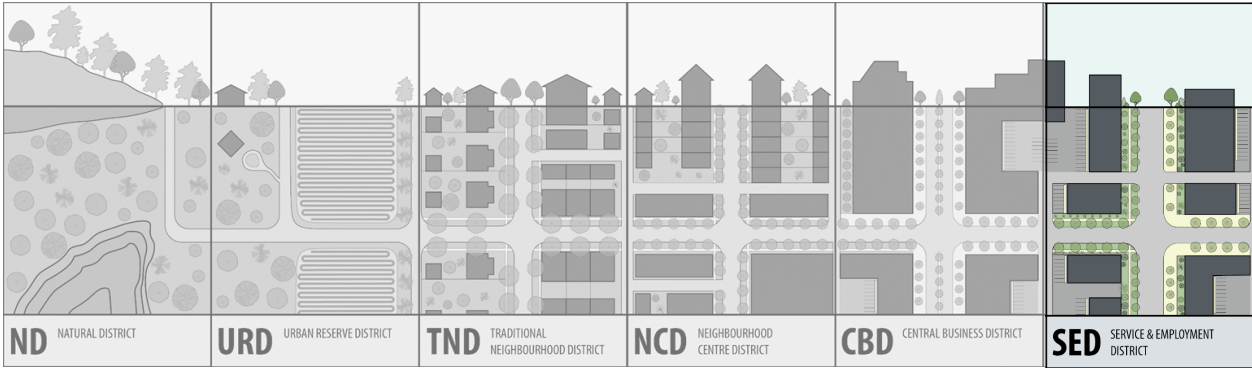
PART 3: LAND USE DISTRICTS



3.7.11 Landscaping Standards

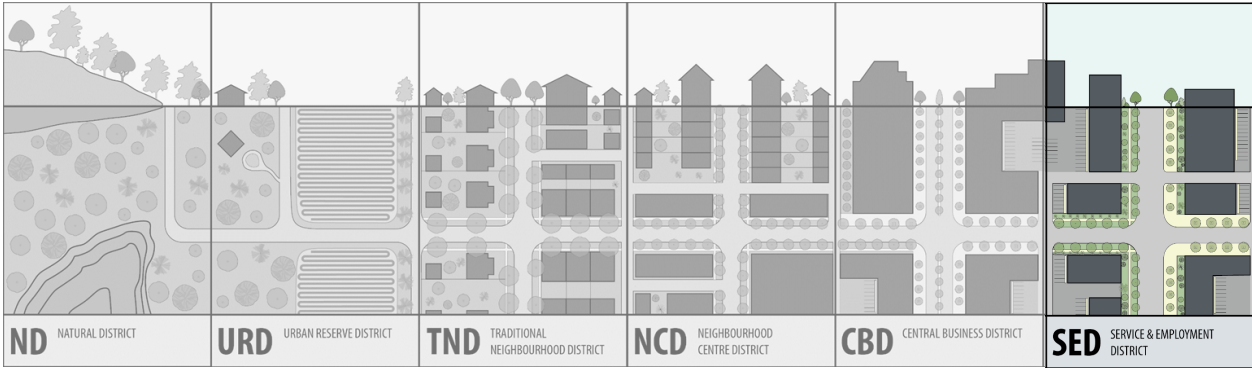
<i>Element</i>	<i>Standard</i>	
(a) General Landscaping Standards	<ul style="list-style-type: none"> i. Developments should preserve and enhance the urban forest. ii. Landscaping should be integrated into a Development to enhance the pedestrian experience and improve the Public Realm. iii. Developments should ensure appropriate conditions for mature tree growth. iv. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habitat of the given plant species at maturity. 	
<i>Landscaping Element</i>	<i>Description</i>	<i>Standard</i>
(b) Landscaped Area	The area where landscaping is primarily located.	The Landscaped Area for all other Development other than 2 Dwelling Units or less (not including Additional Dwelling Units) shall be 40.0 percent of the total Lot Area for Residential Uses and 15.0 percent of the total Lot Area for all other Uses
(c) Tree Size	The size of a tree at the time of planting.	Minimum height of 2.0 metres and / or 50.0 millimetres in Caliper .
(d) Shrub Size	The size of a shrub at the time of planting.	Minimum of a #2 container and / or a minimum height of 19.0 to 23.0 centimetres, as per the <i>Canadian Nursery Landscape Association</i> standards

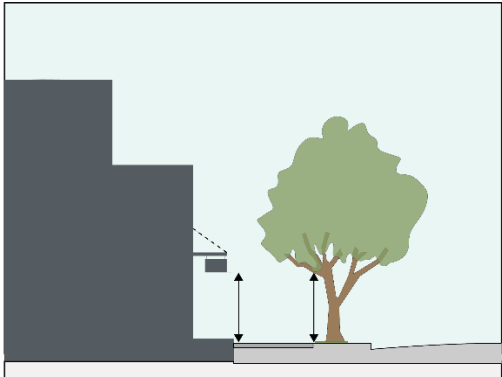
PART 3: LAND USE DISTRICTS



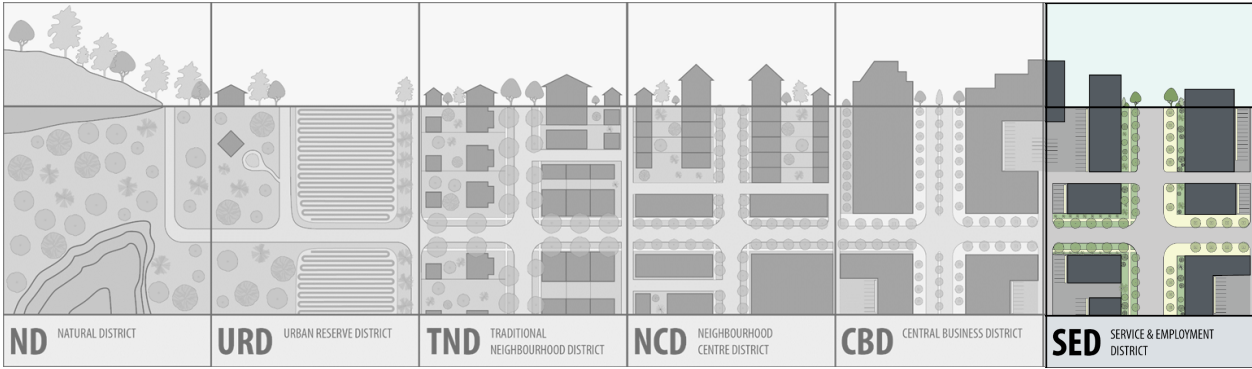
<p>(e) Number of Trees</p>	<p>The minimum number of trees required for both on-site (re)development and for Frontage(s).</p>	<ul style="list-style-type: none"> v. Residential Development with 2 Dwelling Units or less (not including Additional Dwelling Units) shall provide a minimum of 1 tree per unit. vi. All other Development shall provide a minimum of 1 tree per 35.0 square metres of Landscaped Area. vii. In greenfield areas, the minimum number of street trees located in the Public Frontage is 1 tree for every 7.0 metres of Frontage as measured at the Lot Line and shall be consistent with Section 3.7.9. viii. In addition to the minimum number of trees required for on-site Development in established areas, additional trees may be required by the Development Authority in the Public Frontage(s) if local conditions deem it appropriate.
<p>(f) Number of Shrubs</p>	<p>The minimum number of shrubs required for on-site (re)development.</p>	<ul style="list-style-type: none"> iii. Residential Development with 2 Dwelling Units or less shall provide a minimum of 2 shrubs per unit. iv. All other Development shall provide a minimum of 1 Shrub per 25.0 square metres of Landscaped Area.
<p>(g) Soil Requirements</p>	<p>The amount of high quality soil and growing material required to support mature plant growth.</p>	<p>Minimum 30.0 centimetres for all planting areas.</p>

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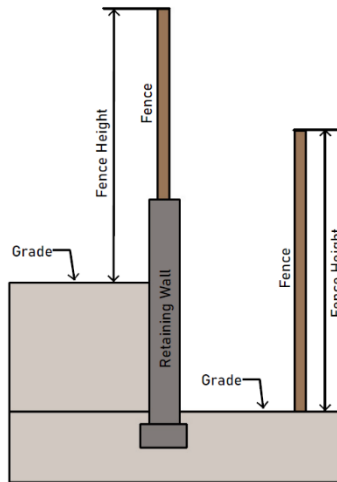
<p>(h) Tree Clearance</p>	<p>The vertical distance between the existing or potential tree canopy overhanging sidewalks, driveways, paths, Lanes, parking spaces, streets, or other public spaces shall be of a type that, at maturity or with minor pruning at installation, provide a clear height for use of a given space.</p>	<ul style="list-style-type: none"> i. Minimum 2.5 metres for sidewalks; ii. 3.8 metres for driveways, parking spaces and streets; and iii. 4.6 metres for Loading areas. 
<p>(i) Tree Preservation</p>	<p>Preservation of on-site and off-site trees is encouraged and may be used to fulfil the landscaping requirements as per Subsection 3.7.9 (d) (See Town's current <i>Tree Protection Bylaw</i>)</p>	<p>Mature, healthy, and non-invasive trees shall not be removed except for essential construction activities.</p>
<p>(j) Additional Landscaping Standards</p>	<ul style="list-style-type: none"> i. Hard landscaping and / or xeriscaping may be substituted for soft landscaping, at the discretion of the Development Authority. ii. Where sites are adjacent to the Traditional Neighbourhood District, a screening feature / transitioning buffer shall be installed along the Lot line. 	

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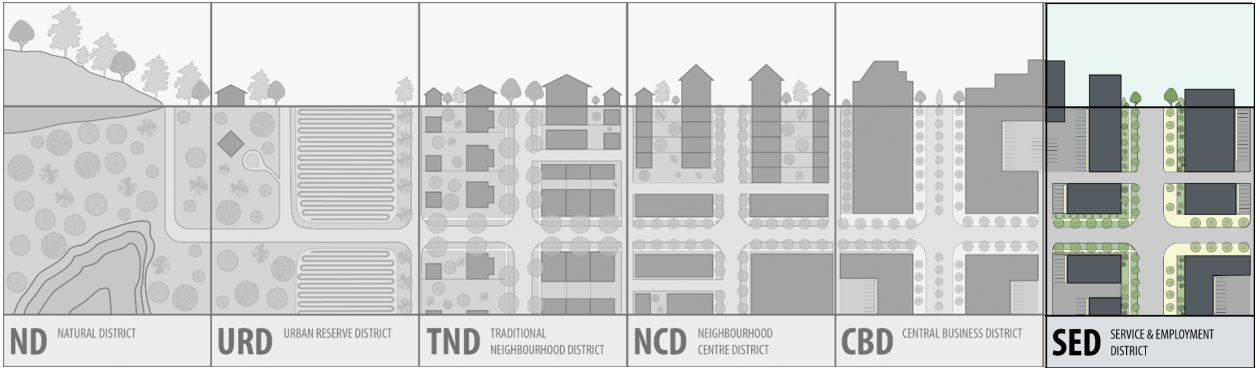


3.7.12 Buffers, Screening & Fencing

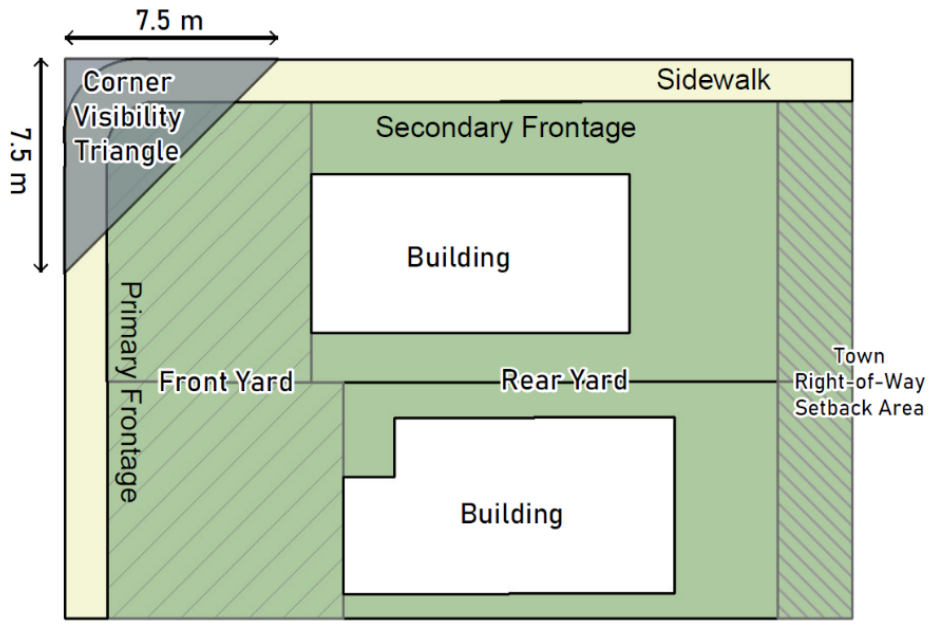
Element	Description	Standard
(a) Buffers & Screening	The use of landscaping or similar elements for Permitted or Discretionary Uses to offset the visual impact of some forms of Development from the Public Realm and / or incompatible adjacent Uses .	<ul style="list-style-type: none"> i. Minimum landscaping requirements in Section 3.7.11 may be placed so as to act as a buffer or screen. ii. Preservation of existing vegetation that could act as a buffer is strongly encouraged. iii. Additional landscaping may be considered in order to maintain or enhance the Public Realm, at the discretion of the Development Authority.
(b) Fencing	The use and location of fencing, including masonry walls as buffers or transitions.	<ul style="list-style-type: none"> i. Fencing may be used as a decorative transition from one Use to another, as a screening device, or for security purposes. ii. Fences within the Primary Frontage shall be a maximum height of 1.2 metres. iii. All other Fences shall be a maximum height of 1.8 metres. iv. Security fencing shall only be considered for safety, at the discretion of the Development Authority, and shall not contain barbed wire. v. Fences containing barbed wire are not permitted except where the is required in conjunction with Agricultural Uses at the Development Authority's discretion. vi. Fences/screening devices must be designed and erected in a manner that does not pose safety issues to wildlife or the general public.



