parcel or parcels rather than the municipality as a whole, shall be accompanied by the following supporting material:

(a) a letter from the registered owner(s) and any other person beneficially interested in the parcels particularly affected,

(b) a statement from the applicant containing reasons in support of the proposed amendment,

(c) traffic, market, land use or feasibility studies and neighbourhood surveys required by City Administration,

(d) payment of all costs of advertising and holding any public meeting required by the Planning Department, and

(e) copies of any maps, documents or other material.

(2) At the discretion of the Planning Department, the following additional material may be required, where appropriate:

(a) drawings done on standard drafting material, fully dimensioned, accurately figured, explicit and complete,

(b) a neighbourhood area structure plan or area redevelopment plan, including the affected area and showing a level of detail acceptable to the Planning Department.

(3) [1]Subsection (1) and (2) applies to Land Use Bylaw amendments initiated by The City or the Planning Department, except that no undertaking to pay the costs of public information meetings is required and no letter from registered property owner(s) is required

(4) The Planning Department shall forward a copy of the application to amend this bylaw to all relevant City departments for comment. The Planning Department shall confirm to the applicant that the application has been received and shall advise the applicant of the time and date Council will consider the application.

(5) [2]If the Planning Department determines that a public meeting or other means of public consultation is required regarding any proposed Land Use Bylaw amendment, all property owners located within 100 m of the boundary of the site which is the subject of the Land Use Bylaw amendment shall receive notice of the proposed amendment.

2.20 Decision of Council on Bylaw Amendment

[1] 3357/D-2021
[2] 3357/C-2007, 3357/D-2009

[1]3.3 DELETED

[2]3.4 DELETED

3.5 Accessory Building Regulations

(1) An accessory building:

(a) shall not be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site; and

(b) may not be erected or placed over a gas line if the accessory building is on a permanent foundation.

(2) [3]No Accessory Building or Buildings designed or intended to be used for a workshop shall be erected on a Site in a C1 District or the Riverlands Districts if the ground floor area of such Accessory Building or Buildings exceeds 40% of the ground floor area of the Principal Building on the Site.

(3) [4]An accessory building shall not enclose the service valves or shut off valves of a sewer or water line.

(4) A private garage, or carport, in addition to the other provisions of this section and section 3.11 shall comply with the following:

(a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6.0 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6.0 m or the width of the easement plus 0.5 m from the lane,

(b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6.0 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,

(c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6.0 m from the nearest edge of the sidewalk abutting such

[1] 3357/AA-2007, 3357/B-2018
[2] 3357/B-2018
[3] 3357/Q-2016
[4] 3357/D-2021

side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,

(d) notwithstanding section 3.5(4)(a),(b), and (c), a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.

(5) [1]Accessory Buildings in all Residential Districts and Riverlands Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.

[1] 3357/A-2016, 3357/Q-2016

4.3.1 [1]R1G Residential (Small Lot) District

R1G

General Purpose

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

(1) R1G Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	[2]Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	[3]Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	[4]Deleted
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
[5](v)	Show Home or Raffle Home.
[6](vi)	Home occupations which will generate additional traffic subject to section 4.7(8)

(2) R1G Residential (Small Lot) Regulations

(a) [7]All Detached Dwelling Units shall include a front attached garage.

(b) Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.

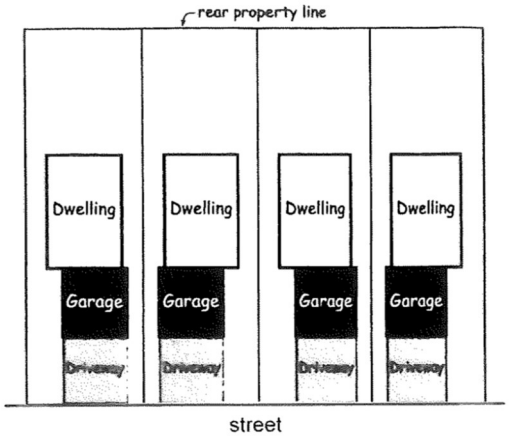
[1] 3357/J-2011
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/S-2019
[5] 3357/T-2015
[6] 3357/F-2014 (Revised Alternative)
[7] 3357/D-2021

(c) [1]Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

(d) No storage of any combustible materials is allowed in any side yard.

(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.

(f) [2]Driveways shall have a minimum side yard setback of 3.15m on the unpaired side.



Grouping of Garages & Driveways

(g) Table 4.3(1) R1G Regulations:

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 63 m² (excludes garage)
Site Coverage Maximum	45% (includes dwelling unit, garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum height of 10.0 m measured from the average of the lot grade
Front Yard Minimum Setback	Detached dwelling: 6.0 m
Side Yard Minimum Setback	Detached dwelling: 1.25 m, except where building abuts public roadway (excluding lane or walkway) where the side yard on the side abutting the roadway shall be 2.4 m
Rear Yard Minimum Setback	Detached dwelling: 7.5 m
Lot Depth Minimum	[3]32.0 m
Lot Area Minimum	[4]336 m²
Lot Frontage/width Minimum	10.5 m (on all pie shaped lots the minimum lot width shall be measured 9.0 m into the site alongside lot lines from the front property line)
Parking Spaces	Subject to sections 3.1 & 3.2
Landscaped Area	Minimum 35% of lot area

[1] 3357/A-2012
[2] 3357/D-2021
[3] 3357/F-2014 (Revised Alternative)
[4] 3357/F-2014 (Revised Alternative)

(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) [1]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 Business 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) [2]Deleted

(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*.

[1] 3357/D-2021
[2] 3357/E-2014

(i) [1]Pursuant to the Business License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to the Red Deer Appeal & 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 m^2 (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,

[1] 3357/D-2021

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[1] 3357/Y-2014

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[1] 3357/N-2019

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8.1 Direct Control District No. 1 DC (1) (See Map M12)

DC(1)

[1]**General Purpose**
The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

1. DC (1) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory use or building subject to section 3.5.
(ii)	[2]Building Sign
(iii)	Commercial recreation facility.
(iv)	[3]Freestanding Sign.
(v)	[4]Institutional service facility.
(vi)	[5]Merchandise Sales and/or Rentals (indoor only) excluding motor vehicles and fuel
(vii)	[6]Restaurants (no drive-through windows).
(viii)	Service and repair of goods traded in this district.
(ix)	[7]DELETED
(x)	Transportation, Communication or Utility Facility.
(xi)	Royal Canadian Legion
(xii)	Red Deer Advocate
(b) Discretionary Uses	
(i)	[8]Gaming or gambling establishment subject to section 5.7 (1) (g).
(ii)	Offices limited to the existing buildings along Bremner Avenue
(iii)	Commercial service facility
(iv)	Assisted living facility
(v)	Multiple family building
(vi)	Dwelling units above the ground floor

[1] 3357/G-2015
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/C-2007, 3357/G-2015
[5] 3357/L-2018, 3357/L-2020
[6] 3357/G-2018
[7] 3357/B-2018
[8] 3357/J-2007, 3357/G-2015

(vii) Health and medical services
(viii) Commercial entertainment facility
[1]**(ix)** Show Home or Raffle Home

2. [2]Direct Control District No. 1 General Regulations

(a) Table 8.1 DC(1) Regulations

Regulations	Requirements
[3]DELETED	
Site Area Minimum	As approved by the Development Authority to meet the intent of the district.
Parking	Subject to sections 3.1 & 3.2, no front yard parking
Front Yard Minimum	18.0 m
Building Height Maximum	3 storeys
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped

(b) The site plan, 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.

(c) All other standards to be determined by the Development Authority.

3. [4]Site Development

(a) If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.

(b) Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.

(c) Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.

(d) Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.

[1] 3357/T-2015
[2] 3357/G-2015
[3] 3357/B-2018
[4] 3357/G-2015

(e) Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.

(f) As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.

(g) Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.

(h) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan, and architectural treatment of the building.

8.2 Direct Control District No. 2 DC (2) (See Map K18)

DC(2)

1. DC (2) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) [1]Accessory Building
(ii) [2]Building Sign
(iii) [3]Freestanding Sign.
(iv) Mail sorting and distribution centre.
(b) Discretionary Uses
(i) Accessory use.
(ii) [4]DELETED

2. Direct Control District No. 2 Regulations

(a) Notwithstanding any provision of this Bylaw, all development within this District shall be in accordance with the following regulations in Table 8.2:

Regulations	**Requirements**
Floor Area Maximum	46% of site area
Building Height Maximum	2 storeys
Front Yard	9.0 m
Side Yard	4.0 m
Rear Yard	3.0 m
Landscaped Area	15% of site area
Parking Spaces	3 spaces per 93.0 m^2
Loading Spaces	1 space opposite each loading door with a minimum of 1 space/1860.0 m^2 of floor area
Site Area Minimum	0.4 ha
Site Area Maximum	1.2 ha
Frontage Minimum	30.0 m

(b) Any outdoor storage must be screened to the satisfaction of the Development Authority.

(c) [5]The site plan, 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.

[1] 3357/D-2021
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/D-2021

8.3 [1]Direct Control District No. 3 DC (3) (See Map L16)

DC (3)

General Purpose
The general purpose of this district is to facilitate development that is in keeping with the direction set out in the Greater Downtown Action Plan for the Railyards neighbourhood. This vision includes medium to high density residential and mixed use residential/commercial land uses, residential development on the upper floors of ground floor commercial and an overall high-quality pedestrian environment.

This site encompassed by the DC (3) district is in a prominent location within the downtown and is highly visible given its location adjacent to both the Red Deer River and Gaetz Avenue. Any development within this site should reflect its elevated status as a major entry point into the downtown.

1. Direct Control District No. 3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[2]Building Sign
(ii)	[3]Freestanding Sign.
(iii)	[4]Merchandise Sales and/or Rentals excluding motor vehicles, fuel, liquor, beer or wine stores, pawn shops and adult entertainment
(iv)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(v)	Restaurant
(vi)	Dwelling Units above the ground floor
(vii)	Home occupations subject to section 4.7 (8).
(viii)	[5]DELETED
(ix)	[6]DELETED
(x)	[7]Office
(xi)	[8] Health and Medical Services

[1] 3357/O-2010
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/L-2018, 3357/L-2020
[5] 3357/B-2018
[6] 3357/B-2018
[7] 3367/I-2020
[8] 3357/I-2020

(b) Discretionary Uses	
(i)	Commercial Recreation Facility
(ii)	Commercial Service Facility
(iii)	Accessory building or use subject to section 3.5.
(iv)	Parking lot/parking structure.
(v)	[1]DELETED
(vi)	[2]Show Home or Raffle Home

2. Direct Control District No. 3 Regulations

(a) All development regulations will be determined by the Approving Authority.

3. Approving Authority

(a) [3]City Council is the Approving Authority for any new Principal Building on the Site. In exercising its approval powers, the approving authority shall take into consideration the Greater Downtown Action Plan.

(b) [4]The Development Authority is the approving authority for all Permitted and Discretionary Uses and signage within/on existing buildings on the Site. In exercising its approval powers, the approving authority shall take into consideration the Greater Downtown Action Plan

4. [5]Site Development - DELETED

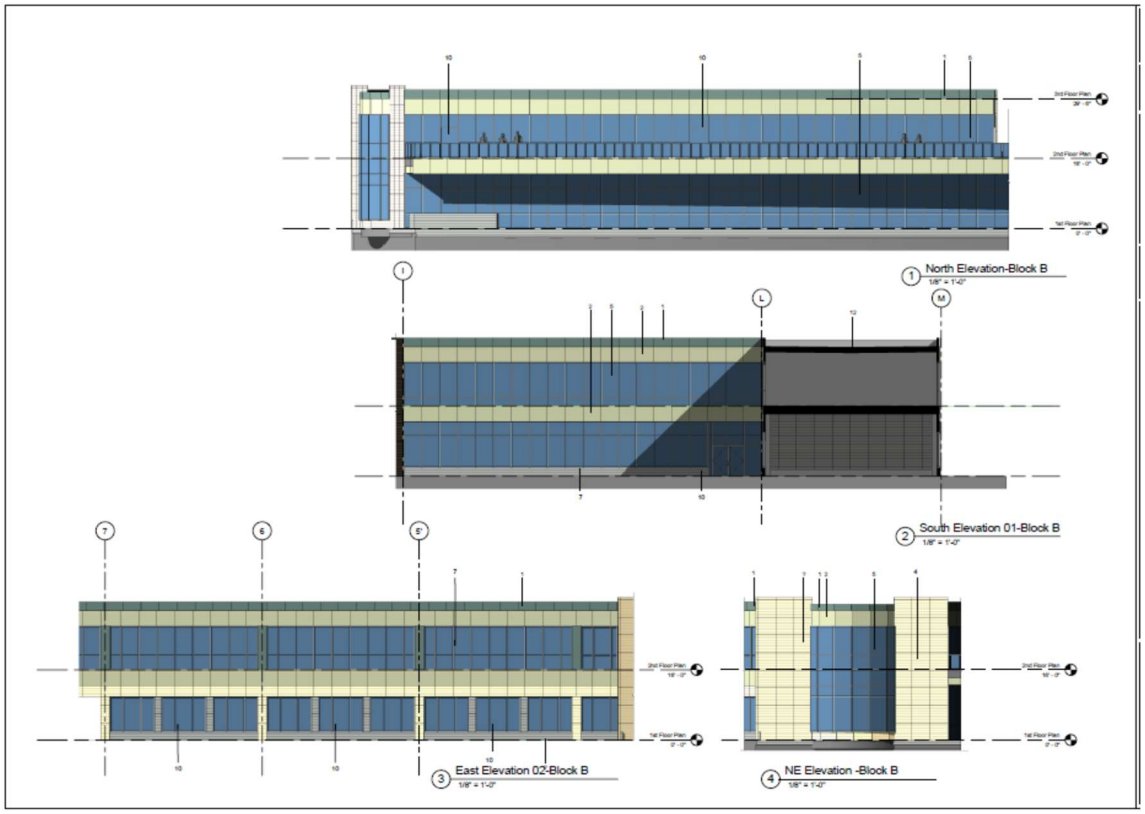
[1] 3357/B-2018
[2] 3357/T-2015
[3] 3357/D-2021
[4] 3357/D-2021
[5] 3357/D-2021

