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- identification of accessible parking; pedestrian access and walkways;
curbing and location of any lighting;
- ii) location and elevations for proposed garbage and recycling enclosures, as well as collection routes;
 - iii) location of existing and proposed transit stops;
 - iv) in the case of the development of a Site with multiple uses, a master plan and preliminary engineering plan for the entire Site;
 - v) a lighting plan for all outdoor parking lots showing location of all light poles, illumination levels, aiming direction and angle of light source;
 - vi) for a large scale Development, unless sufficient information has been provided elsewhere in the application or with previous applications, a traffic impact analysis stamped by a professional engineer or a registered professional technologist accredited by APEGA. For the purpose of this section, a large scale Development is one that:
 - 1. regularly generates more than 100 trips in the peak hour; or
 - 2. because of its nature or unique circumstances may have an unusual impact on traffic in the area;
- h) in addition to the foregoing, every application for a development permit:
- i) if in a Historical Preservation or Historical Significance District, shall be accompanied by a recommendation from the Heritage Planner, the City of Red Deer's Planning Department, or the Minister responsible for the *Historical Resources Act*, as the case may be;
 - ii) if abutting a Historical Preservation or Historical Significance District shall be accompanied by a recommendation from the Heritage Planner or The City of Red Deer's Planning Department.
 - iii) ¹if in an area which is subject to a Character Statement:
 - 1. shall include a letter of intent that contains a statement addressing how the proposed Redevelopment is compatible with the Immediate Street Context as identified in the Character Statement; and
 - 2. a tree preservation plan, if required.
 - iv) ²If an area which is subject to Section 7.14 Mature Neighbourhood Overlay District:
 - 1. In addition to the landscaping plan requirements in Section 2.4(4)(d)(ii), identification of the location of all existing adjacent publically owned trees and shrubs.
- i) and such additional information as may be required by the Development Authority to assess or evaluate the proposed Development, including:

1 3357/A-2016
2 3357/C-2018

- i) a real property report to verify the location and dimensions of the existing Development that is the subject of the development permit application, or to confirm the location and dimensions of other existing Developments;
- ii) a geotechnical report;
- iii) a parking assessment;
- iv) a biophysical or environmental site assessment;
- v) a groundwater report;
- vi) a flood hazard mapping study;
- vii) a noise attenuation study;
- viii) a reclamation plan;
- ix) a wetland conservation plan;
- x) a tree preservation plan;
- xi) a walkability study;
- xii) a landscape plan;
- xiii) a topographical survey;
- xiv) a site grading or drainage plan;
- xv) a site servicing plan;
- xvi) a risk assessment report;
- xvii) an erosion or sediment control plan; and
- xviii) any other report, study, plan or information.

- (5) ¹Prior to an application being considered, the Development Authority, at its sole discretion, may require the applicant or its designated agent to host a public meeting to ensure information and an opportunity to comment about the development application is provided to the public at large. Notice of the meeting shall be provided by the City, at the applicant's cost, to all landowners located within 100 metres of the Boundary of the Site which is the subject of the application. The applicant or their designated agent must provide to the Development Authority a report summarizing the nature of the consultation process and the responses received. The report must identify any issues raised and discuss how the applicant or designated agent proposes to address these issues.

2.5 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
- (a) natural surveillance – design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent space;

¹ 3357/C-2007, 3357/D-2009, 3357/Q-2015

- (b) access control – design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements; and
 - (c) territorial reinforcements – design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.
- (2) The Development Authority may include in development permits for buildings and land uses listed in section 2.5 conditions to ensure adherence to C.P.T.E.D. principles.

2.6 Land Titles

- (1) The Development Authority is not required to examine the title to any land or to make any enquiry to discover whether or not the use of a building or land is affected by any City bylaw or any federal or provincial legislation or with any condition of any easement, covenant, building scheme or agreement.
- (2) An applicant whose development permit is approved nevertheless remains responsible to ensure that the development as constructed conforms to all applicable laws and regulations.

2.7 ¹Development Officer's Decisions on Permit Applications

- (1) The Development Officer:
 - a) Shall review each application to determine if it is complete;
 - b) Shall review each application to determine the use(s) that is being applied for;
 - c) May refer an application to any City department or provincial, federal or inter-jurisdictional body or other agency;
 - d) In respect of Discretionary Use applications and Permitted Use applications where a variance is required, may notify landowners within 100 metres of the Boundary of the Site which is the subject of an application that the application has been received and request their comments;
 - e) Shall not accept an application for a proposed Development that:
 - i) is for a use that is neither a Permitted Use nor a Discretionary Use in the applicable District;

¹ 3357/Q-2015, 3357/S-2014

- ii) is for a use that has been prohibited in this Bylaw;
- f) Must either refer to the Commission or refuse any application which a Development Authority is precluded from approving under the *Subdivision and Development Regulation* or the *Municipal Government Act*.
- g) Shall approve an application for a Permitted Use which complies with this Bylaw:
 - i) without conditions; or
 - ii) subject to conditions if the power to do so is clearly set out in this Bylaw;
- h) May, in respect of an application for a Discretionary Use:
 - i) approve the application with or without conditions;
 - ii) refuse the application, providing reasons; or
 - iii) refer the application to the Commission;
- i) The Development Officer may approve an application for a Permitted Use or a Discretionary Use, with or without conditions, where the proposed Development does not comply with the applicable regulations of this Bylaw if, in the opinion of the Development Officer:
 - i) the proposed Development 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
 - ii) the proposed Development conforms with the use prescribed by this Bylaw for the land or Building;
- j) Where the test set out in section 2.7(i) is met, the Development Officer may approve, with or without conditions, a variance related to the following regulations:
 - i) maximum height of Building;
 - ii) minimum Front Yard;
 - iii) minimum Rear Yard;
 - iv) minimum Side Yard;
 - v) maximum Site coverage;
 - vi) minimum parking requirements.

- k) Shall refer to the Commission or Council all applications requiring the specific approval of the Commission or Council under this Bylaw and may refer to the Commission any application that the Development Officer determines is advisable.

2.8 ¹Municipal Planning Commission Decisions on Permit Applications

- (1) The Commission shall approve an application for a Permitted Use which requires no variance;
 - a) without conditions; or
 - b) subject to conditions if the power to do so is clearly set out in this Bylaw.
- (2) The Commission may, in respect of an application for a Discretionary Use:
 - a) Approve with or without conditions; or
 - b) Refuse, providing reasons.
- (3) Except for applications in Direct Control District 32 (DC32), the Commission may approve an application for a Permitted Use or Discretionary Use, with or without conditions, where the proposed Development does not comply with the applicable regulations of this Bylaw if, in the opinion of the Commission:
 - a) the proposed Development 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
 - b) the proposed Development conforms with the use prescribed by this Bylaw for the land or Building.

2.9 ²Notification of Decision

- (1) A decision of the Development Authority on an application for a development permit must be in writing and a copy of the decision must be given to the applicant. If the decision was a refusal, the decision must include the reasons for the refusal.
- (2) Within 14 days of a decision on an application for a Discretionary Use, or for a Permitted Use where the applicable regulations of this Bylaw were varied by the Development Authority, the Development Authority must publish a notice in a local newspaper which includes the legal description or civic address of the Site in questions, the nature of the approved Development and rights of appeal.

¹ 3357/Q-2015, 3357/O-2014

² 3357/L-2006, 3357/Q-2015

- (3) No notice is required to be given for a decision to approve an application for a Permitted Use for which no variance was granted.
- (4) No development permit shall be issued while a decision of the Commission or any appeal from it is pending or until the time for filing an appeal of the decision of the Development Authority has expired.

2.10 ¹Conditions of Issuing a Development Permit

- (1) The Development Authority may impose conditions limiting the duration of the validity of a Development approval for a Discretionary Use, a Permitted Use requiring a variance, or a use or a Structure that is intended to be temporary or that is inherently temporary.
- (2) As a condition of approving a development permit for a Permitted Use that meets the applicable regulations of this Bylaw, the Development Authority may
 - (a) require the applicant to make arrangements for the supply of water, electric power, sewer service, vehicular and pedestrian access, or any of them, including payment of the costs of installation or constructing any such Utility or facility by the applicant;
 - (b) Require the applicant to:
 - (i) submit information, such as an environmental site assessment or risk assessment, to confirm that the Site is suited for the full range of uses contemplated in the application;
 - (ii) provide phasing of the Development;
 - (iii) provide Site design measures to mitigate the environmental hazards or risks inherent to or affecting the Site;
 - (iv) repair or reinstate, or to pay for the repair or reinstatement, to original condition, any Public Property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by development or construction upon the Site;
 - (v) where the application is for a Structure that encroaches on City property, mitigate the impact of the encroachment, including compensation, indemnities, insurance and a duty to remove the encroaching structure on receipt of notice.
 - (c) ¹Where a Site has a zero Side Yard, the applicant is required to obtain an easement agreement for private maintenance and access

¹ 3357/Q-2015

with the property abutting the zero Side Yard, and ensure that the easement is registered against both properties.

- (3)** ²As a condition of issuing a development permit for a Permitted Use where a variance has been granted, the Development Authority may:
- (a)** impose any of the conditions listed in section 2.10(1) and (2); and
 - (b)** require the applicant to conform to a higher standard than required by the applicable regulations, if in the opinion of the Development Authority, conformance to a higher standard will off-set the impact of any variance which has been granted.
- (4)** The Development Authority may, as a condition of issuing a development permit for a Discretionary Use, impose conditions in respect of the following:
- (a)** any reason addressed in sections 2.10(1)-(3);
 - (b)** the construction or maintenance of the proposed Development in accordance with the approved plans;
 - (c)** the appropriate performance of a use;
 - (d)** an environmental site assessment;
 - (e)** the time or times a use may be carried out;
 - (f)** phasing of the Development;
 - (g)** limits imposed on the Development; and
 - (h)** the furtherance of sound planning principles.
- (5)** as a condition of issuing a development permit for a Development or use in a Direct Control District, the Development Authority may impose such conditions as are determined advisable, having regard to the regulations of the District and the provisions of any statutory plan.
- (6)** the Development Authority may, as a condition of issuing any development permit, require the applicant to enter into an agreement with the City to do any or all of the following:
- (a)** to construct or pay for the construction of a road required to give access to the Development;
 - (b)** to construct or pay for the construction of

1 3357/Q-2016

2 3357/O-2014, 3357/Q-2015

- (i) a pedestrian walkway system to serve the Development, or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the Development with a pedestrian walkway system that serves or is proposed to serve an adjacent Development,
- or both;
- (c) to install or pay for the installation of Utilities, on or off the Site, that are necessary to serve the Development;
 - (d) to construct or pay for the construction of
 - (i) off-street or other parking facilities;
 - (ii) loading and unloading facilities;
 - (e) to pay an off-site levy or redevelopment levy;
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.

2.11 ¹Applications Within Escarpment Areas

- (1) all applications for subdivision or Development within an Escarpment Area shall be evaluated on their merits by the Subdivision or Development Authority in accordance with the provisions of this section.
- (2) the Subdivision or Development Authority may impose conditions of approval that the Subdivision or Development Authority determines are reasonable having considered the purpose of the intended application and the uniqueness of the Site, including, but not limited to:
 - (a) the provision of a real property report during preliminary construction showing the location of any Structure or Development relative to the crest of the escarpment;
 - (b) that the applicant meets the recommendations of any applicable report and the requirements of any restrictive covenant registered against the lands respecting maintenance of slope stability;
 - (c) the provision of emergency access;
 - (d) ongoing monitoring programs and related access;

¹ 3357/Q-2015

- (e) stormwater, drainage and erosion control measures;
- (f) that any Development shall be designed and constructed using materials, processes and/or techniques intended to minimize slope risks or instability;
- (g) that the applicant and any current or future owner of the Site shall enter into an Indemnity Agreement with the City respecting environmental risks, including but not limited to slope stability;
- (h) the provision of a post-construction certificate or report from a relevant professional confirming:
 - (i) that the Development has been located and constructed in accordance with any Site Plan or report accepted by the Subdivision or Development Authority; and
 - (ii) compliance with an accepted professional lot grading plan; and
 - (iii) that the applicant enter into and comply with an agreement with the City respecting those matters set out in sections 650, 651 and 655 of the *Municipal Government Act*.

2.12 Revocation of Development Permit

- (1) The Development Officer may revoke a development permit if:
 - (a) there is a contravention of any condition under which such permit was issued,
 - (b) the permit was issued in error, or
 - (c) the permit was issued on the basis of incorrect information.

2.13 Limit on Frequency of Development Permit Applications

- (1) When an application for a development permit for a discretionary use or building has been refused, another application for a permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least 6 months after the date of the previous refusal.
- (2) ¹DELETED

¹ 3357/A-2017

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2. ¹DELETED

3. Accessory Residential Structures

- (a) In addition to the requirements of section 3.5 when allowed in a residential land use district an accessory building shall not:
- (i) exceed one storey or 4.5 metres in height, or
 - (ii) occupy more than two thirds of the width of the rear yard of any site, or
 - (iii) be located in the front yard of a residential district unless approved by the Development Authority, or
 - (iv) be erected or placed in the rear yard of a site within 0.9 metres of the side or rear boundary of the site, provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites, or
 - (v) be used as a dwelling.

