

## **Part Six: Industrial Districts and Regulations**

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**6.1 I1 Industrial (Business Service) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.5(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

**1. I1 Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	<sup>2</sup> Building Sign; and
(v)	<sup>3</sup> Freestanding Sign.
(vi)	Industrial support services.
(vii)	<sup>4</sup> DELETED
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(ix)	Service stations.
(x)	<sup>5</sup> Warehousing.
(xi)	<sup>6</sup> Outdoor storage.
<b>(b) Discretionary Uses</b>	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).
(iv)	<sup>7</sup> Billboard Sign;

<sup>1</sup> 3357/N-2019

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/B-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/E-2006

<sup>6</sup> 3357/E-2006

<sup>7</sup> 3357/B-2018

**(b) Discretionary Uses *continued***

- (v) <sup>1</sup>DELETED
- (vi) <sup>2</sup>DELETED
- (vii) <sup>3</sup>Dynamic Fascia Sign; and
- (viii) <sup>4</sup>Dynamic Freestanding Sign.
- (ix) Crematorium
- (x) Dangerous goods occupancy.
- (xi) Restaurant.
- (xii) <sup>5</sup>Sale of large trucks over 10,000 Kg, Manufactured Homes, heavy construction equipment and machinery
- (xiii) Sale of horse, stock, and light flatdeck and cargo trailers.
- (xiv) <sup>6</sup>DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) <sup>7</sup>Industrial trade schools (maximum capacity of 60 persons).
- (xvii) <sup>8</sup>Accessory outdoor display or sale of goods
- (xviii) <sup>9</sup>Pet Crematorium
- (xix) <sup>10</sup>Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District.
- (xx) <sup>11</sup>Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.
- (xxi) <sup>12</sup>Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.

**2. I1 Industrial (Business Service) District Regulations**

(a) Table 6.1 I1 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height	n/a

<sup>1</sup> 3357/G-2016, 3357/B-2018

<sup>2</sup> 3357/G-2016, 3357/B-2018

<sup>3</sup> 3357/B-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/E-2016

<sup>6</sup> 3357/B-2018

<sup>7</sup> 3357/L-2011

<sup>8</sup> 3357/E-2006

<sup>9</sup> 3357/M-2008

<sup>10</sup> Correction 38

<sup>11</sup> 3357/L-2018

<sup>12</sup> 3357/L-2018

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m, except Edgar Industrial Drive “and I1 <sup>1</sup> zoned lands located within an Eco Industrial Park Overlay District” which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m <sup>2</sup>
Frontage Minimum	22.0 m

- (b) <sup>2</sup>I1 District is subject to any applicable industrial regulations listed within section 6.5.
- (c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

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<sup>1</sup> 3357H-2014

<sup>2</sup> 3357/N-2019

**6.2 I2 Industrial (Heavy Industrial) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.5 (2)(b) in which nuisance factors have a high probability of occurring.

**1. I2 Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>
(i) All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
<b>(b) Discretionary Uses</b>
(i) Auction Mart, including livestock.
(ii) All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii) <sup>2</sup> Medical Marihauna Facility (MMF)

**2. I2 Industrial (Heavy Industrial) District Regulations**

(a) Table 6.2 I2 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	15.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	3.8 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	20 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	1.2 hectares unless otherwise approved by the Commission
Frontage Minimum	n/a

(b) <sup>1</sup>I1 District is subject to any applicable industrial regulations listed within

<sup>1</sup> 3357/N-2019

<sup>2</sup> 3357/N-2014

section 6.5.

### **3. Site Location**

- (a)** The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding environs, shall be subject to approval by the Commission.

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<sup>1</sup> 3357/N-2019

**6.3 I1A/BSR (Light Industrial and Business Service-Residential) District**



General Purpose

The general purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. New development is intended to be compatible with the surrounding neighbourhood to enhance the quality of life in the community. All new development must be consistent with the principles and objectives of the Riverside Meadows Area Redevelopment Plan.

**1. I1A/BSR Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
<b>(i)</b>	<sup>1</sup> Building Sign.
<b>(ii)</b>	Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.
<b>(iii)</b>	Dwelling units above the ground floor with one of the following located on the ground floor: <ul style="list-style-type: none"> <li><b>(1)</b> office,</li> <li><b>(2)</b> <sup>2</sup>merchandise sales and/or rental excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, Cannabis Retail Sales and liquor, beer or wine,</li> <li><b>(3)</b> <sup>3</sup>restaurants excluding drive-through fast food restaurants,</li> <li><b>(4)</b> commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or</li> <li><b>(5)</b> financial institutions.</li> </ul>
<b>(iv)</b>	Financial institutions.
<b>(v)</b>	Home occupations subject to section 4.7(8).
<b>(vi)</b>	Industrial support services, excluding dangerous goods, oilfield services and/or construction trade or contractors and provided it takes place in a building existing as of July 15, 2003 .
<b>(vii)</b>	Multi-attached or multiple family dwelling units.
<b>(viii)</b>	<sup>4</sup> Restaurants excluding drive-through fast food restaurants.
<b>(ix)</b>	Service and repair of goods traded in the District (excludes service stations)

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2018

<sup>3</sup> 3357/G-2018

<sup>4</sup> 3357/G-2018

and/or car washes) approved prior to July 15, 2003.

(x) <sup>1</sup>DELETED

(xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:

- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
- (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
- (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
- (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
- (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
- (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
- (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
  - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it did as of July 15, 2003.
  - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
  - (c) <sup>2</sup>The operation of which meets the performance standards set out in sections 6.5(2) and 6.5(3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
  - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.

(xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this Bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/N-2019



<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) <sup>1</sup>Freestanding Sign.</li> <li>(ii) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.</li> <li>(iii) Offices (professional and medical).</li> <li>(iv) <sup>2</sup>Industrial trade/commercial schools.</li> <li>(v) Service and repair of goods traded in the District (excludes service stations and/or car washes).</li> <li>(vi) <sup>3</sup>Show Home or Raffle Home.</li> <li>(vii) <sup>4</sup>Accessory Building, subject to Section 3.5 Accessory Building Regulations.</li> </ul>

**2. I1A/BSR (Light Industrial and Business Service-Residential) Regulations**

<sup>5</sup>I1A/BSR District is subject to any applicable regulations listed within 6.5. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(c) Table 6.3 I1A/BSR Regulations

<b>Regulations</b>	<b>Requirements</b>
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2011

<sup>3</sup> 3357/T-2015

<sup>4</sup> 3357/A-2017

<sup>5</sup> 3357/N-2019

<b>Regulations</b>	<b>Requirements</b>
Outside storage	Not permitted
<sup>1</sup> DELETED	

### 3. Site Development

- (a) Within this District, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash where the land can be used for the development of the public amenity area (town square or commercial village) as described in the Riverside Meadows Area Redevelopment Plan.
  
- (b) New development/redevelopment is expected to incorporate such features as awnings, planters, and architectural treatment and detailing compatible with surrounding development. Buildings should incorporate pedestrian or street oriented design elements (e.g. recessed entrance ways, street level windows, awnings, appropriate landscaping, parking in the rear where possible).

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<sup>1</sup> 3357/B-2018

## **<sup>1</sup>6.4 I1B/AD Industrial (Business Service and Automobile Dealership) District**

### **General Purpose**

The general purpose of this District is to provide for development in the Queens Business Park for those Sites identified as light industrial with a vehicle dealership component in the *West QE2 Major Area Structure Plan*. Development provides for a limited range of light industrial, Warehousing, storage, Industrial Support Services, and vehicle sales and related uses such as Service and Repair. Development will be within the performance standards of section 6.5(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this District will provide for development that is complimentary to adjacent industrial uses and recognizes highway exposure.

### **1. I1B/AD Permitted and Discretionary Uses Table**

#### **(a) Permitted Uses**

- (i) Accessory Buildings or Accessory Uses (excluding sales)
- (ii) Accessory Use - sales related to manufacturing, processing, and/or distribution of any good (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (iii) Building Sign
- (iv) Freestanding Sign
- (v) Industrial Support Services
- (vi) Manufacture, processing, distribution, repair, servicing, and/or rental of any goods (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (vii) Outdoor Storage not in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (viii) Service Stations
- (ix) Warehousing

#### **(b) Discretionary Uses**

- (i) Above ground storage tanks for motor fuel products including propane and used oil
- (ii) Accessory Use - Outdoor Display or Sale of Goods
- (iii) Alternative/Renewable Energy Facility on Sites designated in an Eco Industrial Park Overlay District
- (iv) Animal Services
- (v) Auction marts (excluding livestock)
- (vi) Crematorium
- (vii) Dynamic Fascia Sign
- (viii) Dynamic Freestanding Sign

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<sup>1</sup> 3357/N-2019

- (ix) Dangerous Goods Occupancy
- (x) Industrial Trade Schools (maximum capacity of 60 persons)
- (xi) Manufactured Homes Sales
- (xii) Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiii) Outdoor Storage in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiv) Pet Crematorium
- (xv) Restaurant
- (xvi) Transportation, Communication or Utility Facility
- (xvii) Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales
- (xviii) Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales

## 2. I1B/AD Development Standards

- (a) Table 6.4 I1B/AD Development Standards

<b>Development Standards</b>	<b>Requirements</b>
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum Front Yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Spaces	Subject to section 3.7
Site Area Minimum	929.0 m <sup>2</sup>
Frontage Minimum	22.0 m

- (b) The I1B/AD District is subject to any applicable development standards listed within section 6.5 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) Dynamic Signs shall not face a Major Corridor, as defined in section 7.15.2(b)

## <sup>1</sup>6.5 General Industrial District Regulations

### 1. Site Development

- (a) <sup>2</sup>Within the I1A/BSR, I1B/AD, I1, and I2 Districts Site Plans, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b) It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

### 2. Industrial Standards Definitions

#### (a) Industrial Standard I

- (i) Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
  - (1) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
  - (2) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
  - (3) no process involving the emission of dust, flying ash or other particulate material is permitted,
  - (4) emission of any odour or gas is prohibited,
  - (5) the emission of toxic gases or other toxic substances is prohibited,
  - (6) no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned,
  - (7) <sup>3</sup>outdoor storage of goods or material is permitted if kept in

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<sup>1</sup> 3357/N-2019

<sup>2</sup> 3357/N-2019

<sup>3</sup> 3357/E-2006, 3357/N-2019

a neat and orderly manner subject to regulations listed in section 6.5 (6),

- (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

**(b) Industrial Standard II**

- (i) “Industrial Standard II” means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

**3. General Industrial Performance Standards**

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.
- (b) <sup>1</sup>In addition to meeting the requirements of section 6.5(2), development of an industrial site shall comply with the following:
- (i) the minimum front yard of a site in any industrial district may be used only for:
- (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
  - (2) driveways having access to a street or streets at locations to be approved by the Commission,
  - (3) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
  - (4) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.
- (ii) if the front yard of a site in any industrial district exceeds the

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<sup>1</sup> 3357/N-2019

minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:

- (1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or
  - (2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or
  - (3) a combination of (1) and (2) hereof.
- (c) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

#### **4. Projection Over Yards**

- (a) 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.
  - (i) On sites in industrial districts, a canopy if:
    - (1) the canopy is at least 3.6 m above the surface of the yard, and
    - (2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

#### **5. 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.

#### **6. <sup>1</sup>Outdoor Storage in Industrial Districts**

- (a) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted or approved on

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<sup>1</sup> 3357/E-2006

a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane.

- (b) Outdoor storage areas shall be fenced or screened as determined by the Development Authority.
- (c) Outdoor storage shall not be located within the front yard setback of any site.
- (d) Lumber yards approved as an accessory use in Industrial districts shall comply with the outdoor display or sale of goods regulations listed in section 5.7 (10).



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<sup>1</sup> 3357/N-2019

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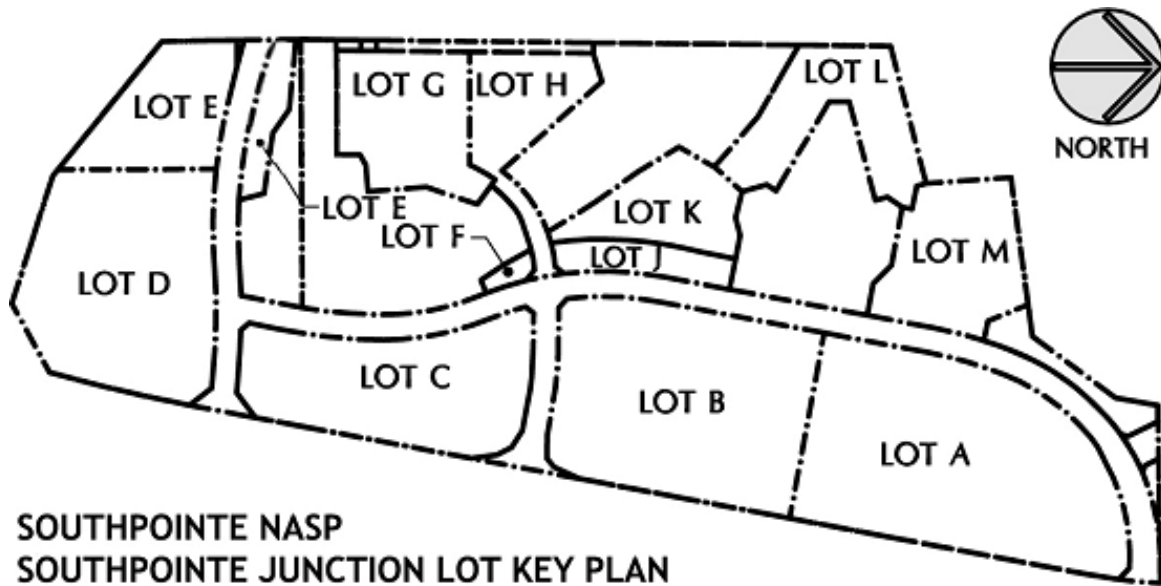
**<sup>1</sup>8.20.4 DELETED**

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<sup>1</sup> 3357/DD-2007, 3357/N-2019

<sup>1</sup>8.20.5 Direct Control District No. 25 DC (25)

**DC (25)**



<sup>1</sup> 3357/BB-2009

**GENERAL**

1. The DC-25 district is intended to promote a unique and coherent development concept for the area covered by the Southpointe NASP, with commercial development on Parcels A to F inclusive and residential development on Parcels G to M inclusive.
2. Development in the Southpointe NASP area will be consistent with proper forest management practices and Fire Smart principles as agreed between the City and the developer and as shown in Appendix 1.
3. The power to make decisions with respect to development and use applications within this district is delegated to the Development Authority, subject only to the direction that the provisions of the Southpointe NASP must be considered with respect to any application.

**COMMERCIAL PARCELS**

General Purpose

The general purpose of the commercial portion of this District is to facilitate development of regional trade centres, which also includes commercial services, dwelling units, and limited amounts of offices as secondary functions, generally to serve The City and the region, as a whole.

**1. DC (25) – Permitted and Discretionary Uses Table Lots A, B, C, D, E and F**

<b>(a) Permitted Uses</b>	
<ul style="list-style-type: none"> <li>(i) <sup>1</sup>Building Sign</li> <li>(ii) Commercial service facility.</li> <li>(iii) <sup>2</sup>Freestanding Sign.</li> <li>(iv) <sup>3</sup>Merchandise sales and/or rental excluding all motor vehicles, machinery, Cannabis Retail Sales and fuel.</li> <li>(v) Office on the second floor and above<sup>1</sup></li> <li>(vi) Restaurant – Lots A, B, C, D, and E only.</li> <li>(vii) Service and repair of permitted goods traded in the DC (25) district, excluding motor vehicles and machinery.</li> <li>(viii) <sup>4</sup>DELETED</li> </ul>	
<b>(b) Discretionary Uses</b>	
<ul style="list-style-type: none"> <li>(i) Above ground storage tanks for motor fuel including propane and used oil – Lots D and E only.</li> <li>(ii) Accessory building or use subject to section 3.5 of the Land Use Bylaw.</li> <li>(iii) Commercial entertainment facility – Lots A, B, C, D, and E only.</li> <li>(iv) Commercial recreation facility.</li> </ul>	

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/L-2018

<sup>4</sup> 3357/B-2018

- (v) Dwelling units above the ground floor
- (vi) Drinking establishment (adult entertainment prohibited & subject to section 5.7(8)) of the Land Use Bylaw – Lots A, B, C, D, E only
- (vii) <sup>1</sup>Dynamic Fascia Sign
- (viii) <sup>2</sup>Dynamic Freestanding Sign.
- (ix) Hotel or Motel – Lots A, B, C, D, and E only.
- (x) Fuel sales – Lots D and E only.
- (xi) Parking Lot.
- (xii) Parking Structure.
- (xiii) Restaurant - Lot F only.
- (xiv) <sup>3</sup>DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) Outdoor storage (subject to section 5.7(9)of the Land Use Bylaw)
- (xvii) Outdoor display or sale of goods (subject to section 5.7(10) of the Land Use Bylaw)
- (xviii)Service and repair of goods traded in the DC (25) district, excluding motor vehicles and machinery- Lot F only.
- (xix) Office on the ground floor<sup>1</sup>

<sup>1</sup> Office not to exceed 10% of the gross leasable floor area maximum of the whole shopping centre (Lots A/B, C, D, E and F). Total office not to exceed a maximum of 5914 m<sup>2</sup> / 63660 ft<sup>2</sup>.

## 2. Regulations

### (a) Table 1 DC (25) Commercial General Regulations

<u>Regulations</u>	<u>Requirements</u>
Floor Area	Shopping centre maximum – gross leasable floor area shall not exceed one third of site area Dwelling Units minimum – 55.0 m <sup>2</sup>
Building Height Maximum	3 storeys – Lots A/B, C, D, E 1 storey, not exceeding 6.0 m – Lot F
Landscaped Area Minimum	15% of site area
Parking	Subject to section 3.1 & 3.2 of the Land Use Bylaw
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7 (3) of the Land Use Bylaw.
Site Area Minimum	0.4 ha – Lots A/B, C, D, E. 0.09 ha – Lot F

(b) The DC (25) District is subject to any applicable commercial regulations listed within section 5.7 of the Land Use Bylaw.