[1]Deleted

[1] 3357/D-2021

Schedule 1

Schedule 1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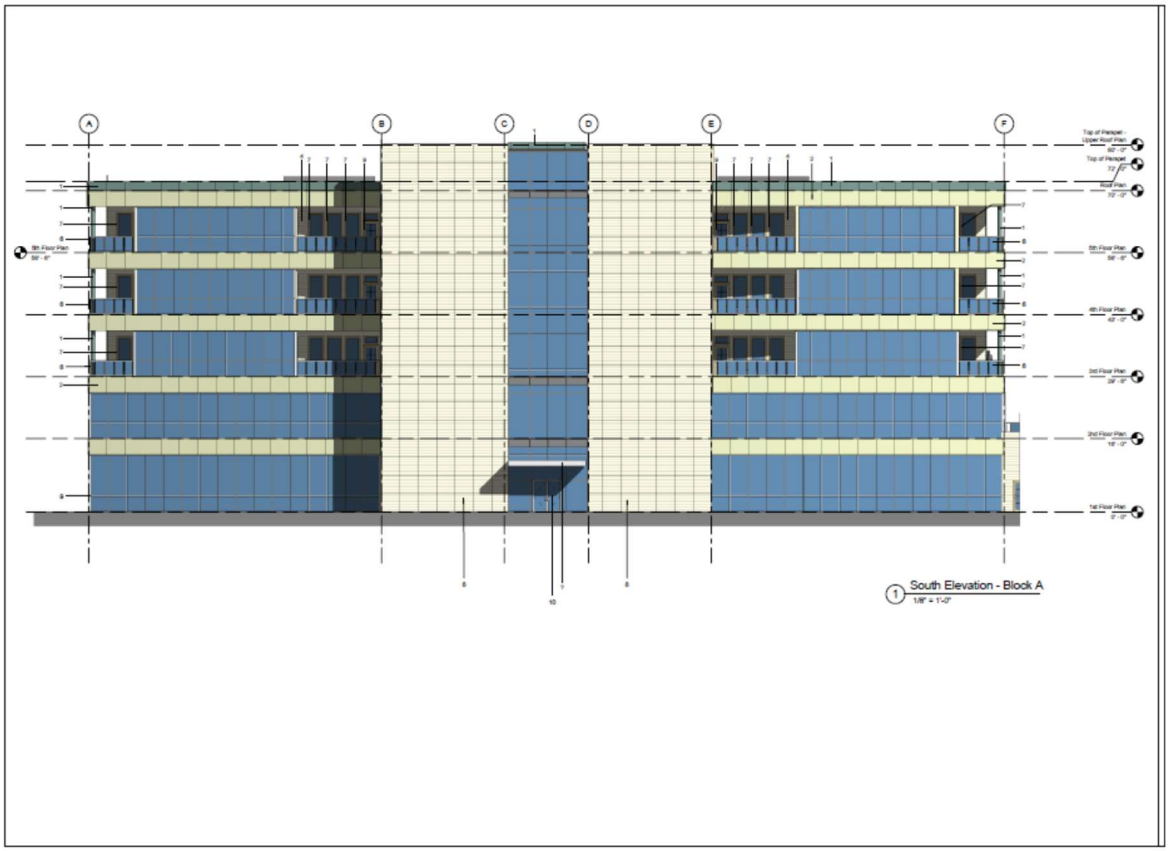
South Elevation 01-Block B
East Elevation 02-Block B
NE Elevation -Block B

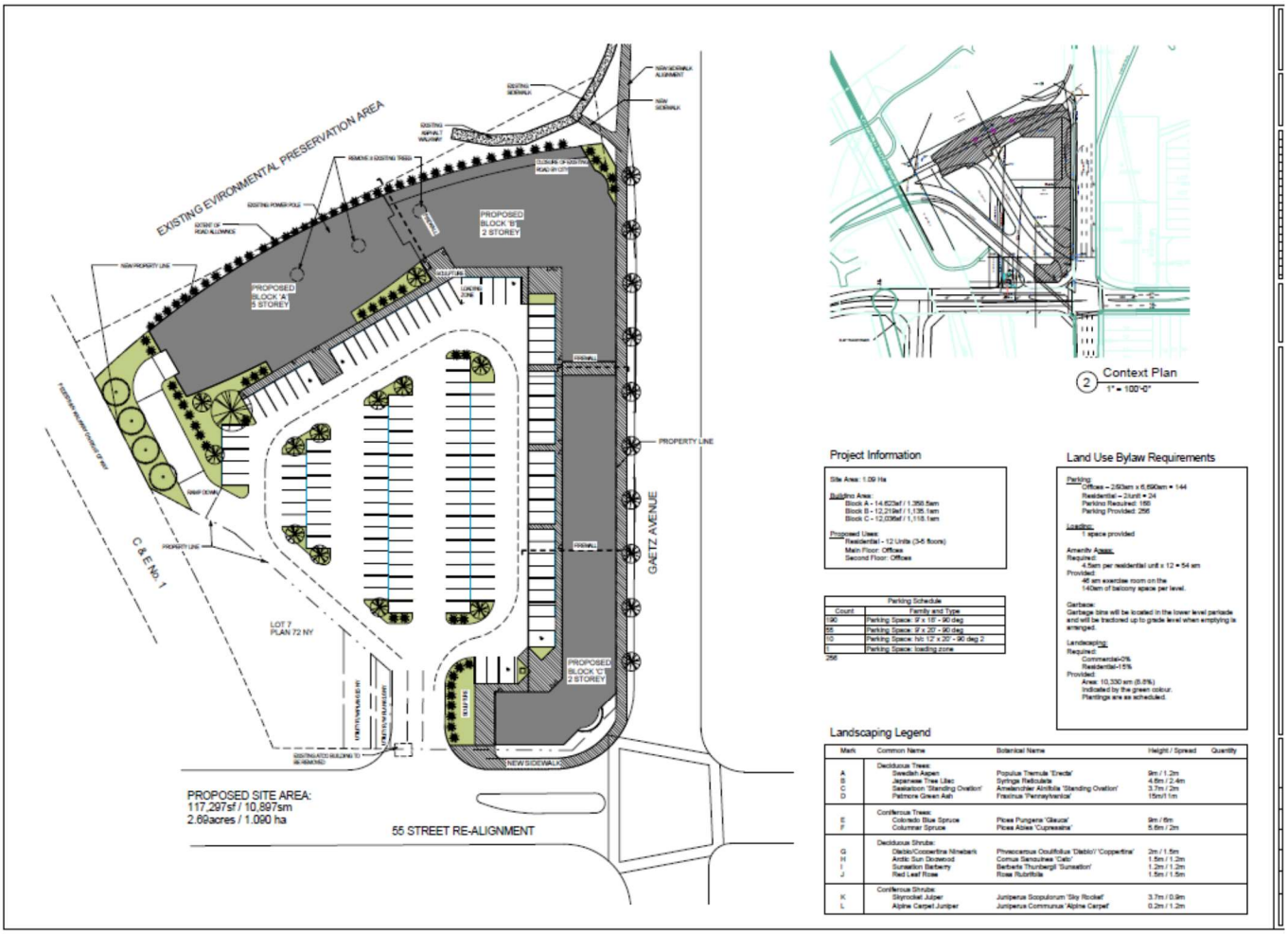
Schedule 1



Schedule 1

West Elevation-Block A
East Elevation-Block A
South Elevation 02-Block B
West Elevation 02 -Block B
West Elevation 01-Block B

Schedule 1


EXISTING EVIRONMENTAL PRESERVATION AREA
PROPOSED BLOCK 'B' 2 STOREY
PROPOSED BLOCK 'A' 3 STOREY
PROPOSED BLOCK 'C' 2 STOREY
PROPERTY LINE
GAETZ AVENUE
C & E NO. 1
LOT 7 PLAN 72 NY
NEW SIDEWALK
PROPOSED SITE AREA:
117,297sf / 10,897sm
2.69acres / 1.090 ha
55 STREET RE-ALIGNMENT
Context Plan
1" = 100'-0"
Project Information
Land Use Bylaw Requirements
Parking Schedule
Landscaping Legend

8.4 Direct Control District No. 4 DC (4) (See Map M13) - DELETED[1]

[1] 3357/Y-2014

8.5 Direct Control District No. 5 DC (5) (See Map L9)

DC(5)

1. DC (5) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) [1]Any uses approved by City Council.
[2]**(b) Discretionary Uses**
(i) [3]Deleted

2. Direct Control District No. 5 Regulations

(a) [4]City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

[1] 3357/D-2021
[2] 3357/T-2015
[3] 3357/D-2016
[4] 3357/D-2021

8.6 Direct Control District No. 6 DC (6) (See Map L15)

DC(6)

1. [1]DC (6) Uses Table

(a) Permitted Uses	
(i)	Accessory Building or Use
(ii)	[2]Building Sign
(iii)	Commercial Service Facility
(iv)	[3]Freestanding Sign
(v)	Home Occupations, subject to section 4.7(8).
(vi)	Merchandise sales, excluding: I. agricultural and industrial vehicles or machinery, and fuel. II. a food store, a pharmacy or a drug store III. Cannabis Retail Sales.
(vii)	Office
(viii)	Restaurant, excluding against a portion of this Site:any fast food outlet or restaurant specializing in the sale of hamburgers.
(b) Discretionary Uses	
(i)	Two restaurants in the existing building
(ii)	Commercial Recreation Facility
(iii)	Commercial Entertainment Facility
(iv)	Drinking Establishment (adult entertainment prohibited), subject to section 5.7(8).
(v)	Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(vi)	Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
(vii)	Hotel or motel
(viii)	Institutional Service Facility
(ix)	Multiple Family Building
(x)	Parking lot or parking structure, in conjunction with any of the above uses.
(xi)	Gaming or Gambling Establishment, subject to section 5.7 (1) (f).
(xii)	Show Home or Raffle Home
(xiii)	Health and Medical Services

[1] 3357/D-2021
[2] 3357/B-2018
[3] 3357/B-2018

2. Direct Control District No. 6 Regulations

(a) DC(6) Regulations

Regulations	Requirements
Building Height	[1]As approved by the Development Authority
Front Yard Minimum	6.0 m
Side Yard When it Abuts a Street	6.0 m
Rear Yard Minimum	6.0 m
Landscaped Area	10% of site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces	One required opposite each loading door
Site Area Minimum	900.0 m^2
Frontage Minimum	20.0 m
Residential Unit Minimum	37.0 m^2 per dwelling unit

The following development standards shall apply:

(b) All development to be based on a common theme representative of heritage era buildings in downtown Red Deer. The following architectural guidelines must be incorporated into all buildings:

(i) high quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes,

(ii) pedestrian oriented store fronts emphasizing special window and entrance treatments,

(iii) incorporation of cantilevers and canopies,

(iv) tasteful colour schemes,

(v) aesthetics of each building must be pleasing from all elevations and shall feature street oriented design elements including street level windows for all elevations visible from adjacent public roadways,

(vi) warehouse type buildings are not permitted,

(vii) no outdoor storage areas are permitted,

[1] 3357/D-2021

(viii) all waste containers must be enclosed, screened and/or be fully integrated into the overall building or site development,

(ix) development must be complementary to the downtown and emphasize uses that would attract patrons, both during the day and evening,

(x) development should strive to produce a seamless connection to the area south of 48th Street which will include a City park site,

(xi) development should facilitate and encourage pedestrian movement within the site and to adjacent developments. Site to include sidewalks incorporating the use of paving stones and public area landscaping, lighting and street furniture,

(xii) all signage, lighting and street furniture must complement the overall building theme,

(xiii) landscaping:

(1) must be of high quality, incorporating mature plantings,

(2) perimeter of site must be landscaped including all adjoining road boulevard areas surrounding the site; in lieu of the boulevard landscaping required by the developer, the minimum onsite landscaping requirement is 10% of site area rather than the 15% of site area required on adjoining properties in the area,

(3) all perimeter and boulevard landscaping must be a continuation of the overall onsite landscaping plan,

(4) landscaping should be comprehensive throughout the development and appear seamless among the various components of the development,

(5) landscaping should be designed to screen parking areas and tie public areas to the commercial areas.

(c) Vehicle access to site:

(i) all vehicle site access is restricted to either 52nd Avenue or 48th Street,

(ii) vehicle access from 52nd Street is restricted to a common access point with, and adjoining, the existing McDonalds restaurant access,

(iii) vehicle access from 48th Street will be restricted to one common access point located approximately midway between 52nd Avenue and Taylor Drive.

(d) Prospective developers of the site are encouraged to be innovative in their site design. They should examine opportunities for such features as landscaped covered parking which could maximize the use of the site, use of decorative and/or unique fencing, feature walls, flags, banners, sculptures, and extensive use of hard and soft landscaping.

3. Site Development

[1]All aspects of development in this Direct Control District including land use, development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Development Authority. Land uses may be developed either as sole uses or in various combinations in a single building or on a single site.

4. [2]Approving Authority

(a) City Council is the approving authority for any new Principal Building on the Site. In exercising its approval powers, the approving authority shall take into consideration the Greater Downtown Action Plan.

(b) The Development Authority is the approving authority for all Permitted and Discretionary Uses and signage within/on existing buildings on the Site. In exercising its approval powers, the approving authority shall take into consideration the Greater Downtown Action Plan.

[1] 3357/D-2021
[2] 3357/D-2021

8.7 Direct Control District No. 7 DC (7) (See Map M15)

DC(7)

General Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue). The long term use of this site is intended to be multiple family residential.

1. DC (7) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Building Sign
(ii)	Hair replacement salon in the existing building.
(iii)	Any permitted use listed in the R3 Residential (Multiple Family) District.
(b) Discretionary Uses	
(i)	Any discretionary use listed in the R3 Residential (Multiple Family) District.
(ii)	[2]Deleted

2. Direct Control District No. 7 Regulations

[3]The site plan, 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.

[1] 3357/B-2018
[2] 3357/T-2015, 3357/D-2016
[3] 3357/D-2021

8.8 Direct Control District No. 8 DC (8) (See Map L12)

DC(8)

General Purpose

This District is created to allow an apartment/hotel on the west portion of Lots 2B and 3C, Plan 842-1872 while allowing commercial use on the remainder of the site.

1. DC (8) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any permitted use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building.
(ii)	Hotel units as the only commercial use in the multiple family building.
(iii)	One multiple family building.
(b) Discretionary Uses	
(i)	[1]Any discretionary use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of Warehouse, Outdoor Display or Sale of Goods, Drinking Establishment (Adult Entertainment Permitted), Gambling or Gaming Establishment, and Dangerous Goods Occupancy.
(ii)	A drinking establishment (adult entertainment prohibited, subject to section 5.7(8)) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use.
(iii)	Restaurant.
(iv)	[2]Show Home or Raffle Home

2. Direct Control District No. 8 Regulations

(a) [3]The C4 and R3 District will be used as a guide for the Development Authority

(b) [4]The site plan, 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.