4. Objects Prohibited or Restricted in Yards

- (a) Except for one commercial vehicle of gross vehicle weight rating not exceeding 4,500 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.
- (b) No person shall allow:
- (i) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for:
 - (1) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard
 - (2) between the first day of April and the thirty-first day of October of any year;
 - (3) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard

¹ 3357/C-2018

between the first day of April and the thirty-first day of October in any year; or

- (4) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.
- (ii) a motor vehicle used for stock car races, or which has all or part of its superstructure removed, or which is in a dilapidated or unsightly condition to remain or be parked in any yard of a site in a residential district.
- (iii) a passenger vehicle to be parked in a front yard except on a driveway.
- (c) In any residential district, not more than one trailer shall be parked on any site.
- (d) ¹No person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:

 - (i) A trailer parked in an approved campground.
 - (ii) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.
 - (iii) A self-container trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:

 - (1) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (2) the owner of the site has obtained approval from the Development Authority;
 - (3) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;

¹ Correction 19

- (4) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (5) no fees shall be charged for overnight parking;
 - (6) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.
- (iv) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty –first day of October each year providing:
- (1) the owner of the site obtains approval from the Development Authority;
 - (2) no rent or fees are paid for the use of the site or facilities;
 - (3) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority.

5. Projections over Yards

Except as provided in this Part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:

- (a) On a site in a residential district:
 - (i) ¹Front Yard: An unenclosed veranda, porch, balcony, barrier free ramp, bay window, bow window, or chimney, which projects not more than 1.5 m over or on a minimum front yard,
 - (ii) ²Rear Yard: a canopy, eaves, chimney, or steps which projects not more than 1.5 m over or on a minimum rear yard, and an unenclosed veranda, balcony or barrier free ramp, which projects not more than 3.0 m over or on a minimum rear yard.
- (iii) Side Yard:

¹ 3357/I-2013

² 3357/I-2013

- (1) a canopy, eaves, or chimney, which projects not more than one half of the minimum side yard required for the site,
- (2) unenclosed steps, including a landing, not more than 0.6 m above grade, which projects not more than 0.9 m into the minimum side yard; except, that no steps, landings, or balconies may project into a 3.0 metre side yard required in a laneless subdivision, unless provisions are made for a garage or carport, or vehicular access to the rear of the property.

5.1 Below-Grade Development

No person may construct any below-grade development within 0.6 m of the property line of any residential lot.

6. Corner Sites Restrictions (¹Site Lines)

- (a) All corner sites are subject to section 3.11.
- (b) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 metres of the intersection of a driveway or lane and a road (for illustrative purposes see Part 3, Figure 2).

7. Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where a development permit for an R2 or R3 development authorizes access from the parking area of the development to a lane which is adjacent to a residential district, the owner of the property being developed shall be required, as a condition of the granting of the development permit, to enter into a development agreement:
 - (i) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to the City Policy in effect from time to time for local improvements of that nature.

¹ 3357/I-2013

8. Home Occupations

- (a) Home Occupations are intended to permit the use of residential premises for purposes related to business, provided that such use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. Accordingly it is intended that a home occupation may not involve any retail or industrial activity on the site.
- (b) A home occupation, notwithstanding its inclusion in any land use district as a permitted or discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the regulations contained in this section.
- (c) No person shall operate or permit or allow the operation of a home occupation without being the holder of a valid and subsisting home occupation license.
- (d) Application for a home occupation license may be made at the Inspections and Licensing Department at City Hall. In addition to providing such information as the Inspections and Licensing Department shall require, the applicant shall pay the fees prescribed in the License Bylaw.
- (e) Where a home occupation is a discretionary use, the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (f) ¹Deleted
- (g) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to the Development Officer under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the *Municipal Government Act* requiring the person to cease the home occupation ('Stop Order').
- (h) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the *Municipal Government Act*.
- (i) ²Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to the Red Deer Appeal &

¹ 3357/E-2014

² 3357/X-2009

Review Board, in accordance with the relevant procedures as outlined in the Committees Bylaw.

- (j) The following regulations apply to all home occupations:
- (i) a home occupation shall not be staffed by any person other than a resident of the home,
 - (ii) not more than two adult residents of the home are permitted to work in the home occupation,
 - (iii) no advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is noticeable from the exterior of the property, whether visual or otherwise,
 - (iv) a home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights, or other nuisance,
 - (v) outside storage of equipment material or goods in connection with a home occupation is prohibited,
 - (vi) not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto,
 - (vii) there shall be no storage or use of hazardous, noxious or dangerous goods in connection with any home occupation,
 - (viii) a home occupation shall be confined to a maximum of 30.0 m² (322.0 square feet) or 20% of the net floor area of the dwelling unit, whichever is less,
 - (ix) a home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met,
 - (x) an accessory building may not be constructed or used for the sole purpose of a home occupation,
 - (xi) a home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval.

(k) Notwithstanding section 4.7 (8)(a) or any other provision of this Bylaw, the holder of a home occupation license (the “Licensee”) may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

- (i) the Licensee shall notify the Development Officer two weeks prior to the date of the proposed sale,
- (ii) the sale may run for one day only,
- (iii) admission to the sale shall be by invitation only and the sale may not be generally advertised, and
- (iv) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

9. ¹Secondary Suite Use Provisions and Development Regulations

General Purpose

(9.1)(A) ²Definitions

For the purpose of 9.8(b)(iii)the following definitions shall apply:

“**100 metres**” means Residential Buildings within a 100 metre radius of the Site.

“**Block**” means a row of Residential Buildings which ends at the intersection of a Street or Lane, includes both sides of the Street the Site is on, and the Lane to the rear of the Site, or as determined by the Development Authority.

“**Street**” means one end of a Street to another, as determined by street name, or as determined by the Development Authority, but shall consist of no more than 50 Residential Buildings on either side of the Site.

“**Row of Residential Buildings**” means a row of Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site.

³(9.1)(B) The purpose of this section is to regulate Secondary Suites.

¹ 3357/Z-2009, 3357/S-2010, 3357/B-2011, 3357/N-2015

² 3357/S-2017

³ 3357/S-2017

Approved Secondary Suites are to be located within Detached Dwelling Units in residential neighbourhoods and are intended to provide an integrated residential use that is secondary to the primary Detached Dwelling Unit in order to:

- (a) create more supply and choice in the range of housing options;
- (b) create additional Dwelling Units that meet applicable fire and building codes;
- (c) create more affordable home ownership and rental accommodation; and
- (d) provide an opportunity for increasing neighbourhood populations and densities.

Use Provisions

(9.1.1) A Secondary Suite is only allowed in a Detached Dwelling Unit.

(9.2) ¹Where a Secondary Suite is shown as a permitted use in a Detached Dwelling Unit in the R1, R1A, R1C and R2 Residential Districts, it is allowed only:

- (a) On a Site identified for a Secondary Suite in a Neighbourhood Area Structure Plan adopted before January 1, 2010; or
- (b) On a Site located within a Neighbourhood Area Structure Plan adopted after January 1, 2010, provided that the Site has a Lane, that the primary Dwelling Unit is not developed with a zero lot line and that the Site meets one of the following requirements:
 - (i) it is a Corner Site; or
 - (ii) the Site is on a Street containing residential development on only one side of the Street; or
 - (iii) any portion of the Front Boundary of the Site is located directly across the Street from a Site zoned (PS) Public Service District or from a Municipal Reserve Site, either of which is not less than 10.0 m wide; or
 - (iv) a Side Boundary of the Site abuts a Municipal Reserve parcel which is not less than 10.0 m wide; or
 - (v) a Side Boundary or Rear Boundary of the Site abuts, or is within 10.0 m of the Boundary of a Site in a Commercial or

¹ 3357/L-2013

Industrial District; or

(vi) a Side Boundary of the Site abuts a Site zoned as R2 or R3.

(9.3) ¹A Secondary Suite is a Discretionary Use in a Detached Dwelling Unit in any R1, R1A, R1C, R1WS, R2, R3 Residential and C1 Commercial District, except where it is a Permitted Use under section 9.2.

(9.4) A Secondary Suite which exists as of December 14, 2009 in any residential district and which has not previously received development approval under this Bylaw or its predecessors, is considered a Discretionary Use provided that:

(a) The Secondary Suite complies with the Safety Codes Act; and

(b) The owner applies for a development permit in respect of the Secondary Suite prior to September 1, 2010.

(9.5) Whether it is listed as a Permitted Use or a Discretionary Use, a Secondary Suite may not be developed in any applicable Residential District if such development would increase the number of Secondary Suites in a neighbourhood beyond 15% of the total number of Detached Dwelling Units in that neighbourhood. For the purpose of this section, the Secondary Suite Neighbourhood Zone Boundaries shall be the boundaries as illustrated on Figure 3A.

(9.6) Notwithstanding that a Secondary Suite may be listed as a Permitted Use or Discretionary Use in a district, such use is only allowed if the Secondary Suite meets the following requirements, which shall not be varied by the Development Authority:

(a) Except as allowed by section 4.7(9)(9.4), a Secondary Suite may only be developed in a detached Dwelling Unit;

(b) Not more than one Secondary Suite is allowed in a Dwelling Unit;

(c) A Secondary Suite is not allowed in an Accessory Building; and

(d) A Secondary Suite and a Discretionary Use Home Occupation are not allowed in the same detached Dwelling Unit.

(9.7) Before the Development Authority considers an application for a Secondary Suite, all landowners located within 100m of the Boundary of the Site on which the proposed Secondary Suite is to be located must have

¹ 3357/L-2013

been notified by the Development Officer of the application.

Discretion of Development Authority

(9.8) In making its decision on Discretionary Use applications the Development Authority may consider any relevant planning criteria including, but not limited to:

(a) ¹The design and accessibility of the area surrounding the Site, in consideration of the following:

(i) the Site is located in an area that can provide additional on-Street parking options, such as a location within close proximity to a neighbourhood park or open space area, a neighbourhood commercial Site or a community trail/pathway system.

(b) ²The density of the area surrounding the Site, in consideration of the following:

(i) the developments in the area surrounding the Site consist largely of Detached Dwelling Units,

(ii) the residential developments in the area surrounding the Site consist largely of a lot area minimum of 360.0 m²,

(iii) the number and location of Secondary Suites:

- 1.within 100 metres of the Site;
- 2.within the Block;
- 3.within the Street; and
- 4.within the Row of Residential Buildings, or

(iv) the number and location of Semi-detached Dwelling Units, Multiple Family Buildings, and Multi-attached Buildings in the area surrounding the Site.

(v) the number and location of Semi-detached Dwelling Units, Multiple Family Buildings, and Multi-attached Buildings in the area surrounding the Site.

(c) ³The availability of on-Street parking, in consideration of the following:

¹ 3357/S-2017

² 3357/S-2017

³ 3357/S-2017

- (i) Corner Site locations,
 - (ii) residential development located on only one side of the Street and parking allowed on the other side of the Street,
 - (iii) adjacent residential developments do not consist largely of front attached garages and driveways.
 - (iv) a Side Boundary of the Site abuts a Municipal Reserve Site, along which on-Street parking is allowed, which is not less than 10.0 m wide,
 - (v) any portion of the Front Boundary of the Site is located across the Street from a Site zoned (PS) Public Service District or from a Municipal Reserve Site either of which is not less than 10.0 m wide, or
 - (vi) a Side Boundary or Rear Boundary of the Site abuts, or is within 10.0m of the Boundary of a Site zoned Commercial or Industrial.
- (9.9) In making its decision on a Secondary Suite, the Development Authority shall not consider the condition of the property or the behaviour of the occupants of the property, as these matters are enforced through the Community Standards Bylaw and other legislation.

Discretion of Development Officer

- (9.10) The Development Officer may issue a decision on a Discretionary Use Secondary Suite application if:
- (a) No relevant planning objection has been received from the 100m landowner consultation process; and
 - (b) The application meets all requirements of the Land Use Bylaw..

Development Regulations

- (9.11) The following regulations apply to all Permitted Use and Discretionary Use Secondary Suites, unless varied by the Development Authority:
- (a) The Secondary Suite must have its own exterior entrance, which can be located on a side or rear elevation of the Building, but shall not be located on a front elevation of a Building facing a Street.

Notwithstanding this, a shared entry door providing access to an enclosed shared landing area from which both the primary Dwelling Unit and Secondary Suite take access, may be located on a front elevation of a Building facing a Street.

- (b) The Floor Area of a Secondary Suite shall not exceed the total Floor Area used by the primary Dwelling Unit.
- (c) In addition to meeting the parking requirements for the primary Dwelling Unit as set out in section 3.1 and 3.2 of this Bylaw, a property which contains a Secondary Suite must also meet the following parking requirements:
 - (i) a Secondary Suite with two or fewer bedrooms shall provide one off-street parking space;
 - (ii) a Secondary Suite with three or more bedrooms shall provide two off-street parking spaces;
 - (iii) the parking spaces for the Secondary Suite shall not be in tandem with the parking spaces required for the primary Dwelling Unit, however, if two parking spaces are required for the Secondary Suite, these can be arranged in tandem with each other.
 - (iv) parking spaces for the Secondary Suite shall be available for the exclusive and unrestricted use of the occupant(s) of the Secondary Suite,
 - (v) all parking spaces to be developed to a Minimum Gravel Parking Standard;
 - (vi) parking spaces for a Secondary Suite must be located in one of the following locations:
 - (1) in an attached or detached Garage or on its driveway,
 - (2) in the Rear Yard, or
 - (3) in the Side Yard to the rear of the Front Yard.
 - (vii) on lots where the parking space for a Secondary Suite cannot be provided in the location described in subsection (vi), the Development Authority may allow the parking

space(s) to be located within the Front Yard provided that

- (1) a minimum of 25% of the Front Yard remains landscaped,
 - (2) the parking spaces for the Secondary Suite are not in tandem with the parking spaces for the Primary Dwelling Unit; and
 - (3) the parking space is developed to the satisfaction of the Development Authority.
- (vii) ¹a hard surfaced walkway shall be provided between any Secondary Suite parking space(s) and the primary Dwelling unit in which the Secondary Suite is located.
- (d) ²the Site must meet one of the following requirements:
- (i) the Site is located on a Street that has more than one entrance/exit,
 - (ii) the Site has access from a Lane, or
 - (iii) the Site is a Corner Site.

