

provided they otherwise comply with all provisions of this Bylaw, and are not located within an Escarpment Area or Direct Control District 32:

- (a) the temporary use of a Building in connection with a federal, provincial or municipal election, census or referendum;
- (b) <sup>1</sup>the demolition or relocation of a Building or Structure where a development permit has been issued for a new Development on the same Site, and the demolition or relocation of the existing Building or Structure is implicit in that permit;
- (c) the construction and maintenance of transit shelters, Streets, Lanes, or parks;
- (d) <sup>2</sup>Temporary Buildings erected in connection with the construction, marketing or alteration of an approved Development or Temporary Buildings erected pursuant to an approved Special Event Permit as identified on such Special Event Permit;
- (e) the temporary storage of construction material on a Site near or adjacent to a Site upon which a Building is being erected or altered;
- (f) notices, Signs, placards or bulletins required to be displayed under the provisions of federal, provincial or municipal legislation or displayed by or on behalf of the City or on behalf of a department, a commission, board, committee or official of the City authorized for such purposes;
- (g) notices or Signs for the guidance, warning or restraint or persons in respect of the premises on which they are displayed;
- (h) a Sign or notice offering a Site on which it is placed or a Building or part of a Building thereon for rent or for sale, provided that the area of such Sign or notice shall not exceed 1.0m<sup>2</sup> in a residential District or 6.0m<sup>2</sup> in any other District;
- (i) <sup>3</sup>the construction of patios and decks provided that they are not covered by a roof;
- (j) <sup>4</sup>the construction of a fence in a residential District;
- (k) Landscaping, where the existing Grade and natural surface drainage pattern is not materially altered, except where the landscaping forms part of a Development that required a development permit;

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<sup>1</sup> 3357/S-2016

<sup>2</sup> 3357/V-2017

<sup>3</sup> 3357/S-2016

<sup>4</sup> 3357/A-2012, 3357/Q-2015

- (l) outdoor recreation amenities that are devoted to the communal use of residents living on the Site, including but not limited to, an above ground pool, hot tub, backyard skating rink, play structures, putting green or tennis court;
- (m) internal alterations and maintenance, or repair to any Building provided that the use, intensity, height or Floor Area of the Building does not change;
- (n) Site grading in accordance with an executed development agreement;
- (o) minor Structures not exceeding 1.8m in height which are accessory to residential uses, such as barbeques, tents for camping, dog houses, lawn sculptures, bird feeders, raised planting beds or other similar Structures;
- (p) Accessory Buildings within a residential District with a Floor Area of 10.0 m<sup>2</sup> or less and a height of 2.4m or less, including garden sheds, workshops, potting sheds and other similar Structures provided that they are moveable and otherwise comply with the provisions of section 3.5 of this Bylaw.
- (q) <sup>1</sup>The basement development of any residential Dwelling Unit in which the Dwelling Unit has received a development permit.
- (r) <sup>2</sup>Where a home occupation that does not generate any client or vehicular traffic is a permitted use, it will be exempt from the Development Permit process provided that such use shall be in accordance with the regulations contained in section 4.7(8) Home Occupations.

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<sup>1</sup> 3357/D-2016

<sup>2</sup> 3357/A-2017

not adversely affect adjacent residential uses.

**Manufactured Home** means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

<sup>1</sup>**Medical Marihuana Facility (MMF)** means any building in which an activity authorized by the Medical Marihuana Production Regulations, SOR/2013-119, or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, producing, labelling and packaging, storing, and transporting of marihuana.

<sup>2</sup>**Microbrewery** includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; The floor area devoted to the production and packaging shall be no more than 70% of the gross floor area.

<sup>3</sup>**Minimum Gravel Parking Standard** means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth, or greater if

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

<sup>2</sup> 3357/AA-2014, 3357/T-2015, 3357/V-2017

<sup>3</sup> 3357/I-2013

determined by the Development Authority based on adverse soil conditions.

**Motor Vehicle Sales, Service or Repair** means the sales, servicing and repair of motor vehicles including service stations and car washes.