[1] 3357/GG-2017, 3357/B-2018
[2] 3357/T-2015
[3] 3357/D-2021
[4] 3357/D-2021

8.9 Direct Control District No. 9 DC (9) (See Map L14, L15)

General Purpose

DC(9)

This District is created to allow a high quality residential apartment development and park development on a site in the downtown between 52 Avenue and Taylor Drive.

1. DC (9) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Accessory Building
(ii)	[2]Building Sign.
(iii)	Park.
(iv)	One multiple family building.
(b) Discretionary Uses	
(i)	Any ancillary uses approved by City Council.
(ii)	[3]Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)
(iii)	[4]Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
(iv)	[5]Show Home or Raffle Home.

2. Site Development

(a) [6]The R3 District will be used as a guide by Development Authority in considering standards for the multiple family building; the P1 District will be used as a guide by Development Authority in considering standards for the park development.

(b) [7]The site plan, 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.

[1] 3357/D-2021
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/T-2015
[6] 3357/D-2021
[7] 3357/D-2021

8.10 Direct Control District No. 10 DC (10) (See Map P15)

DC (10)

General Purpose

This District is created to permit the development of a high quality seniors' residential development consisting of a maximum 120 unit manor house building, 18 semi-detached units and one triplex for a total maximum of 141 units as shown on the development plans forming part of this District. Municipal reserve land (park) will be dedicated to The City of Red Deer to retain and protect a portion of the existing stand of mature trees.

1. DC (10) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Accessory Building
(ii)	[2]Building Sign.
(iii)	Group of buildings as described above in section 8.10 General Purpose.
(iv)	Park.
(b) Discretionary Uses	
(i)	Any ancillary uses approved by the Development Authority.
(ii)	[3]Show Home or Raffle Home.

2. Direct Control District No. 10 Regulations

(a) [4]Delete

(b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.

(c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.

[1] 3357/D-2021
[2] 3357/B-2018
[3] 3357/T-2015
[4] 3357/D-2021

(d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.

(e) Landscaping shall include a berm and enhanced vegetation on the west side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

8.11 Direct Control District No. 11 DC (11) (See Map K17)

DC (11)

General Purpose

This District is created to allow "Place of Worship' in addition to uses allowed under the C2B Commercial (District Shopping Centre) District.

1. DC (11) Permitted and Discretionary Uses Table:

(a) Permitted Uses	
(i)	Permitted uses listed under the C2B Commercial (District Shopping Centre) District.
(b) Discretionary Uses	
(i)	Discretionary uses listed under the C2B Commercial (District Shopping Centre) District.
(ii)	Institutional service facility.
(iii)	Place of worship. For the purpose of this District, a place of worship is defined as a Church, Temple or Mosque and includes ancillary uses but does not include a permanent shelter offering overnight accommodation or a permanent facility where meals are served to homeless or destitute individuals.

2. Site Development

(a) [1]The C2B Commercial (District Shopping Centre) District will be used as a guide by the Development Authority in considering standards for Development in the District.

[1] 3357/D-2021

8.12 Direct Control District No. 12 DC (12) (See Map M14)

DC (12)

General Purpose

This District is created to permit the development of commercial uses in a manner that will facilitate and recognize a transition zone between existing residential areas and the more intensely developed commercial core.

1. DC (12) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Building Sign
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	[2]Freestanding Sign.
(v)	[3]Merchandise Sales and/or Rentals excluding fuel
(vi)	Office.
(vii)	Service and repair of goods traded in the district, excluding motor vehicles.
(viii)	[4]DELETED
(ix)	[5]Health and Medical Services
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Detached dwelling and accessory buildings, existing legally at the time of adoption of bylaw.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Multiple family building.
(v)	Multi-attached building.
(vi)	Parking lot.
(vii)	[6]DELETED
(viii)	[7]Show Home or Raffle Home.

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/L-2018, 3357/L-2020
[4] 3357/B-2018
[5] 3357/I-2020
[6] 3357/B-2018
[7] 3357/T-2015

2. Direct Control District No. 12 Regulations

(a) [1]Table 8.4 DC(12) Regulations

Regulations	Requirements
Floor Area Minimum	Residential – 37.0 m^2 / unit Commercial - Nil
Building Height Maximum	4 storeys
Front Yard Minimum	6.0 m subject to sections 3.19 & 5.7(2)
Side Yard Minimum	Residential - as required by the Development Authority Commercial - Nil, subject to sections 3.19 & 5.7(2)unless the side yard abuts a public roadway, in which case it shall be 1.5 m
Rear Yard Minimum	Residential - 7.5 m Commercial - 1.5 m subject to sections 3.19 & 5.7(2)
Landscaped Area	15% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Loading Spaces	Residential - n/a Commercial - 1 space opposite each loading door
Site Area Minimum	Residential - as required by the Development Authority Commercial - 278.0 m^2
Frontage Minimum	Residential - 22.0 m or 6.1 m per unit Commercial - 7.5 m^2

3. Site Development

(a) All buildings in the DC (12) District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The rear elevation and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).

(b) The minimum rear yard setback of 1.5 m required for commercial uses under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

[1] 3357/D-2021

(c) The minimum side yard setback of 1.5 m required for commercial uses on a corner lot under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback, or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

(d) [1]The site plan, 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.

[1] 3357/D-2021

8.13 [1]Direct Control District No. 13 DC (13) (See Map L16)

DC (13)

General Purpose

The general purpose of this District is to provide for redevelopment which satisfies the objectives of the *Riverside Meadows Area Redevelopment Plan* and enables Riverside Meadows to develop as if it were a village in a city. The District allows a compatible blend of small scale commercial and residential uses including developments in which the proprietor both lives and works on site. Redevelopment shall be designed in accordance with the Riverside Meadows Overlay District (Section 7.11) to ensure quality and careful integration with the existing residential context of the neighbourhood. Buildings along the river front shall engage the public space with an attractive design.

1. DC (13) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Detached dwelling.
(ii)	Home occupations subject to section 4.7(8).
(iii)	Accessory Building.

[1] 3357/U-2009

(b) Discretionary Uses	
(i)	[1]Building Sign
(ii)	Semi-detached dwelling unit
(iii)	Multi-family building
(iv)	Multi-attached building
(v)	[2]Any combination of uses (v) through (xii) on the ground floor of a residential use.
(vi)	[3]All uses in existence at January 15, 2001 are deemed to be discretionary uses under the bylaw provided that the use does not expand, takes place in an existing building and that the use is continuous.
(vii)	[4]Merchandise Sales and/or Rentals excluding adult oriented merchandise and/or entertainment, motor vehicles, fuel and liquor, beer or wine stores
(viii)	Office
(ix)	Commercial service facility
(x)	Restaurant
(xi)	[5]DELETED
(xii)	Service and repair of goods traded in the neighbourhood
(xiii)	Place of worship
(xiv)	[6]Show Home or Raffle Home.
(xv)	[7]Health and Medical Services

2. Direct Control District No. 13 Regulations

(a) Table 8.4.1 DC(13) Regulations

Regulation	**Requirement**
Site coverage	[8]40% minimum (includes all accessory buildings)
[9]Office Area Maximum	930m^2
Building Height	4 Storey maximum
Front Yard	Residential- 4 metre minimum Commercial- 0 metre minimum
Side Yard	0 metre minimum unless abut residential use then 1.5 metres
Rear Yard	Residential- 7.5 metre minimum Commercial- 1.5 metre minimum

[1] 3357/B-2018
[2] 3357/D-2016
[3] 3357/D-2021
[4] 3357/L-2018, 3357/L-2020
[5] 3357/L-2018, 3357/L-2020
[6] 3357/T-2015
[7] 3357/I-2020
[8] 3357/D-2021
[9] 3357/I-2020

Parking	Subject to Section 3.1 & 3.2

(b) Council delegates its authority with respect to all development standards to the Development Authority.

(c) Applications for redevelopment adjacent to or across the street from residential shall be circulated to all property owners located within 100m of the boundary of the site.

3. Site Development

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

(b) Parking relaxations may be appropriate as an incentive for redevelopment and to help encourage use of alternate transportation modes where the developer can demonstrate that parking will not overflow in to or cause problems with the adjacent residential. Parking shall not be visible from the river front.

(c) The partial conversion of existing multi-unit residential buildings to discretionary uses (VI) to (xii) listed above is not allowed unless extensive renovations are completed or a new building is constructed.

8.14 [1]Direct Control District No. 14 DC (14) – DELETED

[1] 3357/U-2009

8.15 Direct Control District No. 15 DC (15) (See Map M16)

DC(15)

General Purpose

[1]The general purpose of this District is to provide a low density residential area in the form of Detached Dwellings and at the same time control, regulate and encourage the development or redevelopment of Detached Dwellings in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan. Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

1. DC (15) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Detached dwelling.
(iii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iv)	[2]Deleted
(v)	[3]Deleted
(vi)	Secondary suite subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	Amateur radio tower.
(iii)	Bed & breakfast, subject to section 4.7(11).
(iv)	[4]Deleted
(v)	[5]Home Occupations which will generate additional traffic subject to section 4.7(8).
(vi)	[6]Health and Medical Services, secondary to residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street) subject to the following restrictions 1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.; 2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls

[1] 3357/D-2021
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/S-2019
[5] 3357/S-2019
[6] 3357/A-2014

provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation.

(vii) [1]Show Home or Raffle Home.

(viii) [2]The following uses on Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)

1. [3]Building Sign
2. Commercial recreation facility that does not cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood, excluding: amusement arcades, billiard or pool halls, and bowling alleys
3. Commercial service facility
4. Dwelling units above the ground floor
5. [4]Freestanding Sign.
6. [5]Restaurant without drive-through
7. [6]Merchandise Sales and/or Rentals
8. Office
9. Service and repair of goods traded on 4926-55 Street
10. [7]Deleted

2. Direct Control District No. 15 Regulations

(a) [8]Table 8.6 DC(15) Regulations

Regulations	Standard Requirements	Requirements for Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
Floor Area minimum	Detached dwelling unit frontage in metres x 6.0 m	Commercial – Nil Dwelling units above the ground floor Minimum – 37 m^2 Dwelling units above the ground floor Maximum – three times site area Detached dwelling unit frontage in metres x 6.0 m
Site coverage Maximum	[9]40% includes all accessory buildings	[10]Residential- 40% includes all accessory buildings Commercial- 60%

[1] 3357/T-2015
[2] 3357/N-2017
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/G-2018
[6] 3357/L-2018, 3357/L-2020
[7] 3357/B-2018
[8] 3357/N-2017
[9] 3357/D-2021
[10] 3357/D-2021

Regulations	Standard Requirements	Requirements for Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average lot grade	Commercial – 3 storeys Residential- 2 storeys with a maximum of 10.0 m measured from the average lot grade except: ▪ 3 storeys for dwelling units above the ground floor
Front Yard Minimum	6.0m	Commercial- Under discretion of the Development Authority based on building's impact on surrounding properties and the streetscape. Residential 6.0m
Side Yard Minimum	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m
Rear Yard Minimum	7.5m	Residential- 7.5m Commercial- 1.5 m, subject to sections 5.7 (2) and 3.19
Lot Depth Minimum	30.0m	30.0m
Landscaped Area Minimum	35% of site area	Residential - 35% of site area Commercial – 15% unless otherwise required by the Development Authority
Parking Spaces	Subject to sections 3.1 & 3.2	Subject to sections 3.1 & 3.2
Lot Area Minimum	360.0m^2	360.0m^2
Lot Frontage Minimum	12.0 m	12.0 m

(b) [1]Notwithstanding section 8.15(2) the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with section 8.15(2), namely:

(i) not less than 90.0% of the minimum front yard, side yard, rear yard, site area, or frontage,

[1] 3357/D-2021

(ii) not less than 95.0% of the minimum floor area,

(iii) not less than 98.0% of the minimum landscaping area.

(c) In calculating the minimum floor area for an odd and irregular shaped site:

(i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,

(ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

(d) [1]The site plan, 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.

[1] 3357/D-2021

8.16 Direct Control District No. 16 DC (16) (See Map L20)

DC(16)

General Purpose

This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

1. DC (16) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iii)	[1]Deleted
(iv)	[2]Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	[3]Building Sign
(iii)	Bed & breakfast, subject to section 4.7(11).
(iv)	[4]Deleted
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	Multi-attached building.

[1] 3357/S-2019
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/S-2019

(vii) Multiple family building.
(viii) [1]Show Home or Raffle Home.

2. Direct Control District No. 16 Regulations

(a) The applicable regulations listed in section 4.7(1) and table 4.4 under the R2 Residential (Medium Density) District.

(b) [2]The site plan, 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.

3. Special Regulations

(a) All dwelling units and buildings shall be designed on the basis of "universal design principles" as generally defined by the building industry refer to section 8.16 general purpose.

(b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location.

(c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard.

(d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare.

(e) [3]The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of sections 3.1 and 3.2, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for accessible parking.

[1] 3357/T-2015
[2] 3357/D-2021
[3] 3357/D-2021

(f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between The City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with sections 3.1 and 3.2 of this Land Use Bylaw.

4. [1]Redevelopment of Existing Neighbourhoods - DELETED

8.17 [2]Direct Control District No. 17 DC (17) – DELETED

[1] 3357/D-2021
[2] 3357/U-2009

8.18 Direct Control District No. 18 DC (18) (See Map L16)

DC(18)

General Purpose
This District will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purpose of this Direct Control District Council is the Development Authority.

1. DC (18) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Apartment building to a maximum of 95 units.
(ii)	[1]Building Sign.
(iii)	Townhouse units to a maximum of 7 units.
(b) Discretionary Uses	
(i)	As approved by Council
(ii)	[2]Show Home and Raffle Home.

2. Development Standards

(a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District.

(b) Site Development: The apartment building shall be handicapped accessible with an elevator.

(c) Building Height: Apartment building will be four storeys with all dwellings units above grade; the townhouses are to comply to the R2 Residential (Medium Density) District.

(d) Parking Standards: Parking Standards shall be as required in the R2 District, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.

(e) Traffic: In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by The City of Red Deer.

(f) Site area: Minimum site area is to be 1 hectare.

[1] 3357/B-2018
[2] 3357/T-2015

8.19 Direct Control District No. 19 DC (19) (See Map L15)

DC(19)

General Purpose

This District will allow all of the prescribed uses as listed in the C1A Commercial City (City Centre West) District and allow development of a non-medical detoxification centre and overnight shelter program. For the purpose of this Direct Control District, Council is the Development Authority.

1. DC (19) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the C1A Commercial (City Centre West) District.
(ii)	[1]Maximum 46 bed combined non-medical detoxification centre and overnight shelter.
(b) Discretionary Uses	
(i)	All uses listed as discretionary in the C1A Commercial (City Centre West) District.

2. Development Standards

(a) The existing building is deemed to meet all development standards with the exception of landscape area.