¹ 3357/E-2014

² 3357/S-2017

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7.14 ⁶³Mature Neighbourhood Overlay District

1. General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

2. Definitions

In this District:

⁶⁴**“Redevelopment”** means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m² or more, and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory Building(s) on Sites that are vacant or underutilized.

⁶⁵**Large Scale Redevelopment** means Redevelopment on a Site or a combination of Sites that total 1,398.00 m² or more in area.

⁶⁶**Mixed-Use** means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses.

⁶⁷**Sidewalk** means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications.

⁶⁸**Walkway** means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.

3. Application

- (a) ⁶⁹The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps J15, J16, J17, J19, J20, K15, K16, K17, K18, K19, K20, K21, L13, L14, L16, L17, L18, L19, L20, L21, M10, M11, M12, M13, M15, M16, M17, M18, M19, M20, N10, N11, N12,

⁶³ 3357/A-2016

⁶⁴ 3357/C-2018

⁶⁵ 3357/C-2018

⁶⁶ 3357/C-2018

⁶⁷ 3357/C-2018

⁶⁸ 3357/C-2018

⁶⁹ 3357/E-2018, 3357/C-2018

N13, N14, N15, N16, N17, N18, O12, O13, O14, O15, O16, O17, O18, P11, P12, P13, P14, P15, Q11, Q12, Q13, Q14, Q15, R14, R15, S15).

- (b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.
- (d) ⁷⁰Where the regulations in this section contradict or will not serve to achieve the regulations contained within Section 7.7 Mature Neighbourhood Parkvale Overlay District, Section 7.7 Mature Neighbourhood Parkvale Overlay District regulations shall prevail.

4. Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

5. Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- (a) ⁷¹All residential and Mixed-Use Redevelopment shall be compatible with existing Principal Buildings in terms of the scale and form within the Immediate Street Context. Redevelopment must not overwhelm or overshadow Principal Buildings and is required to comply with the following considerations:
 - (i) **Building Height:** Redevelopment shall be within one (1) to two (2) storeys of existing Buildings within the Immediate Street Context.
 - (ii) **Window Placement:** Windows shall be designed to protect privacy for adjacent residential uses. Staggered windows, the use of translucent glass or glass blocks and angled bay windows are examples of sensitive window placement.
 - (iii) **Front Yard Setback:** The Front Yard setback shall be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.
 - (iv) **Access:** Doors, Decks, balconies, Patios, and other similar access points that are located on the side of a Building shall be at Grade or less than 1.00 m above Grade. Where privacy may be compromised, fencing, screening, and landscaping shall be used to create privacy between uses.

⁷⁰ 3357/C-2018

⁷¹ 3357/C-2018

- (v) **Rear Yard Setback:** The Rear Yard setback shall be designed to minimize overlook into the Rear Yard. Where privacy is compromised, fencing, screening and landscaping shall be used to create privacy between uses.
- (b) Where the primary entrance does not face onto the Frontage of the Site, the route from the Frontage to the primary entrance shall be clearly defined through the use of Walkways, landscaping, porch features, lighting, and/or other wayfinding designs.
- (c) To minimize Sidewalk interruptions, curb cuts shall be minimized by requiring rear vehicular access where adequate vehicle access is available from the rear lane, as determined by the Development Authority.
- (d) The continuation of Sidewalks should be maintained by minimizing curb cuts for front vehicular access.
- (e) For Large Scale Redevelopment, the following requirements apply:
 - (i) Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity.
 - (ii) Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings.
 - (iii) Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds The City's minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width.
 - (iv) Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway.
 - (v) To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway.
 - (vi) Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway.
 - (vii) The Development Authority may exercise discretion and vary, relax or waive any or all of the requirements listed in this section if the intent of the requirements have been otherwise achieved.
- (f) Existing trees and shrubs must be marked on landscaping plans and should be maintained. Mature trees that are required to be removed to accommodate

Redevelopment should be replaced with trees that are appropriate for the location in terms of size and species.

- (g) Publically owned trees and shrubs shall not be removed to facilitate the construction of a Redevelopment project, unless approved by the Development Authority.

⁷²**APPENDIX A: Woodlea Character Statements**

The following Character Statements form part of The City of Red Deer Land Use Bylaw 3357/2006 Appendix A under Land Use Bylaw amendment 3357/E-2018. (Adopted March 19, 2018)

⁷² 3357/E-2018

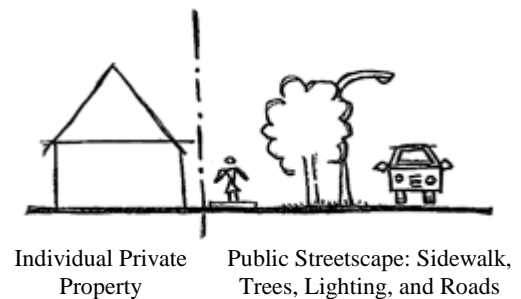
Woodlea Character Statements

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1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When Redevelopment of private property or public infrastructure occurs, concerns over losing the “character” of a neighbourhood are often raised. The following Character Statements define the “character” of a specific geographic area by capturing the design elements that make one geographic area different from another.



Character Statements are not necessary for every neighbourhood in The City of Red Deer. They are useful for specific geographic areas that contain a combination of elements that together make an area unique or special. The ‘Character’ of the neighbourhood is specifically identified and design standards are created to assist in redeveloping an area intentionally.

Each Character Statement Area contains the following information which serves to define the overall characteristics:

- Character Statement Area Map;
- Context and History;
- Common Forms and Scale of Buildings;
- Common Building Materials;
- Other Common Elements; and
- Design Standards.

1.1 Woodlea Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for Redevelopment within a defined area should adhere.

The Character Statements specific to the Woodlea neighbourhood were developed with assistance from community members and the Woodlea Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Woodlea neighbourhood is divided into three distinct Character Areas, highlighted in the map below. Character Statements have been created for each of the three Character Areas. In addition to the three Character Areas, separate Character Statements have been created for the entire Woodlea area.

Character Statements are a planning tool that will be applied in conjunction with *The City of Red Deer's Land Use Bylaw* and the generally applicable *Neighbourhood Planning and Design Standards* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Neighbourhood Planning and Design Standards* conflict with the Character Statements, the Character Statements shall prevail.

The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.

A Letter of Intention shall be submitted by the Applicant with development permit applications for Redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

1.3 Historical Properties

As of June 2017 there are four properties in the Woodlea area listed as having historical significance. Each is listed below.

- McKenzie/Ellis Residence HS-33 (5345 46 Avenue)
- Frank Pettepher Residence HS-45 (5045 45 Avenue)
- Walter Trump Residence HS-60 (5035 45 Avenue)
- Chestnut Tree HS-73 (4501 55 Street)



McKenzie/Ellis Residence HS-33

The City has surveyed several additional historic properties over the years. Additional information can be found within the City's *Historic Site Survey Project (2008)*, the *Historic Site Inventory Project (2009)*, the *Heritage Site Survey (2015)*, and the *Places of Interest List* (currently being compiled). The information gathered in these documents can assist landowners to explore a designation on a voluntary basis.

Applications for properties that are identified as HS (Historical Significance) in the *Land Use Bylaw* are to be reviewed applying the *Standards and Guidelines for the Conservation of Historical Places in Canada* as well as *Creating a Future for Alberta's Historic Places*. The Federal and Provincial requirements take precedence over Character Statements.

1.4 Interpretation

Wording contained in the following Character Statements are intentional and contain “shall”, “should” and “may” statements. Character Statements that contain “shall” are those which must be followed. “Should” statements mean compliance is recommended and generally expected but acknowledge that the Development Authority may vary these statements based on the extraordinary circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by a capitalized first letter are found in the Definitions section of this document or in the *Land Use Bylaw*.

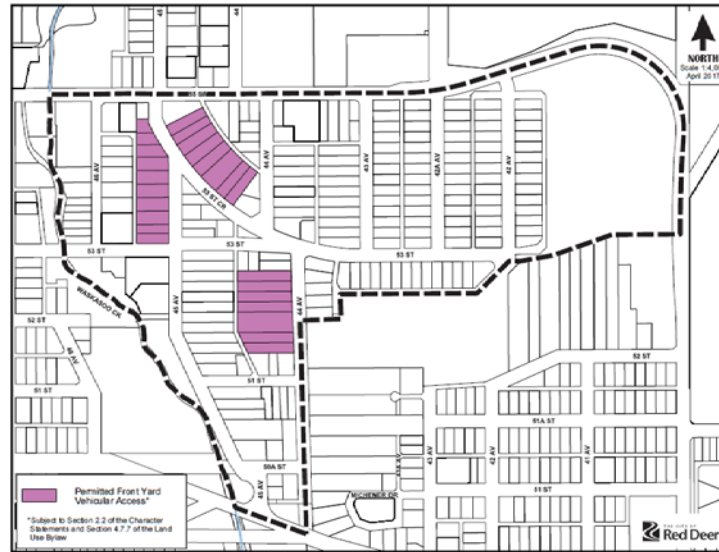
2. Design Standards applicable to the entire Woodlea neighbourhood

The following Character Statements will be applicable to the entire Woodlea Plan Area outlined on the Woodlea Plan Area Character Area Map.

2.1 Vehicular Access

1. Where a property does not have Rear Yard or Side Yard vehicular access, Front Yard vehicular access is allowed.
2. Notwithstanding Sections 4.6.9 and 5.6.9 of the Woodlea Character Statements, Front Yard vehicular access is discouraged in areas with Rear Yard or Side Yard access.
3. Notwithstanding Section 2.2 of these Character Statements and Section 4.7.7 Vehicular Access to Lots from Public Roadways of the *Land Use Bylaw*, Front Yard vehicular access is allowed where it is a dominant feature of the existing streetscape. Existing Front Yard vehicular access in areas where it is not a dominant feature of the existing streetscape may remain until the property is Redeveloped. Redevelopment of properties may require existing Front Yard vehicular access in areas where it is not a dominant feature to be removed. As shown in the map below, Front Yard vehicular access is considered a dominant feature of the streetscape in the following areas:
 - Properties on the west side of 45 Avenue between 5302 45 Avenue and 5344 45 Avenue;
 - 5335 45 Avenue, 5337 45 Avenue, 5339 45 Avenue, and properties along the north side of 53 Street Crescent between 4408 53 Street Crescent and 4434 53 Street Crescent
 - Properties on the west side of 44 Avenue between 5110 44 Avenue and 5138 44 Avenue.

Map 2.1.3(a) Front Yard Vehicular Access in Dominant Areas of Streetscape



4. Where Rear Yard or Side Yard vehicular access exist and Front Yard vehicular access is not a dominant feature of the streetscape, consideration for Front Yard vehicular access may only be granted in unique circumstances on the property such as retaining mature trees in the Rear Yard or Side Yard or an irregular parcel shape which limits development design options. In these circumstances the applicant is required to provide their reasons in writing for consideration by the Development Authority.
5. Front parking pads shall not be considered where there is vehicular access available from the Rear Yard or Side Yard, unless currently existing.

2.2 Boulevard Trees

1. Boulevard trees shall not be removed or harmed to accommodate development on private property. Protection of existing boulevard trees shall conform to the City's Contract Specifications.
2. Existing tree-lined boulevards within the plan area shall remain indefinitely; however, trees may be replaced over time with different species and caliper as determined by the City's Recreation, Parks, and Culture department.