<sup>4</sup>**Multi-attached Building** means a residential building containing three or more dwelling units separated by common walls and located either on a single lot or each unit is on its own individual lot, and each dwelling unit having a separate, direct entrance from the exterior. This definition applies to forms of housing that include, but is not limited to, townhouses, row houses, triplexes and fourplexes.

<sup>5</sup>**Multiple Family Building** means a residential building containing three or more dwelling units having shared entrance facilities, in which the dwelling units are arranged in any horizontal or vertical configuration

<sup>6</sup>**Naturescaping** means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.

**Office** means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial,

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<sup>4</sup> 3357/I-2013

<sup>5</sup> 3357/I-2013

<sup>6</sup> 3357/T-2009

### **3.25 <sup>1</sup>Community Gardens**

Community Gardens are discretionary use in all districts and subject to approval by the Development Authority.

### **3.26 <sup>2</sup>Temporary Buildings**

(1) A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:

(a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority.

(b) a residential land use district provided that:

(i) no such temporary building shall have a floor area exceeding 16.5 square metres, be more than 3.0 metres in height or be set back less than 1.2 metres from the side of the property line; and

(ii) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;

(iii) there shall be no more than one temporary building per site;

(iv) a temporary building being used as a garage must be placed in the rear yard only;

(v) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority;

(vi) the temporary building must be set back at least 1.2 metres from the property line; and

(vii) the permit for the temporary building shall expire at the end of 24 months unless extended by the Development Authority.

(c) <sup>3</sup>Through a Special Event Permit

(2) If an owner fails to comply with the terms and conditions of a temporary building permit, the Development Authority may remove or cause to be removed such building as the case may be, the costs of which shall be charged against the lands

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<sup>1</sup> 3357/P-2011

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

<sup>3</sup> 3357/V-2017

upon which the temporary building is situated and shall be payable by the owner to The City on demand.

(3) A temporary building may not be used as a dwelling

Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m <sup>2</sup>
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
<sup>1</sup> Front Yard Minimum	<ul style="list-style-type: none"> <li>▪ 3.8 m for the live portion of a dwelling unit, and</li> <li>▪ 6.0 m for the front attached garage of the dwelling unit</li> </ul>
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	<p>Maximum: 27.0 m Minimum: 24.0 m</p> <p><sup>2</sup>A lot depth maximum variation may be considered in the following situations:</p> <ul style="list-style-type: none"> <li>• When lot configuration is impacted by natural features;</li> <li>• When lot configuration is impacted by road design; and</li> <li>• When a lot transitions into another land use district.</li> </ul>
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	<sup>3</sup> 324 m <sup>2</sup>
Lot Frontage Minimum	Detached Dwelling Unit with single car garage 12.0 m Detached Dwelling Unit with double car garage 15.0 m
Garage	<ul style="list-style-type: none"> <li>• The width of the front attached garage cannot be greater than 60% of the entire front face exposure of the dwelling unit (live and garage portion combined). The driveway cannot be wider than the width of the front attached garage.</li> <li>• Garage doors shall face the street and contain window panels</li> <li>• The width of the front driveway shall not exceed the front face width of the garage portion of the</li> </ul>