(b) Landscape area is to be 15% of site area which is to include perimeter landscaping around the north parking area.

(c) Existing metal fence to be removed within 30 days of occupancy.

(d) Any development standards listed in this district as well as those as set out in Parts 2, 3 and 5 of the Land Use Bylaw are delegated by Council to the Development Officer.

[1] 3357/BB-2013

8.20 Direct Control District No. 20 DC (20) (See Map M12, M13)

DC(20)

General Purpose

This District is created to permit redevelopment of the former Red Deer County building site Lots 1 & 2, Block 9, Plan 708 M.C. (4758 – 32 Street) with low density commercial uses. Redevelopment of this site would be with compatible commercial uses that provide a transition between the Gaetz Avenue C4 (Major Arterial) Commercial District west of the site and, the R2 and R3 residential developments east and north of the site.

1. DC (20) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Building Sign
(ii)	Commercial recreation facility.
(iii)	Commercial service facility.
(iv)	[2]Freestanding Sign
(v)	Restaurant.
(vi)	[3]Merchandise Sales and/or Rentals excluding adult oriented merchandise and/or entertainment, liquor, beer or wine stores, motor vehicles and fuel
(vii)	Health and medical services.
(x)	[4]DELETED
(b) Discretionary Uses	
(i)	Accessory building or use.
(ii)	Service and repair of goods traded in this district.
(iii)	Dangerous good occupancy, where required, in association with a dry cleaning business.
(iv)	[5]Gaming or Gambling Establishment subject to section 5.7 (1) (g)

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/L-2018, 3357/L-2020
[4] 3357/B-2018
[5] 3357/J-2007

2. Direct Control District No. 20 Regulations

(a) Table 8.7 DC(20) Regulations

Regulations	Requirements
Floor Area Maximum	One third of site area
Building Height Maximum	2 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	3.0 m, unless the side yard abuts a residential parcel, in which case it shall be 7.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area to include retention of existing vegetation on the south portion of site
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	1 space opposite each loading door with a minimum of 1 which may be used as a parking space
Site Area Minimum	0.5 ha
Frontage Minimum	40.0 m

3. Site Development

(a) [1]In order to ensure that the new development on this site matches the character and scale of the existing surrounding neighbourhood, all uses and development standards prescribed for this district, site plan, site access, pedestrian environment, the provision of landscaped areas, and the parking layout shall be subject to approval by the Development Authority.

(b) The relationship of the use to adjacent residential areas will be a factor in considering the site plan and architectural treatment of the building.

[1] 3357/D-2021

8.20.1 [1]DELETED

8.20.2 Direct Control District No. 22 DC (22) (See Map L17*)*

DC (22)

General Purpose
This District will allow for redevelopment of the former St. Joseph's Covent site in a manner that is compatible with the surrounding neighbourhood and in accordance with the Highland Green Estates Neighbourhood Area Structure Plan. The Municipal Planning Commission is the Development Authority.

1. DC (22) Permitted and Discretionary Uses Table

(a)	**Permitted Uses**
(i)	One residential multiple family building to a maximum of 55 units.
(b)	**Discretionary Uses**
(i)	All permitted and discretionary uses listed in the PS Public Service District.
(ii)	Home occupations.
(iii)	Accessory building.
(iv)	[2]Show Home or Raffle Home.

2. Development Standards

Residential Multiple Family Building:

(a) Maximum 4 storey building with total building height to be at least one-half storey (1.5m/5.9 feet) lower that the total building height of the adjacent Montfort Heights building;
(b) All parking to be contained on site:
  (i) Underground parking for tenants, and
  (ii) Surface parking for visitors;
(c) Building to be handicapped accessible with an elevator;
(d) Building to be separated a minimum 100 feet from any existing building on an adjacent property;
(e) Minimum 35% site landscaping;
(f) Maximum 40% site coverage; and
(g) All development standards not specifically referred to in this District including building elevations shall be approved by the Development Authority and shall generally follow the requirements of the R2 Residential (Medium Density) District.

1 3357/Q-2016
[2] 3357/T-2015

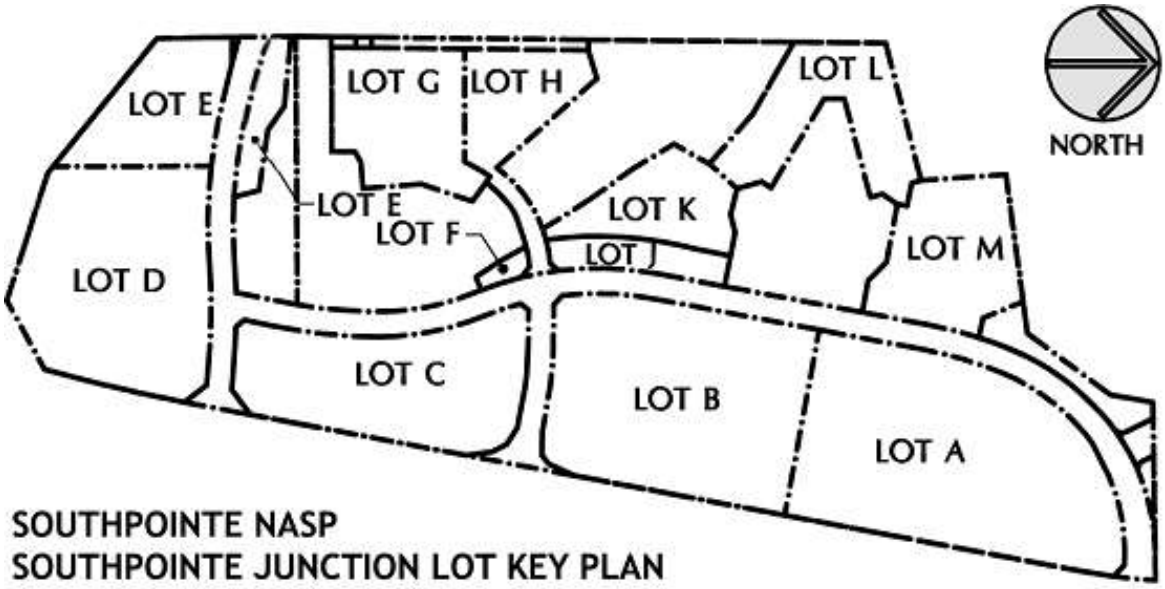
All other uses: subject to approval of the Development Authority

[1]8.20.4 DELETED

[1] 3357/DD-2007, 3357/N-2019

[1]8.20.5 Direct Control District No. 25 DC (25)

DC (25)



[1] 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

(a)Permitted Uses
(i) [1]Building Sign **(ii)** Commercial service facility. **(iii)**[2]Freestanding Sign. **(iv)**[3]Merchandise Sales and/or Rentals excluding motor vehicles and fuel **(v)** Office on the second floor and above **(vi)**Restaurant – Lots A, B, C, D, and E only. **(vii)** Service and repair of permitted goods traded in the DC (25) district, excluding motor vehicles and machinery. **(viii)** [4]DELETED **(ix)** [5]Health and Medical Services; and
(b) Discretionary Uses
(i) Above ground storage tanks for motor fuel including propane and used oil – Lots D and E only. **(ii)** Accessory building or use subject to section 3.5 of the Land Use Bylaw. **(iii)** Commercial entertainment facility – Lots A, B, C, D, and E only.

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/L-2018, 3357/L-2020
[4] 3357/B-2018
[5] 3357/I-2020

(iv) Commercial recreation facility.
(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) [1]Dynamic Fascia Sign
(viii) [2]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) [3]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) [4]Office on the ground floor

[1] 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 m2 / 63660 ft2.

2. Regulations

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

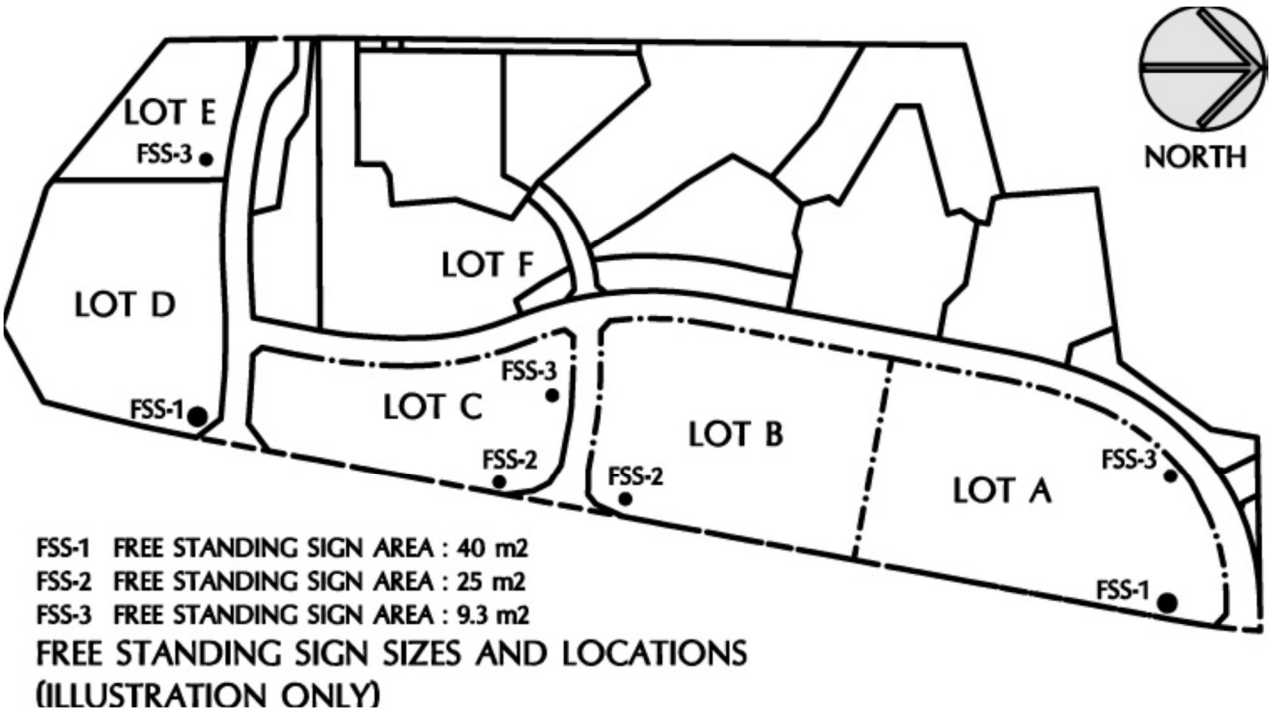
Regulations	Requirements
Floor Area	Shopping centre maximum – gross leasable floor area shall not exceed one third of site area Dwelling Units minimum – 55.0 m^2 [5]Office maximum area: 4,645m^2
Building Height Maximum	3 storeys – Lots A/B, C, D, E 1 storey, not exceeding 6.0 m – Lot F
Landscaped Area 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

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/I-2020
[5] 3357/I-2020

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

(c) [1]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:

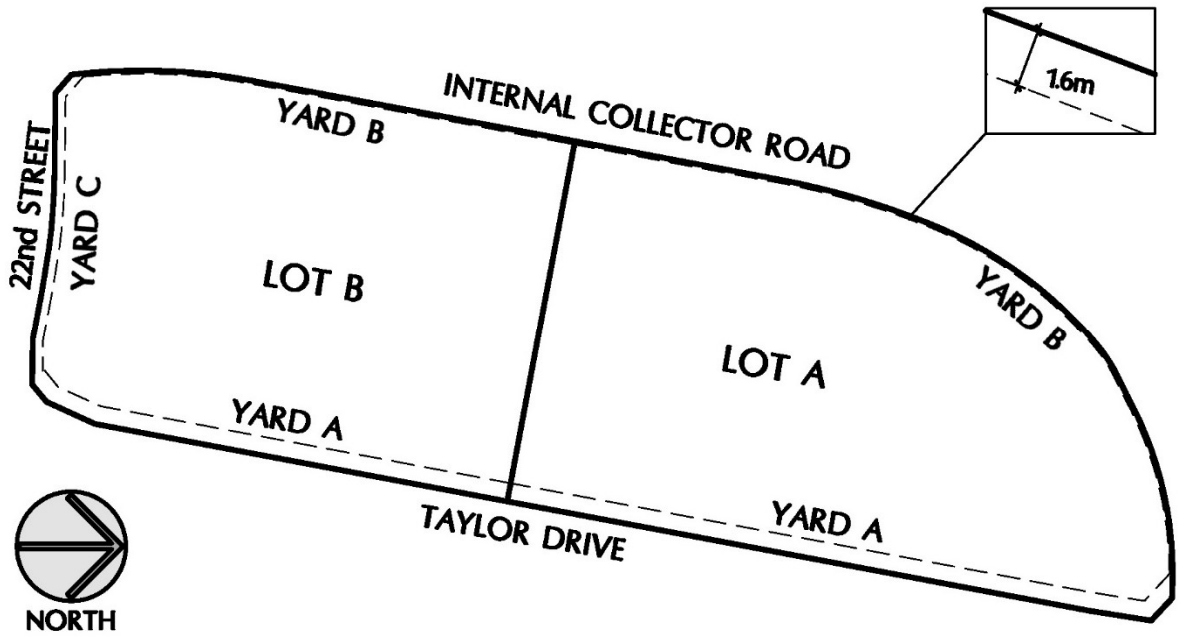
(a) Table 1 Lot A/B Setbacks

Yard	Setback

[1] 3357/B-2018

Yard A	[1]5.3 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum

Figure: Lot A/B

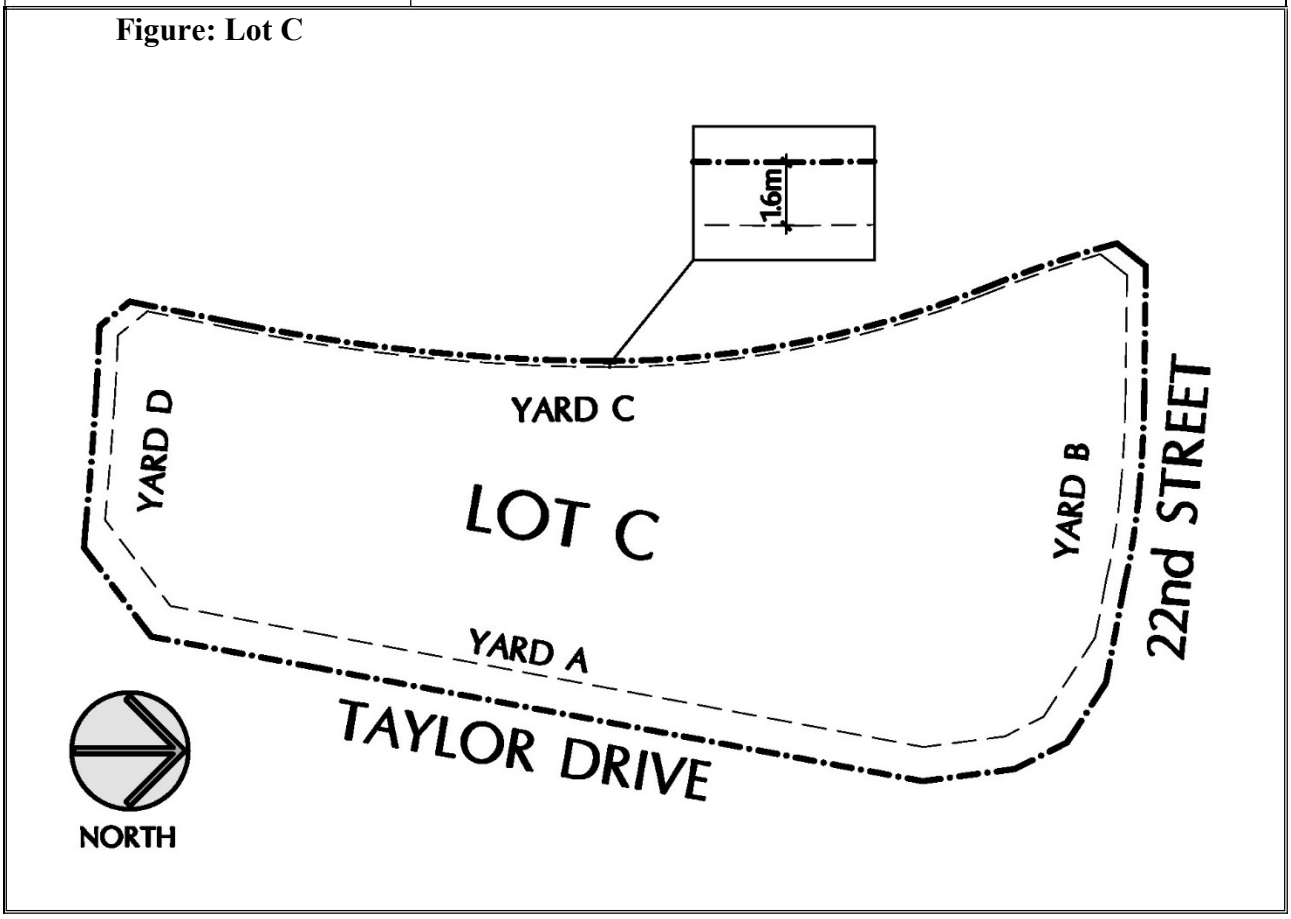


[1] 3357/R-2014

(b) Table 2 Lot C Setbacks

Yard	Setback
Yard A	[1]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

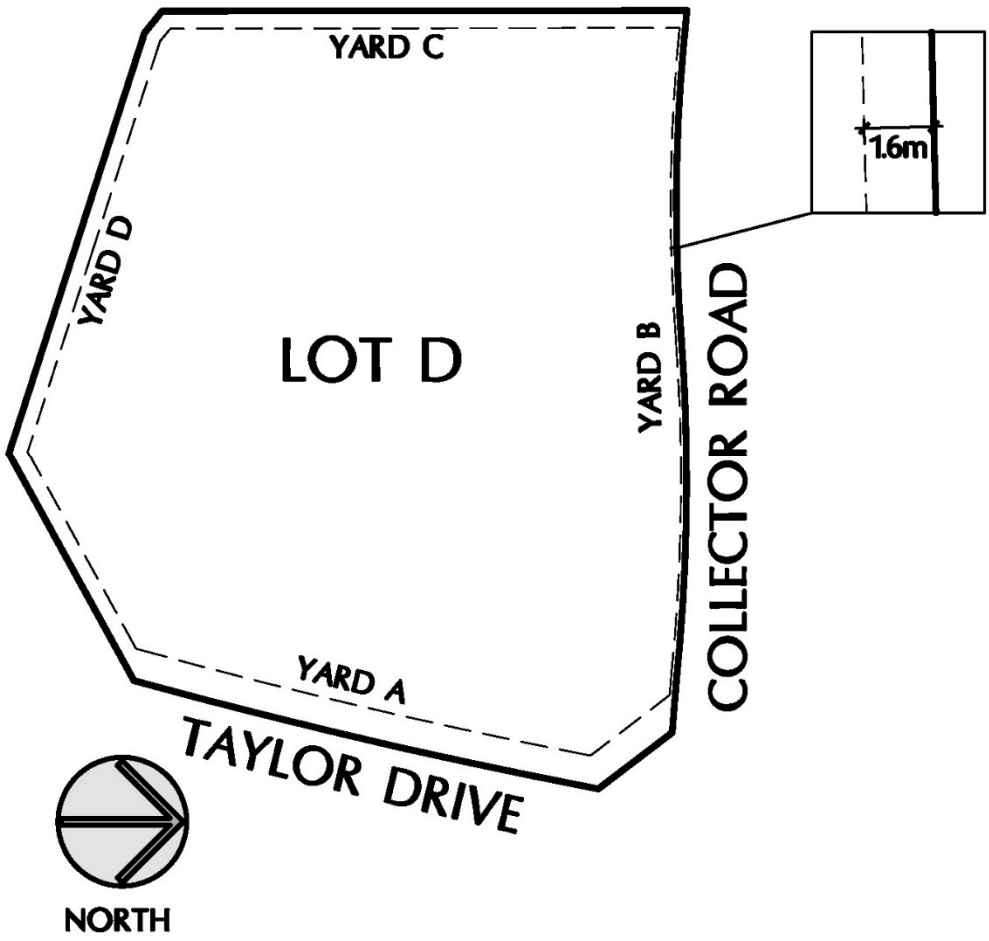


1 3357/R-2014

(c) Table 3 Lot D Setbacks

Yard	Setback
Yard A	[1]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

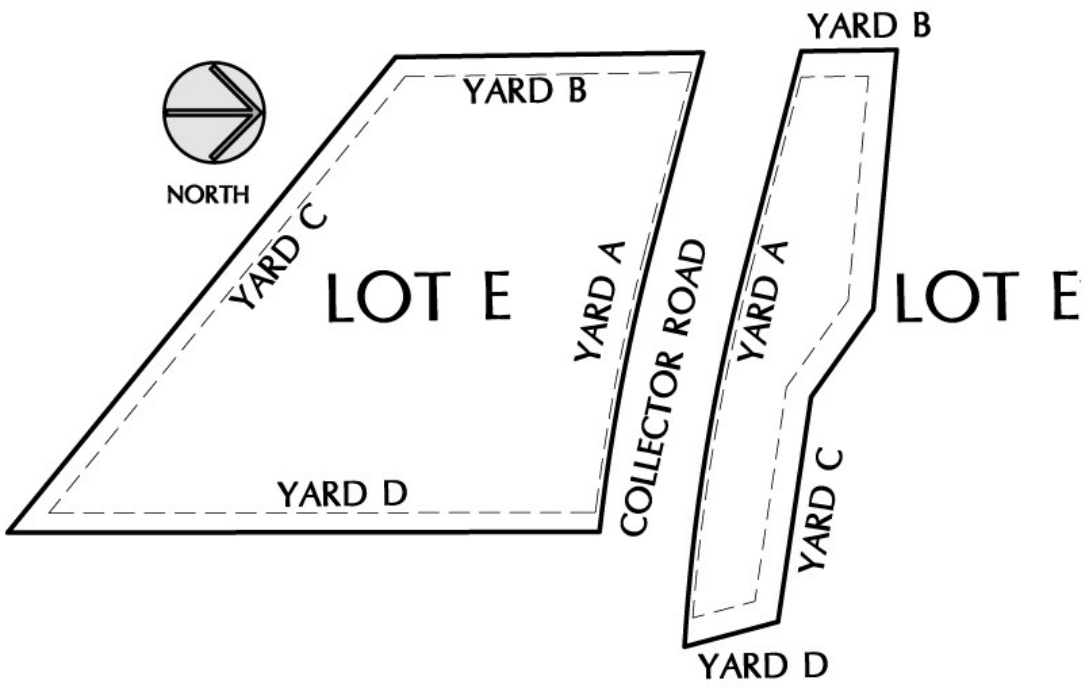


1 3357/R-2014

(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

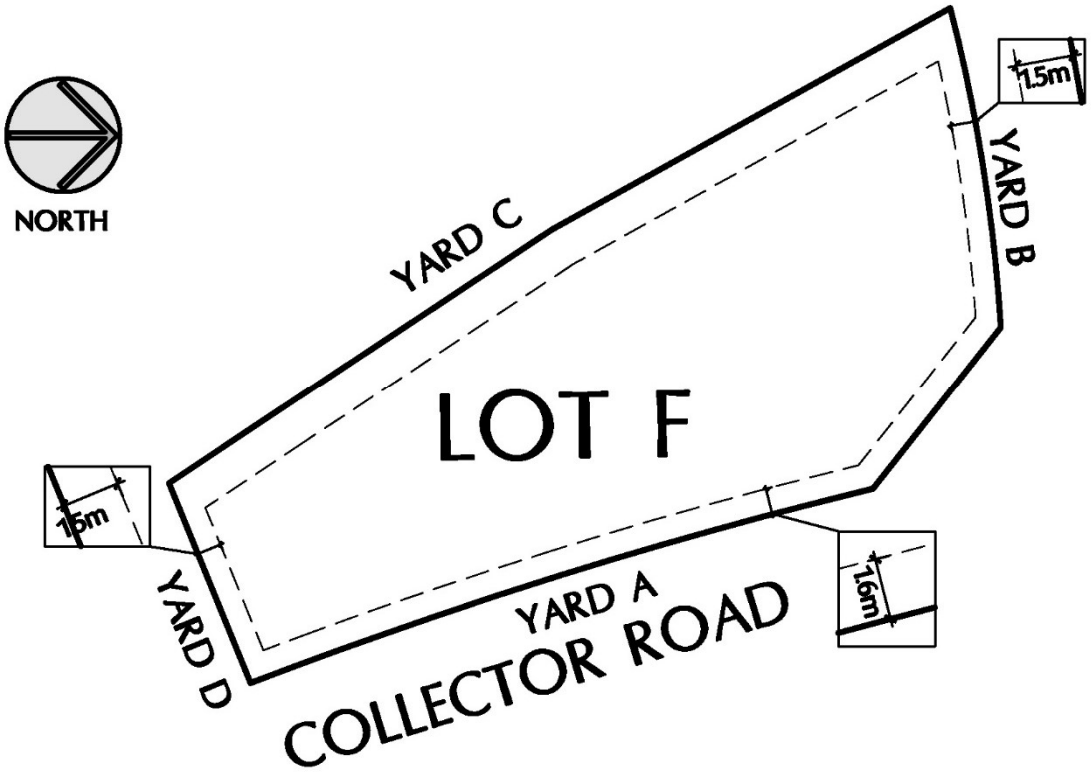
Figure: Lot E



(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

(a) Permitted Uses	
(i)	[1]Building Sign.
(ii)	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.
(iii)	Multi-attached dwelling unit building up to a maximum density of 52 units per hectare on **Lot G.**
(iv)	Multi-attached dwelling unit building up to a maximum density of 58 units per hectare on **Lot J.**
(v)	Multiple family building up to a maximum density of (a) 52 units per hectare **Lot G** (b) 100 units per hectare **Lot H** (c) 58 units per hectare **Lot J** (d) 107 units per hectare **Lot K** (e) 111 units per hectare **Lot L** (f) 102 units per hectare **Lot M**
(vi)	[2]DELETED
(vii)	Accessory residential structure subject to section 4.7(3) of the Land Use Bylaw.
(b) Discretionary Uses	
(i)	Bed & Breakfast subject to section 4.7(11) of the Land Use Bylaw.
(ii)	Assisted Living Facility, Day Care Facility, Day Care Adult, or Place of Worship or Assembly.
(iii)	[3]Deleted
(iv)	[4]Deleted
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	Multi-attached building up to a maximum density of 52 units per hectare – **Lots H, K, L**.
(vii)	Live work units subject to DC (25)Residential Section (3)– **Lots G, H, J, K, L, M**
(viii)	Semi-detached dwelling unit - **Lots G and J**.

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/S-2019
[4] 3357/S-2019

(ix)	[1]Show Home or Raffle Home.

2. Regulations

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

Regulations	Requirements
Floor Area Minimum	**Lots H, K, L, M** Multi-attached: 40.0 m^2 for each unit Dwelling unit in a multiple family building: 37.0 m^2 Unit in assisted living facility: 23.0 m^2 **Lots G and J** Semi Detached Dwelling Unit: 65.0 m^2 for each unit Multi-attached: 40.0 m^2 for each unit Multi-family: 37.0 m^2 for each unit Unit in assisted living facility: 23.0m^2
Site Coverage Maximum	[2]**All residential lots:** 45% (all accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade. Multi-family or assisted living facility: 4 storeys.
Landscape Area Minimum	35% of site area.
Parking Spaces	Subject to sections 3.1 & 3.2 of the Land Use Bylaw.
Lot Area Minimum	**Lot G** Semi-detached dwelling unit: 232.0 m^2 per dwelling unit Multi-attached: 193.0 m^2 per unit Multi-family (no separate bedroom): 74.0 m^2 per unit Multi-family(one bedroom): 111.0 m^2 per unit Multi-family(more than one bedroom): 139.0 m^2 per unit
	Lots H, K, L, M 55.0 m2 per unit in a multi-family or assisted living facility 185.0 m^2 per internal unit and 240 m^2 per end unit in a Multi-attached building.
	Lot J Semi-detached dwelling unit: 232.0 m^2 per dwelling unit Multi-attached: 173.0 m^2 per unit Multi-family (no separate bedroom): 74.0 m^2 per unit Multi-family(one bedroom): 111.0 m^2 per unit Multi-family(more than one bedroom): 139.0 m^2 per

[1] 3357/T-2015
[2] 3357/D-2021

	unit
Frontage Minimum	**Lots G and J** Semi-detached dwelling unit: 7.6 m per unit Multiple family building: 19.5 m Multi-attached: 5.5 m per each unit **Lots H, K, L, M** Multi-attached: 5.5 m per each unit Multi-family or multi-attached building refer to DC (25) Section (5) Setbacks.

(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.