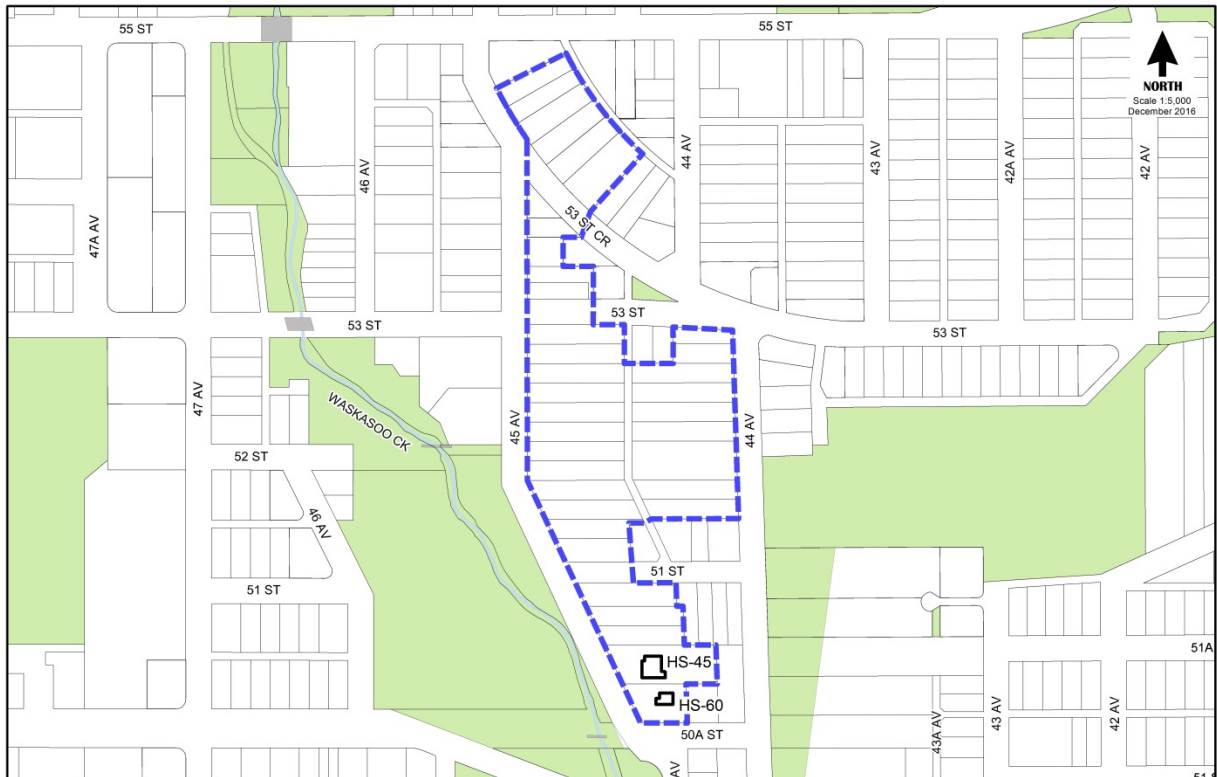
2.3 Building and Site Design

1. For corner lots where the primary entrance of the Dwelling Unit is not at the front of the property, the design of the Dwelling Unit should create a strong sense of entry from the Front Façade (such as thoughtful design of pathways, Landscaping, or porch features). All other properties shall have the primary entrance of the Dwelling Unit at the front of the property.
2. Side windows and balconies on Dwelling Units are to respect the privacy of neighbouring properties. They should be located to minimize direct views into existing neighbouring windows and views overlooking neighbouring yards. A sketch showing the window locations of existing adjacent Buildings shall be accompanied with any development application for a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street. Additional design elements to respect privacy

- of neighbouring properties may be required by the Development Authority.
3. Excessive loss of sunlight on adjacent properties due to Redevelopment may be considered by the Development Authority.
 4. If a new Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street is larger in Scale than the existing adjacent Dwelling Units, a transition in building widths should be created by visually dividing the building into smaller sections that approximate the width of adjacent Dwelling Units, and by scaling down the height as it approaches the adjacent Dwelling Units.
 5. For the purpose of assessing the Scale of a Dwelling Unit or major structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the street, photos of the adjacent properties on each side yard shall be accompanied with any development application. Supplementary information may be required by the Development Authority to further assess the impact of the proposed Dwelling Unit Scale on adjacent properties.
 6. Lots shall be compatible in the width, depth and area with properties existing within the Immediate Street Context as the proposed Redevelopment.
 7. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the Front Façade of the Dwelling Unit or recessed behind the Front Façade of the Dwelling Unit. In addition, in areas where there is Rear Yard or Side Yard vehicular access, the Front Façade of a front Attached Garage shall only be developed to less than or equal to 50% of the Front Façade of the Dwelling Unit.
 8. The height and total floor area of all Accessory Buildings shall not exceed the footprint area or height of the principal Building.

3. Central Woodlea Character Statement

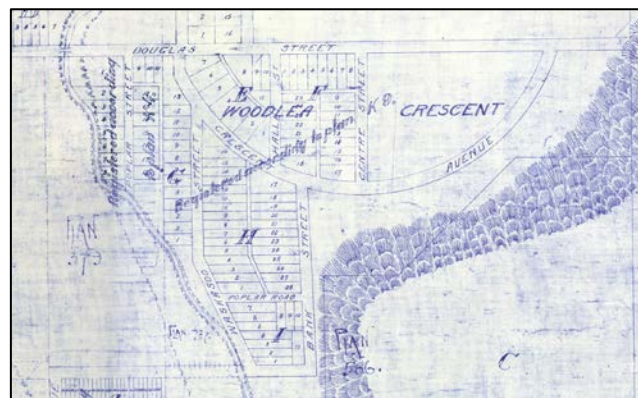
3.1 Character Statement Area Map



WOODLEA PLAN AREA CENTRAL WOODLEA PLAN AREA

3.2 Context and History

The Central Woodlea character area contains the earliest subdivisions and some of the most historic residences in Red Deer along 45 Avenue. In 1905 the land along 45 Avenue was subdivided by one of Red Deer’s first settlers, Leonard Gaetz and his son Halley. The layout of parcels were atypical to what was already existing in Red Deer; the parcels were much larger and longer in size, and varied from the standard



Red Deer & District Archives: K32 cropped

rectangular pattern (53 Street Crescent) emphasizing the Garden City and the City Beautiful movements. As a result, the subdivision proved to be well accepted with parcels selling promptly.¹

This Character Area includes two historically significant properties within Woodlea (see map 2.1 Character Statement Area Map) as well as several other unique character homes. Design of homes had both Queen Anne and Craftsman influences and were associated with early residential development in Red Deer. The first homes consisted of: wood construction, Gable roofs, brick chimneys, front porches, and patterned wood windows.



Walter Trump Residence (5035 45 Avenue)
HS-60 – Craftsman influences

After the economic crash of 1913 and into the Second World War very few homes were built. During the Second World War Red Deer saw a large increase in city residents; by 1943 Red Deer's population had doubled prior to that of pre-war times creating a huge housing shortage.² Attempts to manage the housing shortage involved renovations and creating multiple suites in existing homes and buildings, etc. Of the homes built during the Second World War, most consisted of 1 – 1 ½ storey bungalows with varied design influences. At the end of the Second World War Red Deer, along with much of Alberta, was in an economic boom influenced by the oil industry. During that time several simple, modest-sized homes were constructed of Minimal Traditional style.

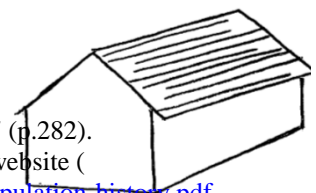
Since the 1970's the area has seen several properties redeveloped – properties either having significant renovations or older buildings being torn down and replaced with newer larger homes. Design and style of Redevelopment has varied influences including Ranch, Modern, and Craftsman.

3.3 Common Forms and Scale of Buildings

- Single detached dwellings constructed prior to the First World War ranging in size from 1 ½ storey dwellings to 2 storey dwellings influenced by Queen Anne and Craftsman architectural styles.
- Second World War homes ranging from 1 – 1 ½ storey Bungalows influenced by Tudor Revival, Ranch and Minimal Traditional styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and 1950's, in the Minimal Traditional style.
- Gable roofs, often with Dormer windows, creating living space within the roof and some type of porch entry feature are common.
- Detailing from other architectural styles and eras, such as



Single Detached Dwelling



Gable Roof

¹ *Homesteads That Nurtured a City* by E.L. Meeres, Fletcher Printing, Red Deer, 1977 (p.282).

² Population – City of Red Deer population history statistics on the City of Red Deer website (<http://www.reddeer.ca/media/reddeerca/about-red-deer/statistics-and-demographics/population-history.pdf>)

Victorian Architecture, is often found as scaled down elements.

- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Larger lots with generous Front and Side Yard Setbacks that are well treed and Landscaped adding to the aesthetic appeal of the streetscape.
- Scale is related to architectural style and is reflected in the Building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional architectural style and a small square footage.
- Front yard Setbacks along 45 Avenue facing Coronation Park follow the angle of the street offering privacy to adjoining neighbours.
- Front yard Setbacks along 53 Street Crescent follow the curvature of the street.



5045 45 Avenue (Frank Pettepher Residence HS-45) – Craftsman Style



5109 45 Avenue – Queen Anne influences



4434 53 Street Crescent – Bungalow with Queen Anne influences

3.4 Common Building Materials

- Wood cladding (wood shingle cladding and clapboard siding) or wood-replica siding;
- Vinyl or aluminum siding;
- Stone, river rock, sandstone detailing;
- Stucco;
- Asphalt shingles; and
- Cement, or cement block foundations.



Minimal Traditional Style – renovated with vinyl siding

3.5 Other Common Elements

- Mature tree lined streets with wide boulevard and separated sidewalks along 45 Avenue and 53 Street Crescent.
- Large well Landscaped, maintained yards complete with mature vegetation.

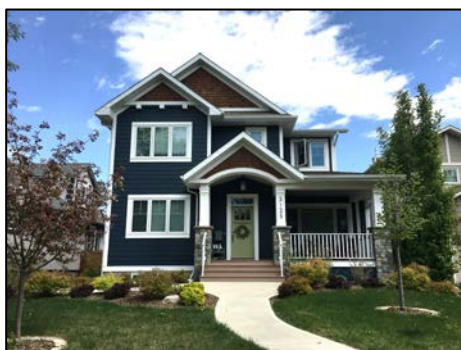
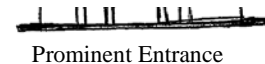
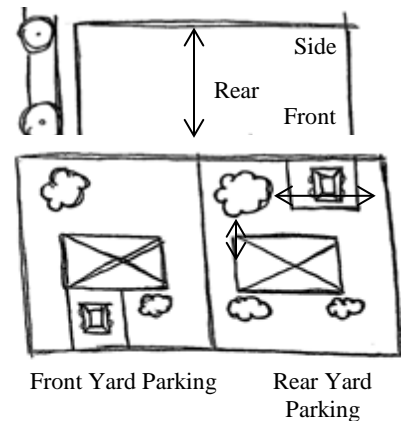


Separated sidewalks with tree lined streets

- Minimal front garages and driveways along 45 Avenue where the parcels can be accessed by a rear lane. Several properties along 44 Avenue and 53 Street Crescent are accessed from the front despite the rear lane access.
- Very walkable streets. The streets becoming informal meeting places.

3.6 Design Standards

1. Existing trees, natural features, Boundary Hedges, fences, gates and Landscaped boulevards shall be identified on a site plan for Redevelopment. The plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks, prevalent in the Immediate Street Context.
3. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
4. Slight variances to the Front Yard Setback may be allowed to maintain existing natural features/trees to better align with the Immediate Street Context.
5. Dwelling Units shall have a primary Prominent Entrance facing the front of the property and are encouraged to incorporate a permitted projection (such as a porch).
6. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
7. Upper storey living spaces, wholly or partially, may be incorporated within the roof structure for increased floor area. Dormer/end Gable windows are encouraged to provide adequate light to these spaces.
8. Additions to the Front Façade shall not be allowed unless the proposed Front Yard Setback, Building design, siting, and materials utilized are compatible with the Immediate Street Context.
9. Dwelling Units shall incorporate a range of architectural features and design details along the front façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.



2010 Craftsman Style Redevelopment



1974 Ranch Style Redevelopment

4. Chinese Market Garden Character Statement

4.1 Character Statement Area Map



WOODLEA PLAN AREA CHINESE MARKET GARDEN CHARACTER AREA

4.2 Context and History

Prior to the development seen today, lands east of 43 Avenue were used as a large commercial garden. In 1924 the area was acquired by Chinese partners, who then transferred the land to new landowners who operated the Sam Wo Market Gardens. The gardens continued in this location until 1948 when it was relocated to the Mountview neighbourhood.¹

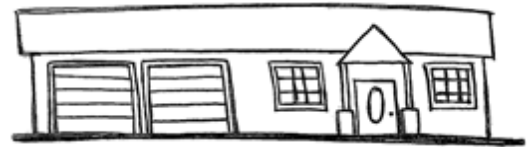
In 1949, the land west of 42A Avenue was subdivided into residential parcels; in 1951 lands on the east and west side of 42 Avenue were subdivided thereby completing the design of the Character Area as it now remains. The majority of



Red Deer & District Archives: N7 crop, c. 1943 shows the Chinese Market Garden on the right.

¹ *Mingling Memories*, Red Deer East Historical Society, Red Deer, 1979 (p 718 -719) and RG 2 City Commissioner fonds (Accession 2016-759, Box 1, File 2: 1917-1929)(p. 178-179).

homes in this area were constructed between 1950 and 1955. Homes developed at this time were simple and modest in design. Typical homes consisted of 1 storey bungalows with a Hipped Roof or a Ranch architectural influence.



Ranch Style

Redevelopment in the area has been steady. As demand to be closer to the city centre grows it is expected that further Redevelopment will continue.

4.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with flat and simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent large Front Yard Setbacks typically ranging from 8.4m to 11.2m.
- Large Side Yard Setbacks
- Lot widths are consistently between 15.24 m and 15.75 m.
- Additions by way of adding a second floor are common, however additions have also been constructed to the side and rear of existing dwellings.
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.

4.4 Common Building Materials

- Wood;
- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.



Tree lined street with separated sidewalks

4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern.
- Mature tree lined streets with separated sidewalks.
- No vehicular access from the street. Detached Garages are accessed from the rear lane, are out of sight, and don't affect the Character when viewed from the street.