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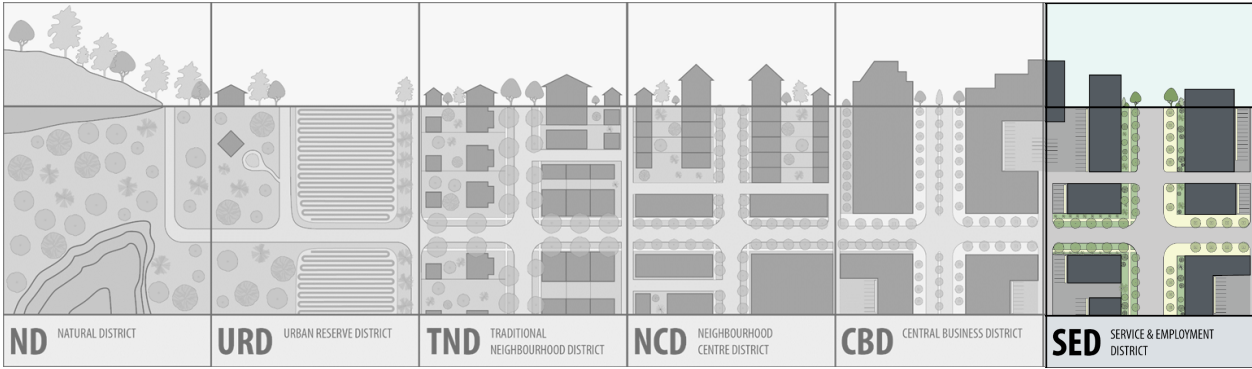


Element	Description	Standard
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(c) Garbage Facilities	The treatment of garbage facilities.	All garbage facilities shall be visually screened from public view, to the satisfaction of the Development Authority .
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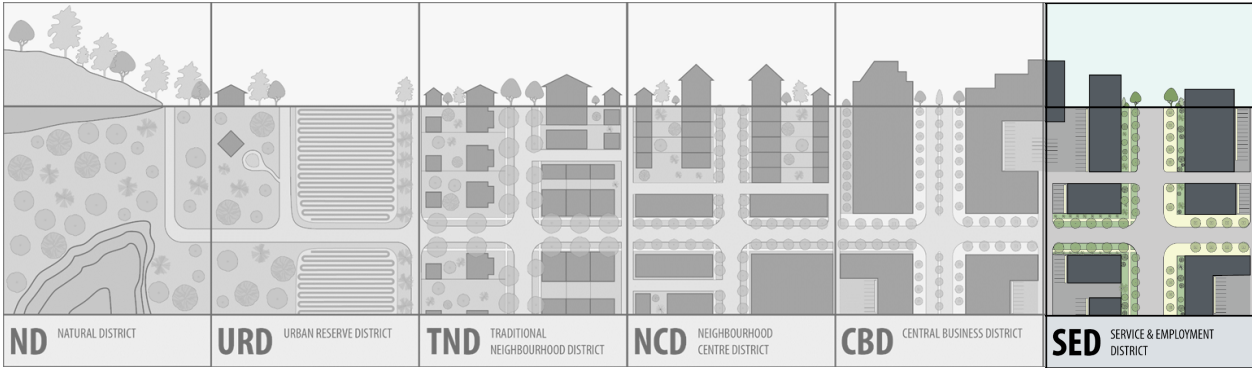
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3.7.13 Sign Standards

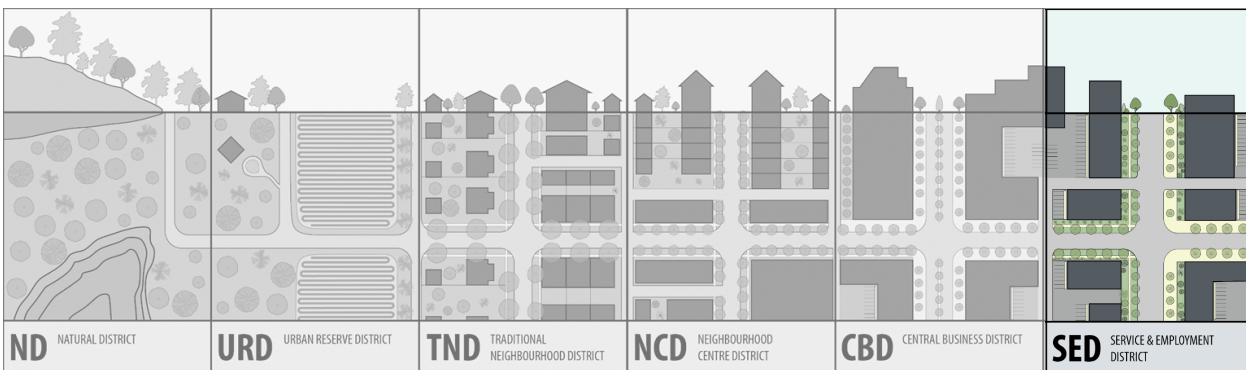
Sign Element	Standard
(a) General Sign Standards	<ul style="list-style-type: none"> i. Signs should be appropriate and integrated with the Building design and character of the neighbourhood. ii. Signs shall be primarily oriented toward pedestrians in both scale and location. Signs oriented towards vehicles are considered secondary. iii. Signs shall not obstruct pedestrian or vehicular visibility or circulation. iv. Signs shall not project above the roofline of a Building. v. The message on the Sign shall relate to the Use of the Site(s) on which it is located. vi. Signs shall not exceed 20.0 percent of the Building Façade to which it is attached. vii. Sign illumination shall be from the top of the Sign and oriented downward and shall be designed to have no direct light emitted above the top of the Sign and / or the Signs support Structure, unless, in the opinion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.. viii. The vertical clearance from the bottom of a Sign to Grade for a public space shall be: <ul style="list-style-type: none"> A. Minimum 2.5 metres for sidewalks; B. 3.8 metres for driveways, parking spaces and streets; and C. 4.6 metres for Loading areas.
	<ul style="list-style-type: none"> ix. Signs shall at all times be maintained in a proper and safe state of repair and shall not be permitted to become dilapidated or unsightly.

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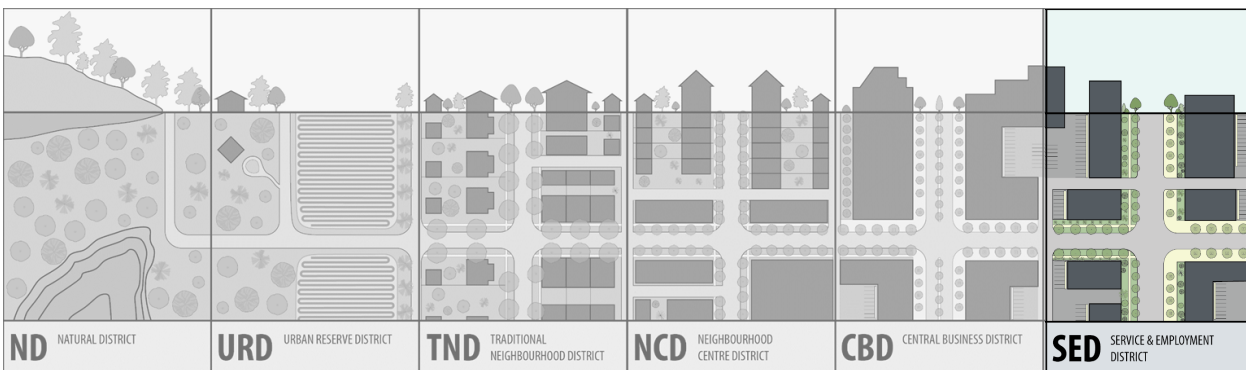
Sign Element	Standard
(b) Sign, Banner	<ul style="list-style-type: none"> i. Shall be limited to 1 banner per business. ii. Shall not cover more than 25.0 percent of the ground floor Façade for a business. iii. Materials shall be weather resistant and minimize glare iv. Shall only be approved on a Temporary basis.
(b) Sign, Canopy	<ul style="list-style-type: none"> i. Shall not cover more than 25.0 percent of the ground floor Façade for a business. ii. May project into the Public Frontage up to 1.5 metres as long as it maintains a Setback of at least 0.6 metres from the Curb. iii. Shall not be allowed in addition to a Sign, Fascia on the same business Façade.
(c) Sign, Changeable Message	<ul style="list-style-type: none"> i. Shall only be allowed as part of a Sign, Freestanding or Sign, Fascia.
(d) Sign, Community Identification	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 1.5 metres from Grade. ii. Shall be self-supported and shall be permanent and stationary.
(e) Sign, Electronic Messaging	<ul style="list-style-type: none"> i. May be approved on its own, or as part of a Sign, Freestanding. ii. Shall be located in such a manner as to minimize any impacts into any adjacent Residential Uses. iii. Digital display content must not include fill motion video, animation, or flashing images. In the case of an electronic message board, the text may scroll or switch messages at a pace deemed acceptable to the Development Authority. iv. If any component of the digital display fails or malfunctions, the permit holder must ensure that the digital display is turned off until all components are fixed and are operating in compliance. v. Digital display(s) must not exceed the following illumination levels: <ul style="list-style-type: none"> A. A maximum of 7,500 Nits from sunrise to sunset; B. A maximum of 500 Nits from sunset to sunrise;

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Sign Element	Standard
	<ul style="list-style-type: none"> vi. The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX. vii. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 6.0 metres from Grade. viii. Shall incorporate landscaping where required by the Development Authority ix. This category of Sign may include, but is not necessarily limited to digital signs, electronic message boards, Gas Station price boards, Drive-Thru menus, and time/temperature displays. There is no limitation to the number Signs, Electronic Messaging that can be proposed and approved in a Development under a single application. However, the Development Authority reserves the right to restrict the number of Signs, Electronic Messaging approved for a Development based on the suitability of the location and design of the Signs, Electronic Messaging
(f) Sign, Fascia	<ul style="list-style-type: none"> i. Shall not cover more than 20.0 percent of the first Storey Façade for a business. ii. The top of a Sign, Fascia shall have a maximum height of 4.5 metres from Grade and shall not extend above the base of a window on any upper Storey. iii. May project into the Public Frontage up to 0.4 metres. iv. Shall not be allowed in addition to a Sign, Canopy on the same business Façade.
(g) Sign, Flag	<ul style="list-style-type: none"> i. May have a maximum sign area of 2.0 square metres and have a maximum height of 4.0 metres from Grade. ii. A maximum of one Sign is allowed per Frontage. iii. Must not be located on a Roof of a Building. iv. Must be secured to a flagpole which is secured into the ground. Portable Signs, Flag shall not be permitted. v. Shall incorporate landscaping where required by the Development Authority

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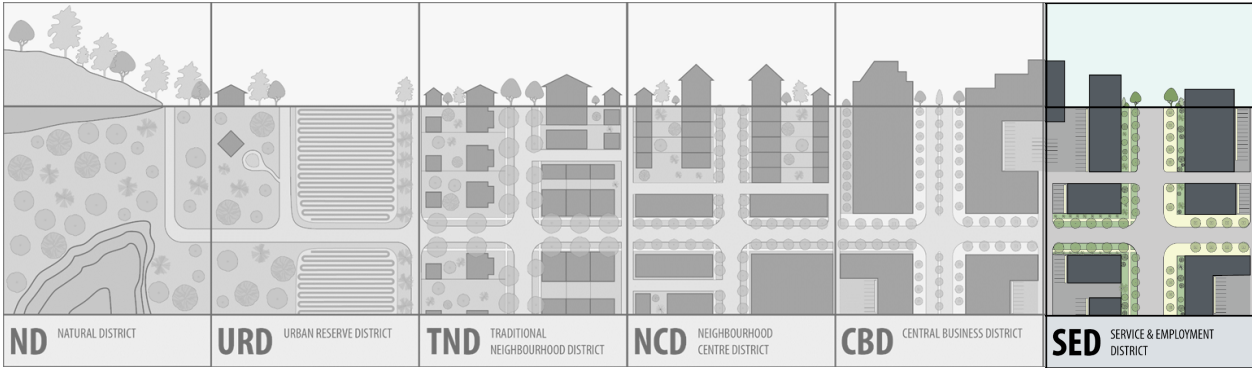
Sign Element	Standard
(h) Sign, Freestanding	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 3.0 square metres and have a maximum height of 6.0 metres from Grade. ii. A maximum of one Sign is allowed per Lot. iii. Shall incorporate landscaping where required by the Development Authority
(i) Sign, Projecting or Hanging	<ul style="list-style-type: none"> i. Shall have a maximum Sign area of 1.0 square metre. ii. May project into the Public Frontage up to 1.0 metre as long as it does not project closer than 0.6 metres to the Curb and shall not extend past a Sign, Canopy on the same Façade. iii. A maximum of one Sign is allowed per business Façade. iv. Shall be located a minimum of 3.0 metres from each other.
(j) Sign, Sponsorship	<ul style="list-style-type: none"> i. Signs located on Fences shall not cover more than 50.0 percent of the Fence facing the Public Realm and shall not obstruct sight line, gates or access points to the satisfaction of the Development Authority. ii. Signs shall not protrude past the side edges, above, or below the Fence. iii. Shall not cover more than 20.0 percent of the first Storey Façade of the Building or Structure.
(k) Sign, Window	<ul style="list-style-type: none"> i. A Development Permit is required for a total Sign area of more than 50.0 percent of the glass surface of the window(s). ii. In the case of a Major Home Occupation, the maximum Sign area shall be 0.2 square metres and a maximum of one Sign per Major Home Occupation shall be permitted. iii. Shall not be illuminated when located in a Residential Building.