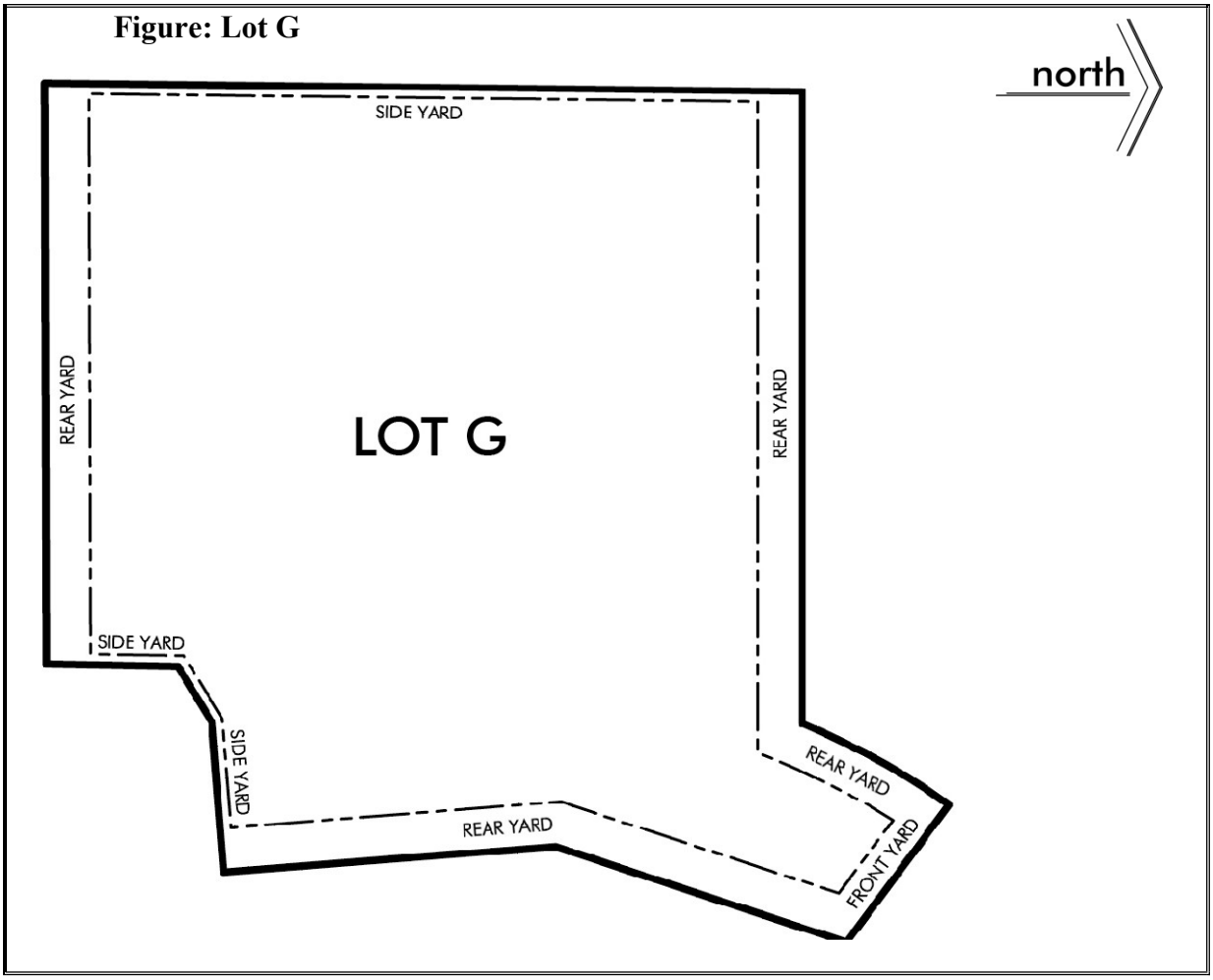
(b) Notwithstanding the minimum lot area requirements within the DC (25) Residential General Regulations, when an area has a density designation in accordance with the DC (25) Permitted and Discretionary Uses table, the minimum lot area is subject to approval of the Development Authority.

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

Figure: Lot G

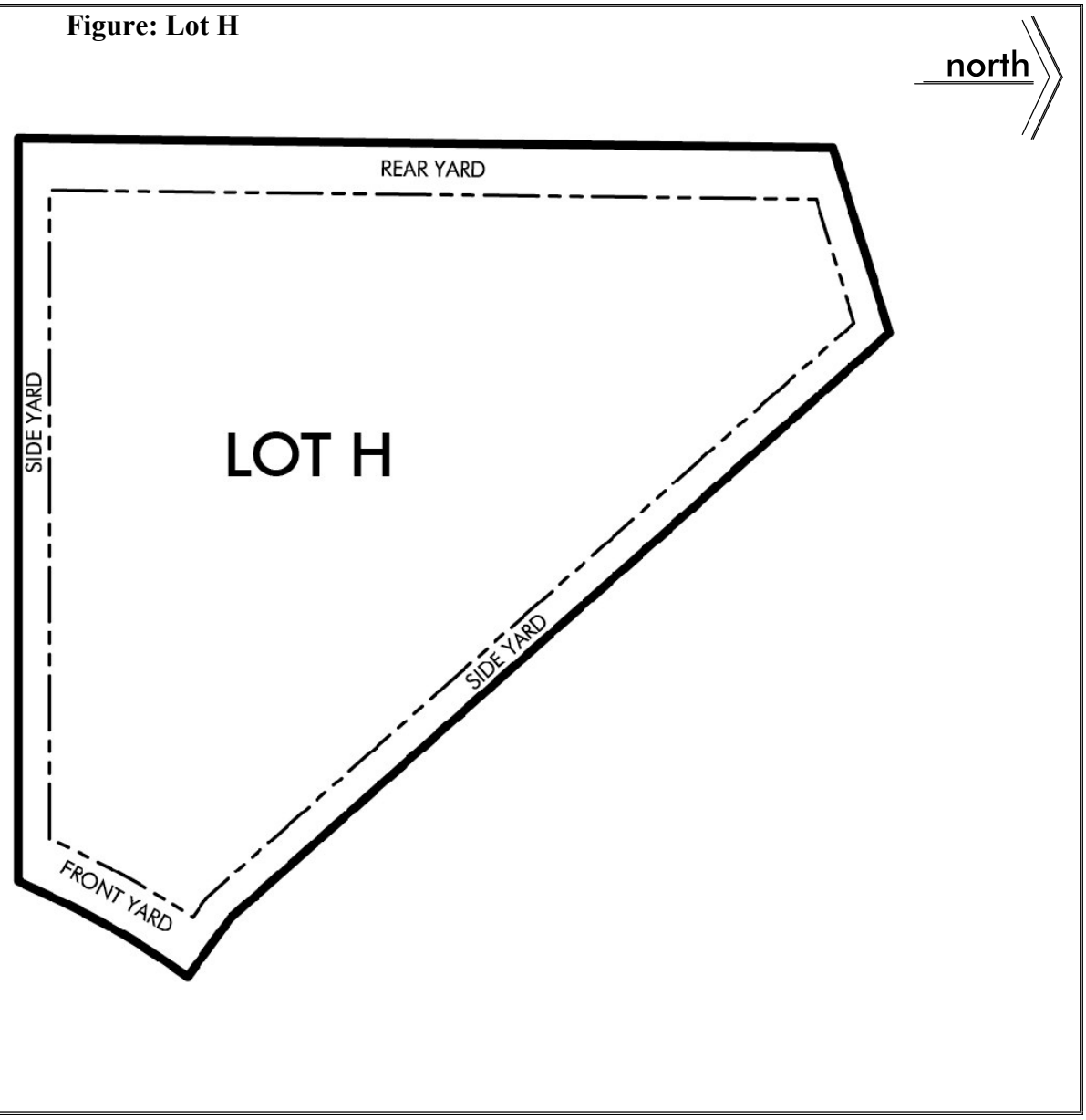


(b) Table 2 Lot H Setbacks

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 [1]Multi-family, Live Work Unit or assisted living facility: minimum 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

[1] 3357/D-2021

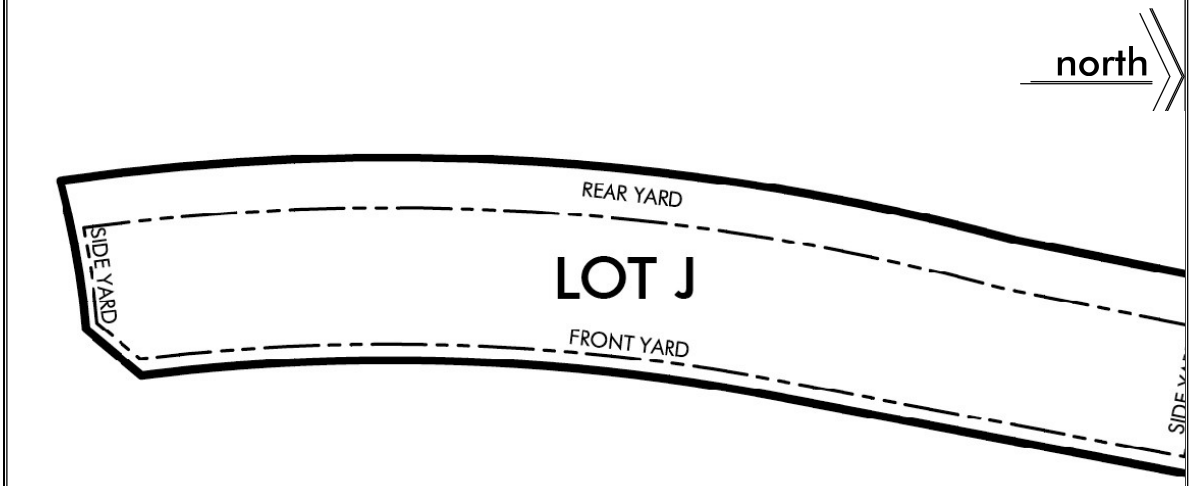
Figure: Lot H



(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

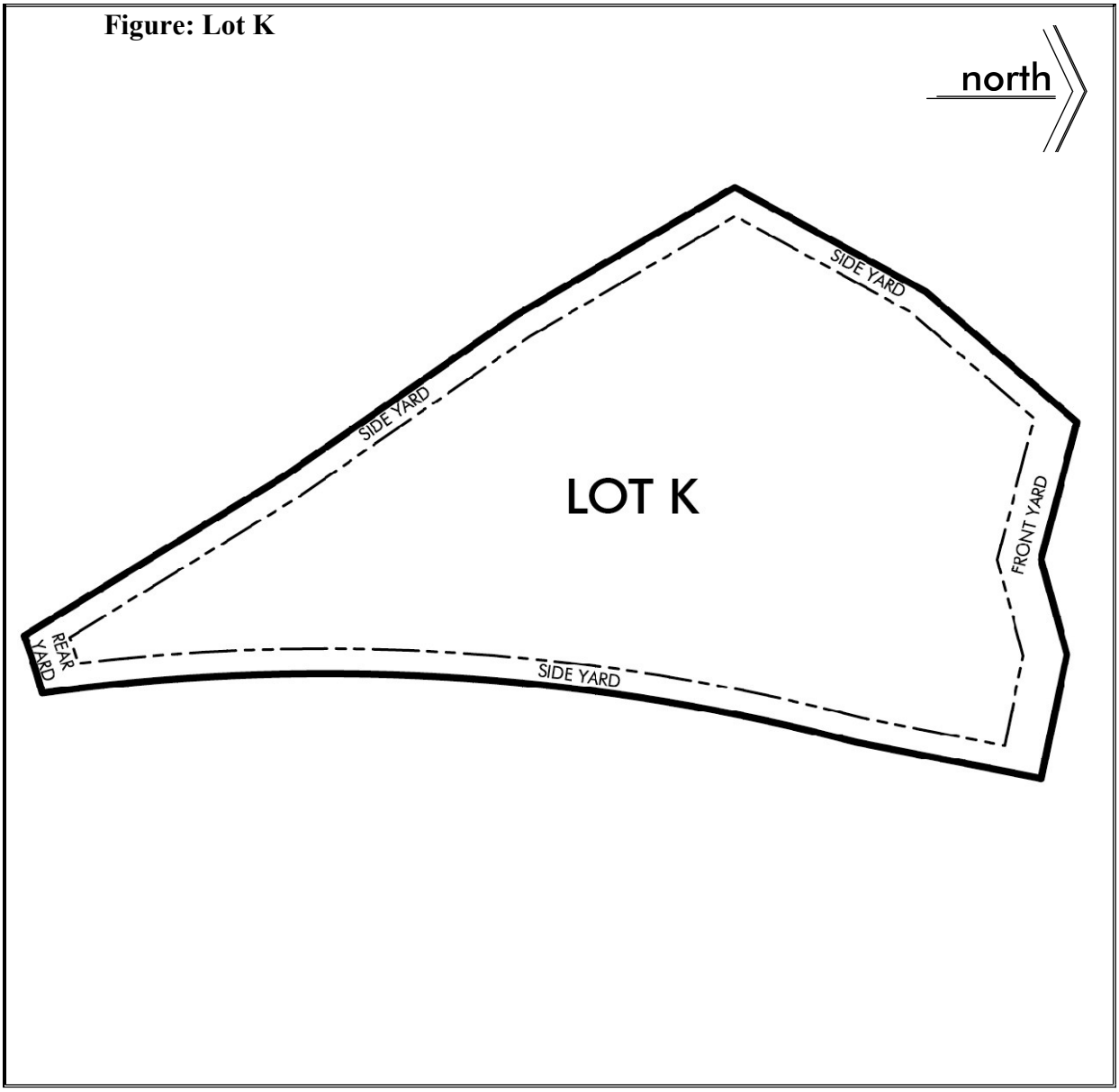


(d) Table 4 Lot K Setbacks

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 [1]Multi-family, Live Work Unit 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