4.6 Design Standards

1. Roof styles and slopes should align with the



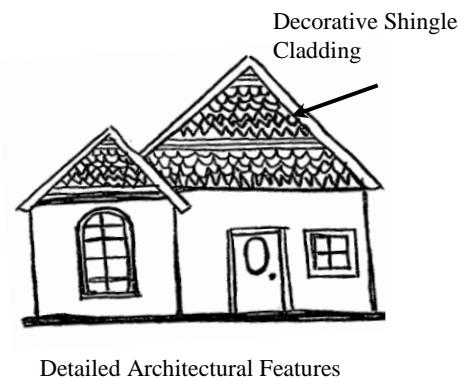
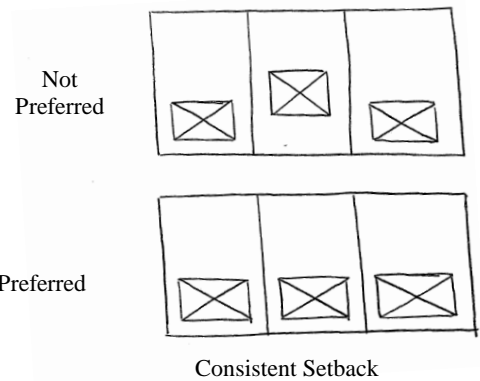
Preferred Roof Design



Not Preferred Roof Design

Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.

2. Dormers or similar design elements may be encouraged provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions of less than 30%, will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design and Building Materials utilized with the Immediate Street Context.
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance with the requirements of the underlying land use district.
7. Dwelling Units are encouraged to incorporate a permitted projection (such as a porch). Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.
9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
 - driveways;
 - front Attached Garages; and
 - parking pads.





Typical Bungalow with Gable Roof



Typical Bungalow with Hipped Roof



Bungalow with porch addition

5. Nazarene Camp Character Statement

5.1 Character Statement Area Map



WOODLEA PLAN AREA NAZARENE CAMP CHARACTER AREA

5.2 Context and History

In 1912 the first church in Woodlea, the Pentecostal Church of the Nazarene, was built along Ross Street at the foot of Michener Hill. During the First World War the church started using the neighbouring open areas for large evangelical revival camp meetings. In 1920 the church moved to a more central location in downtown Red Deer but continued to use the land in Woodlea for revival camp meetings. In 1923 and 1925 the Church of the Nazarene expanded their Woodlea property to include a church camp for revival meetings and summer holidays, and a large wooden summer tabernacle.



Red Deer & District Archives: P4431
cropped, 1948
Nazarene Camp (circled)

During this time the Nazarene Camp became one of the largest summer evangelical revival centres in Alberta. In the early 1950's the property was sold to support other Nazarene projects in Red Deer and subdivided into the residential lots existing today.¹

In 1955 the subdivision of land was registered with Land Titles with the area fully developed by 1957. Today the area is developed with original one storey Bungalows with Hipped Roofs and Ranch style dwellings.

5.3 Common Forms and Scale of Buildings

- 1 storey Bungalows and Ranch style dwellings with simple Front Facades, with a front entry flush or slightly recessed to the remainder of the dwelling. Landings or front porches are typical on all dwellings.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Consistent Front Yard Setbacks typically ranging from 4.5m to 6.0m along 53 Street and 8.0m to 9.5m along 44 Avenue. However, the perceived Front Yard is much larger as the road right of way along 53 Street extends south approximately 3.0 m. This 3.0 m is adjacent to the front property lines and is grassed.
- Lot widths are 15.24 m along 53 Street, with the exception of the triangular parcel at 4201 53 Street, and are generally 18.29 m along 44 Avenue with the exception of those parcels near the corner of 53 Street. Side Yard Setbacks in this area are much smaller than the other Character Areas in Woodlea, and typically only meet the 1.5m minimum R1 Residential (Low Density) District standard outlined in the City's Land Use Bylaw.
- Redevelopment within the area is uncommon.
- All dwellings are one storey in height with the exception of one redeveloped dwelling with a second storey addition.
- Front walkways leading from the public sidewalk to the Prominent Entrance of the dwelling.



Consistent Front Yard Setbacks along



Square and compact shape

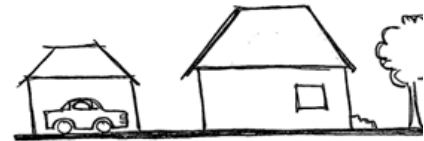
5.4 Common Building Materials

- Wood;
- Vinyl or aluminum siding;
- Stucco;
- Concrete or stone faced foundation; and
- Brick or stone detailing.

¹*Vine of His Planting* by Dorothy J. Thomson (1961) (p 11-12, and 28-29).

5.5 Other Common Elements

- Well connected sidewalks and pathways along the streets.
- Well-kept grassed Front Yards with separated sidewalks.
- With the exception of 5125 44 Avenue there is no vehicular access from the street. Detached Garages are accessed from the rear lane, are out of sight, and do not affect the Character when viewed from the street.



Detached Garage

5.6 Design Standards



Typical Bungalow with Hipped Roof

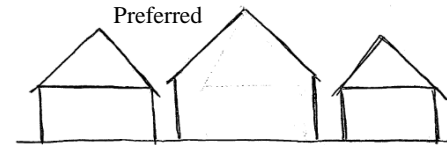


Typical Ranch style dwelling with Gable Roof
Consistent Roof Design

1. Roof styles and slopes should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, building articulation and stepping back of the upper floor to break up the larger building form and reduce the impact to adjacent properties.
2. Dormers or similar design elements may be encouraged to provide some additional living space in the roof.
3. Building additions, greater than 30% of the total square footage of the existing Building, shall be developed by the addition of a second storey, or in the Rear Yard. Only additions less than 30% will be considered in the Front or Side Yard.
4. Additions proposed to the Front Façade shall not be allowed unless there is no impact to the typical Front Yard Setback within the Immediate Street Context. Front additions shall be sensitive and compatible in Building design, siting and materials utilized with the Immediate Street Context.
5. Dwelling Units shall be sited on the lot to be compatible with the existing pattern of dwelling placement in terms of Front Yard, Side Yard, and Flankage Setbacks prevalent in the Immediate Street Context.
6. Side Yard and Rear Yard Setbacks for Accessory Buildings shall be in accordance



Preferred



Not Preferred



Redevelopment – second storey addition

- with the requirements of the underlying land use district.
7. Front projections shall require the same Front Yard Setbacks as the Dwelling Unit.
 8. Dwelling Units shall incorporate a range of architectural features and design details along the Front Façade of the Dwelling Unit. Exterior Building Materials and colors should be reflective of, similar to and compatible with those present within the Immediate Street Context.
 9. Front Yard vehicular access shall not be considered on parcels where there is vehicular access available from a Rear Yard or Side Yard. This includes the following Front Yard examples:
 - driveways;
 - front Attached Garages; and
 - parking pads.

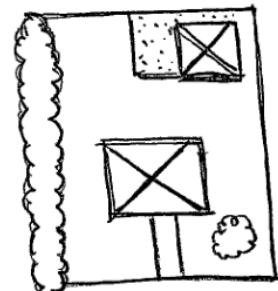
6. Definitions

Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.



Attached Garage

Boundary Hedge is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.



Boundary Hedge

Building Materials are materials used for construction. For the purpose of this document, Building Materials predominantly refer to exterior cladding materials, such as brick, stone, and wood.

Bungalow means a single storey detached Dwelling Unit which may include a second storey built into a sloping roof.

City Beautiful is an urban planning movement from the 1890's and 1900's which emphasized grandeur, order, symmetry, and harmony in the built environment. It was believed that these qualities would consequently be inspired in the landowners.

Common Building Materials is a similarity in the substance, or a mixture of substances that constitute a building.

Common Form is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.

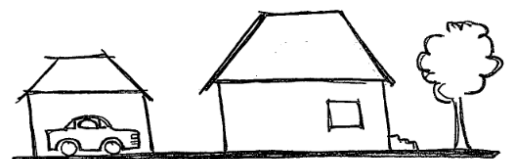
Common Scale is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.

Craftsman Style is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class. Common architectural elements include:

- Low-pitched roof lines, Gabled or Hipped Roof
- Deeply overhanging Eaves,
- Exposed rafters or decorative brackets under Eaves
- Front porch beneath extension of main roof
- Tapered, square columns supporting roof
- 4-over-1 or 6-over-1 double-hung windows



Craftsman Style



- Frank Lloyd Wright design motifs
- Hand-crafted stone or woodwork
- Mixed materials throughout structure

Detached Garages are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

Dormer is framing which projects from a sloping roof, providing an internal recess in the roof space.

Dormer Window is a window in a Dormer for lighting a room adjoining a sloping roof.

Eaves are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a Building. The Eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.

Flankage is the Side Yard abutting a street on a corner lot.

Front Façade refers to the front elevation of the dwelling which faces the street and contains the main entrance.

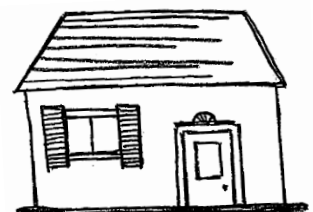
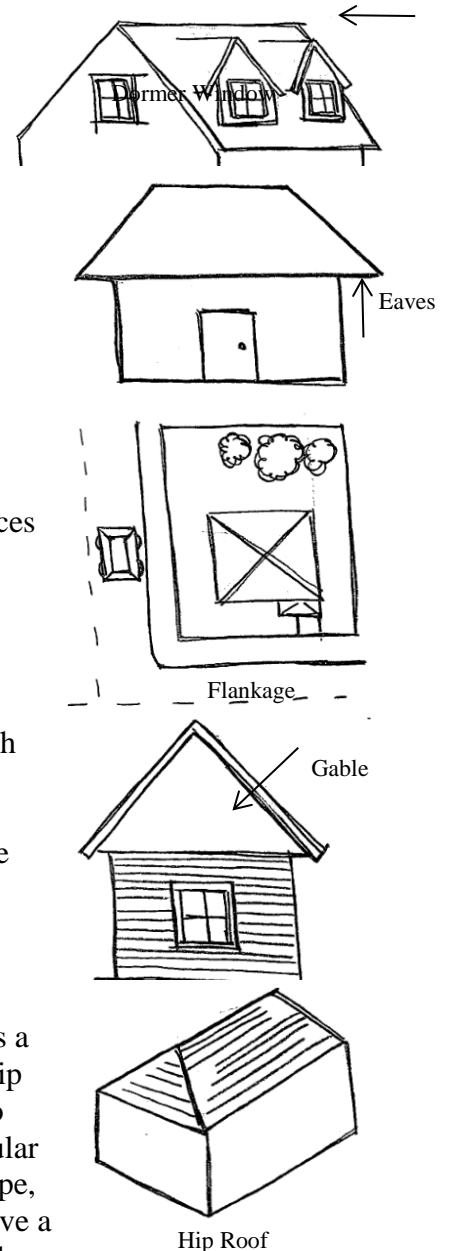
Gable is the upper triangular-shaped portion of the end wall of a Building.

Gable Roof means a roof with two sloping sides and a Gable at each end.

Garden City is an urban planning movement which emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens.

Hip Roof or **Hipped Roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no Gables or other vertical sides to the roof. A square Hip Roof is shaped like a pyramid. Hip Roofs on houses could have two triangular sides and two trapezoidal ones. A Hip Roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip Roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip Roofs often have Dormer slanted sides.

Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).



Minimal Traditional Style is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:

- small with minimal decorations
- low or moderately pitched roof
- minimal Eaves and roof overhang
- side Gable, often with one front-facing cross Gable
- front door entrance under the front cross Gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Minimal Traditional Style

Modern architecture refers to the Building style of the early to mid-20th century. Common themes of Modern architecture include:

- emphasis on function, meaning that the result of design should derive directly from its purpose
- simplicity and clarity of forms and elimination of "unnecessary detail"
- materials at 90 degrees to each other
- visual expression of structure (as opposed to the hiding of structural elements)
- the related concept of "Truth to materials", meaning that the true nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else
- use of industrially-produced materials; adoption of the machine aesthetic
- particularly in International Style modernism, a visual emphasis on horizontal and vertical lines

Prominent Entrance is a Building entrance that is conspicuous in its position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.

Queen Anne Style is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;
- dominant front-facing Gable, often cantilevered out beyond the plane of the wall below;
- overhanging Eaves;
- round, square, or polygonal tower(s);
- shaped Gables;
- a porch covering part or all of the front façade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;
- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden

- shingles over brickwork, etc.;
- dentils;
- classical columns;
- Spindle work;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

Ranch Style is a domestic architectural style originating in the United States. The Ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch style houses have many of these features:



Ranch Style

- Single story
- Low pitched Gable roof
- Deep-set Eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Rectangular, L-shaped, or U-shaped design
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached Garage
- Simple floor plans
- Emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters

Scale is defined as the size of a Building and its component parts in comparison with the size of neighbouring dwellings.

Setback is defined as the distance of a structure from a property line.

Tudor Revival means a medieval architectural style adapted from Great Britain to the United States during the last quarter of the 19th century where it was incorporated into homes across America. The essential characteristics of a Tudor Revival house usually include the use of half-timbering, oversized fireplaces, and the use of brick and stucco siding. Roofs are steeply pitched, and Dormers and overhangs are common.

Victorian Architecture refers to styles that emerged in the period between 1830 and 1910, during the reign of Queen Victoria. They were often influenced and revived from historic styles mixed with the introduction of Middle East and Asian influences.