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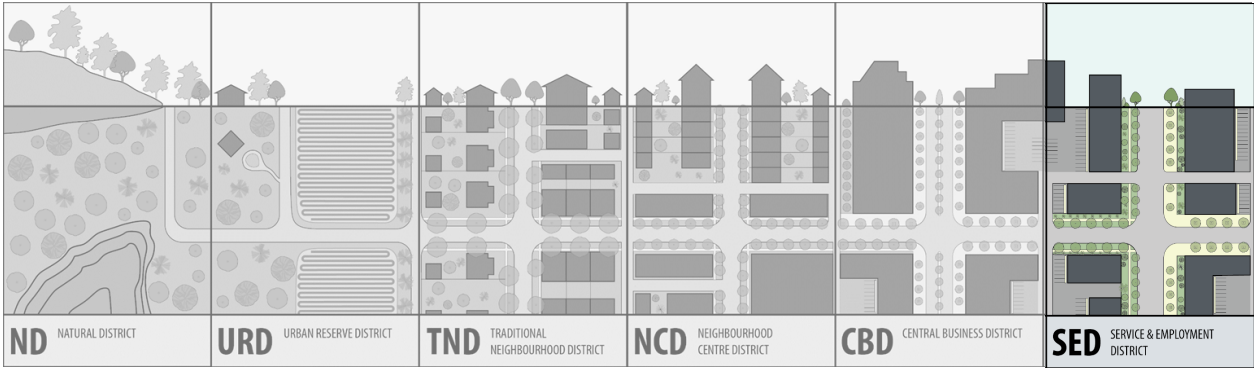
Sign Element	Standard
<p>(l) Signs not requiring a Development Permit</p>	<ul style="list-style-type: none"> i. An official notice, Sign, placard, or bulletin for Municipal, Provincial, or Federal purposes whether on public or private property. ii. A Sign that is not visible from the Public Realm at the discretion of Development Authority. iii. Signs, Temporary Banner to advertise any Community Group or Community Event, and with a maximum Sign area of 3.0 square metres. . iv. Signs, Temporary associated with an approved Temporary Use, with a maximum area of 1.0 square metre, a maximum height of 2.0 metres, and a maximum of 2 Signs per Lot. v. Signs, Construction located on Site(s) where construction, renovation, or maintenance is occurring, and is removed 7 days following completion of work. vi. Signs, Election with a maximum Sign area of 1.5 square metres, and maximum height of 2.0 metres, which are placed no sooner than 30 days prior to an election and removed 7 days following. vii. Existing Signs when only the message area of the Sign is being changed to reflect a change in the business name or a replacement sign for an existing business.. viii. Signs, Real Estate with a maximum Sign area of 1 square metre and a maximum of 1 Sign per Lot Frontage. ix. A Sign, Traffic or Signs, Directional with a maximum Sign area of 1.0 square metre and a maximum height of 2.0 metres authorized by the Municipal, Provincial, or Federal Government(s). x. A Sign for a garage sale or similar event, posted for a maximum of 48 hours.

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Sign Element	Standard
(m) Prohibited Signs	<ul style="list-style-type: none"> i. Signs, Inflatable; ii. Signs, Searchlight or Laser; iii. Signs, Third Party; iv. Signs, Vehicle or Trailer on non-motorized vehicles; v. Signs, Portable; vi. Signs, Roof; vii. Signs, Obsolete; and viii. Moving, flashing, sound-emitting Signs, or Signs, Revolving.
(n) Additional Sign Standards	<ul style="list-style-type: none"> i. Whenever a panel on a multi-tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it. ii. An existing non-conforming Sign may continue to be displayed provided: <ul style="list-style-type: none"> A. The Sign was lawfully erected on or before the day this Bylaw came into effect; B. The Sign continues to comply with the bylaw in effect at the time of its erection; C. Changes to the Sign are limited to normal maintenance; and D. The Sign is not moved or materially altered. iii. When a Sign cannot be clearly categorized as any of the Signs defined in this Bylaw, the Development Authority shall determine the Sign type and applicable standards.

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(o) Associated **Uses**

In the table below:

- ✓ means a **Sign** is **Permitted**
- means a **Sign** is **Permitted** and does not require an associated **Use**
- means a **Sign** is not **Permitted**
- ★ means a **Sign** is **Discretionary**

	Sign, Banner	Sign, Canopy	Sign, Changeable Message	Sign, Community Identification	Sign, Electronic Messaging	Sign, Fascia	Sign, Freestanding	Sign, Projecting or Hanging Wall	Sign, Window
Residential	●	●	●	○	●	●	●	●	✓
Lodging	✓	●	✓	○	●	✓	✓	✓	✓
Office	✓	✓	●	○	●	✓	✓	✓	✓
Retail & Entertainment	✓	●	✓	○	★	✓	✓	✓	✓
Manufacturing	✓	●	●	○	●	✓	✓	✓	✓
Institutional	✓	●	✓	○	●	✓	✓	✓	✓
Agriculture	✓	●	●	○	●	●	✓	✓	✓

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3.7.14 Outdoor Lighting Standards

- (a) All outdoor light fixtures shall be aimed downward and shielded in a manner that does not direct illumination on to a street or adjacent **Residential Use**.
- (b) All outdoor light fixtures shall not emit light above the bottom of the light fixture except where the light fixture is used for accent lighting.
- (c) The provisions for Section 3.7.14 do not apply to roadways or **Traffic Signs**.

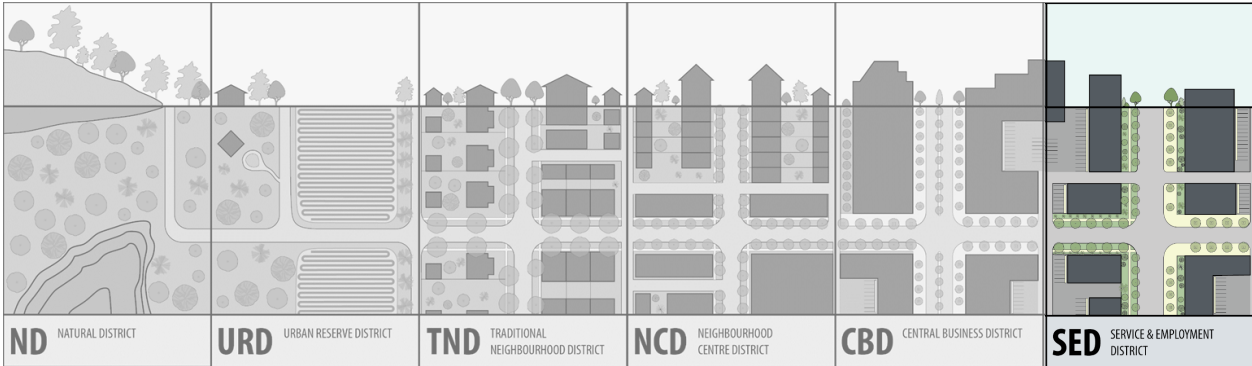
3.7.15 Sustainable Energy

- (a) **Sustainable Renewable Energy** systems are encouraged and supported within the **Town**.
- (b) **Solar Energy Systems** shall only be located on a **Façade** or roof of a **Building** and should be integrated with the **Building** design and character.
- (c) **Wind Turbines** shall not be allowed within the Service & Employment District (SED).

3.7.16 Relocation, Demolition, or Removal of Buildings

- (a) **Demolition** or removal of a **Building** is allowed in all Land Use Districts.
- (b) A Demolition Permit shall be required, as per the *Alberta Safety Codes Act*, for the **Demolition** or removal of any **Building**.
- (c) In addition to a Demolition Permit, prior to the **Demolition** or removal of a **Building**, a **Development Permit** must be approved by the **Development Authority** except when a **Demolition** or removal of a **Building** is a result of a **Development** for which a **Development Permit** has already been approved and issued.
- (d) Notwithstanding Subsection 3.7.16 (c), a **Development Permit** is not required for the **Demolition** or removal of a **Building** that does not require a **Development Permit** as per Section 4.6.

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- (e) Applications for a **Development Permit** for the **Demolition** or removal of a **Building** shall include:
- How the safety of the public and adjacent **Buildings** will be ensured;
 - How the **Site** will be cleaned and graded; and
 - How any affected roads, sidewalks, boulevards, or utilities will be protected.
- (f) A **Development Permit** is required when a **Building** is being relocated to a **Site** from elsewhere on the same **Site**, or from another **Site**, and the relocated **Building** shall comply with the provisions of this Bylaw.

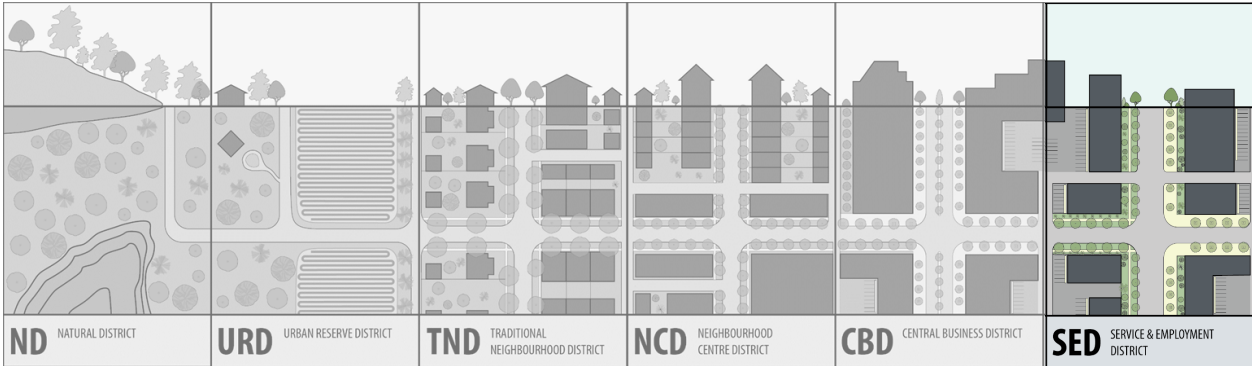
3.7.17 Historic Buildings

- (a) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Provincial Historic Resource shall be referred to Council and shall have the written approval of the Minister responsible for the *Historic Resources Act*.
- (b) A **Development Permit** application to demolish, remove, or alter a **Building** that is designated as a Municipal Historic Resource shall be reviewed by the **Development Authority** and shall comply with the provision of the bylaw designating said **Building**.

3.7.18 Recreational Vehicles

- (a) No person shall be allowed to keep or maintain a **Recreational Vehicle** in a **Frontage** between October 30 and April 1.
- (b) No **Recreational Vehicle** shall be used for living, sleeping, or housekeeping purposes other than in designated campgrounds.
- (c) No **Recreational Vehicle** shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.
- (d) No **Recreational Vehicle** shall be connected to any public utility except for required servicing.

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3.7.19 Additional Standards

- (a) The **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw, through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring **Lots**, and the **Use** proposed is allowed by this Bylaw.

- (b) Any standard from this Bylaw may be applied to **Development** within this Land Use District at the discretion of the **Development Authority** in order to ensure a high-quality level of design and / or future urban development opportunities.

- (c) When a **Development** cannot be clearly categorized in this Bylaw, the **Development Authority** shall determine all applicable standards.

- (d) (All **Development** shall meet the requirements of the *Alberta Safety Codes Act*.)

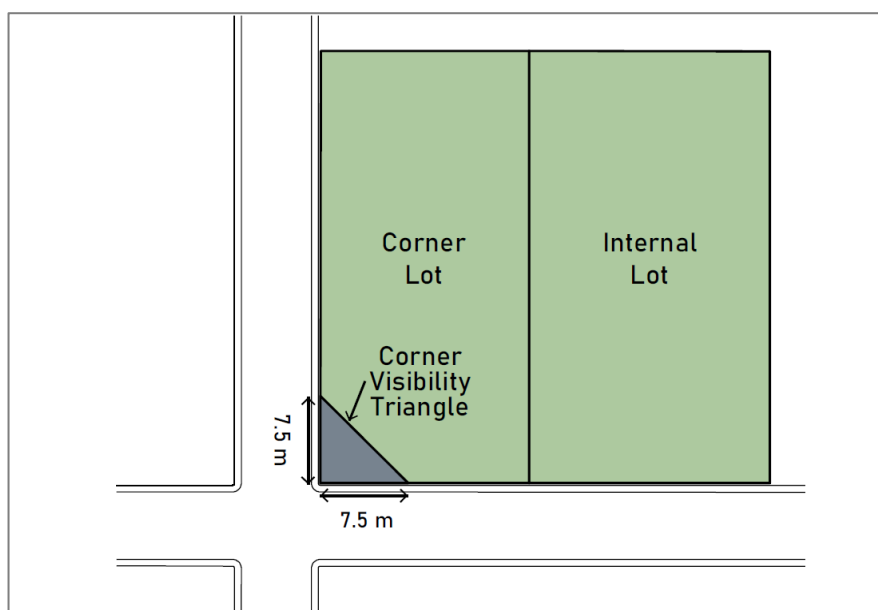
- (e) All other **Development** proposals shall be at the **Development Authority's** discretion.

- (f) All **Development** shall meet the Minimum Development Elevation requirements in Section 2.4. if required by the **Development Authority** as per Section 2.4.3.

- (g) Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished **Lot** grade, **Building** or **Structure** shall exceed the general elevation of the street by more than 0.76 m within the area defined as a **Corner Visibility Triangle**.

- (h) Sites with incomplete Development must be maintained at all times in accordance with the standards of the Town, including but not necessarily limited to the Good Neighbour Bylaw and the General Engineering and Construction Specifications. .