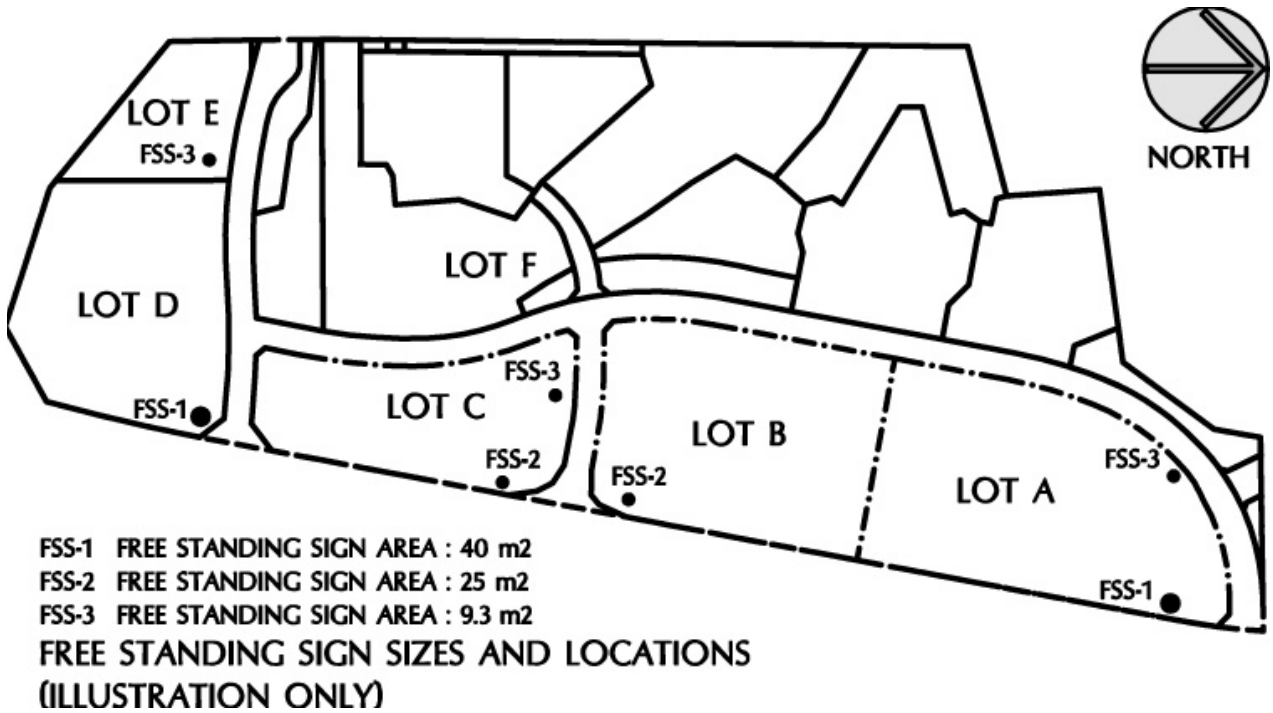
<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/B-2018

(c) <sup>1</sup>DELETED

**Figure 1: Free Standing Sign Locations**



**1. Site Development**

(a) The site plan, the relationship between buildings, structures and open spaces, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

**2. Setbacks**

For lots in the DC (25) District, the minimum yard setbacks shall be in accordance with the following tables:

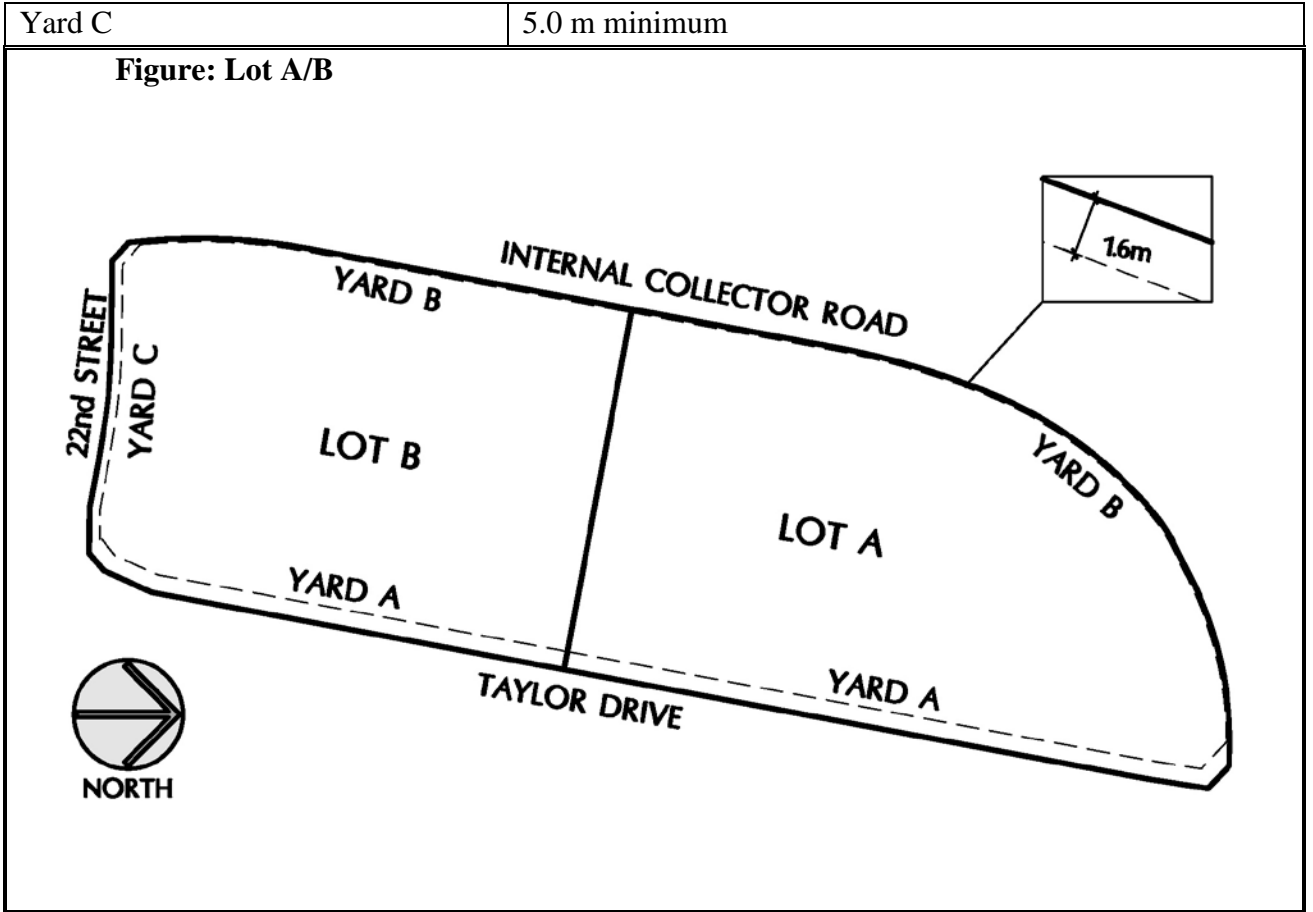
**(a) Table 1 Lot A/B Setbacks**

Yard	Setback
Yard A	<sup>2</sup> 5.3 m minimum
Yard B	1.6 m minimum

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/R-2014

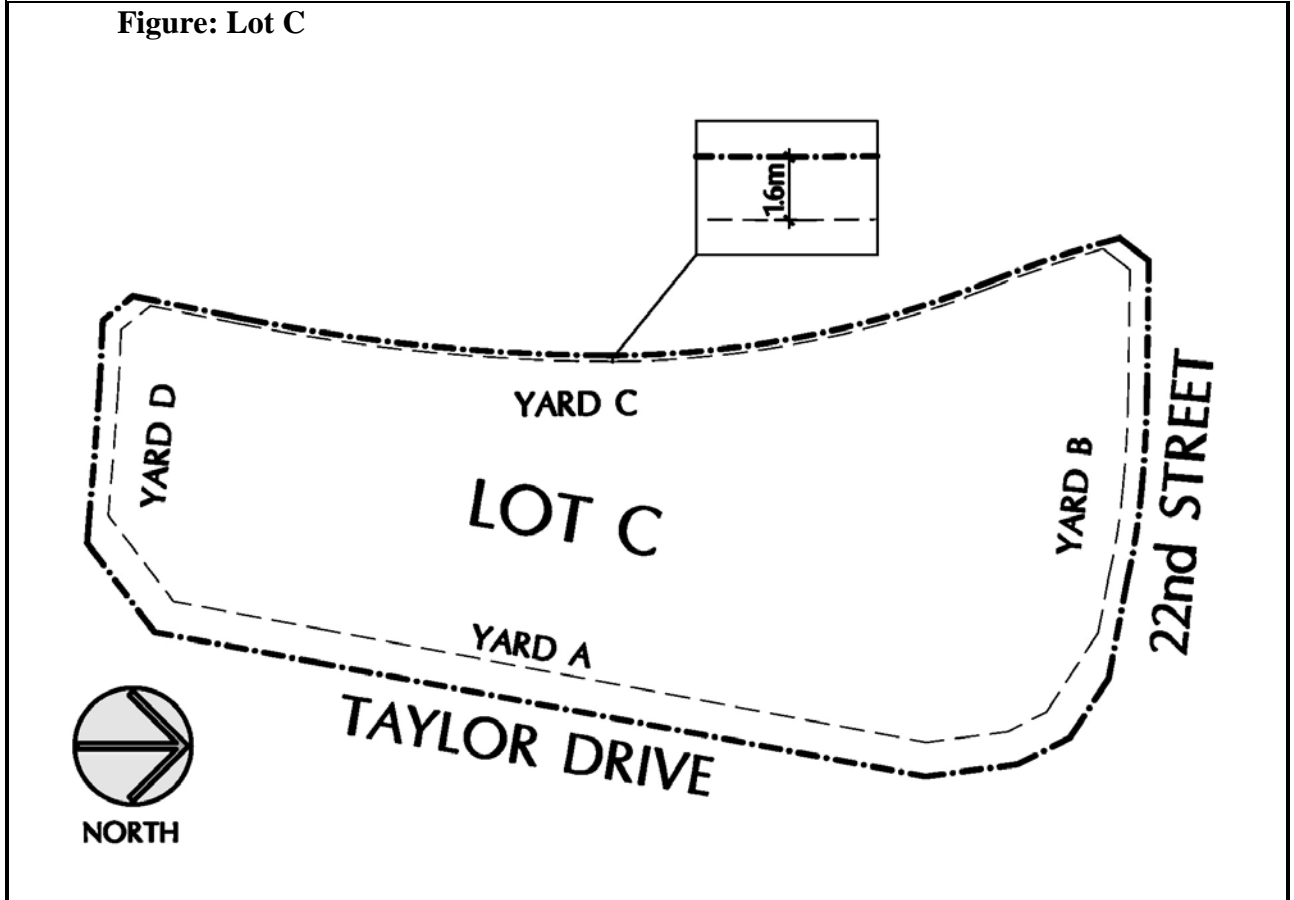




(b) Table 2 Lot C Setbacks

Yard	Setback
Yard A	<sup>1</sup> 5.3 m minimum
Yard B	5.0 m minimum
Yard C	1.6 m minimum
Yard D	5.0 m minimum

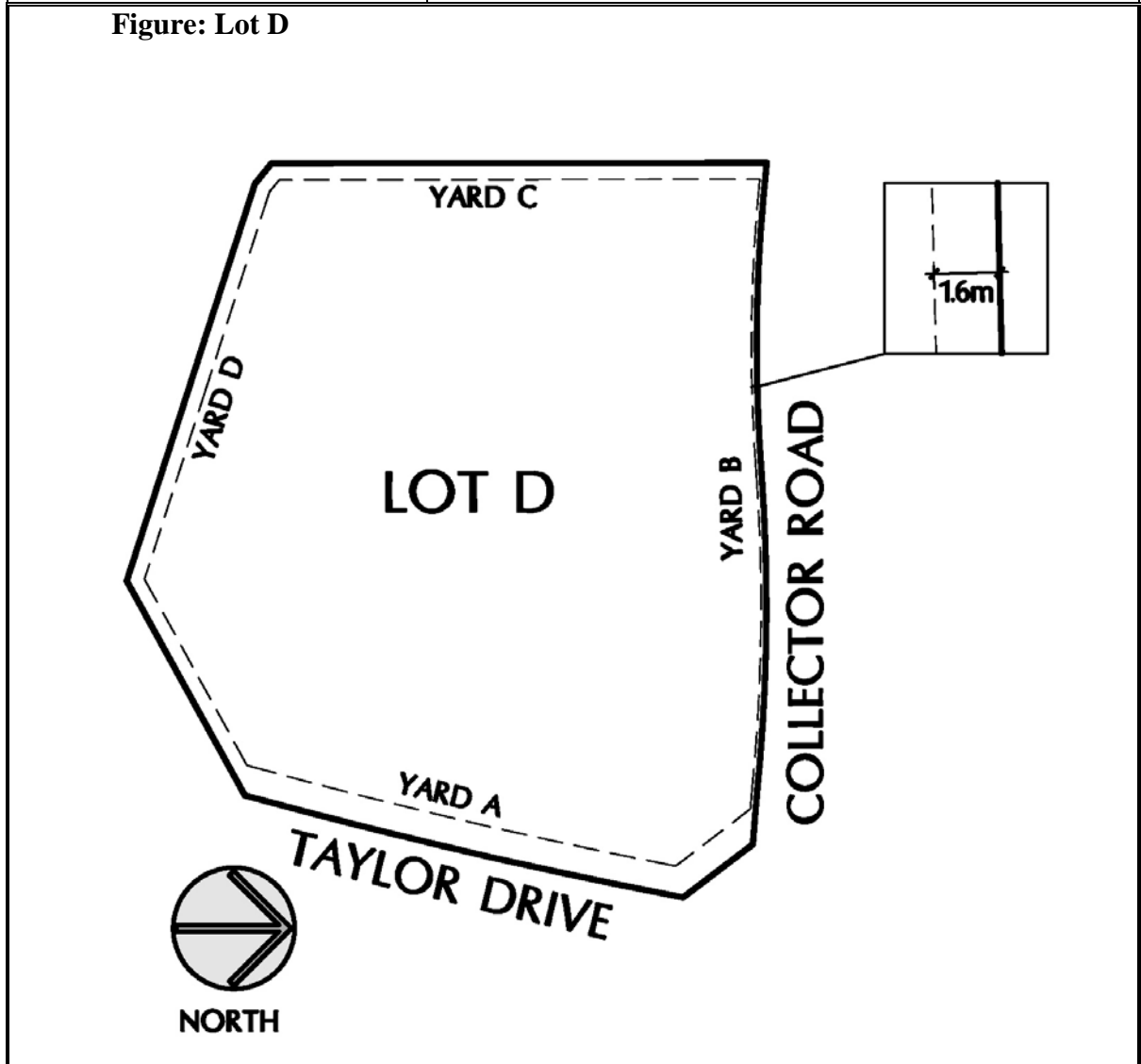
Figure: Lot C



(c) Table 3 Lot D Setbacks

Yard	Setback
Yard A	<sup>1</sup> 5.3 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

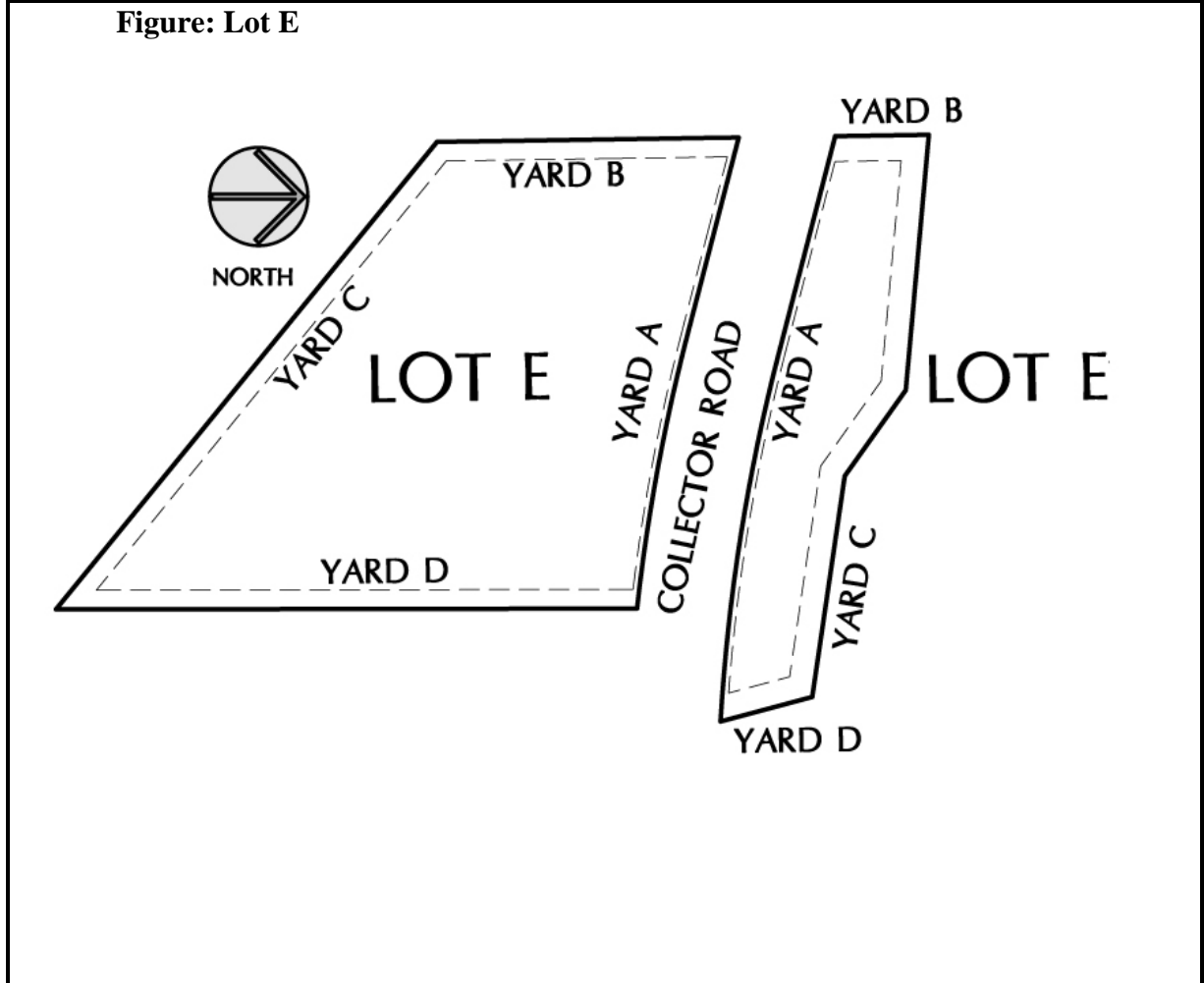
Figure: Lot D



(d) Table 4 Lot E Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	5.0 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