7.15 ¹Major Entry Areas Overlay District

1. General Purpose

The purpose of this District is to ensure that development along major commercial corridors leading into the City is visually attractive, creates a welcoming environment and does not prejudice pedestrian and traffic safety or the function of adjacent public roadways.

2. Definitions

- (a) **“Major Entry Areas”** means those areas adjacent to Major Corridors which are highly visible to motorists and include an area of at least 20m measured from the Site Boundary that is adjacent to the Major Corridor.
- (b) **“Major Corridors”** mean:
- a. Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street;
 - b. Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive / 80 Street;
 - c. Taylor Drive from the southern boundary of the City to 22 Street;
 - d. 67 Street/Highway 11 from the western boundary of the City to Taylor Drive;
 - e. Highway 11A from the western boundary of the City to Taylor Drive; and
 - f. Highway 2 within the City boundary.

3. Permitted and Discretionary Uses

- (a) Those uses listed as Permitted Uses and Discretionary Uses in the existing underlying land use District; and
- (b) ²Notwithstanding any other provision in this Bylaw, the following Signs shall not be allowed within the Major Entry Areas Overlay District:
- a. Billboard Sign;
 - b. Dynamic Sign; and
 - c. Electronic Message Sign.

4. Application

¹ 3357/G-2016

² 3357/B-2018

- (a) The Major Entry Areas Overlay District is shown on the Land Use Constraints Maps J24, J23, J22, I23, I22, F21, G21, H21, I21, J21, K21, H20, I20, H19, I19, I18, J18, K18, I17, K17, I16, H16, H15, I15, I14, I13, J13, J12, K12, K11, L11, M11, M10, K10, L10, L9 and M9;
- (b) The Major Entry Areas Overlay District applies to all Sites that have one or more Boundaries that are adjacent to a Major Corridor, as identified on Figures 7A to 7I; and
- (c) The regulations of this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the existing underlying District contradict or will not serve to achieve the general purpose of this District, the Major Entry Area Development Regulations shall prevail, with the exception of any residential property.
- (d) All applications within a Major Entry Area that are adjacent to a provincially owned Major Corridor shall be circulated to Alberta Transportation for their review and comment.

5. Major Entry Areas Regulations for Buildings

- (a) All Buildings on a Site shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual Buildings dictates a specific style or image associated with a company. In such instances, the Development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority;
- (b) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the Building, or concealed by incorporating it within the Building roof; and
- (c) All Buildings have a Gross Floor Area greater than 2,000.0m² or a single wall length greater than 5.0m visible from a Major Corridor, shall comply with the following design criteria, to the satisfaction of the Development Authority:
 - (i) the roof line and building façade shall include design elements that reduce the perceived mass of the Building and add architectural interest, and
 - (ii) the use of Landscaped Areas adjacent to exterior walls which are visible from a Major Corridor, to minimize the perceived mass of the Building and to create visual interest.

6. Major Entry Areas Regulations for Site Design

- (a) Vehicular entrances and exits, as well as on-Site and off-Site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, efficient and convenient on-Site and off-Site vehicular traffic and pedestrian circulation pattern;
- (b) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses;
- (c) Development on adjacent Sites shall be integrated by direct on-Site access connections to provide opportunities for convenient and free flowing traffic movements between Sites where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as Grade elevations, Site configurations and location of existing Buildings; and
- (d) ¹Service Stations, Motor Vehicle Sales, Service and Repairs and Restaurants with a drive-through service shall be developed in accordance with the following additional criteria:
 - (i) The design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the development, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off-Site and on-Site; and
 - (ii) Any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the Principal Building(s), with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the Principal Building(s).

7. Major Entry Areas Regulations for Landscaping

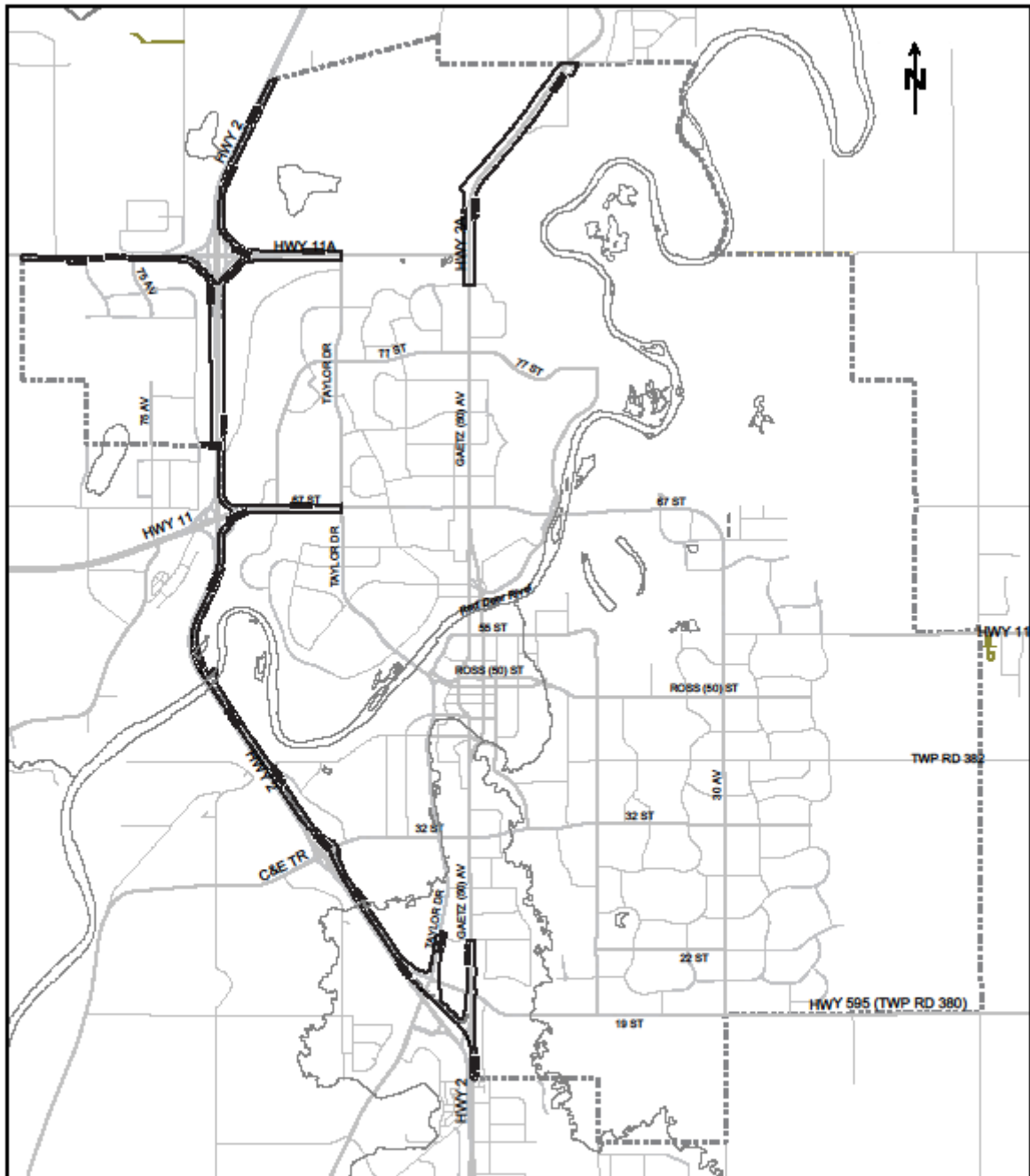
- (a) In the Major Entry Area, the following minimum regulations shall be met:
 - (i) one tree shall be required for each 40.0m² of Landscape Area;

¹ 3357/G-2018

- (ii) the proportion of deciduous and coniferous shall be approximately 50:50;
- (iii) where new trees are otherwise required, existing trees having a height of 2.5m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changes;
- (iv) two deciduous shrubs are required for each 40.0m² of landscape area;
- (v) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.

8. ¹DELETED

¹ 3357/B-2018



**Major Entry Areas: Subject to Landscaping Requirements
& Restrictions on Billboards & Dynamic Signs**





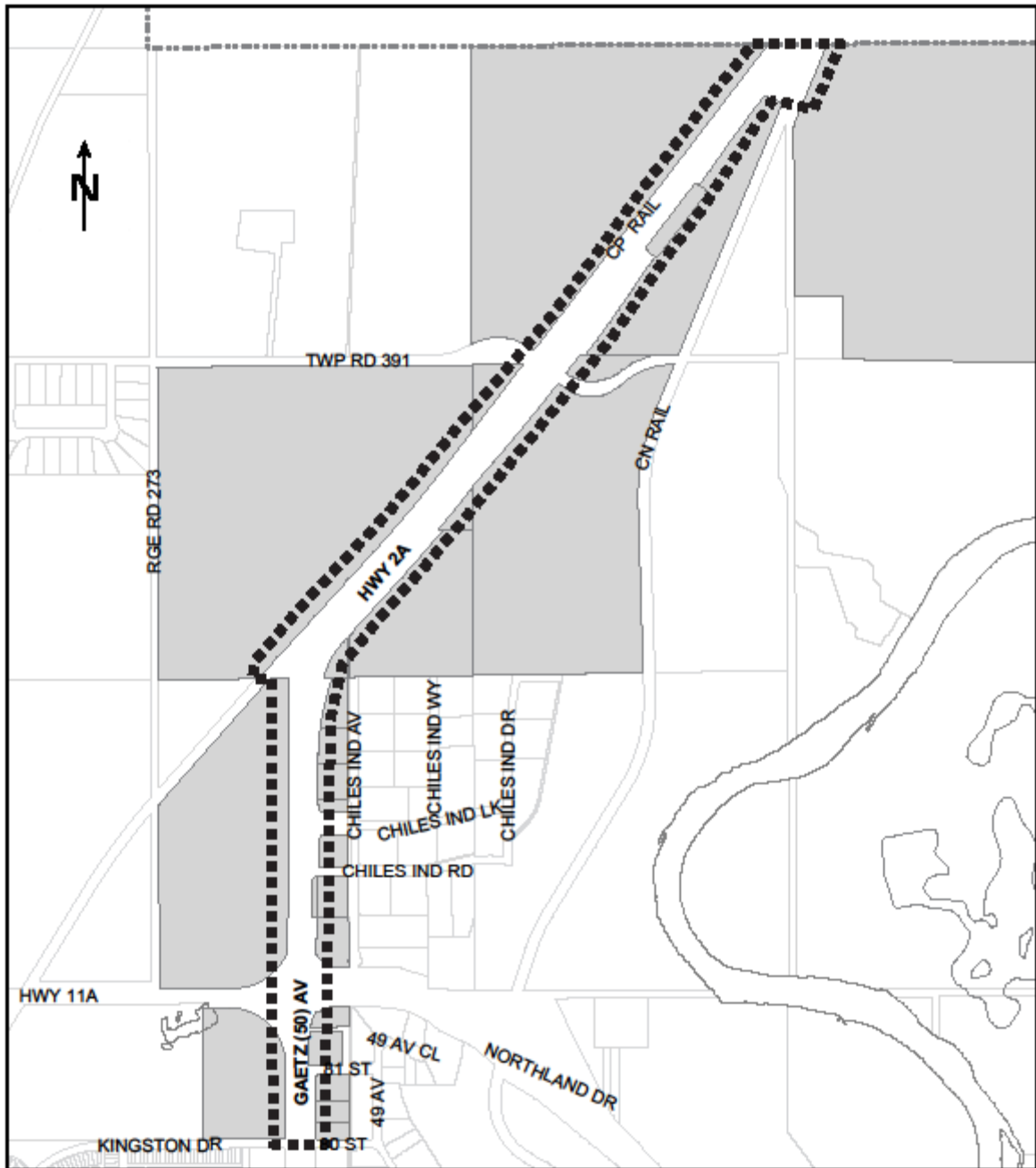
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  City Boundary

Figure 7A
Bylaw No. 3357/2006



Major Entry Area Affected Parcels (North East End):
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