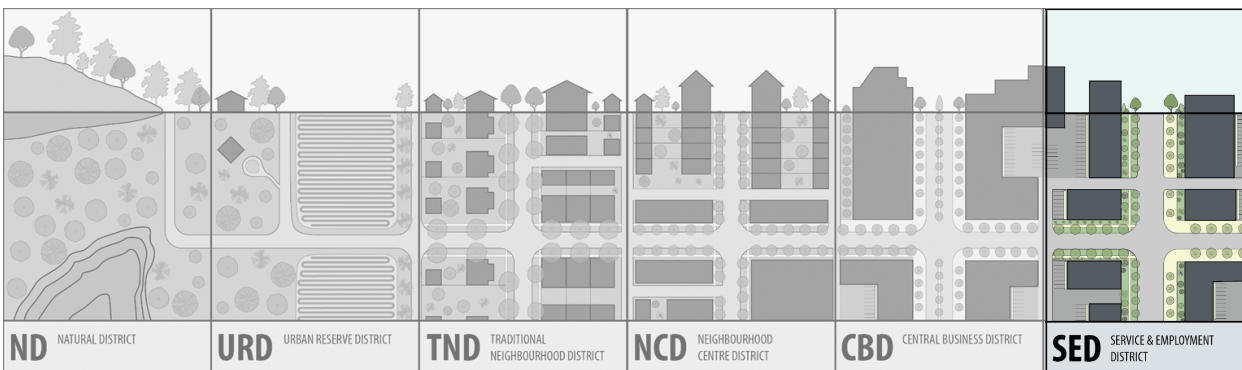
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3.7.20 The Design, Character & Appearance of Buildings

- (a) The size, location, design, character and appearance of any **Building** or **Structure** requiring a **Development Permit** shall be acceptable to the **Development Authority** having due regard to:
- i. The policies and objectives contained within the **Town's** Statutory Plans;
 - ii. Any studies adopted as guidelines regarding Heritage Buildings and historic resources, vistas, streetscapes, parking, mobility, public art, and open space;
 - iii. The character of existing **Development** in this Land Use District including, but not necessarily limited to, facing materials, **Building** mass and architectural detailing;
 - iv. The character of existing **Development** in this Land Use District, as well as the effect on adjacent Land Use District(s) and parcels, unless the **Building** or **Structure**, at the discretion of the **Development Authority**, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
 - v. Other factors such as daylight, sunlight, and privacy.

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- (b) The exterior finishing materials on the **Façade** of a proposed **Development** shall be those identified on the approved plans for that **Development**.
- (c) Once constructed, the **Façade** of the **Building(s)** shall be maintained to the standard shown on the Site Plan and elevation drawings approved by the **Development Authority**.
- (d) , **Additions** to any **Primary Building(s)** and any **Accessory Building(s)** shall be constructed and finished with materials compatible with the **Primary Building(s)**.
- (e) Where a proposed **Development** is part of a larger area, the whole of which may eventually be designed and developed, and for which no overall **Development** plan has been prepared, the **Development Authority** may require the submission of a **Master Site Plan** before dealing with the application.

3.7.21 Drainage Standards

- (a) All roof drainage from a **Structure** or **Building** must be discharged onto the **Lot** on which the **Structure** or **Building** is located. No roof drainage may create any negative impact on adjacent **Sites**. Should any damage occur, the owner shall be responsible all the cost of all applicable damages as determined by a qualified professional (e.g. insurance underwriter) based on the General Engineering and Construction Specifications.

3.7.22 Pageantry Features

- (a) **Pageantry Features** may only be located within or abutting the **Development** that they relate to.
- (b) **Pageantry Features** are limited to:
- promoting natural and manmade attributes and amenities of the **Development**;
 - providing the names of area builders;
 - providing directions within the **Development**;
 - indicating the general price range of housing products.
- (c) **Pageantry Features** must not:
- be installed so as to obstruct or impede free and clear vision for motorists and pedestrians and in so

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doing create a traffic hazard;

- ii. interfere with, or cause confusion with, any authorized sign, signal or traffic control device and in so doing create a traffic hazard;
- iii. impede pedestrians from using the sidewalk system;
- iv. create any other safety issue under the regulations of the Town of High River Traffic Bylaw or the Traffic Safety Act, RSA 2000; or
- v. cause any damage to any Town owned trees (through installation, placement or removal) or result in any pruning to improve visibility of Pageantry Features.

(d) **Pageantry Features** may include the following types:

- i. freestanding signs, provided the signs do not exceed 2.0 metres in height and 3.0 square metres in sign area and are securely inserted into the ground (skids, concrete blocks, and similar types of footings will not be permitted);
- ii. flags and flag poles;
- iii. banners and banner poles; or
- iv. any other decorative feature where, in the opinion of the **Development Authority**, the feature is consistent with the intent of these regulations.

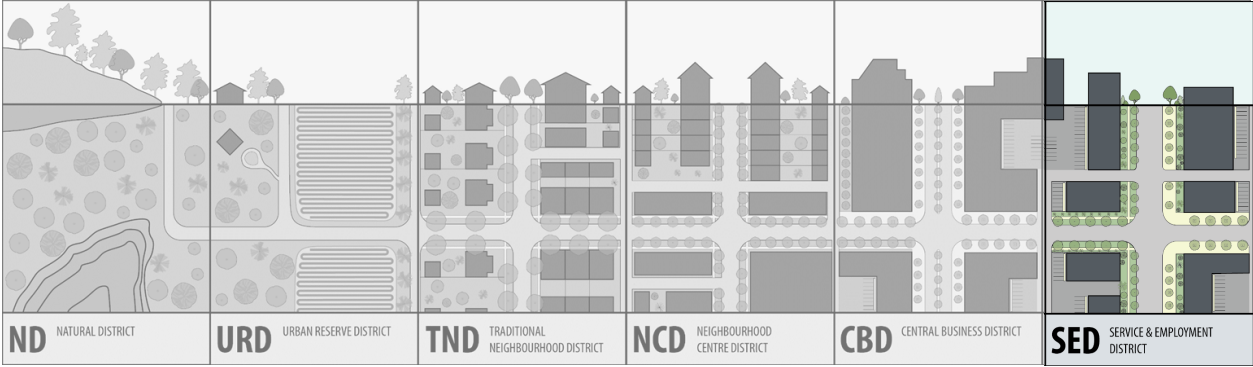
(e) All **Pageantry Features** within a **Development** must be coordinated, cohesive and have a consistent theme.

(f) All **Pageantry Features** within a **Development** must be kept in good repair at all times.

(g) There is no limitation to the number of Pageantry Features that can be proposed and approved in a **Development** under a single application. However, the **Development Authority** reserves the right to restrict the number of **Pageantry Features** approved for a **Development** based on the suitability of the location and design of the **Pageantry Features**.

(h) A **Development Permit** shall only be provided for up to a maximum of 5 years, at which time a new or renewed **Development Permit** shall be required. Pageantry shall be removed within thirty days of the final **Lot** or unit of the **Development** being sold by the developer.

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3.8 DIRECT CONTROL GENERAL PROVISIONS

3.8.1 Direct Control Districts are for the purpose of providing for **Developments** that, due to their unique characteristics, innovative ideas or unusual **Site** constraints, require specific regulation unavailable in other Land Use Districts.

3.8.2 An **Applicant** for a Direct Control District must provide a written statement indicating why, in the **Applicant's** opinion, a Direct Control District is necessary and why the same result cannot be achieved through the use of a Land Use District in this Bylaw.

3.8.3 In evaluating an application for a Direct Control District, **Council** shall take into account the objectives and policies contained in the **Town Plan** and any Area Structure or Area Redevelopment Plans that relate to the area.

3.8.4 **Council** shall establish appropriate **Development** standards in the bylaw approving a Direct Control District and shall also identify whether **Council** or the Town Manager will be the **Development Authority** to decide on subsequent **Development Permit** applications.

3.8.5 In Direct Control Districts where **Council** is the **Development Authority**, decisions on minor

Development Permit applications are hereby delegated to the Chief Administrative Official or his / her delegate. For the purposes of this Section, minor **Development Permits** shall be:

- (a) **Signs**;
- (b) **Home Occupations, Major**, and
- (c) Changes of **Use** or Intensifications of **Use** that comply with the Bylaw and require minimal or no **Variance**.

3.8.6 Where a **Site** is designated a Direct Control District:

- (a) Pursuant to this Bylaw, a reference to a Section of this Bylaw within the Direct Control bylaw is deemed to be a reference to the Section as amended from time to time, unless a contrary intent is stated in the Direct Control bylaw;
- (b) Pursuant to a previous land use bylaw and where such designation is continued pursuant to this Bylaw, the Direct Control bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the **Site** Direct Control.

4.1 DEVELOPMENT AUTHORITY

4.1.1 The Development Authority shall administer this Bylaw and decide upon all Development Permit applications except those in Direct Control Districts where Council is authorized to be the Development Authority.

4.1.2 The **Development Authority**:

- (a) Shall keep and maintain for inspection by the public during office hours, a copy of this Bylaw and all amendments thereto and ensure that copies of same are available to the public at reasonable charge;
- (b) Shall maintain an up-to-date version of this Bylaw on the **Town's** website;
- (c) Shall make available for inspection by the public during office hours and post on the **Town's** website all applications and decisions for **Development Permits**;
- (d) May refuse to accept a **Development Permit** application where insufficient information is provided or the quality of the information provided is inadequate to properly evaluate the application or the applicable application fee has not been paid;
- (e) May mail a notice to all landowners within 40.0 metres of the subject **Site** or post a notice on the **Site** of an application for a **Development Permit** to request comments from persons who may be affected, prior to rendering a decision;
- (f) Shall consider and decide on applications for **Development Permits** within forty days of the receipt of the application in its complete and final form or within such time as may be agreed to, in writing, by the **Applicant**;

- (g) Shall approve all **Development Permit** applications for a "**Permitted Use**" with or without conditions, if the application conforms in all respects to the provisions of this Bylaw;
- (h) Shall not approve any **Development Permit** application for the **Use** of land or a **Building** not listed as a "**Permitted Use**" or "**Discretionary Use**" in the district in which the **Building** or **Site** is situated;
- (i) Shall not approve an application for a **Development Permit** that is not in conformity with the **Town's** Statutory Plans.

4.1.3 In making a decision on a **Development Permit** application for a "**Discretionary Use**," the **Development Authority** may:

- (a) Approve the application; or
- (b) Approve the application subject to conditions and restrictions considered appropriate or necessary; or
- (c) Refuse the application.

4.1.4 Notwithstanding Subsections 4.1.2 (f) and 4.1.3, the **Development Authority** may allow a **Variance** of any or all of the requirements of this Bylaw, through an application, where at the discretion of the **Development Authority**, the **Development** would not unduly interfere with the amenities of the neighbourhood, detract from the public realm, or materially interfere with or affect the use, enjoyment, or value of the neighbouring parcels of land and the **Use** proposed is allowed by this Bylaw.

4.1.5 Typical associated uses of a **Residential Use** are **Permitted** and do not require a **Development Permit** including, but not limited to backyard agriculture, beekeeping, and / or chicken husbandry. Any additional bylaws or

standards are still applicable.

4.2 SUBDIVISION AUTHORITY

- 4.2.1 The **Subdivision Authority** shall administer this Bylaw in matters relating to **Subdivision** and must decide on all **Subdivision** applications.
- 4.2.2 The **Subdivision Authority**:
 - (a) Shall make available for inspection by the public during office hours and post on the **Town's** website all applications and decisions for **Subdivision** approval;
 - (b) Shall refer for comment, applications for **Subdivision** to those authorities and agencies prescribed within the *Subdivision and Development Regulation* and this Bylaw;
 - (c) Shall request comments from adjacent property owners on applications for **Subdivision** only when the **Site** is not within an approved Area Structure Plan or an approved Area Concept Plan;
 - (d) Shall refer for comment an application for **Subdivision** to the Foothills County when the **Site** is within 800.0 metres of the **Town** boundaries;
 - (e) Shall prepare, sign, and transmit all notices of decisions on applications for **Subdivision**;
 - (f) Shall review instruments for Land Titles registration for conformity with the **Subdivision Authority's** decision;
 - (g) May endorse Land Titles instruments in order to effect the registration of the **Subdivision** of land.
- 4.2.3 After the specified time period from the date of referral to authorities, agencies, or landowners, the application may be dealt with by the **Subdivision Authority**, whether or not

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- comments have been received, unless an extension is agreed upon.
- 4.2.4 The **Subdivision Authority** shall not approve an application for **Subdivision** for a **Use** which is not listed as a "**Permitted Use**" or "**Discretionary Use**" in this Bylaw.
- 4.2.5 The **Subdivision Authority** may refuse to accept an application for **Subdivision** if the information specified in Section 4.11 has not been provided.
- 4.2.6 In making a decision on a **Subdivision** application the **Subdivision Authority** may:
- (a) Approve the application; or
 - (b) Approve the application subject to conditions and restrictions considered appropriate or necessary; or
 - (c) Refuse the application.
- 4.2.7 The **Subdivision Authority** may approve the application for **Subdivision** even though the proposed **Subdivision** does not comply with this Bylaw if, at its discretion, the proposed **Subdivision** would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed **Use** is allowed in the applicable Land Use District.
- 4.2.8 The **Subdivision Authority** shall appear at **Appeal** hearings of the Municipal Government Board and the **Subdivision and Development Appeal Board** to explain decisions relating to applications for **Subdivision**.
- 4.3 **AMENDMENTS TO THIS BYLAW**
- 4.3.1 **Council** may, by bylaw, amend or repeal this Bylaw.
- 4.3.2 Prior to granting second reading to a proposed bylaw that amends or repeals this Bylaw, **Council** shall hold a public hearing in accordance with the *Municipal Government Act*.
- 4.3.3 Any amendments to this Bylaw shall comply with the **Town's** statutory plans.
- 4.3.4 An application to amend this Bylaw may be made by any person by submitting the following to the **Development Authority**:
- (a) The prescribed application form, properly completed and signed;
 - (b) The fee, as established by **Council** resolution;
 - (c) In the case of a redesignating amendment:
 - i. Plan(s) showing the lands which are the subject of the amendment,
 - ii. Written authorization from the registered owner(s) of the said lands, and
 - iii. A current copy of the Certificate of Title for the said lands;
 - (d) A written statement of the **Applicant's** reason for the application; and
 - (e) Any other supporting information which, at the discretion of the **Development Authority**, is necessary to assess the application.
- 4.3.5 When the **Town** initiates a change in land use designation for land which it does not own, the **Town** must, in accordance with the requirements of the *Municipal Government Act*,

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- give notice to the owners of the land that is the subject of the proposed amendment.
- 4.3.6 When an application for a change in land use designation has been refused, the **Development Authority** may refuse to accept an application until six months has lapsed from the date of the refusal.
- 4.4 FORMS, NOTICES, AND FEES**
- 4.4.1 For the purposes of administering the provisions of this Bylaw, various forms and notices may be prepared by the **Development Authority** and **Subdivision Authority** and the use of such forms and notices are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized, and issued.
- 4.4.2 Fees to be charged for the processing of applications required by this Bylaw are approved annually by **Council** resolution.
- 4.4.3 The forms, notices, and fee schedules authorized pursuant to this Bylaw may be posted, issued, mailed, emailed, served, or delivered in the course of the **Development Authority's** or **Subdivision Authority's** duties.