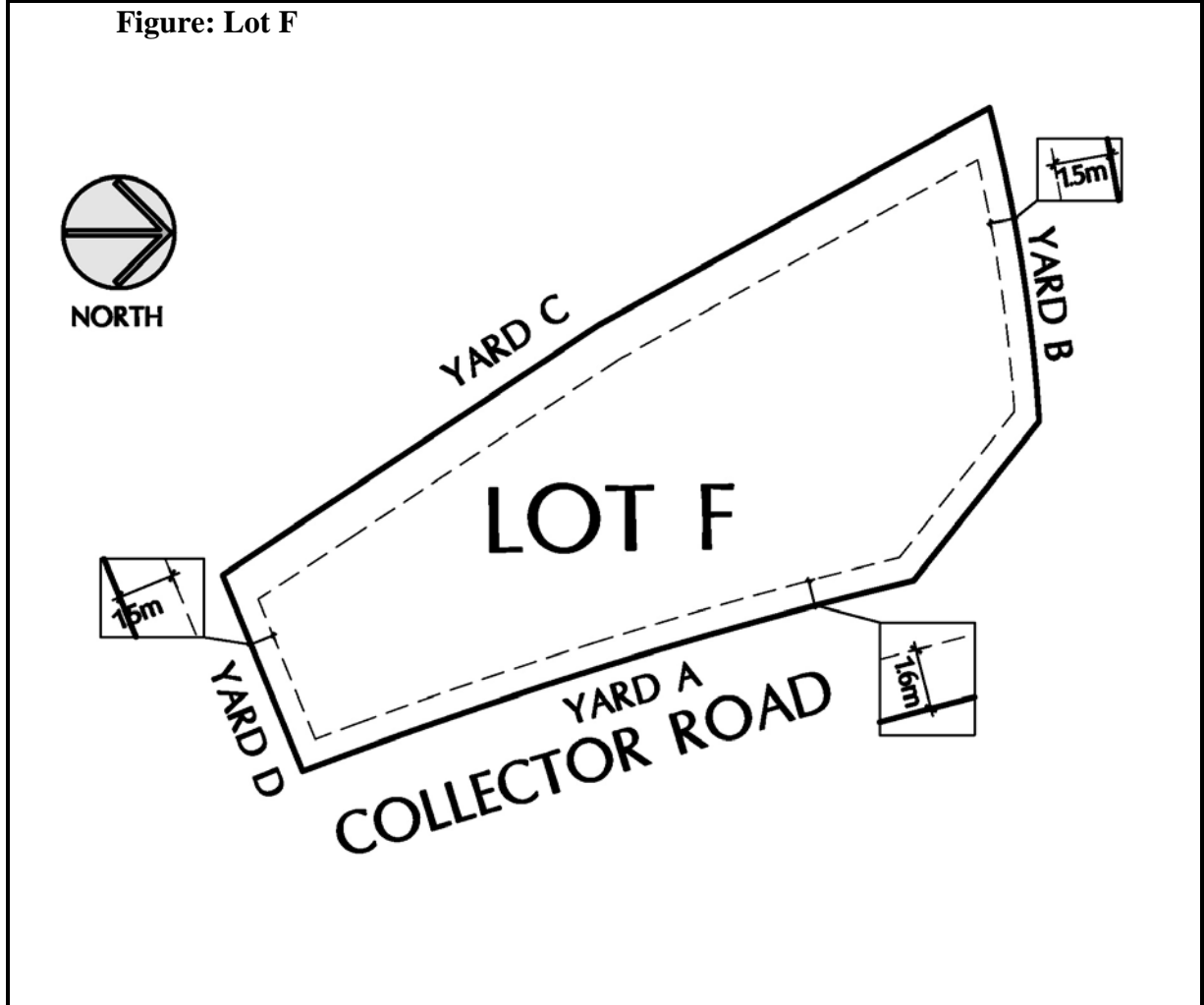
Figure: Lot E



(e) Table 5 Lot F Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	1.5 m minimum
Yard C	2.5 m minimum
Yard D	1.5 m minimum

Figure: Lot F



**RESIDENTIAL PARCELS**

General Purpose

The general purpose of the residential portion of this District is to accommodate and control medium and high density residential development.

**1. DC(25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M**

<b>(a) Permitted Uses</b>	
<b>(i)</b>	<sup>1</sup> Building Sign.
<b>(ii)</b>	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8) of the Land Use Bylaw.
<b>(iii)</b>	Multi-attached dwelling unit building up to a maximum density of 52 units per hectare on <b>Lot G</b> .
<b>(iv)</b>	Multi-attached dwelling unit building up to a maximum density of 58 units per hectare on <b>Lot J</b> .
<b>(v)</b>	Multiple family building up to a maximum density of (a) 52 units per hectare <b>Lot G</b> (b) 100 units per hectare <b>Lot H</b> (c) 58 units per hectare <b>Lot J</b> (d) 107 units per hectare <b>Lot K</b> (e) 111 units per hectare <b>Lot L</b> (f) 102 units per hectare <b>Lot M</b>
<b>(vi)</b>	<sup>2</sup> DELETED
<b>(vii)</b>	Accessory residential structure subject to section 4.7(3) of the Land Use Bylaw.
<b>(b) Discretionary Uses</b>	
<b>(i)</b>	Bed & Breakfast subject to section 4.7(11) of the Land Use Bylaw.
<b>(ii)</b>	Assisted Living Facility, Day Care Facility, Day Care Adult, or Place of Worship or Assembly.
<b>(iii)</b>	Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.
<b>(iv)</b>	Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.
<b>(v)</b>	Home occupations which will generate additional traffic subject to section 4.7(8).
<b>(vi)</b>	Multi-attached building up to a maximum density of 52 units per hectare – <b>Lots H, K, L</b> .
<b>(vii)</b>	Live work units subject to DC (25)Residential Section (3)– <b>Lots G, H, J, K, L, M</b>

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/B-2018

- (viii) Semi-detached dwelling unit - **Lots G and J**.  
 (ix) <sup>1</sup>Show Home or Raffle Home.

**2. Regulations**

**(a) Table 1 DC (25) Residential General Regulations**

<b>Regulations</b>	<b>Requirements</b>
Floor Area Minimum	<p><b>Lots H, K, L, M</b>                      Multi-attached: 40.0 m<sup>2</sup> for each unit                      Dwelling unit in a multiple family building: 37.0 m<sup>2</sup>                      Unit in assisted living facility: 23.0 m<sup>2</sup></p> <p><b>Lots G and J</b>                      Semi Detached Dwelling Unit: 65.0 m<sup>2</sup> for each unit                      Multi-attached: 40.0 m<sup>2</sup> for each unit                      Multi-family: 37.0 m<sup>2</sup> for each unit                      Unit in assisted living facility: 23.0m<sup>2</sup></p>
Site Coverage Maximum	<b>All residential lots:</b> 45% (includes above-grade garage & accessory buildings)
Building Height Maximum	<p>2 storeys with a maximum of 10.0 m measured from the average of the lot grade.</p> <p>Multi-family or assisted living facility: 4 storeys.</p>
Landscape Area Minimum	35% of site area.
Parking Spaces	Subject to sections 3.1 & 3.2 of the Land Use Bylaw.
Lot Area Minimum	<p><b>Lot G</b>                      Semi-detached dwelling unit: 232.0 m<sup>2</sup> per dwelling unit                      Multi-attached: 193.0 m<sup>2</sup> per unit                      Multi-family (no separate bedroom): 74.0 m<sup>2</sup> per unit                      Multi-family(one bedroom): 111.0 m<sup>2</sup> per unit                      Multi-family(more than one bedroom): 139.0 m<sup>2</sup> per unit</p> <p><b>Lots H, K, L, M</b>                      55.0 m<sup>2</sup> per unit in a multi-family or assisted living facility</p> <p>185.0 m<sup>2</sup> per internal unit and 240 m<sup>2</sup> per end unit in a Multi-attached building.</p>

<sup>1</sup> 3357/T-2015

	<p><b>Lot J</b>  Semi-detached dwelling unit: 232.0 m<sup>2</sup> per dwelling unit  Multi-attached: 173.0 m<sup>2</sup> per unit  Multi-family (no separate bedroom): 74.0 m<sup>2</sup> per unit  Multi-family(one bedroom): 111.0 m<sup>2</sup> per unit  Multi-family(more than one bedroom): 139.0 m<sup>2</sup> per unit</p>
Frontage Minimum	<p><b>Lots G and J</b>  Semi-detached dwelling unit: 7.6 m per unit  Multiple family building: 19.5 m  Multi-attached: 5.5 m per each unit</p> <p><b>Lots H, K, L, M</b>  Multi-attached: 5.5 m per each unit  Multi-family or multi-attached building refer to DC (25) Section (5) Setbacks.</p>

(b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(c) Where the dwelling units of a multi-attached building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.