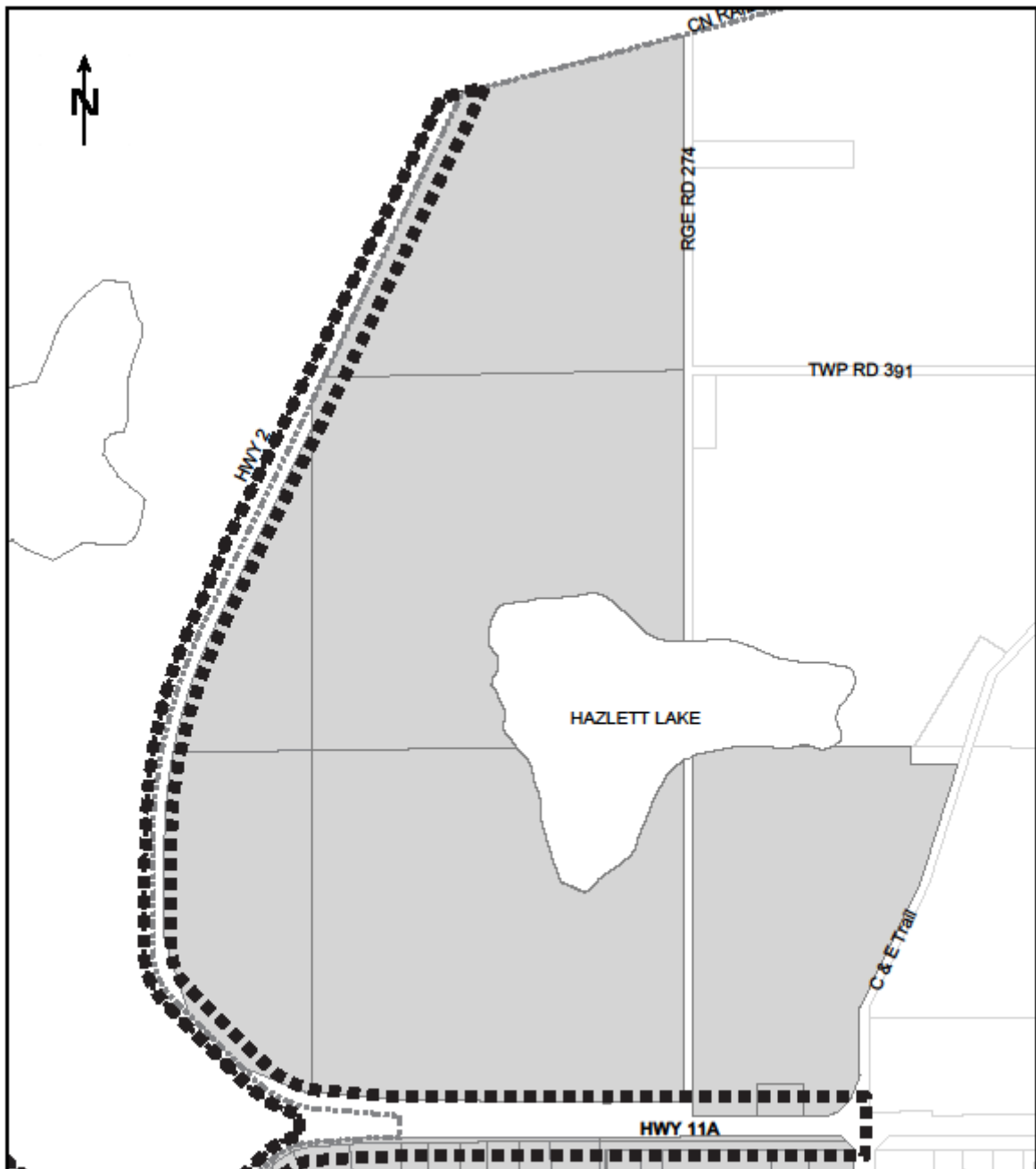
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 7B
 Bylaw No. 3357/2006



Major Entry Area Affected Parcels (North West End):
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






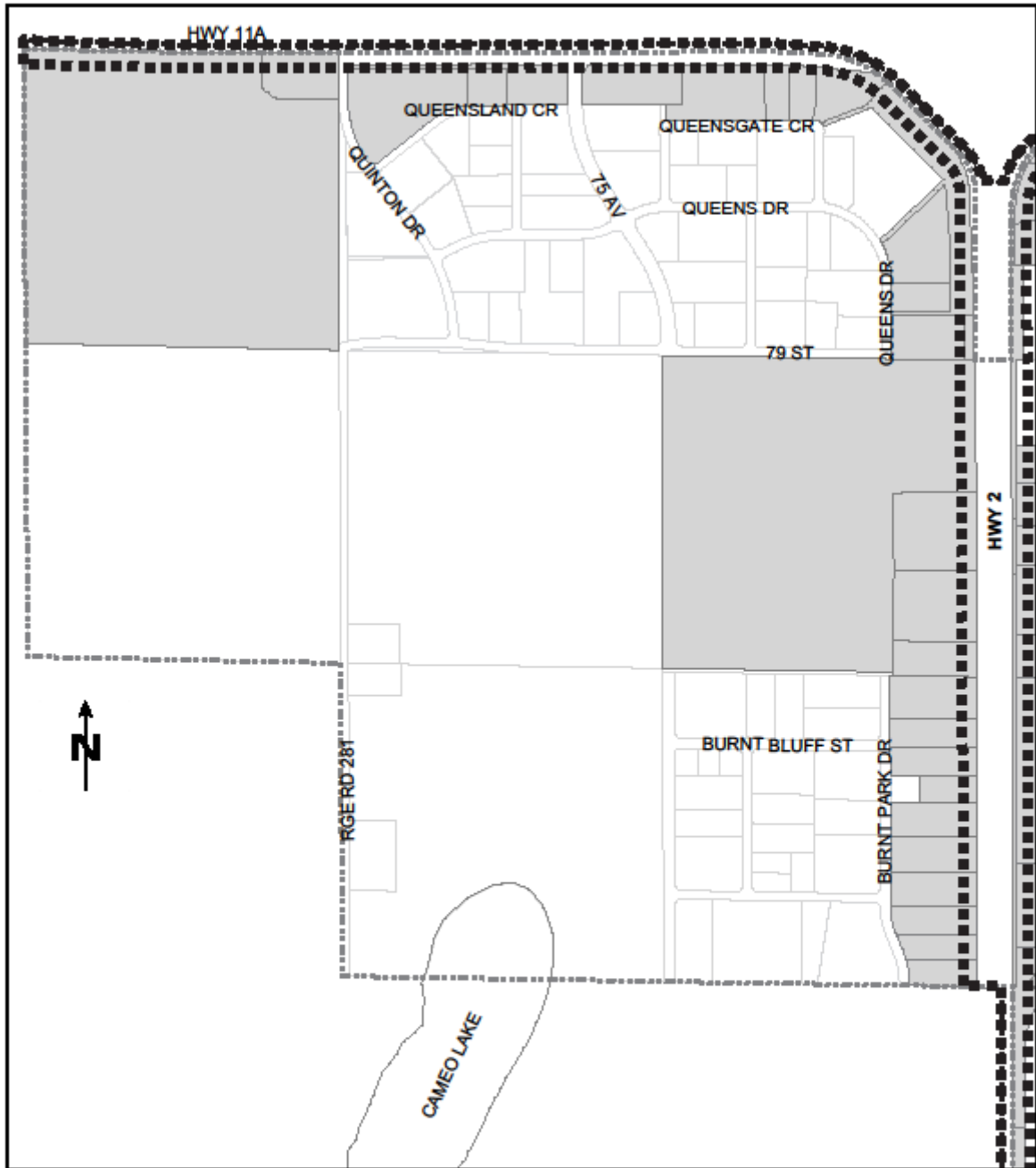
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 7C
Bylaw No. 3357/2006



Major Entry Area Affected Parcels (West QE2):
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs




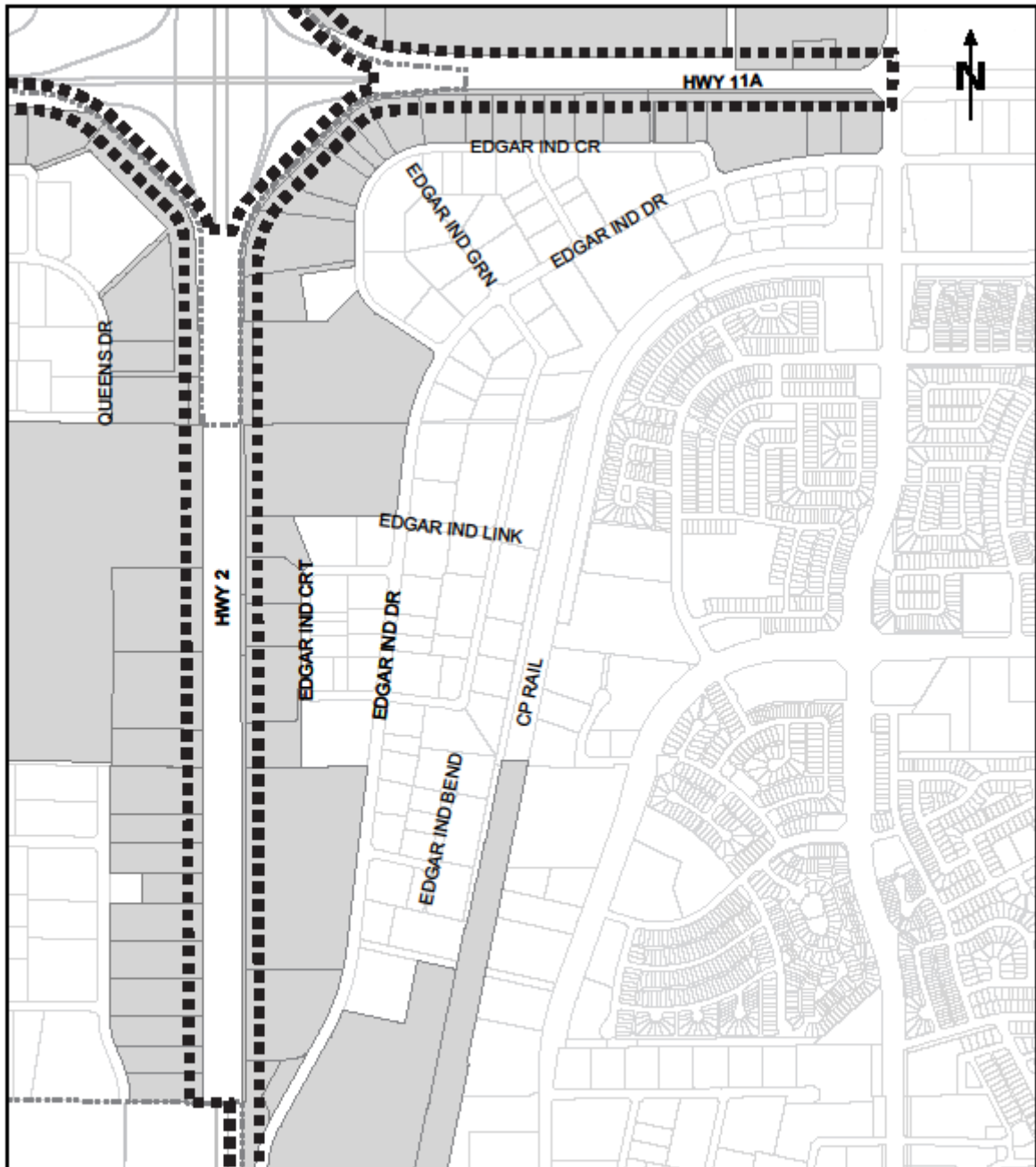
-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary



Figure 7D
 Bylaw No. 3357/2006



Major Entry Area Affected Parcels (Between 67 St. & Hwy 11A):
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






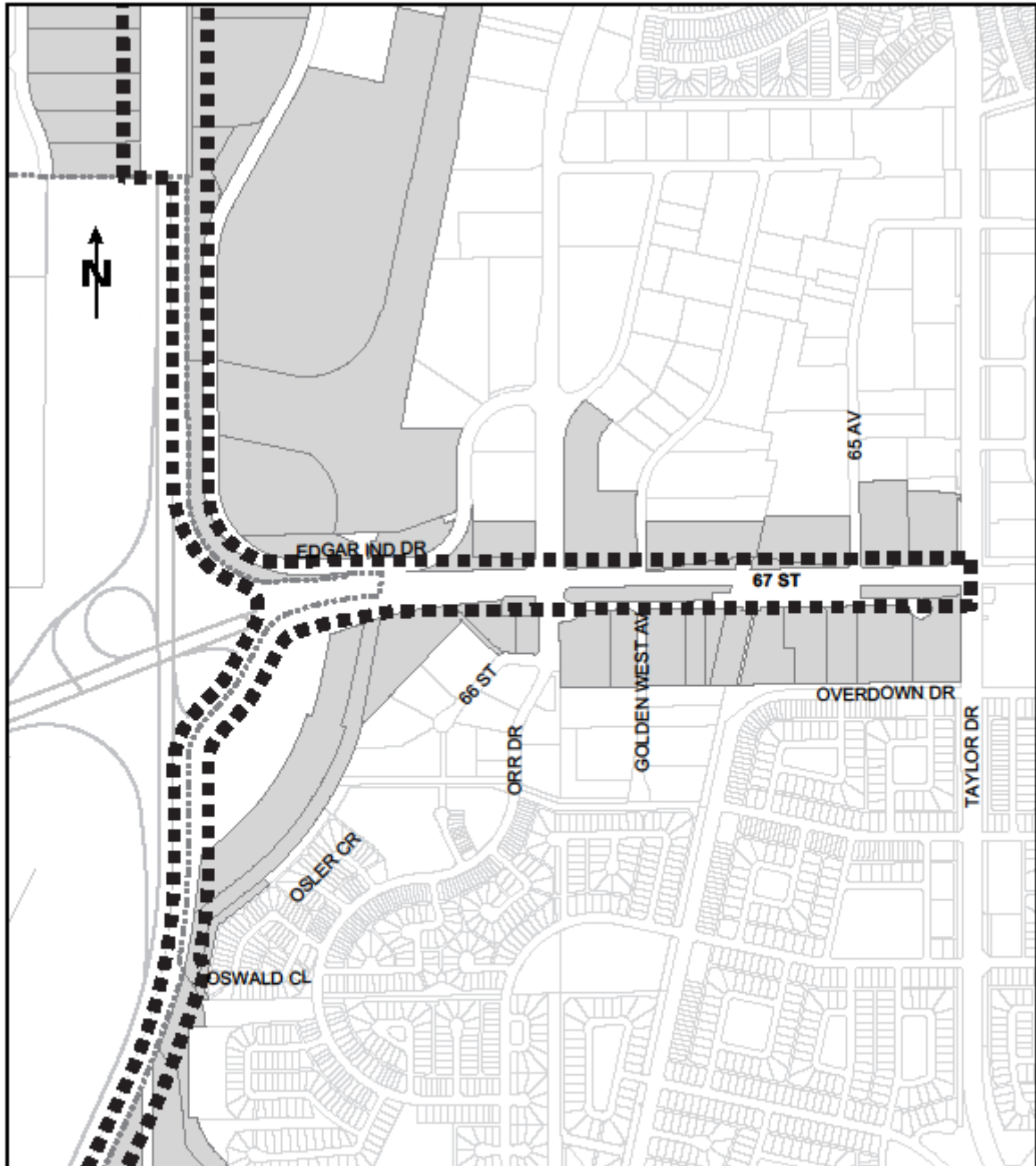
-  Major Entry Area Overlay District
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