4.5 APPLICATION FOR A DEVELOPMENT PERMIT

4.5.1 Except as provided in Section 4.6 of this Bylaw, no person shall undertake any **Development** unless:

- (a) A **Development Permit** has first been issued pursuant to this Bylaw; and
- (b) The **Development** is proceeded with in accordance with the terms and conditions of the **Development Permit** issued in respect of the **Development**.

4.5.2 An application for a **Development Permit** for **Development** shall be made to the **Development Authority** using the prescribed form and required checklist signed by the owner or the agent and accompanied by the following items unless otherwise agreed with the **Development Authority**:

- (a) Copies of the **Site**, floor, elevation, and landscaping plans in accordance with the checklist, drawn to scale, in metric dimensions which show the following:
 - i. Legal description of the **Site** with north arrow;
 - ii. Area and dimensions of the land to be developed including **Lot Coverage**, **Setbacks**, **Frontage Build-Out**, and / or parking;
 - iii. Exterior finishing materials, architectural design features and all locations and dimensions of **Frontage** elements including **Transparency**, entrances, and landscaping;
 - iv. The height, dimensions, and relationship to property lines of all existing and proposed **Buildings** and **Structures** including retaining walls,

trees, landscaping, and other physical features;

- v. The removal of trees if applicable;
 - vi. Existing and proposed **Access** to and from the **Site**;
 - vii. **Site** drainage, finished **Lot Grades**, and the **Grades** of the roads, streets, and sewers servicing the property;
 - viii. Locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts, and crossings; and
 - ix. Information on the method to be used for the supply of potable water and disposal of waste along with supporting documentation.
- (b) A copy of the Certificate of Title;
 - (c) If the **Applicant** is not the owner of the land, a letter from the owner authorizing the **Applicant** to act on his / her behalf; and
 - (d) The **Development Permit** fee as prescribed by **Council**.
 - (e) Number of units proposed;
 - (f) Loading and parking provisions;
 - (g) Location of any fire hydrants;
 - (h) Garbage and storage areas and the fencing and screening proposed for same;
 - (i) Location and approximate dimensions of all existing and proposed trees, **Shrubs**, parks, playgrounds, etc.;
 - (j) A statement clearly describing how the positive and / or negative potential impacts of the proposed **Development** on adjacent lands will be dealt with and how the

- proposed facilities have been designed to address those impacts;
- 4.5.3 In addition to the information required under Section 4.5.2, the following information may be required by the **Development Authority** depending on the scale, type, and location of the proposed **Development**:
- (a) Information describing any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed **Development**;
 - (b) In relation to a special event or temporary **Use**, the duration and time periods for the operation of the facility or event;
 - (c) Methods to control traffic, dust, and noise;
 - (d) Method(s) for providing on-site security;
 - (e) Hydrological study detailing water sources for domestic consumption and irrigation purposes, method(s) for managing on- and off-site drainage and irrigation systems and the effects the drainage and irrigation systems will have on the **Site**, adjacent lands and water courses;
 - (f) Information and documentation on proposed methods of maintaining landscaped areas or golf course **Development** including the use of herbicides, pesticides, fungicides and other chemicals, their impacts on the environment, and mitigating measures that will be employed to minimize any adverse effects;
 - (g) Environmental Impact Analysis on the effects the **Development** would have on the existing vegetation, water courses, wildlife habitats, migration patterns; and / or
 - (h) A Geotechnical Assessment, prepared by a qualified professional, on the subsurface characteristics of the **Site's** suitability to:
 - i. Sustain sewage disposal systems if the intended **Use** is not to be served by a piped municipal wastewater system; and
 - ii. Support **Building** foundations and withstand slumping or subsidence on lands suspected of having foundation problems; and / or
- (i) The estimated commencement and completion dates.
- 4.5.4 The **Development Authority** may require additional information or additional copies of the plans and specifications as is deemed necessary.
- 4.5.5 The application shall not be deemed to be in its complete and final form until all required details have been submitted to the satisfaction of the **Development Authority**.
- 4.5.6 If, at the discretion of the **Development Authority**, land upon which **Development** is proposed has the potential for subsidence, the **Development Authority** may require the **Applicant** to submit one or more of the following documents prepared and sealed by a qualified professional engineer in order to demonstrate that any potential hazards can be mitigated to an acceptable level:
- (a) A structural building plan;
 - (b) A slope stability analysis;
 - (c) A geotechnical report; and / or
 - (d) A flood mapping analysis

4.6 ISSUANCE OF DEVELOPMENT PERMITS AND NOTICES

4.6.1 A **Development Permit** issued pursuant to this Bylaw is not a **Building Permit** and, notwithstanding that plans and specifications for **Buildings** may have been submitted as part of an application for a **Development Permit**, work or construction shall neither commence nor proceed until a **Building Permit** has been issued pursuant to applicable bylaws and regulations.

4.6.2 When an application for a **Development Permit** is approved for:

- (a) A **Permitted Use** that complies in all respects to the provisions of this Bylaw and without conditions, the notice of decision shall be sent by electronic mail or ordinary mail to the **Applicant**, or
- (b) A **Permitted Use** that requires a **Variance** or has been approved with conditions or the approval is for a **Discretionary Use**, the notice of decision shall be posted on the **Town's** website and shall be sent by electronic mail or ordinary mail to the **Applicant** and at the discretion of the **Development Authority**, a notice stating the civic address and the nature of the **Use** or **Development** may be:
 - i. Published in a local media circulating within High River; or
 - ii. Sent by electronic mail or ordinary mail to adjacent land owners; or
 - iii. Posted conspicuously on the property.

4.6.3 When an application for a **Development Permit** is refused, the notice of decision shall be sent by electronic mail or ordinary mail to the **Applicant** and shall be posted on the **Town's** website.

4.6.4 For purposes of this Bylaw, the notice of decision of the **Development Authority** on an application for a **Development Permit** is deemed to have been given and to have been received:

- (a) In the case of a decision of refusal on an application for a **Development Permit**, five days from the date that the notice of decision is sent by electronic mail or ordinary mail to the **Applicant**;
- (b) In all other cases, on the date the notice of decision is published or posted on the property, or five days from the date that notice of decision is sent by electronic mail or ordinary mail to adjacent landowners.

4.6.5 When a **Development Permit** has been issued but an **Appeal** to the **Subdivision Development and Appeal Board** or Court of Appeal has been commenced, any action taken by the permit holder in proceeding with the **Development** is at the sole risk of the permit holder.

4.6.6 An application for a **Development Permit** shall, at the option of the **Applicant**, be deemed to be refused when a decision therein is not made within forty days after the receipt of the application in its complete and final form by the **Development Authority**. The **Applicant** may **Appeal** in writing as though he had received a decision of refusal.

4.6.7 When an application for a **Development Permit** has been refused pursuant to this Bylaw or ultimately after **Appeal** pursuant to the **Municipal Government Act**, the submission of another application for a **Development Permit** on the same parcel of land for the same or for a similar **Use** of the land, by the same or any other **Applicant**, may be refused

- by the **Development Authority** for at least six months after the date of refusal.
- 4.6.8 If the **Development** authorized by a **Development Permit** is not commenced within 12 months from the date of its issue and completed within 24 months of the issue, the permit is deemed to be cancelled, unless an extension to this period shall first have been granted by the **Development Authority**.
- 4.7 DEVELOPMENT AGREEMENT**
- 4.7.1 The **Development Authority** may conditionally approve any **Development Permit**, subject to a **Development Agreement**.
- 4.7.2 If a **Development Agreement** is required, it must be entered into between the **Town** and the developer / **Applicant** as per Section 650 of the *Municipal Government Act*. The **Development Agreement** shall be registered on the Certificate of Title to the satisfaction of the **Town**.
- 4.7.3 A **Development Agreement** may contain provisions requiring a security in an amount to be determined by the **Town** and in a form acceptable to the **Town** to guarantee the execution of the items listed in the **Development Agreement**.

4.8 CONDITIONS OF APPROVAL

4.8.1 In a decision to approve an application for **Development**, the **Development Authority** may apply any or all of the following conditions to ensure the application conforms to this Bylaw, *Municipal Government Act*, or other legislation:

- (a) A condition that the **Applicant** enter into a **Development Agreement** with the **Town** for any of the following:
 - i. To construct or pay for the construction of a pedestrian walkway system to serve the **Development**;
 - ii. To construct or pay for utilities, roadways, and improvements with an excess capacity;
 - iii. To construct or pay for the construction of off-street or other parking facilities, garbage, recycling, loading, and unloading facilities; and
 - iv. To pay an off-site levy or redevelopment levy, or both, imposed by a bylaw adopted pursuant to the *Municipal Government Act*.
- (b) A condition requiring the **Applicant** to repair or reinstate, or to pay for the repair or reinstatement, to original condition any roads, municipal signage, curbing, sidewalk, or boulevard landscaping, street furniture and tree planting which may be damaged, destroyed, or otherwise harmed during construction of the **Development**;
- (c) Conditions respecting the time within which a **Development** is to be completed;
- (d) Conditions limiting the length of time that a **Development Permit** may continue in effect and the phasing of **Development**;

- (e) The placement of **Buildings** or **Structures** material or any other chattel, mechanism, or device used in, or for the operation of the **Development**;
- (f) Conditions respecting design, character, or appearance of a **Development**, as per each Land Use District; and
- (g) Conditions respecting landscaping, tree preservation, and screening.

4.8.2 In addition to the conditions that the **Development Authority** may impose under Section 4.8.1, the **Development Authority** may impose other conditions as are considered necessary to ensure that this **Development** complies with this Bylaw, any Statutory Plan, or other applicable bylaw.

4.9 DEVELOPMENT COMMENCEMENT

4.9. **Development** shall not commence before the date of validity on the **Development Permit** unless the **Applicant** has signed the "Voluntary Waiver of Claims" form.

4.10 DEVELOPMENT PERMIT REVISION, SUSPENSION, OR CANCELLATION

4.10.1 Revisions to approved **Development Permit** drawings prior to **Development Permit** issuance are allowed, subject to the discretion of the **Development Authority**.

4.10.2 Applications for a plan revision after **Development Permit** issuance shall be made in writing to the **Development Authority** in the form of an Amending Agreement and shall state the reasons for the revision.

4.10.3 Applications for a plan revision after **Development Permit** issuance shall be accompanied by the required fee. If revisions to the related **Development Agreement** are required, the application shall be accompanied by the required fee.

4.10.4 The decision on applications for plan revisions after **Development Permit** issuance shall be made by the **Development Authority**.

4.10.5 The approval of applications for plan revisions after **Development Permit** issuance may be subject to additional conditions, at the discretion of the **Development Authority**.

4.10.6 If requests for plan revisions are, at the discretion of the **Development Authority**, significant enough to amount to a material change in the nature of the **Development**, a new **Development Permit** application must be submitted.

4.10.7 Requests for suspension or cancellation of a **Development Permit** shall be made in writing to the **Development Authority** and shall state the reasons for the suspension or cancellation.

4.10.8 Whenever it appears to the **Development Authority** that a **Development Permit** has been obtained by fraud or misrepresentation or has been issued in error, the **Development Authority** may suspend or cancel the

Development Permit.