### 3. Live-Work Unit Regulations

(a) Where a Live-Work Unit is approved, it is subject to the following regulation, which may not be modified by the Development Authority:

- i. A Live-Work Unit 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.
- ii. Outside storage or display of any kind shall not be permitted.

(b) Where a Live-Work Unit is approved, it is subject to the following regulations, except as varied by the Development Authority:

- iii. the work portion of a Live-Work Unit may not exceed 50% of the gross floor area of the unit;
- iv. when listed as a use, the following uses may be incorporated into a Live-Work Unit:



- (a) artist’s studio;
- (b) beauty and body service;
- (c) counseling service;
- (d) office;
- (e) repair or sales of apparel, crafts, and jewelry that are made on the premises; and
- (f) other similar business uses approved by the Development Authority

(c) A Live-Work Unit must provide parking as required under sections 3.1 and 3.2 of the Land Use Bylaw. The Development Authority may increase the number of parking stalls required for a Live-Work Unit where deemed necessary for the work component of the unit.

(d) The number, size, location, and design of signage for a Live-Work Unit is subject to approval by the Development Authority.

**4. Site Development**

(a) The site plan and the relationship between buildings, structures, and open space the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

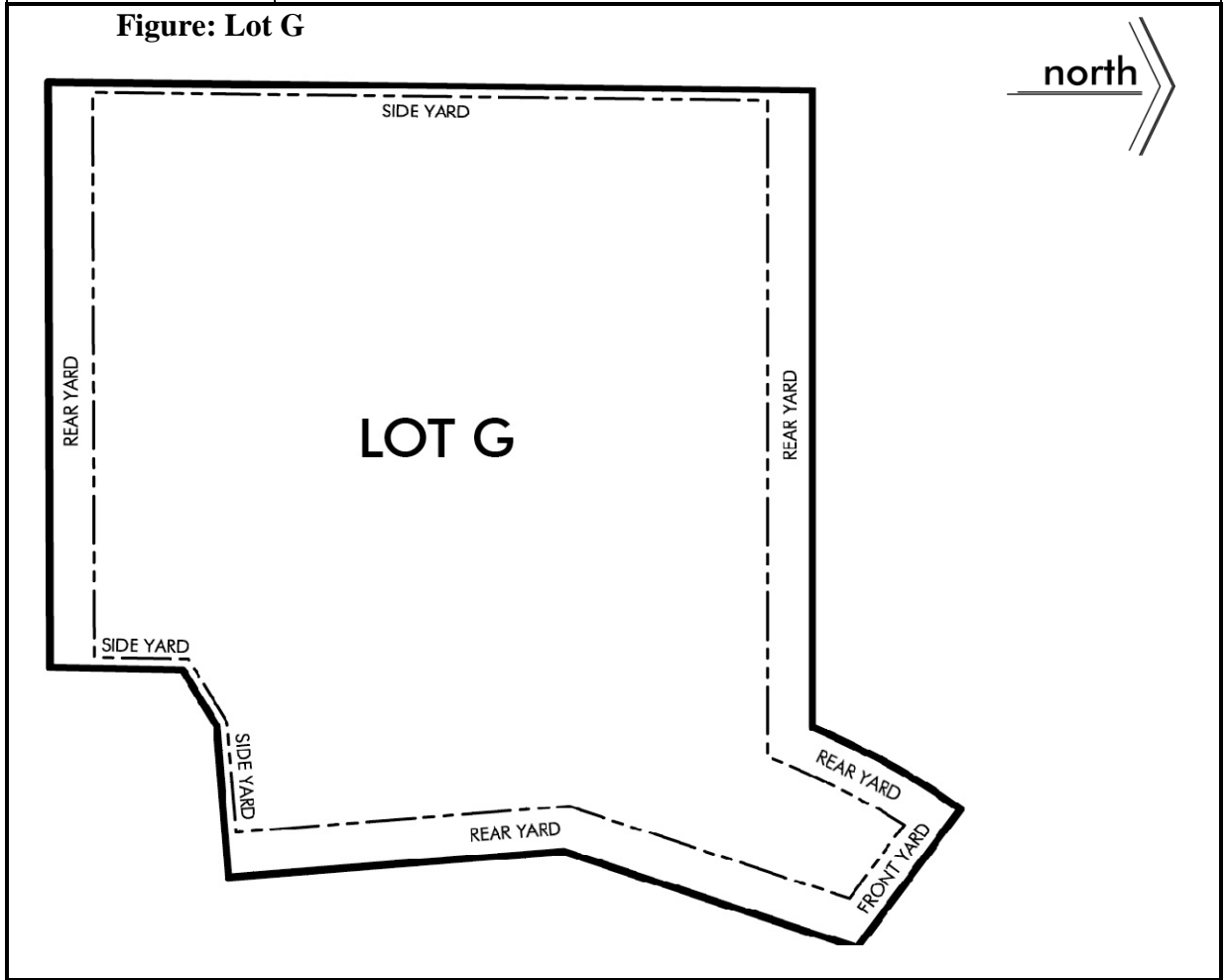
(b) Notwithstanding the minimum lot area requirements within the DC (25) Residential General Regulations, when an area has a density designation in accordance with the DC (25) Permitted and Discretionary Uses table, the minimum lot area is subject to approval of the Development Authority.

**5. Setbacks**

**(a) Table 1 Lot G Setbacks**

Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door ): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m  Notwithstanding the setbacks noted above, where the building flanks a

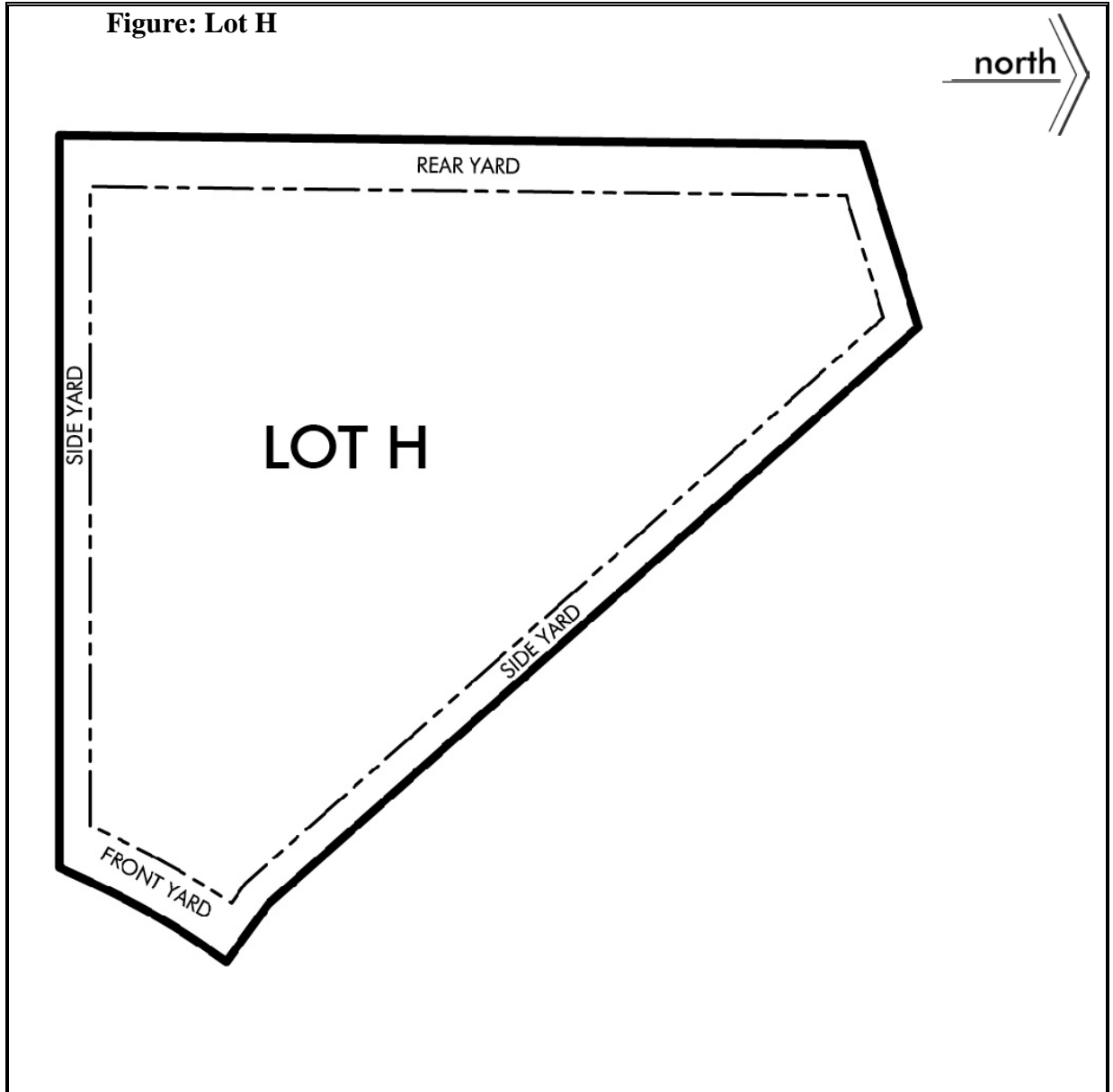
	public roadway, the setback on the flanking side shall be in accordance with Figure: Lot G
Rear Yard	Minimum 7.5m