[1] 3357/D-2021

Figure: Lot K



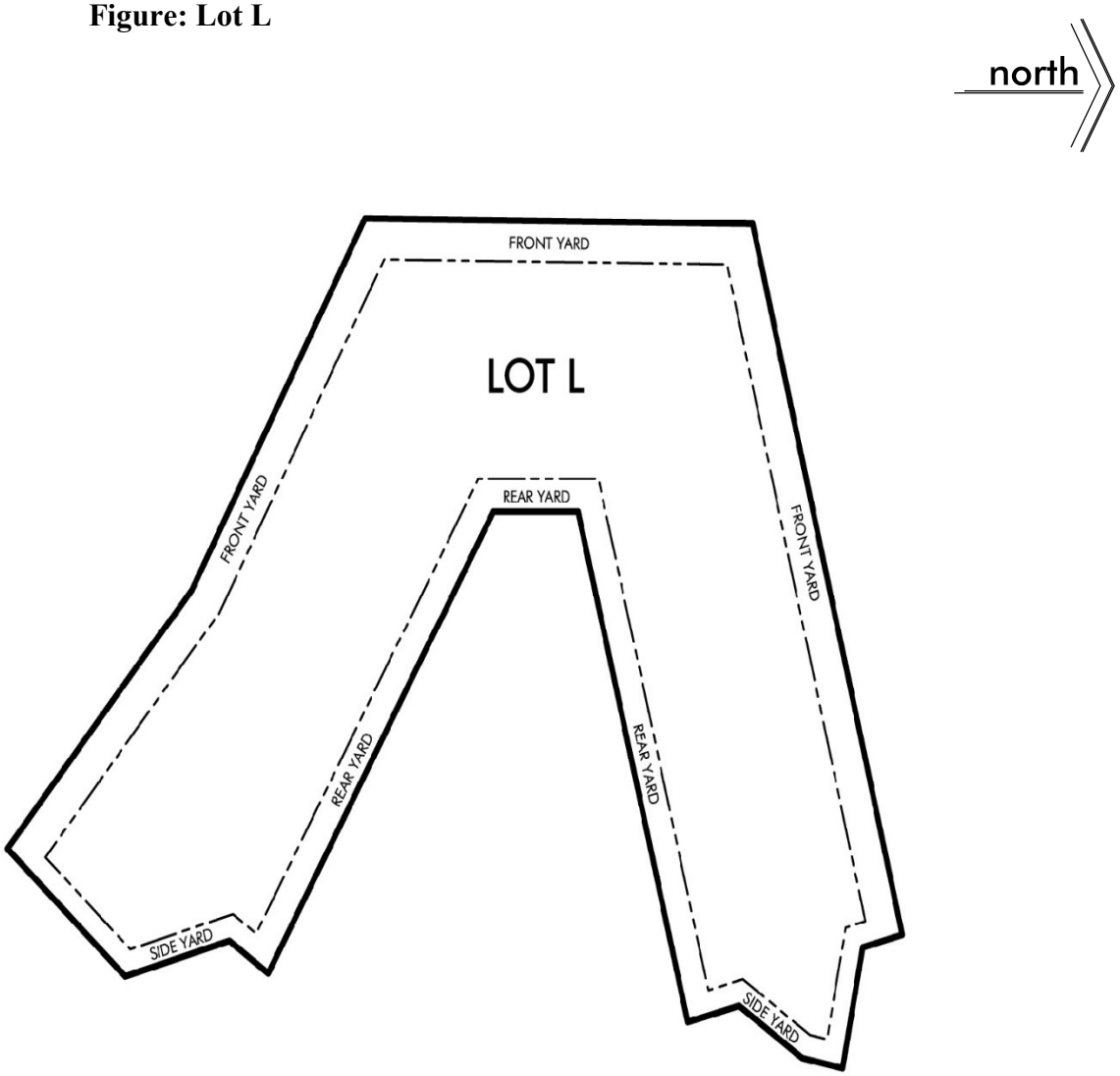
(e) Table 5 Lot L Setbacks

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 [1]Multi-family, Live Work Unit 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.

[1] 3357/D-2021

Rear Yard	Minimum 6.0 m

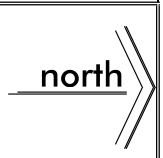
Figure: Lot L



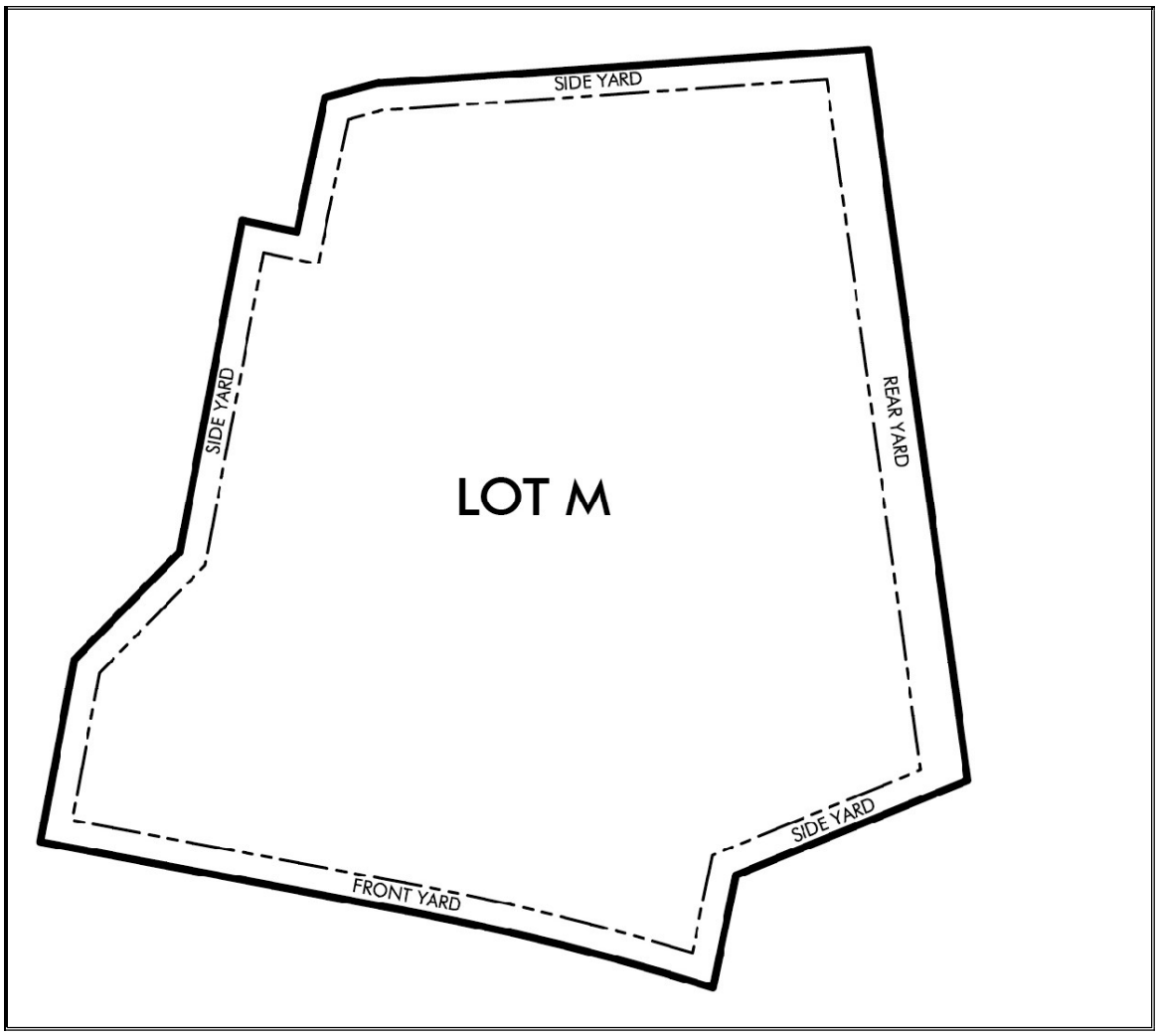
(f) Table 6 Lot M Setbacks

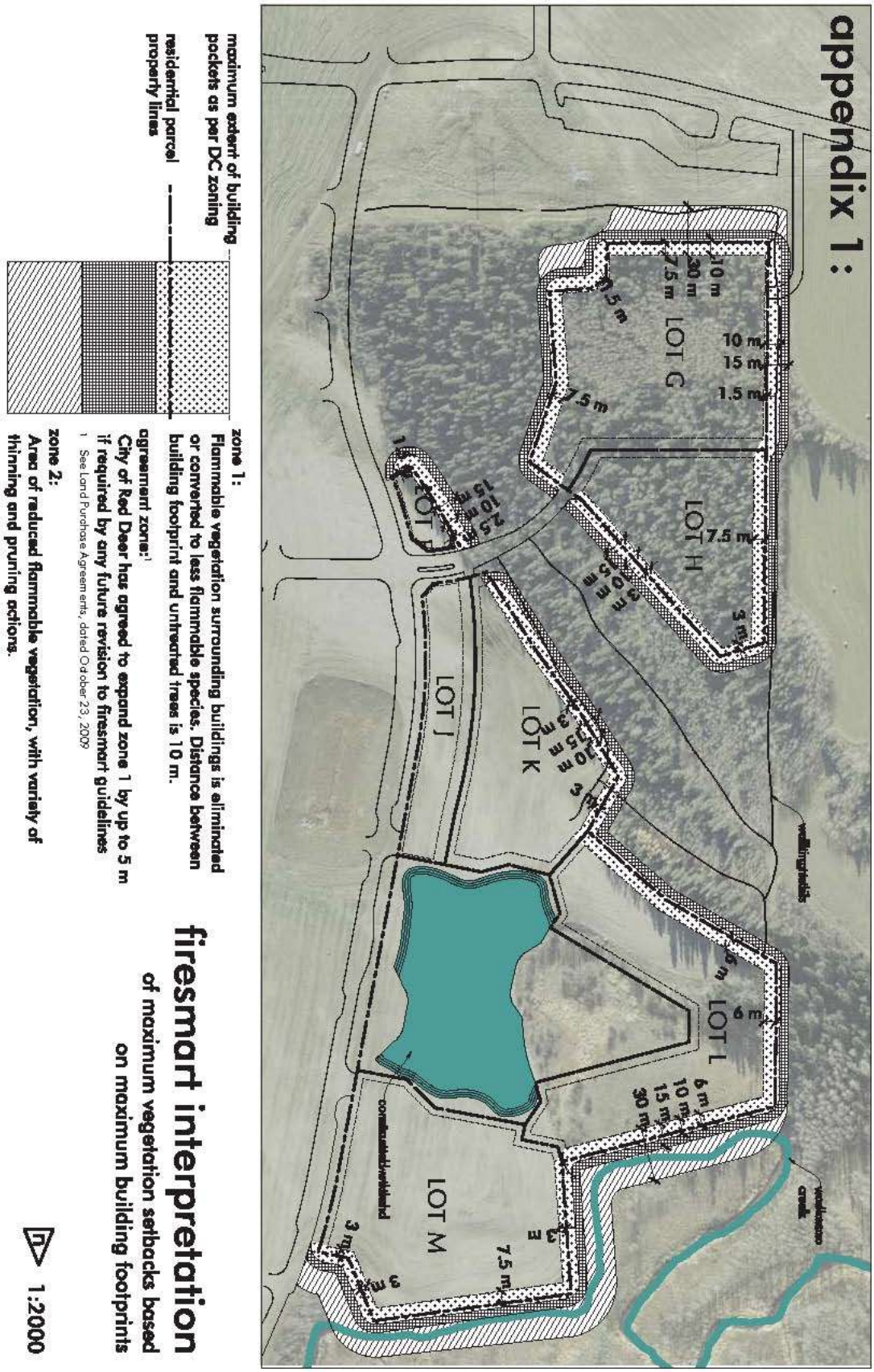
Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m [1]Multi-family, Live Work Unit 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



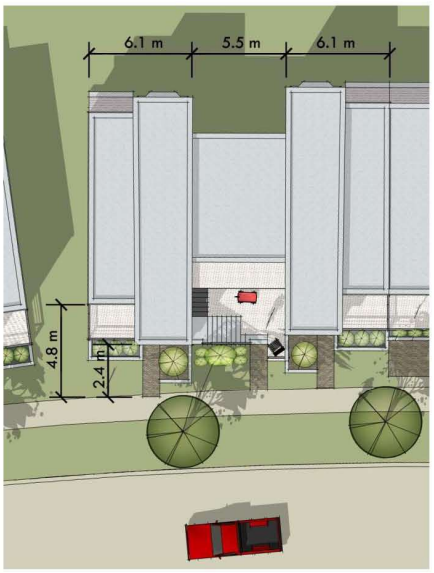
[1] 3357/D-2021


SIDE YARD
SIDE YARD
REAR YARD
LOT M
SIDE YARD
FRONT YARD

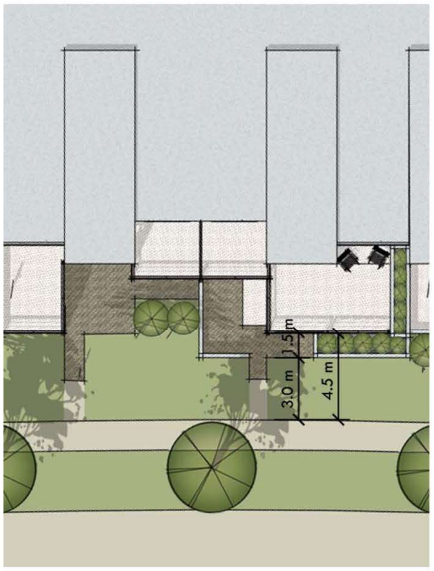

appendix 1:
LOT G
LOT H
LOT J
LOT K
LOT L
LOT M
10 m
15 m
1.5 m
7.5 m
3 m
6 m
maximum extent of building pockets as per DC zoning
residential parcel property lines
zone 1:
Flammable vegetation surrounding buildings is eliminated or converted to less flammable species. Distance between building footprint and untreated trees is 10 m.
agreement zone:[1]
City of Red Deer has agreed to expand zone 1 by up to 5 m if required by any future revision to firesmart 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



[1]8.20.6 Direct Control District No. 26 DC (26) (See Map K16)

DC (26)

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

(a) Permitted Uses	
(i)	[2]Building Sign.
(ii)	Nursing Home
(iii)	Accessory building subject to sections 3.5 and 4.7(3)
(b) Discretionary Uses	
(i)	Detached dwelling unit
(ii)	Semi-detached dwelling unit
(iii)	Townhouses
(iv)	Seniors Lodge
(v)	[3]Day Care Facility
(vi)	School
(vii)	Physical rehabilitation centre
(viii)	Designated seniors supportive living
(ix)	[4]Show Home or Raffle Home.

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.