4.11 APPLICATION FOR SUBDIVISION

- 4.11.1 An application for **Subdivision** approval shall be made to the **Subdivision Authority** using the prescribed form, signed by the owner or agent and accompanied by:
- (a) Copies bearing an original signature and photocopies of the application form and copies of either a sketch or plan drawn to scale in metric dimensions showing the following:
 - i. The location, dimensions and boundaries of the parcel to be subdivided;
 - ii. The proposed **Lot(s)** to be registered in a Land Titles Office;
 - iii. The location, dimensions, and boundaries of each new **Lot** to be created and any reserve land;
 - iv. Existing **Rights-of-Way** of each public utility or other **Rights-of-Way**;
 - v. The location, **Use**, and dimensions of **Buildings** on the parcel that is the subject of the application and specifying those **Buildings** that are proposed to be demolished or moved;
 - vi. The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed parcel of land;
 - vii. The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed **Buildings** and existing or proposed **Lot Lines**; and

- viii. Existing and proposed **Access** to the proposed **Lot(s)** and the remainder of the parcel.
 - (b) Current title searches or photocopies of the existing registered Certificates of Title in a Land Titles Office showing all ownership interests and easements within the parcel to be subdivided; and
 - (c) A **Real Property Report** if the **Lot** contains existing **Buildings** that will remain.
- 4.11.2 In addition to the information required under Section 4.12.1, the following information may be required by the **Subdivision Authority** depending on the scale, type, and location of the proposed **Development**:
- (a) Ground water information and information regarding the supply of potable water if the intended **Uses** are not served by a piped municipal system;
 - (b) A Geotechnical Assessment, stamped by a qualified professional, on the subsurface characteristics of the **Site's** suitability to:
 - i. Sustain sewage disposal systems if the intended **Use** is not to be served by a piped municipal wastewater system; and / or
 - ii. Support **Building** foundations and withstand slumping or subsidence on lands.
 - (c) Statistics in tabular form showing calculations of the gross area of land in the plan area and the allocation of that land to streets, **Lanes**, **Lots**, Municipal Reserve, Municipal and School Reserve, School Reserve, and Environmental Reserve;
 - (d) Where a **Lot** is proposed to be subdivided from a larger **Lot**, the whole of which may eventually be subdivided and no Neighbourhood Outline Plan has been provided, the general design of the larger **Lot** shall be shown;
 - (e) A plan showing resources, such as trees, ravines, views, and other similar natural features which are influential to the **Subdivision** of the area;
 - (f) An appraisal of the market value of the land when money in place of land dedication for Municipal Reserve is proposed. The appraisal must be prepared in accordance with the *Municipal Government Act* and must be submitted with the application; and
 - (g) An Historical Resources Impact Assessment on lands that have been identified or suspected as containing a Registered Historical Resource or within 60 metres of public lands set aside for **Use** as historical **Sites**.
- 4.11.3 If an application for **Subdivision** is refused, the **Subdivision Authority** may refuse to accept another application for **Subdivision** for the same or part of the same land within a 6-month period of the refusal.
- 4.11.4 A decision on an application for **Subdivision** approval is not an approval to develop, construct, or build on the land. **Site** grading, earthwork, or any other construction shall not commence nor proceed until a **Development Agreement** has been signed or, where applicable, a **Development Permit** has been applied for and issued.
- 4.11.5 When an application for a **Subdivision** is approved, with or without conditions, or refused, the transmittal of decision shall be

- sent by electronic mail or ordinary mail to the **Applicant** and those persons and authorities that are required to be given a copy of the application under the *Subdivision and Development Regulation*.
- 4.11.6 For purposes of this Bylaw, the date of the transmittal of decision of the **Subdivision Authority** on an application for **Subdivision** is the date the decision was transmitted to the **Applicant** and those persons required to be notified.
- 4.11.7 The **Applicant** or those Government Agencies to which the application for **Subdivision** was referred may **Appeal** the decision in accordance with the *Municipal Government Act*.
- 4.11.8 At the option of the **Applicant** an application for a **Subdivision** approval shall be deemed to be refused when a decision therein is not made within 21 days for an application described in Section 652 (4) of the *Municipal Government Act* and 60 days in all other cases after the receipt of the application in its complete and final form by the **Subdivision Authority**. The **Applicant** may **Appeal** to the **Subdivision and Development Appeal Board** as though the **Applicant** had received a decision of refusal.
- 4.11.9 Notwithstanding Section 4.11.8, the **Applicant** may agree in writing, to extend the time period for making a decision on an application for **Subdivision**.
- 4.12 SUBDIVISION AGREEMENT**
- 4.12.1 The **Subdivision Authority** may conditionally approve a **Subdivision** application subject to a **Subdivision Agreement**.
- 4.12.2 If a **Subdivision Agreement** is required in accordance with Section 4.12.1, it must be entered into between the **Town** and the landowner / **Applicant**, as per Section 650 of the *Municipal Government Act*. The **Subdivision Agreement** may be registered on Title to the satisfaction of the **Town**.
- 4.12.3 A **Subdivision Agreement** may contain provisions requiring a security in an amount to be determined by the **Town** and in a form acceptable to the **Town** to guarantee the execution of the items listed in the **Subdivision Agreement**.

4.13 MUNICIPAL INSPECTION AND RIGHT OF ENTRY

4.131 The **Development Authority, Subdivision Authority, Bylaw Enforcement Officer**, or such other designated person, is the "Officer" for the purposes of Section 4.14 to Section 4.17 inclusive.

4.13.2 Pursuant to Section 542 of the *Municipal Government Act*, an Officer may enter land or a **Building** if:

- (a) Reasonable notice has been given to the owner or occupier; or
- (b) The entry is authorized by an Order of the Court of Queen's Bench;

and then only for the purpose of ensuring compliance with the *Municipal Government Act* and the Regulations thereunder, or this Bylaw.

4.14 STOP ORDER

4.14.1 If an Officer finds that a **Development** or **Use** of land or **Buildings** is not in accordance with the *Municipal Government Act*, a **Development Permit**, a **Subdivision** approval, or this Bylaw, the Officer may, by notice in writing, order the registered owner, the person in possession of the land or **Buildings**, the person responsible for the contravention, or any or all of them to:

- (a) Stop the **Development** or **Use** of the land or **Building** in whole or part as directed by the notice;
- (b) Demolish, remove, or replace the **Development**; or
- (c) Take other measures as specified in the notice so that the **Development** or **Use** of the land or **Building** is in accordance with the *Municipal Government Act*, and the Regulations thereunder, a **Development Permit**, **Subdivision** approval, or this Bylaw, within the time specified by the notice.

4.15 OFFENCES AND PENALTIES

- 4.15.1 Any person who contravenes any provisions of this Bylaw by doing any act or thing which the person is prohibited from doing or by failing to do any act or thing the person is required to do is guilty of an offence.
- 4.15.2 Any person who makes use of land or a **Development** in a manner contrary to the provisions of this Bylaw is guilty of an offence.
- 4.15.3 Any person who is convicted of an offence pursuant to this Bylaw is liable on summary conviction to a fine and in default of payment of any fine imposed, to a period of imprisonment.
- 4.15.4 Where an Officer believes that a person has contravened any provision of this Bylaw, the Officer may commence proceedings against the person by issuing a violation ticket pursuant to the *Provincial Offences Procedures Act*.
- 4.15.5 Specified penalties for offences in relation to this Bylaw shall be as approved by **Council** in the current Bylaw regulating the rates for services, sale of goods, fines, and other charges.
- 4.15.6 If a person is convicted twice of the same provision of this Bylaw the specified penalty for the second conviction is twice the amount of the specified penalty for a first offence.
- 4.15.7 If a person is convicted three or more times of the same provision of this the specified penalty for the third and subsequent convictions is three times the amount of the specified penalty for a first offence.

4.15.8 This Section does not prevent any Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the *Provincial Offences Procedures Act*, or from providing information in lieu of issuing a violation ticket.

PART 4: ADMINISTRATION

4.16 OTHER REMEDIES

- 4.16.1 Nothing in this Bylaw diminishes or in any way affects the powers of an Officer to issue Orders for compliance or in any way affects any person's rights to **Appeal** an Order.
- 4.16.2 Nothing in this Bylaw diminishes or in any way affects the provisions of the *Municipal Government Act* relating to offences and penalties.
- 4.16.3 Nothing in this Bylaw diminishes or in any way affects the rights of the **Town** pursuant to the *Municipal Government Act*, or at common law to seek an entry order, order for compliance, injunction, or any other order to obtain compliance with this Bylaw.
- 4.16.4 The levying and payment of any fine or the imprisonment for any period provided in this Bylaw does not relieve a person from the necessity of paying any fees, charges, or costs for which that person is liable under the provisions of this Bylaw, any other bylaw or other enactment.

4.17 SPECIAL ENFORCEMENT RELATING TO SIGNS

- 4.17.1 Every Sign owner must ensure that their Signs are in compliance with all applicable regulations. More than one Sign owner may be subject to enforcement respecting the same Sign.
- 4.17.2 When a **Sign** subject to this Bylaw no longer fulfils its function under the terms of the **Development Permit**, an Officer may issue an Order for the removal of the **Sign** to the **Sign** owner or property owner, and the person to whom the Order is issued must:
- (a) Within thirty days from the receipt of the Order, remove the **Sign** and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Officer;
 - (b) Restore the immediate area around the **Sign** to the satisfaction of the Officer including the ground or any **Building** to which the **Sign** was attached, as close as possible to its original form prior to the installation of the **Sign**; and
 - (c) Bear all the costs related to the removal and restoration.
- 4.17.3 Where an Officer believes that any **Sign** is not authorized or in compliance with this Bylaw and the Officer has made every reasonable attempt to obtain compliance, the Officer may enter onto the property and remove the **Sign** without prior notice to any person.
- 4.17.4 Immediately following the impoundment of a **Sign** pursuant to Section 4.17.3, the impounding Officer must provide written notice of the impoundment to the **Sign** owner when the identity of such person is ascertainable.

- 4.17.5 The impounding Officer may cause the **Sign** to be destroyed or disposed of without incurring any obligation to compensate any party for the destruction or disposal of the **Sign**:
- (a) Within fourteen days of issuing the notice referred to in Section 4.17.4, if the **Sign** owner is ascertainable; or
 - (b) Within fourteen days of the **Sign** being impounded, prior to its destruction, if the **Sign** owner is not ascertainable.
- 4.17.6 Prior to the destruction of a **Sign** contemplated by Section 4.17.5, a **Sign** owner may reclaim a **Sign** that has been impounded, but the **Sign** will not be returned to the **Sign** owner unless and until payment for all impoundment and storage fees is made.
- 4.17.7 The fees for impoundment referred to in Section 4.17.6 shall be determined by **Council** resolution.

4.18 NON-CONFORMING BUILDINGS & USES

- 4.18.1 If a **Development Permit** has been issued on or before the date on which this Bylaw, or a Land Use Amendment bylaw comes into force within the **Town**, and the bylaw would make the **Development** in respect of which the **Development Permit** was issued a **Non-Conforming Building** or **Non-Conforming Use**, the **Development Permit** continues in effect in spite of the coming into force of the bylaw.
- 4.18.2 A **Non-Conforming Building** or **Non-Conforming Use** may be continued, but if that **Use** is discontinued for a period of 6 consecutive months or more, any future **Use** of the land or **Building** must conform with this Bylaw.
- 4.18.3 A **Non-Conforming Use** or part of a **Building** may be extended through the **Building**, but the **Building**, whether or not it is a **Non-Conforming Building**, may not be enlarged or added to, and no structural alterations may be made to it or in it.
- 4.18.4 A **Non-Conforming Use** or part of a **Lot** may not be extended or transferred in whole or in part to any other part of the **Lot**, and no additional **Buildings** may be constructed on the **Lot** while the **Non-Conforming Use** continues.
- 4.18.5 A **Non-Conforming Building** may continue to be used but the **Building** may not be enlarged, added to, rebuilt, or structurally altered except:
- (a) As may be necessary to make it a conforming building; or
 - (b) As may be deemed necessary by the **Development Authority** for the routine maintenance of the **Building**, or

- (c) In accordance with this Bylaw that provides minor **Variance** powers to the **Development Authority** for the purposes of this Section.
- 4.18.6 If a **Non-Conforming Building** is damaged or destroyed by fire or other causes to an extent of more than 75.0 percent of the value of the **Building** above its foundation, the **Building** shall not be repaired or rebuilt except in conformity with the provisions of this Bylaw. A value estimate shall be provided by a qualified professional, including but not necessarily limited to a real estate appraiser or a professional engineer, to the satisfaction of the **Development Authority**.
- 4.18.7 When a **Building** is a **Non-Conforming Building**, the **Development Authority** may allow an extension of, or an **Addition** to, the **Building**, if such extension or such **Addition** will not in itself create or add to the non-conformance, and if such extension or **Addition** complies with the provisions of this Bylaw.
- 4.18.8 The **Use** of land or of a **Building** is not affected by reason of a change of ownership, tenancy, or occupancy of the land or **Building**.

5.1 DEFINITIONS



Accessory means a **Structure** or **Use** that provides support to the **Primary Structure** or **Use**. Where an **Accessory Structure** is attached to a **Primary Structure** by a roof or an open or enclosed **Structure**, it is considered to be part of the **Primary Structure**, and shall comply with all requirements applicable to the **Primary Structure**.

Active Recreation means leisure activities that require the **Development** of a **Site**, including indoor and / or outdoor facilities. **Uses** may include, but are not limited to, parks, swimming pools, gyms, field sports, arenas, batting cages, golf courses.

Addition means any construction that increases the size of a **Structure** in terms of **Site** coverage, or height.

Additional Dwelling Unit means a **Dwelling Unit** attached to, created within, or detached from the **Primary Dwelling Unit**, where both **Dwelling Units** are located on the same **Lot**.

Adult Establishment means a business that sells or disseminates explicit sexual material, and at which access to the public display of explicit sexual material is restricted by law to persons eighteen years of age or older.

Afterlife Care means a facility where the deceased are prepared for burial display and / or for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. Cemeteries requiring land and / or **Structures** dedicated for the interment of human and / or animal remains may be included.

Agriculture means a category of **Uses** that include premises available for growing of plants or raising of livestock for the purpose of commercial food production.

Alteration means any construction that changes the size or appearance of a **Structure**.

Amusement Facility means an indoor or outdoor facility for spectator and participatory **Uses** including, but not limited to, movie theatres, bowling alleys, pool halls, fairgrounds, etc.

Appeal means a method for obtaining review of a decision, determination, order, or failure to act.

Applicant means a property owner, a person holding an option or contract to purchase a property, or any other person authorized in writing to act for such persons, who submits an application under the provisions of this Bylaw.

Architectural Feature means a design feature utilized to create articulation and visual interest on a **Building Façade** and can include, but is not necessarily limited to colour and/or material changes, recesses, overhangs, projections, offsets, balconies, bays, porches, porticos, or similar elements.

Arts & Culture means a facility or space operated by one or more organizations and used for arts, religion, and / or cultural activities.

B

Balcony means a horizontal platform that is attached to a **Building** above the first **Storey** level and is intended for use as an outdoor amenity space.

Basement means that portion of a **Building** which is located below the main floor and is either partially or fully below **Grade**.