**(b) Table 2 Lot H Setbacks**

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m  Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

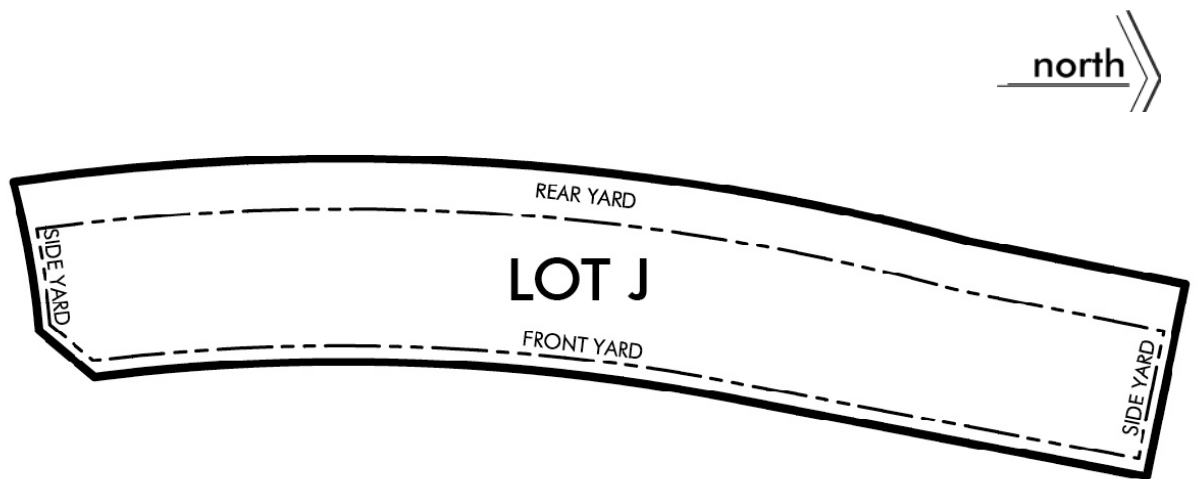
Figure: Lot H



(c) Table 3 Lot J Setbacks

Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door ): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m  Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

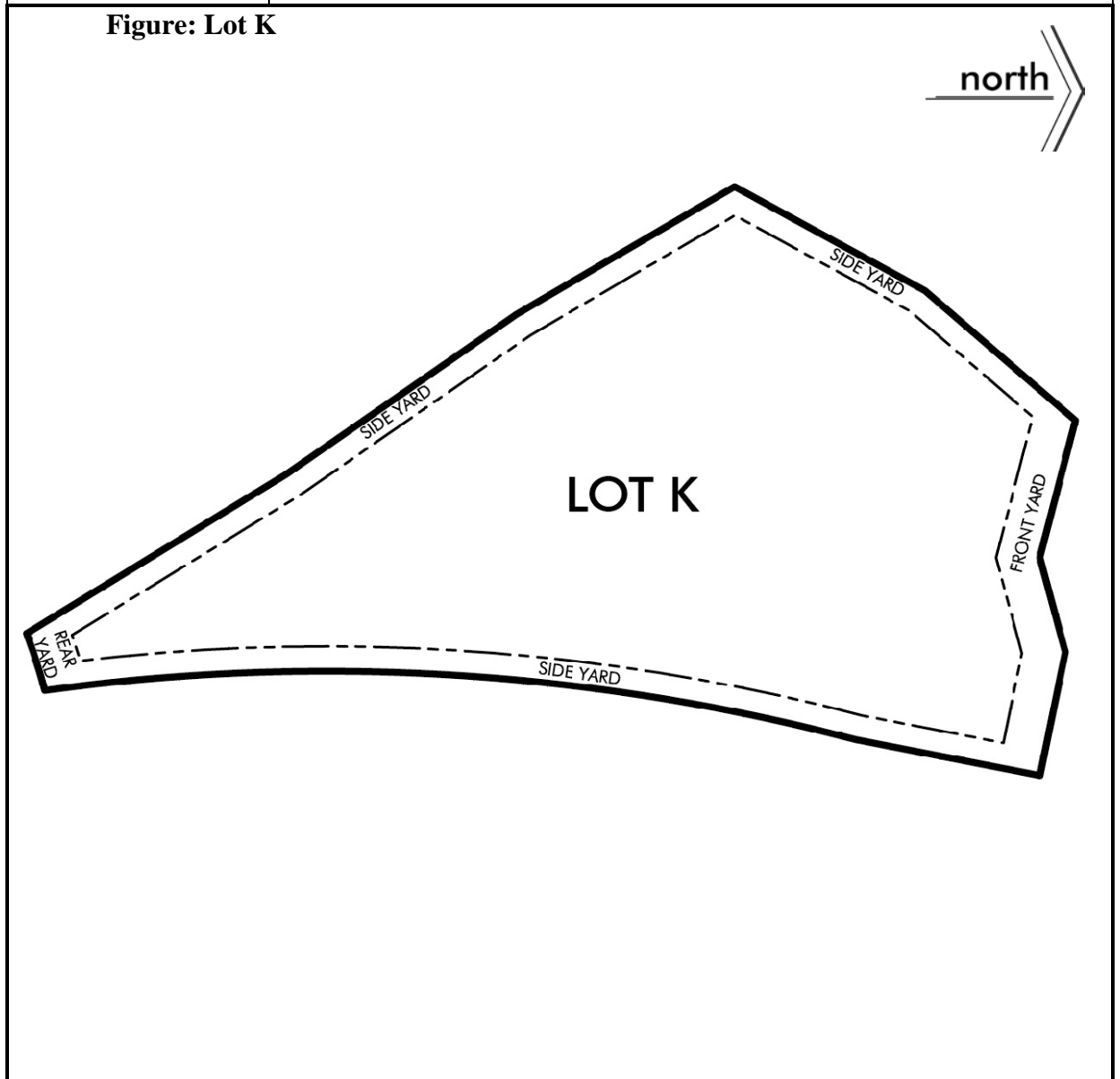
Figure: Lot J



**(d) Table 4 Lot K Setbacks**

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m  Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