Figure 7E
 Bylaw No. 3357/2006



Major Entry Area Affected Parcels (67 St.):

Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






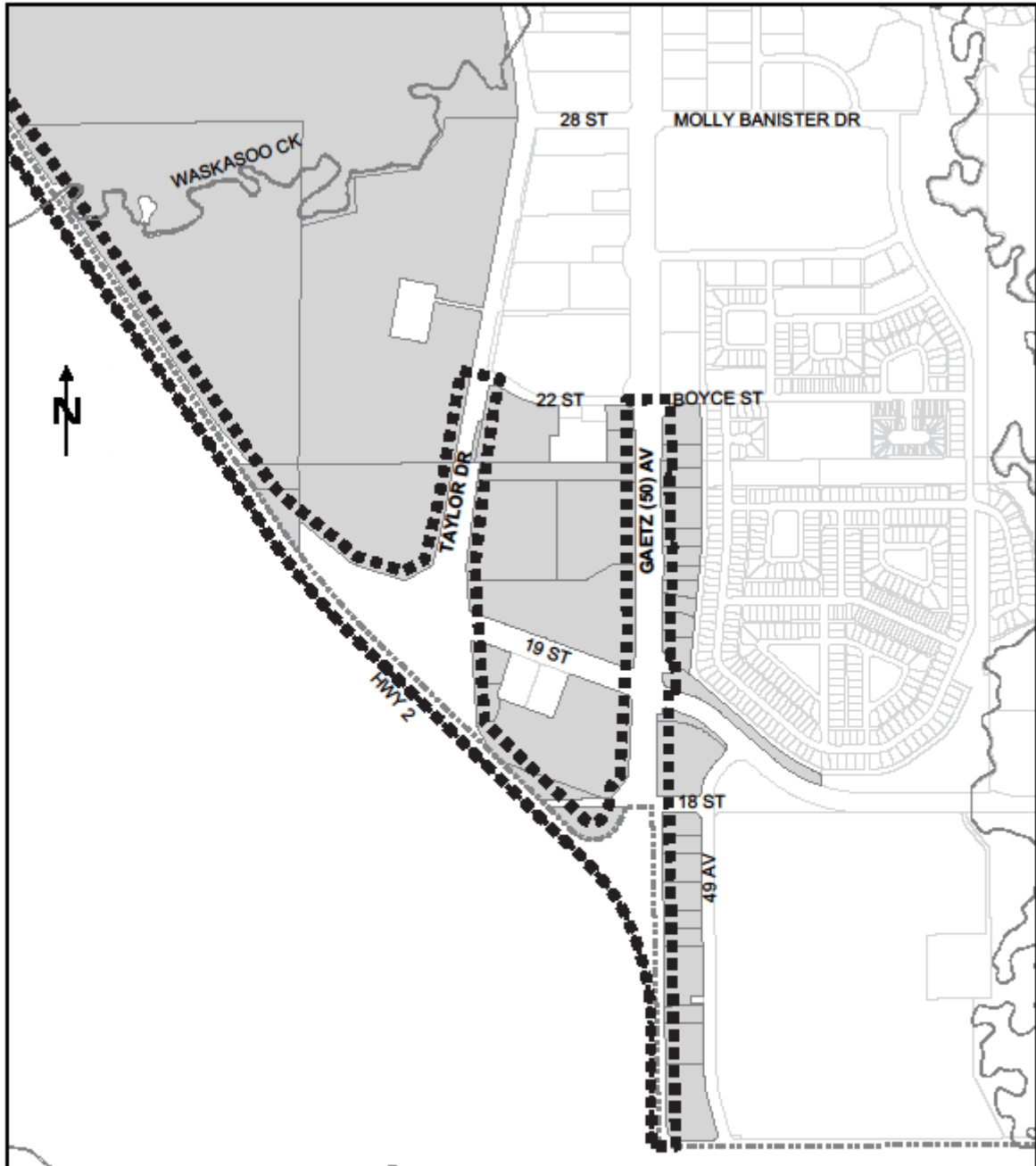
-  Major Entry Area Overlay District (to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

Figure 7F
Bylaw No. 3357/2006



Major Entry Area Affected Parcels (South End):
 Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






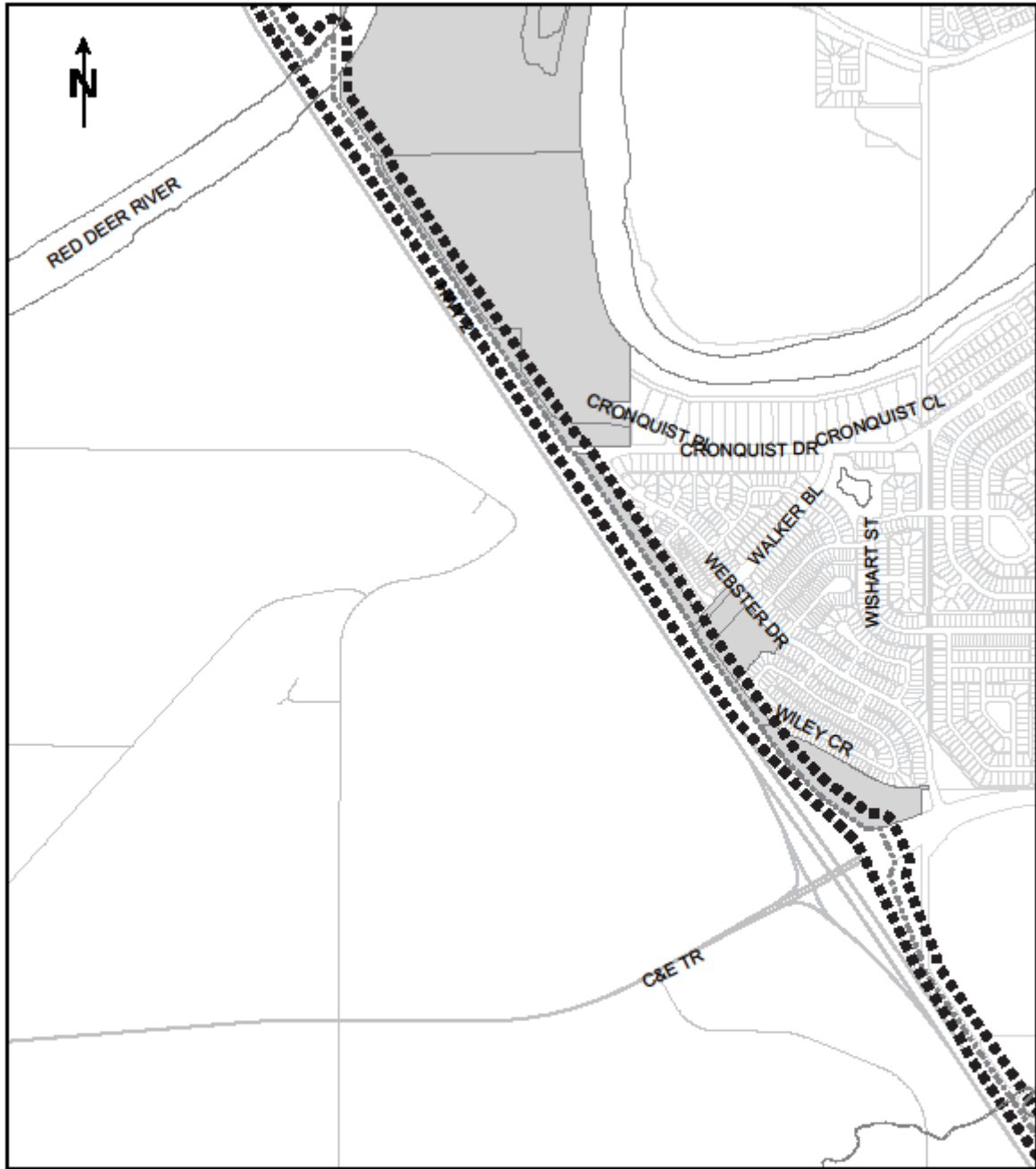
-  Major Entry Area Overlay District (to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 7G
 Bylaw No. 3357/2006



Major Entry Area Affected Parcels (Hwy 2 South):
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






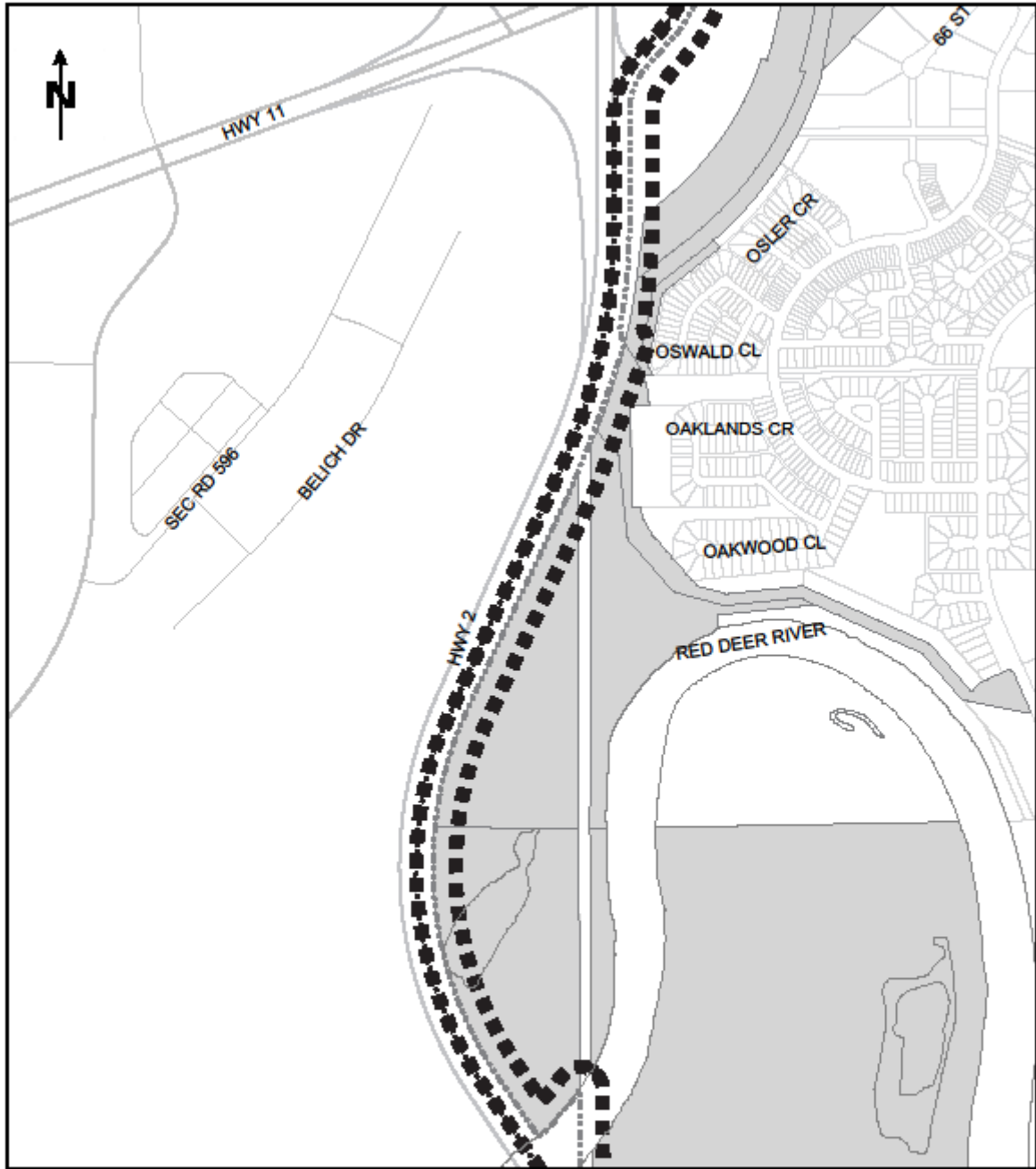
-  Major Entry Area Overlay District
(to 20 metres adjacent the streetscape of concern)
-  Affected Parcels
-  City Boundary

Figure 7H
Bylaw No. 3357/2006



Major Entry Area Affected Parcels (Hwy 2 North):
Subject to Landscaping Requirements & Restrictions on Billboards & Dynamic Signs






-  Major Entry Area Overlay District
(to 20 metres adjacent the Major Corridors)
-  Affected Parcels
-  City Boundary

Figure 71
Bylaw No. 3357/2006

7.16 ¹Little Close Overlay District:

1. General Purpose

The purpose of this overlay is to allow for an increase to the maximum site coverage within an R1A district.

1. Application

In the Little Close Overlay District, the site coverage regulation set out in the underlying district is modified as follows:

Regulation	Requirements
Site Coverage Maximum	50% (includes garage and accessory buildings)

¹ 3357/Q-2017