Bay means a self-contained unit of part of a building or the whole building which can be sold or leased for individual occupancy

Bed & Breakfast means a **Dwelling Unit** that provides **Lodging** for a nightly fee in guest rooms with no in-room cooking facilities where the Owner or Manager is a resident of the **Dwelling Unit** and Guest stays are limited to a maximum of 14 consecutive days.

Bicycle Stair Channel means a pedestrian stairway which also has a channel alongside it to facilitate walking a bicycle up or down the stairway and is intended to be sufficient to guide a variety of bicycle tires without binding or causing damage.

Block means all contiguous lots, **Passages**, and **Lanes** bounded by **Thoroughfares**, **Rights-of-Way**, or **Public Parks**.

Block Face means the aggregate of all the **Primary Frontages** on one side of a **Block**.

Block Length means the length of one **Block**.

Block Perimeter means the aggregate of all **Block Side** lengths.

Building means anything 10.0 square metres and greater constructed or placed in, on, over, or under land, but does not include a highway or a public roadway, or bridge forming part of a highway or public roadway.

Building Height means the height of a **Building** as measured in **Storeys** up to the **Eave** and does not include the roof, attic, raised basement, or other **Accessory Structure**.

Building Permit means a permit issued by a designated Safety Codes Officer within the building discipline pursuant to the **Municipal Building Permit Bylaw** authorizing the commencement of a **Use**, occupancy, relocation, renovation, construction, or **Demolition** of any **Building**.

Bylaw Enforcement Officer means a person appointed by the Town to enforce the provisions of this Bylaw, and includes a member of the Royal Canadian Mounted Police and a Community Peace Officer.



Café means a business where food and beverages are prepared for and served to patrons for consumption on-premises or off-premises, but does not include a **Drive Through Facility**.

Caliper means the diameter of a tree trunk as measured fifteen centimetres above the root collar, which is at the base of the tree where the tree's roots join the trunk.

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

Cannabis Store means an establishment licensed by the Province of Alberta where **Cannabis** is sold for consumption off the premises that may include ancillary retail sales of merchandise and where counselling on **Cannabis** may be provided.

Cannabis Counselling Business means an establishment where counselling on **Cannabis** is provided, where consumption of **Cannabis** must not occur, where the dispensing or sale of **Cannabis** must not occur and may include the ancillary retail sale or rental of merchandise.

Cannabis Facility means a use where **Cannabis** is grown, processed, packaged, tested, stored, or destroyed where a license for all activities associated with **Cannabis** growing, processing, packaging, testing, storage, or destruction has been issued by Health Canada and must include odour mitigation measures to the satisfaction of the Development Authority. A **Cannabis Facility** may

include a **Cannabis Store** as an ancillary use. This definition does not apply to a registered person as defined in the Access to Cannabis for Medical Purposes Regulations Act and its regulations, as amended from time to time.

Change of Use means a change in the purpose or function of a **Structure** or land from one **Use** to another.

Common Amenity Space means an area comprised of on-site communal indoor / outdoor space, designated for active or passive recreational use by the users of the **Lot**.

Community Group means a non-profit organization, society, charity, sports league, place of worship, **School** board, government body, or organized group of citizens.

Community Event means an event hosted by a non-profit organization, society, charity, sports league, place of worship, **School** board, government body, or organized group of citizens whose main intention is not for the purposes of promoting a for-profit business. A **Community Event** may occur on private property or within the **Public Realm**.

Condominium and **Bareland Condominium** means a **Condominium** plan registered in a Land Titles Office that complies with the requirement of the *Condominium Property Act*. A **Bareland Condominium** is considered to be a unit within a **Bareland Condominium** plan and in this Bylaw, is considered to be a **Site**.

Corner Lot means a **Lot** situated at the junction of two intersecting **Thoroughfares**.



Corner Visibility Triangle means a triangular area formed on a corner **Lot** by the two curb lines and a straight line which intersect them 7.5 metres from the corner where they meet.

Council means the **Council** of the Town of High River.

Curb or **Curbline** means a line formed by the face of an existing **Curb**, or, in its absence, the outer edge of the shoulder, along which curbing may be located. The **Curbline** is the boundary between the vehicular way and pedestrian way, if separated.

Day Home means a child care facility operated from a private residence for up to and including 6 children between the ages of 0 and 12 and complies with the *Alberta Family Day Home Standards*.

Deck means an uncovered horizontal **Structure** with a surface height greater than 0.6 metres above **Grade** at any point that is intended for use as an outdoor amenity space, but does not include a **Balcony**.

Demolition means the tearing down, wrecking, destroying, or removal of a **Building** and is deemed to be a form of **Development**.

Designated Design Event refers to the event of the 2013 flood and the requirement to be flood-proofed to withstand a flooding event with a minimum flowrate of 1,820 m³/s.

Development means:

- (a) An **Excavation** or stockpile and the creation of either of them; or
- (b) A **Building** or an addition to, or replacement or repair of a **Building**, or the construction, **Demolition**, removal, or placing in, on, over, or under, land of any of them; or
- (c) A **Change of Use** of land or a **Building**, on an act done in relation to land or a **Building**, that results in, or is likely to result in, a change in the **Use** of the land or **Building**; or

E

- (d) A change in the intensity of **Use** of land or **Building**, or an act done in relation to land or a **Building**, that results in, or is likely to result in, a change in the intensity of **Use** of the land or **Building**.

Development Agreement means a legal agreement between the **Applicant** for a **Development Permit** and the **Town** committing to the provision of utility and infrastructure services and any other matter required by a condition of the **Development Permit**.

Development Permit means the document, issued by a **Development Authority**, pursuant to this Bylaw, and the provision of the *Municipal Government Act*, and includes the plans and conditions of approval.

Discretionary Use means a **Use** of land or of a **Building** which is listed as discretionary in a Land Use District and for which a **Development Permit** may be issued, with or without conditions, by the **Development Authority**.

Drive Through Facility means a **Building** with a drive through window and queuing lanes.

Dwelling Unit means a single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation. **Dwelling Units** shall be serviced by connection to the **Town's** sewer and water lines.

Eave means the junction of a **Building** wall and an overhanging roof.

Education means public and private places of learning for any age including licensed child care facilities.

Essential Public Utility means systems and facilities associated with water, sewage, power, heating and cooling, energy, waste, transportation, telecommunications, wildlife corridor and any municipal flood prevention infrastructure such as berms, dykes and retaining walls.

Excavation means the space created by the removal of soil, rock, or fill for the purposed of construction.



Façade means the exterior wall of a **Building**.

Fence shall mean a vertical barrier constructed for the purpose of marking a boundary, providing visual screening, sound attenuation, or preventing unauthorized access.

Fence Height shall be measured from the top of the fence to the **Grade** and shall include the height of any retaining wall which represents a logical vertical extension of the **Fence**.

Flag means a typically rectangular piece of fabric of distinctive design that is used as a symbol of a jurisdiction such as a town, province, or country but does not include a **Sign**.

Flood Mitigation Compliance Certificate means a certificate issued by the **Town** prior to occupancy of a **Building** which confirms that the **Building** meets all applicable Flood Hazard Overlay requirements of this Bylaw.

Flood Protection Commitment Letter means a letter stamped by a professional engineer and submitted with a Building Permit application that details which design measures are to be taken to ensure the proposed **Building** complies with Section 2.4 of this Bylaw.

Floodway means a river or other channel and adjoining lands that would likely provide a pathway for floodwaters in the event of a flood of a magnitude likely to occur once in 100 years.

Freeboard means the minimum height that is in addition to the elevation required by the **Designated Design Event** in order to provide adequate flood protection in the event of a flood of similar magnitude to the one experienced in 2013

should re-occur.

Frontage means the area of a **Lot** between a **Building Façade** and a **Curb** inclusive of its built and landscape components. **Frontage** is divided into **Public Frontage** and **Private Frontage**.

Front Lot Line means the **Lot Line** that abuts a **Primary Thoroughfare**.

Frontage Build-Out means the minimum required percentage of the **Lot Width** that shall have a **Building Façade** at the front **Setback**.

G

Gaming Establishment means the use of a **Building** or room where the principal **Use** is gambling such as a casino, bingo games, and the like.

Gas Station means a business engaged in the sale of vehicle fuel and ancillary products.

Government means **Offices** owned, operated, or occupied by a government agency, including, but not limited to, government officials and departments, social service facilities, public works facilities, and / or courthouses.

Grade means ground level, or the elevation at any given point.

Ground Floor means the **Storey** of a **Building** closest to the **Curb** level.

H

Heavy Industrial means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the **Lot Lines** of the property. This use does not include **Cannabis**.

Hospital means a facility that provides health, medical and / or surgical care to the sick or injured.

Hospitals may include related **Accessory Uses** including, but not limited to, laboratories, outpatient clinics, cafeterias, gift shops, training facilities, classrooms, central service facilities, human services, and **Offices** integral to the function of the facility.

Hotel / Motel means a facility that offers **Lodging**, is not within a **Dwelling Unit**.

Human Services means an establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury. **Uses** may include, but are not limited to, assisted living facilities, **Cannabis Counselling Business**, treatment centre, and community support services.



Infiltration means the process of percolating stormwater into the subsoil.

Institutional means a category of ***Uses*** that include premises used by organizations to support the common good including organizations dedicated to religion, arts and culture, education, government, social service, recreation, health, and the like.





Landscaped Area means:

- (a) The **Private Frontage(s)** for **Residential Development** with 2 **Dwelling Units** or less (not including **Additional Dwelling Units**).
- (b) For other **Residential Uses**, it shall be a minimum of 40.0 percent of the total **Site Area**. For all other **Uses**, it shall be 15.0 percent of the total **Site Area** for

Lane means a secondary vehicular **Access** located to the side or rear of a **Lot**, and provides **Access** to service areas, parking, **Accessory Structures**, and / or containing utility easements.

Light Industrial means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a **Building** and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. Retail & Service, General is allowed. This use does not include **Cannabis**.

Liquor Store means an establishment which sells alcoholic beverages for consumption off-site.

Lodging means a category of **Uses** that include premises available for short-term human habitation.

Lot means an area of land described in a Certificate of Title or described in a Certificate of Title by reference to a Plan filed or registered in a Land Titles Office and includes a **Bareland Condominium** unit created under a **Condominium** plan.

Lot Area means the area contained within the boundaries of a **Lot** as shown on a Plan of Subdivision or described in a Certificate of Title.

Lot Coverage means that portion of the **Lot Area** covered by all covered **Structures**.

Lot Line means the boundary that legally and geometrically demarcates a **Lot**.



Major Home Occupation means the incidental use of a **Dwelling Unit** and /or **Accessory Structure** by residents for business activities that do not affect the **Residential** character of the property and may have a limited number of clients.

Master Site Plan means a document created to support a **Development Application** on a **Mixed-Use Commercial** or **Industrial Site**, intended to address how the **Development** related and interfaces with its surrounding area, and how it meets any planning policies and standards applicable to the site.

Manufacturing means a category of **Uses** that include premises available for the creation, assembly, and repair of artefacts including their **Retail** sale except when such activity creates conditions that may be objectionable to neighbouring property owners.

Minimum Development Elevation means the requirement for **Buildings** to include design measures for flood mitigation if they are constructed at or below the elevations generally shown on the **Minimum Development Elevation** Map.

Minor Home Occupation means the incidental **Use** by a resident of a **Dwelling Unit** for business activities that do not affect the **Residential** character of the property, does not require the use of an **Accessory Structure**, and has no client visits to the property.

Mural means any piece of artwork painted or applied directly to a wall, ceiling, or other large permanent surface and does not include third party advertising.



Non-Conforming Building means a **Building**:

- (a) That is lawfully constructed or lawfully under construction at the date this Bylaw becomes effective; and
- (b) That on the date this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

Non-Conforming Use means a lawful specific **Use**:

- (a) Being made of land or a **Building** or intended to be made of land or a **Building** lawfully under construction at the date this Bylaw becomes effective; and
- (b) That on the date this Bylaw becomes effective does not, or in the case of a **Building** under construction, will not, comply with this Bylaw.



Office means a category of **Uses** that include premises available for the transaction of general business.

Outdoor Storage means the keeping of materials, goods, or inoperable vehicles on-site for a timeframe exceeding 24 hours.

Overlay means an area which is applied over one or more underlying districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying district. An **Overlay** is introduced to address a special situation or achieve specific goals.

- (a) Where a regulation in a district and an **Overlay** do not agree, the regulation in the **Overlay** shall apply.



Pageantry Feature means a **Sign**, flag, or other decorative element intended to attract potential purchasers to a **Development**.

Passage means a pedestrian connector passing between or through a **Building**, providing shortcuts through long **Blocks**, and / or sometimes connecting rear parking areas with **Frontages**.

Passive Recreation means leisure activities that require little to no **Alteration** or formal **Development** of a **Site** for public or private enjoyment.

Patio means an uncovered horizontal **Structure** with a surface height, at any point, no greater than 0.6 metres above **Grade** intended for use as an outdoor amenity space.

Permitted Use means a **Use** of land or of a **Building** which is listed as **Permitted** in a Land Use District and for which a **Development Permit** must be issued with or without conditions by the **Development Authority** if the proposed **Development** meets all requirements of this Bylaw.

Porch means an unenclosed covered **Structure** forming an entry to a **Building**.

Primary means the main **Use** or **Building** on a **Lot**. **Primary Uses** may be located within a **Building**, or portion of a **Building** that is separated structurally from other **Uses** within the same **Building**. One or more **Primary Uses** may occur on a single **Lot**.

Primary Thoroughfare means the **Thoroughfare** clearly associated with the front **Façade** of **Primary Buildings** along a **Block Face**. Where a **Corner Lot** abuts more than two **Thoroughfares**, the **Development Authority** may determine that all

Thoroughfares, except for one, are a **Primary Thoroughfare**, if such a determination is in the interest of protecting the quality of the **Public**.