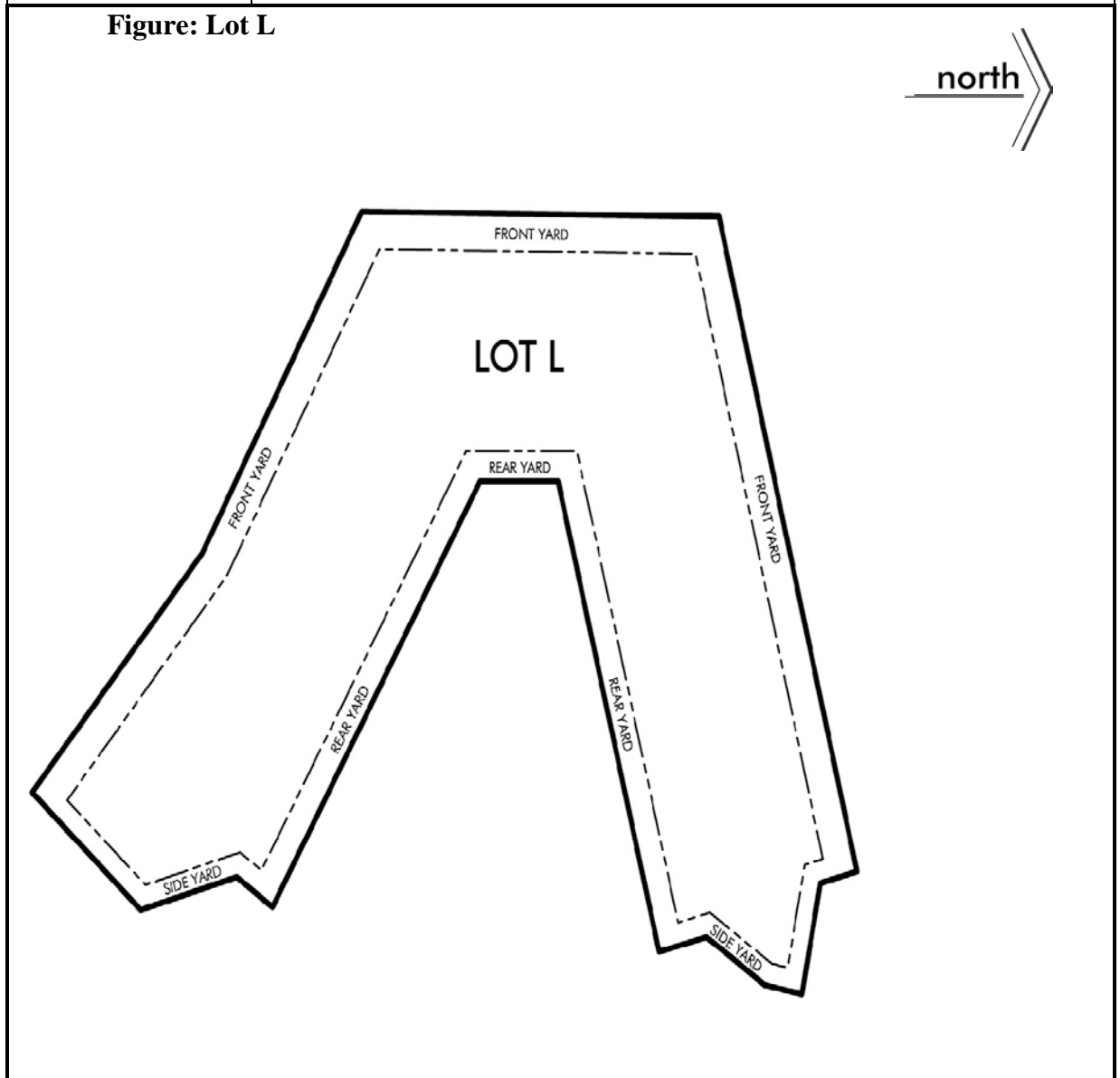
**Figure: Lot K**



(e) Table 5 Lot L Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m  Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 6.0 m

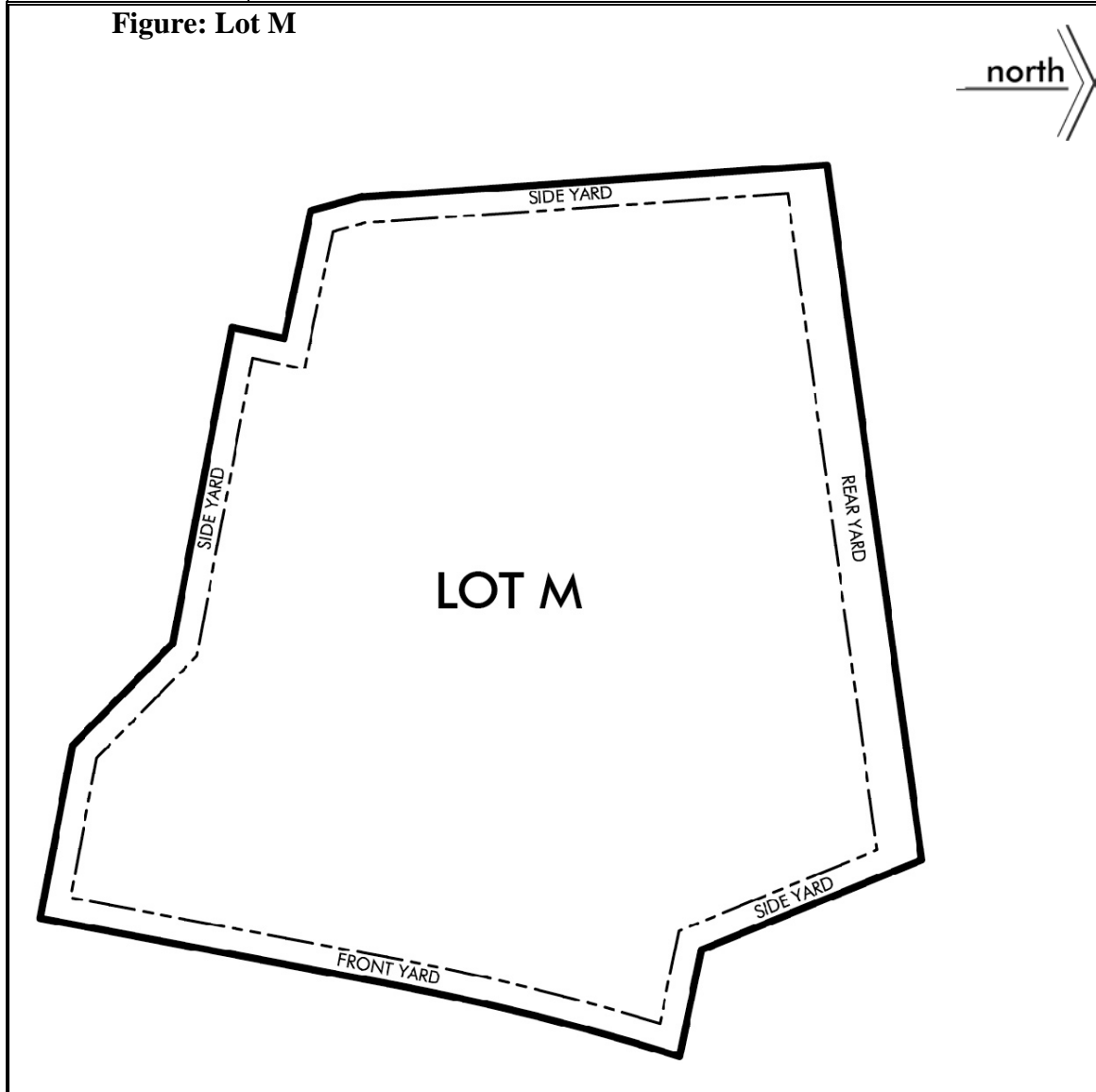
Figure: Lot L



**(f) Table 6 Lot M Setbacks**

Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door ): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m  Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

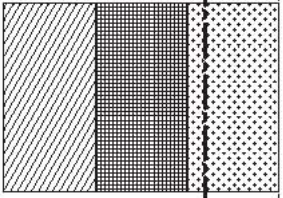
**Figure: Lot M**



# appendix 1:



maximum extent of building  
pockets as per DC zoning  
residential parcel  
property lines



**zone 1:**  
Flammable vegetation surrounding buildings is eliminated or converted to less flammable species. Distance between building footprint and untreated trees is 10 m.

**agreement zone:**  
City of Red Deer has agreed to expand zone 1 by up to 5 m if required by any future revision to fire smart guidelines  
1 See Land Purchase Agreements, dated October 23, 2009

**zone 2:**  
Area of reduced flammable vegetation, with variety of thinning and pruning actions.

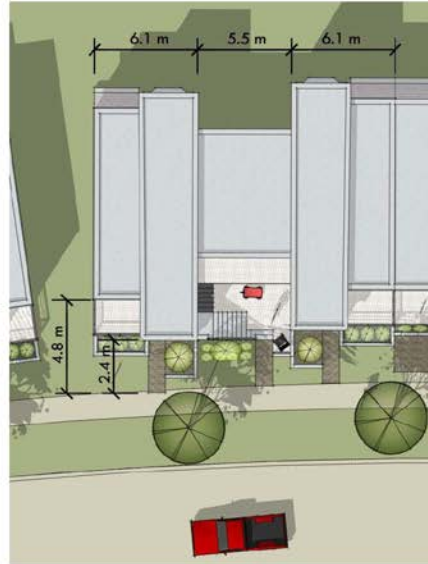
**firesmart interpretation**  
of maximum vegetation setbacks based  
on maximum building footprints

1:2000



**Appendix 2: Front Yard Concepts**

**Multi-attached**



**Multiple Family/ Multiple Family Live Work**



**<sup>1</sup>8.20.6 Direct Control District No. 26 DC (26) (See Map K16)**



**General Purpose**

The general purpose of this District is to permit redevelopment of the Valley Park Manor Site located at Lot B, Block 9, Plan 1919RS which satisfies the objectives of the *Riverside Meadows Area Redevelopment Plan*. Redevelopment of the site would be for compatible uses that are designed in accordance with the Riverside Meadows Overlay District to ensure quality and careful integration with the existing residential context of the neighbourhood and adjacent school site.

**1. DC (26) Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>
<ul style="list-style-type: none"> <li>(i) <sup>2</sup>Building Sign.</li> <li>(ii) Nursing Home</li> <li>(iii) Accessory building subject to sections 3.5 and 4.7(3)</li> </ul>
<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) Detached dwelling unit</li> <li>(ii) Semi-detached dwelling unit</li> <li>(iii) Townhouses</li> <li>(iv) Seniors Lodge</li> <li>(v) Children Day Care Facility</li> <li>(vi) School</li> <li>(vii) Physical rehabilitation centre</li> <li>(viii) Designated seniors supportive living</li> <li>(ix) <sup>3</sup>Show Home or Raffle Home.</li> </ul>

**2. DC (26) Regulations**

(a) Development should generally be consistent with the R2 Medium Density Residential land use district requirements. The maximum height is 2 storeys or 10 metres.

(b) All development must comply with the design regulations provided in the Riverside Meadows Overlay District, Section 7.11

**3. Approving Authority**

The Development Authority is the approving authority for all uses, and development in this district.

<sup>1</sup> 3357/U-2009

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/T-2015