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

<sup>2</sup> 3357/D-2015

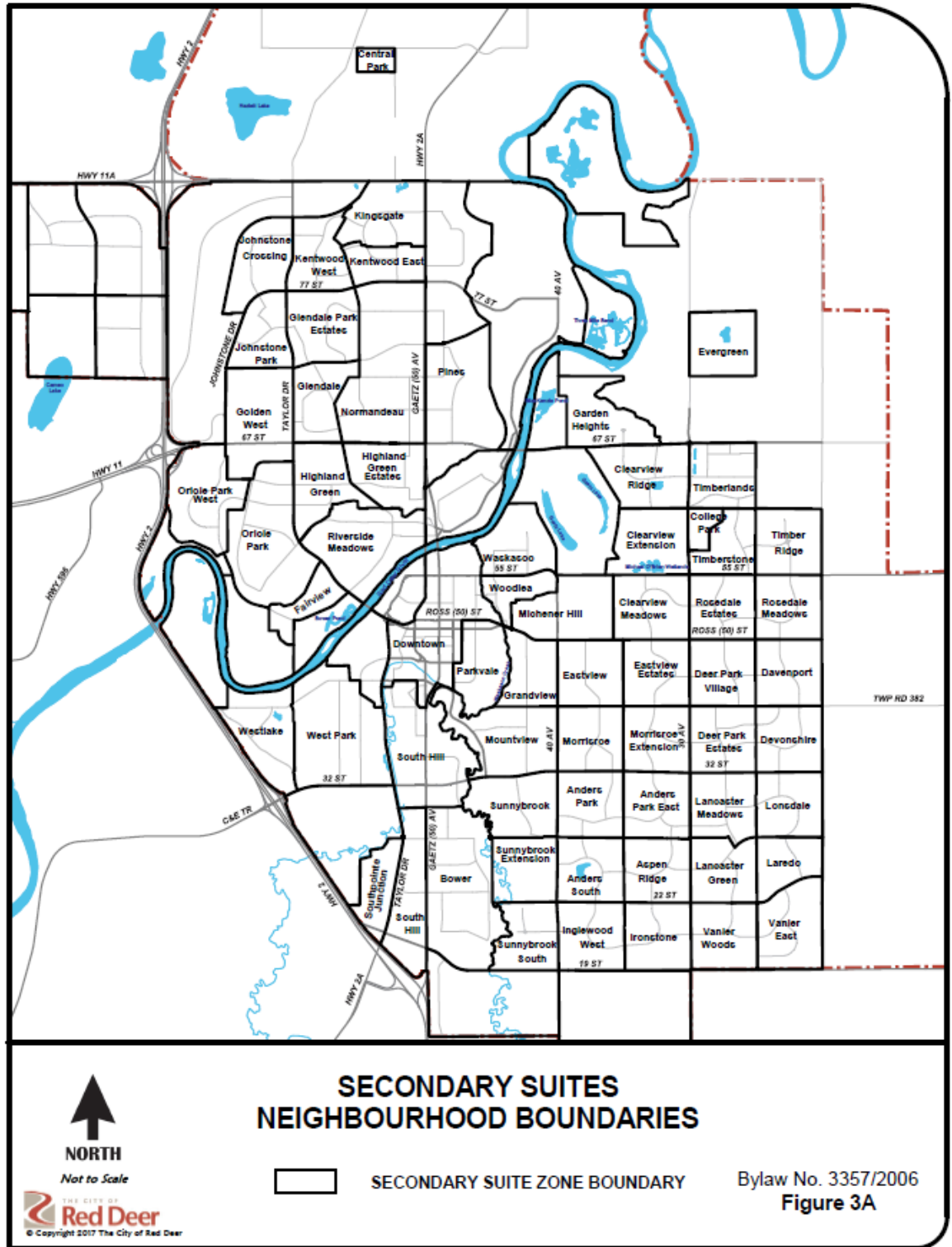
<sup>3</sup> 3357/V-2017

	dwelling unit.
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**(b)** <sup>1</sup>DELETED

**(c)** The R1WS District is subject to any applicable residential regulations listed within section 4.7

**(d)** Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1WS, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority





- (vii) The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading and servicing.
  - (viii) Developers shall create opportunities for pedestrian linkages with adjacent properties.
  - (ix) Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each street edge.
  - (x) Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines.
  - (xi) 1When fronting a road right of way, the front elevation of any commercial or multiple family building exceeding 2 storeys in height shall be set back from the lower floors. Residential floors above any street level commercial shall be set back from the commercial level building face. As many residential units as possible shall view the street.
  - (xii) All businesses or stores shall have their own clearly identifiable street level entry.
  - (xiii) All commercial ground floor elevations facing a street shall contain un-tinted glass windows.
  - (xiv) Underground parking is highly encouraged. All surface parking shall be paved and located behind the building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails. No surface parking shall be allowed between a street and a building.
  - (xv) To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.
  - (xvi) Signage shall comply with the signage requirements of the Land Use Bylaw for the C1 District.
- (b) Regulations for Free-standing Residential Developments
- (i) No residential development to front an arterial roadway.