Public Park means a **Site** owned by the Town designed or reserved for **Active Recreation** or **Passive Recreation Use**, including all natural and man-made open space and landscaping, facilities, playing fields, and **Buildings** that are consistent with the general purposes of **Recreation**, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the **Public Park**. **Public Parks** include, but are not necessarily limited to, tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields.

Realm. If the position of the **Primary Thoroughfare** in relation to the **Corner Lot** is unclear, the **Development Authority** will make a determination on this matter, taking into account the following factors:

- (a) The orientation of **Primary Buildings** at the intersection, Where **Primary Buildings** at the intersection are oriented toward one of the **Thoroughfares**, this **Thoroughfare** will generally be considered the **Primary Thoroughfare**.
- (b) The width of the **Lot Line**. Among the **Lot Lines** that abut the **Thoroughfares**, the **Lot Line** with the narrowest width will generally be associated with the **Primary Thoroughfare**.



- (c) The width of the **Thoroughfares**. The widest **Thoroughfare**, or the **Thoroughfare** with the widest pedestrian way, will generally be considered the **Primary Thoroughfare**.
- (d) Pedestrian Counts. The **Thoroughfare** with the highest weekday, peak-hour pedestrian counts will generally be considered the **Primary Thoroughfare**.

Private Frontage means the area between the **Building Façades** and the **Lot Lines**, and applies to the **Primary Frontage** and secondary **Frontage**.

Professional Office means a facility for the processing, manipulation, or application of business information or professional expertise, and which may or may not offer services to the public. A **Professional Office** is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market.

Projection means any structural or architectural element, **Building** feature or other object that juts out, overhangs, or protrudes into the prescribed **Setback**.

Public Frontage means the area within a **Thoroughfare** between the **Curb** and the **Front Lot Line**, and applies to the **Primary Frontage** and secondary **Frontage**.

Public Realm means all exterior places, linkages, and built form elements that are physically accessible regardless of ownership. The **Public Realm** includes, but is not limited to, **Rights-of-Way**, greens, squares, plazas, courtyards, paths, and sidewalks.

R

Real Property Report means a codified standard adopted by the Alberta Land Surveyor's Association that indicates the location of **Buildings** and / or **Structures** on a **Lot**.

Rear Lot Line means a **Lot Line** that is opposite the **Front Lot Line**, and does not abut a **Thoroughfare**.

Recreational Vehicle means a vehicle that provides temporary accommodation for recreational or travel purposes and includes, but is not limited to, motor homes, travel trailers, fifth wheel travel trailers, campers located on a vehicle or not, tent trailers and boats.

Repair means the repair and service of goods, equipment and / or vehicles.

Residential means a category of **Uses** that include premises available for long-term human habitation by means of ownership and rental, but exclude short-term renting of less than a month's duration.

Restaurant / Drinking Establishment means a business where food and beverages are prepared for and served to patrons for consumption either on-premises or off-premises and may include ancillary live entertainment. If the business serves alcoholic beverages, it must be licensed pursuant to provincial legislation **Restricted Development Area** refers to lands that were impacted by the 2013 flood and require mitigation measures to be constructed to withstand a flooding event of similar magnitude.

Retail & Entertainment means a category of **Uses** that include premises available for the commercial sale of merchandise and prepared foods.

Retail & Service, General means a business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser. This use does not include **Cannabis Store**.

Retail & Service, Heavy means a **Retail** or service business with permanent outdoor display, service and / or storage areas, including, but not limited to vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, vehicles, watercraft, and / or outdoor **Structures** such as prefabricated sheds, **Decks**, and **Patios**, swimming pools and play equipment. This use does not include **Cannabis Store**.

Right-of-Way means the total width of any land reserved or dedicated as a **Thoroughfare, Lane**, pedestrian way, or utility line.

Rural Intensive Agriculture means **Agriculture** conducted at the rural scale that requires intensive use of resources such as land or water. This use does not include **Cannabis**.

Rural Non-Intensive Agriculture means **Agriculture** conducted at the rural scale that does not require intensive use of resources such as land or water. his use does not include **Cannabis**.



School means a **Use** where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the School Act: a school district, a school division, or a society or company named within a charter approved by the Minister of Education operating a charter school.

Secondary Thoroughfare means a **Thoroughfare** that is not a **Primary Thoroughfare**, and is clearly associated with the corner side **Façades** of **Buildings**.

Setback means the distance between the point of a **Building Façade** closest to the adjacent **Lot Line**.

Shade Tree means a large deciduous tree that is utilized for its broad leaf canopy and ability to cast a shadow upon a large area.

Short Term Rental means a business providing temporary accommodation for compensation, in a **Dwelling Unit** or portion of a **Dwelling Unit** for periods of up to 14 consecutive days. Businesses that have been issued a permit for a **Bed & Breakfast** are not classified as **Short Term Rentals**.

Shipping Container means an **Accessory** sealed unit used for the land and sea transport of goods and materials which may also be used for storage. Also called a Sea Can.

Shrub means a woody deciduous or evergreen plant, smaller than a tree, consisting of several stems from the ground or small branches near the ground.

Side Lot Line means the **Lot Line** other than the **Front Lot Line** or **Rear Lot Line**.

Sign means a visual medium used to convey information by way of words, pictures, images,

graphics, emblems or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event or idea.

Sign, A-Board means a self-supporting **Sign** with no more than two faces joined at the top of the **Sign**, that is intended for temporary **Use** during the hours of the business to which it applies, and that is constructed in a manner and of materials such that it can be placed and moved manually by a person without mechanical aid. **A-Board Signs** shall not be placed more than 300,0 metres from the business that they are advertising. **A-Board** signs that display messages that do not relate to a local business shall not be permitted.

Sign, Banner means a **Sign** constructed of flexible material that can be affixed to a **Fence, Building, or Structure**.

Sign, Bench means a sign which is painted on or affixed flat to a bench.

Sign, Canopy means a **Sign** attached to or constructed on the face of a canopy which is the **Primary** identification for a **Building** or premises.

Sign, Changeable Message means a **Sign** which contains lettered messaging and changes through mechanical or manual means.

Sign, Community Identification means a **Sign** which states the name of a community or neighbourhood, usually found at entrances to subdivisions or **Condominiums**.

Sign, Construction means a temporary sign erected on a **Site** where construction is taking place.

Sign, Directional means a **Sign** erected on a property to identify an entrance, exit, or area for the purpose of directing pedestrians and / or vehicles.

Sign, Election means a non-illuminated **Sign** announcing or supporting political candidates or issues in connection with any vote or referendum pursuant to municipal, provincial, or federal legislation.

Sign, Electronic Messaging means a **Sign** which contains electronic messaging and may be electronically changeable. This includes, but is not necessarily limited to digital signs, electronic message boards, **Gas Station** price boards, **Drive-Thru** menus, and time/temperature displays.

Sign, Fascia means a **Sign** that is mounted on and parallel to the face of a **Building** and is the **Primary** identification for a **Building** or premise.

Sign, Flag means a **Sign** that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole or light standard.

Sign, Sign, Flashing means a **Sign** which contains an intermittent or flashing light source.

Sign, Flutter means a **Sign** that is made of lightweight, flexible material attached to a pole or **Structure** placed on the ground.

Sign, Freestanding means a **Sign** supported independently of the face of a **Building** or **Structure** and attached permanently to the ground.

Sign Height means the vertical distance measured at right angles from the highest point of the **Sign** or **Sign Structure** to the finished **Grade** directly below.

Sign, Inflatable means an inflated three-dimensional device which incorporates a **Sign**, and is anchored, or affixed to a **Building** or **Site**.

Sign, Lawn is a temporary double-or single-faced sign inserted into the Town's boulevard following issuance of a permission letter from Town

administration for a specified period of time to temporarily mark a walk/run route. The maximum sign area is 1.0 square metre.

Sign, Obsolete means a **Sign** located on premises which becomes vacant and unoccupied for a period of 90 days or more, or any **Sign** that pertains to a business or occupancy that no longer exists, or that pertains to a time, event, or purpose that no longer applies.

Sign, Portable means a **Sign** mounted on a **Structure** which is not permanently or structurally affixed to the ground, excluding **Sign, A-board**, and is typically designed for the rearrangement of the **Sign's** display surface, and which is capable of being readily moved from place to place. For clarity, this category may include, but is not necessarily limited to **Sign, Lawn, Sign, Portable Changeable Message Board, Sign, Portable Billboard**, and **Sign, Flutter**.

Sign, Portable Billboard means a **Sign** mounted on a **Structure** which is not permanently or structurally affixed to the ground.

Sign, Portable Changeable Message Board means a **Sign** mounted on a **Structure** which is not permanently or structurally affixed to the ground, and is designed for the rearrangement of the **Sign's** display surface.

Sign, Projecting or Hanging means a **Sign** that projects from a **Structure** or **Building** face that is usually secondary to other permanent **Signs** such as **Canopy Signs** or **Fascia Signs**.

Sign, Real Estate means a non-illuminated **Sign** advertising real estate that is for sale, lease, or rent.

Sign, Revolving means a **Sign** or portion thereof which moves in a revolving manner.

Sign, Roof means a **Sign** or portion thereof which is erected upon or above a roof of a **Building**.

Sign, Searchlight or Laser means a **Sign** used for

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advertising and / or entertainment purposes containing a light source projecting high intensity beams of light.

Sign, Sponsorship means a **Sign** located on fencing, an **Accessory Building**, or **Structure** such as dugouts, or bleachers, or as a **Sign, Freestanding** that displays the sponsor's name and may include one or more of the following: an expression of thanks, the sponsor's brand, logo, tagline, or contact information.

Sign, Temporary means a **Sign** that is not permanently affixed to a **Building**, other immovable **Structure**, or the ground, and is typically used to announce or promote specific special events or celebrations of a public nature, such as festivals, concerts, the opening of new commercial premises, sporting events, and public activities of a similar nature

Sign, Third Party means a **Sign** that contains advertising by a third party. This does include **Sign, Bench**. This does not include **Sign, Sponsorship**.

Sign, Traffic means a **Sign** that is used to direct or manage the movement of traffic. **Sign, Vehicle** or **Trailer** means a **Sign** which is painted on or affixed to a motor vehicle or trailer which is parked and visible from a public **Right-of-Way** and its intended use as a **Sign**, unless said vehicle or trailer is used in the normal day-to-day operation of the business.

Sign, Window means a **Sign** which is painted on, attached to, or installed behind a window for the purpose of being viewed from outside the premises.

Site means an area of land on which a **Building** or **Use** exists or for which an application for a **Development Permit** is made and can comprise more than one **Lot**.

Solar Energy System means a panel or solar energy device which is utilized for the collection, storage and distribution of solar energy resources.

Stepback means a recess in the upper **Storeys** of a

Building from the lower **Storeys**, designed to reduce the **Building's** mass and allow more light and air to reach the ground.

Storey means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, to the ceiling above it or to the base of the **Eave**, but does not include a **Basement**.

Stormwater means rainwater, surface runoff, snowmelt, and drainage.

Stormwater Management means the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources, and the environment.

Structure means anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground. Can include a **Building**.

Subdivision means any change in the shape or size of a parcel of land registered in a Land Titles Office so as to require a new Certificate of Title issued pursuant to the *Land Titles Act*.

Subdivision Agreement means a legal agreement between the **Applicant** for a **Subdivision** and the Town committing to the provision of utility and infrastructure services, and any other matter required by a condition of the **Subdivision** approval.

Subdivision Authority means the Town Manager or their designate(s) appointed as the **Subdivision Authority** in accordance with the *Municipal Government Act*.

Subdivision and Development Appeal Board means the body established by **Council** pursuant to the *Municipal Government Act* to act as the **Appeal** body for **Appeals** against **Development Permit** decisions, **Subdivision** decisions and Stop Orders.

T

Sustainable Renewable Energy means a **Use** the produces energy fuelled in ways that not use up natural resources. Energy may be derived from natural and / or non-traditional sources including, but not limited to, geothermal, solar, water, or waste.

Temporary Development means a **Development** for which a **Development Permit** has been issued for a limited time only.

Temporary Dwelling Unit means a **Dwelling Unit** built on a frame that allows it to be moved from time to time and not intended for permanent habitation. A **Temporary Dwelling Unit** does not include **Recreational Vehicles**.

Thoroughfare means a **Right-of-Way**, typically publicly owned, serving primarily pedestrian and vehicular travel, providing **Access** to abutting properties, and which may also be used to provide space for bicycle facilities, **Stormwater Management**, **Shade Trees** and / or utilities. **Lanes** are not considered **Thoroughfares**. A **Thoroughfare** does not have to accommodate vehicular travel.

Town means that Town of High River, a municipal corporation in the Province of Alberta, or the area within the corporate limits of the Town of High River, as the context requires.

Town Plan means the Municipal Development Plan adopted by **Council** in accordance with the *Municipal Government Act*.

Transparency means the area of a **Façade** composed of windows (either within the wall or within door(s)), typically measured as a percentage.

U

Use means the utilization of a parcel of land for a particular development activity.

Urban Agriculture means community-oriented **Agriculture** including, but not limited to, community gardens or orchards. This use does not include **Cannabis**.

V

Variance means the amount by which the **Development Authority** may adjust a standard of this Bylaw.

Vehicle Access means the place, means or way by which vehicles shall have adequate ingress and egress to a property.

Vehicle Wash means an establishment for the washing of motor vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities, and may include washing stations for pets.

Vehicular Way means the public **Right-of-Way** between **Curbs**, including parking lanes and travel lanes for personal vehicles, commercial vehicles, transit vehicles and bicycles. Medians, turn lanes, **Curb** and gutter, and loading zones are including in the **Vehicular Way**.



Wind Turbine means a **Structure** that relies on wind as an energy source and is capable of collecting it, converting it to electrical energy and distributing it for beneficial use.