[1] 3357/U-2009
[2] 3357/B-2018
[3] 3357/D-2021
[4] 3357/T-2015

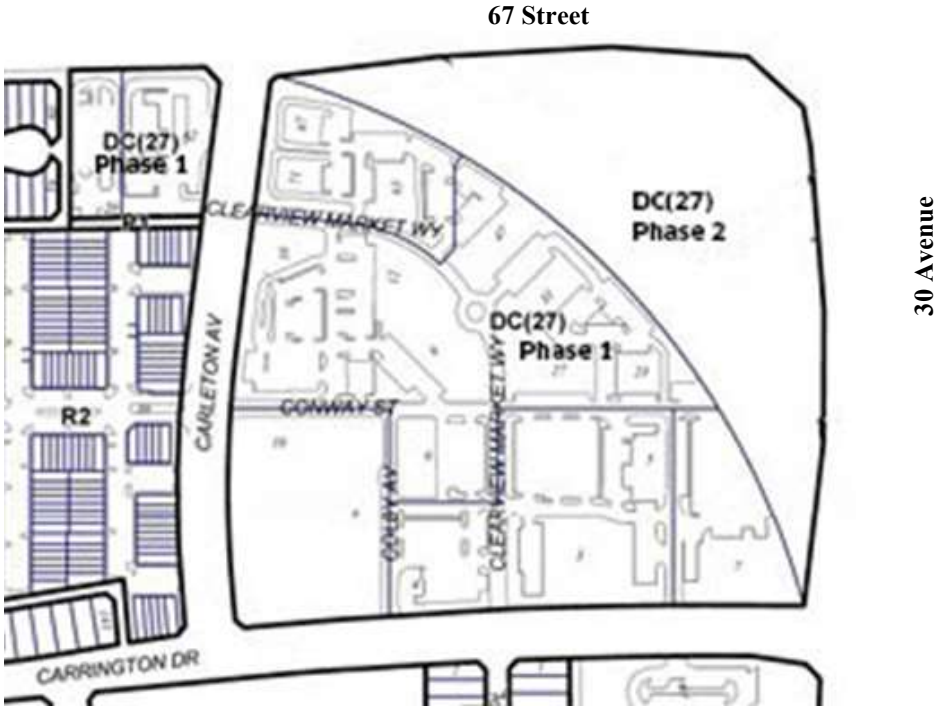
[1]8.20.7 Direct Control District No. 27 Neighbourhood Centre DC (27) (See Map P17)

DC (27)

[2]General Purpose

This district shall apply only to the Clearview North Neighbourhood Centre site (the Site). Its purpose is to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian-friendly urban development. The regulations shall apply to both Phase 1 and 2 of the area depicted on the Figure 1 of this district, unless otherwise specified in the regulations.

Figure 1: Phases 1 and 2



[1] 3357/Q-2010
[2] Correction #29, 3357/D-2019

1. Permitted and Discretionary Uses Table

(a)Permitted Uses	
(i)	[1]Building Sign
(ii)	Commercial Entertainment Facility.
(iii)	Commercial Recreation Facility.
(iv)	Commercial Service Facility
(v)	Day Care Facility.
(vi)	[2]Freestanding Sign.
(vii)	[3]Deleted
(viii)	Home Occupations which, in the opinion of the Development Officer, will not generate additional traffic.
(ix)	[4]Merchandise Sales and/or Rentals excluding motor vehicles, fuel, and adult oriented merchandise and/or entertainment
(x)	Multi-Attached residential Building without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(xi)	Multiple Family Building without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(xii)	park.
(xiii)	[5]Restaurant without drive-through.
(xiv)	[6]Deleted
(b)Discretionary Uses	
(i)	Accessory Building or Use.
(ii)	Assisted Living Facility without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(iii)	[7]Car wash facility on westerly ±33.02m (0.310 ha) of Lot 81, Block 7, Plan 102 5689 (62 Carleton Avenue)
(iv)	Drinking Establishment (adult entertainment prohibited).
(v)	[8]Dynamic Fascia Sign
(vi)	[9]Dynamic Freestanding Sign.
(vii)	Institutional Service Facility.
(viii)	[1]Motor Vehicle Service or Repair, excluding Motor Vehicle Sales (for Phase

[1] 3357/B-2018
[2] 3357/B-2018
[3] 3357/S-2019
[4] 3357/L-2018, 3357/L-2020
[5] 3357/G-2018
[6] 3357/B-2018
[7] 3357/B-2013
[8] 3357/B-2018
[9] 3357/B-2018

	2 only)
(ix)	Office
(x)	Outdoor Display of Goods.
(xi)	Parking Lot/Parking Structure.
(xii)	[2]Restaurant with drive-through
(xiii)	[3]DELETED
(xiv)	Sale of fuel
(xv)	[4]Show Home or Raffle Home.
(xvi)	[5]Health and Medical Services

2. [6]Approving Authority

The approving authority for applications for development approval in this district shall be as follows:

(a) The Development Authority in the case of all applications, except as described in subsection (b) below;

(b) City Council in the case of:

(i) Development of a new building exceeding 50,000 square feet (4,645 m²); or

(ii) Any application requiring a variance of the Site Plan and Design Package greater than 10 percent;

Approving Authority Variances

(c) The Development Authority may permit variances from the Site Plan and Design Package regarding individual building footprints, overall landscaping, and overall parking where the Development Authority deems the proposed changes to be less than 10 percent of what is shown in the Site Plan and Design Package, and the proposed development complies with the General Purpose and Uses of this District, and would not, in the Development Authority's opinion, unduly impact the surrounding area.

[1] 3357/D-2019
[2] 3357/G-2018
[3] 3357/B-2018
[4] 3357/T-2015
[5] 3357/I-2020
[6]Correction #29, 3357/D-2019

(d) Where the Development Authority deems that a proposed variance from the Site Plan and Design Package is greater than 10 percent, City Council shall be the Approving Authority.

3. Concept Design

(a) All development within this district shall comply with:

(i) the Site Plan and Design Package approved by Council, which shall comply with the provisions of this district and which shall describe in details the following aspects of development:

(A) buildings;
(B) landscaping;
(C) architecture;
(D) public spaces;
(E) parking;
(F) pathways and roadways; and
(G) signage;

(ii) the Key Elements listed in subsection (6) below; and

(iii) the Neighbourhood Centre Concept Design set out in the following sketch;

4. General Design Guidelines

(a) The site plan, 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, and all other development standards shall be subject to approval by the approving authority, which may impose, as a condition of approval of any development, such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Neighbourhood Centre district and will achieve the following objectives:

(i) be consistent with the East Hill Major Area Structure Plan and the corresponding Neighbourhood Area Structure Plans within the mixed use area;

(ii) be consistent with the East Hill Town Centre Design Guidelines;

(iii) be consistent with the parking requirements of the Land Use Bylaw;

(iv) reflect the objective of capturing a blend of office, higher density residential and commercial in a pedestrian friendly environment;

(v) where the development is adjacent to private/public sidewalks, have a design of front, side and rear façade which are of comparable architectural treatment;

(vi) be consistent with the following building height regulations:

Storeys	**Requirements**
Minimum	2 storeys or 6.5 m (or such other lower minimum height which may be established by City Council for buildings under 7,500 square feet)
Maximum	8 storeys or 38.5 m (except where adjacent to single family buildings in which case the maximum shall be 4 storeys or 19.2 m)
Greater than 4 Storeys	In the case of buildings adjacent to a public or private sidewalk or park, the façade of the fifth storey and above shall be stepped back a minimum of 1 metre from the lower storeys, in order to maintain a human scale.
Equal to 4 Storeys	Buildings that are four storeys tall shall treat the third and fourth storeys with materials and colours which are different, from but complementary with, the first and second storeys;
Less than 4 Storeys	N/A

(b) Each of the Key Elements in the Neighbourhood Centre Concept Design has been assigned a priority from 1 (highest)-to 6 (lowest). In instances where the suggested characteristics of one or more elements contradict each other, priority shall be given to the element with the highest priority.

(c) Key Elements

The following are the Key Elements of the Neighbourhood Centre Concept Design:

(i) Hard Surface Public Spaces: Priority 1

Purpose and Location:
A place for social interaction such as: gathering, public entertainment, displays, markets, or similar activities. At minimum, these spaces shall be placed wherever the main *Pedestrian Promenade* intersects with one or more pathways. In general, wherever multiple pathways intersect a public space shall be considered. There must be at least two hard surface public spaces:

(1) One that acts as a gateway in the general vicinity of the southwest corner of the Site.

(2) One that is located at the point (a relatively central location) where the *Regional Trail Pathway* intersects with the *Pedestrian Promenade*.

Components and Programming:
These spaces should include permanent or dynamic public art exhibitions, water fountains, monuments, or any human scale physical component adding a unique character to the space. Street furniture such as benches and tables may be added as permanent features to the space, but the temporary addition of such features is possible.

Design and Relationship with Adjacent Buildings:
These spaces shall be defined by adjacent buildings, essentially creating an "outdoor room", where the building "*façades*" act as walls. Adjacent building facades shall address the space via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. The ground surface of these spaces shall primarily be made of hard materials such as stone, brick or concrete. Plants/ vegetation may be used intermittently throughout the space to add character and to soften the environment. Trees may be incorporated into the space in order to provide shelter from the elements throughout the year.

Linkages:
These spaces shall be clearly connected, physically and/ or visually, to other public spaces and residential uses via at least two of the following linkages**:** ***the pedestrian promenade the regional trail pathway, local pedestrian pathways or vehicular pedestrian pathways.***

If one of the aforementioned "pathways" terminates in a public space, the visual "*terminus*" shall be treated with a "significant physical element" creating a *"vista"*. Examples of these "significant physical element" are: an architecturally significant building or building feature, a monument, sculpture, etc. If there is a significant natural element at the *terminus*, then that natural feature may be used as the significant physical element.

(ii) Pedestrian Promenade: Priority 2

Purpose and Location:
Draws people into the Site, and connects the local off Site and on Site residential population with local amenities, business and activities. The corridor also acts as the "spine" of the neighbourhood town centre from which the rest of the neighbourhood town centre and greater community can be accessed. The pedestrian Promenade shall be anchored at the southwest corner of the Site by a Hard Surface Public space and runs through the centre of the Site eventually being anchored in the north / northeast of the Site.

Design and Relationship with Adjacent Buildings:
Adjacent building facades address the space via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. The ground surface of this space is primarily made of hard materials such as stone, brick, concrete or creatively treated asphalt. Plants/ landscaping may be used intermittently throughout the space to add character and to soften the environment. Trees line the corridor providing shelter from the elements throughout the year.

Components and Programming:
This space may include features such as; permanent or dynamic public art exhibitions, water fountains, monuments, or any human scale physical component adding a unique character to the space.

Places to sit shall be frequently provided via street furniture and/ or landscaping. Where any other major pathway intersects this space, information shall be provided directing people to amenities, businesses and activities. This information can be provided via: signage, kiosks, small vendors etc.

This space may also be used as a place for social interaction providing a space for activities such as; recreation, gathering, public entertainment, displays, markets and similar activities.

(iii) Regional Trail Pathway: Priority 3

Purpose and Location:
A continuation of the existing regional trail system. The Regional Trail Pathway, shall be anchored by two small welcoming spaces, and shall connect the existing trail system to the future development to the east. These spaces shall be landmarks that draw people in to the Site. Each of the anchor spaces shall be at relatively opposite ends of the Site, with one being located in the general vicinity of the northwest corner.

Components and Programming:
Vegetation is used continuously throughout the pathway clearly distinguishing the pathway as the "regional green path system". This vegetation may include but is not limited to: Trees, shrubs and grass. Places to sit are intermittently provided via street furniture and/ or landscaping. Where any other major pathway intersects this space, information is provided directing people to amenities, businesses and activities. This information can be provided via: signage, kiosks, small vendors etc.

Design and Relationship with Adjacent Buildings:
Where possible, adjacent building facades should address the pathway via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. Plants/ vegetation may be used intermittently throughout the space to add character and to soften the environment.

(iv) Open Green Spaces: Priority 4

Purpose and Location:
To be used as an alternative to a hard surface public space, these spaces shall be places to enjoy a more "natural" setting. Physical elements may include existing natural features or constructed features. In general wherever multiple pathways intersect there is potential for a open green space or any form of public space.

Design and Relationship with Adjacent Buildings:
These spaces shall be adjacent to buildings that address the space via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. Adjacent buildings shall at minimum overlook the spaces through windows providing a perceived surveillance of the spaces.

Components and Programming:
Places to sit shall be sporadically provided via street furniture and/ or landscaping. The landscaping should at minimum contain some aspects of the local natural environment or be entirely native to Red Deer/ Alberta. These spaces may include features such as; permanent or dynamic public art exhibitions, water fountains, monuments, or any human scale physical component adding a unique character to the space.

These spaces may also be used as a place for social interaction providing a space for activities such as; recreation, gathering, public entertainment, displays, markets, etc.

(v) Vehicular Pathways: Priority 5

Purpose and Location:
Vehicular pathways shall provide non-curvilinear direct two-way access for motorized vehicles, to the *neighbourhood centre* amenities, activities, businesses, transit stops and parking. There shall be a minimum of 1 access point on the west edge of the Site and 1 at the south edge of the Site to the satisfaction of Engineering Services.

Components:
When possible street parking should be provided. Where any major pathway intersects with the vehicular pathway, pedestrians are given priority via crosswalks. These *pathways* may also consist of pedestrian oriented sidewalks separated from the vehicle path by boulevards. These boulevards shall contain some or all of the following physical elements: Lighting fixtures, trees, signage, or similar elements. Sidewalks and boulevards are at minimum on 1 side of the right of way at all points.

Design and Relationship with Adjacent Buildings:
Where possible, adjacent building facades should address the right of way via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. Plants/ vegetation may be used intermittently throughout the space to add character and to soften the environment.

(vi) Local Pedestrian Pathways: Priority 6

Purpose and Location:
Shall provide direct access for pedestrians to the *neighbourhood town centre* amenities, public spaces, activities, businesses and parking areas.

Components and Programming:

These pathways shall be defined throughout the neighbourhood town centre via consistent ground material treatment, lighting, signage and when possible boulevards containing trees.

Design and Relationship with Adjacent Buildings:
Where possible, adjacent building facades should address the pathway via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements. Plants/ vegetation may be used intermittently throughout the space to add character and to soften the environment.

General Land Use

(vii) Primarily Residential Area

Purpose and Location:
This general area shall consist of residential uses. Commercial uses shall be considered on the ground floor in this area.

Interface and Relationship with Adjacent Uses:
When a building in this area is adjacent to a public space, or a pathway, the fronting walls/ surface shall address the space/ pathway via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements.

(viii)[1]Primarily Retail Commercial

Purpose and Location:
This general area shall consist of commercial uses. Office uses serving the local area are encouraged throughout this area. Residential uses should be considered above the ground floor. Cannabis Retails Sales are not permitted.

Design and Relationship with Adjacent Uses:
When a building in this area is adjacent to a public space, or a pathway, the fronting walls/ surface shall address the space/ pathway via some or all of the following elements: entrances/ doorways, windows, patios, or clearly defined and architecturally interesting corridors leading to any of the aforementioned elements.

[1] 3357/L-2018

[1]8.20.8 Direct Control District No. 28 DC (28) (See Map L15, L16, M14, and M15)

DC (28)

General Purpose

As directed in the Greater Downtown Action Plan, the general purpose of this area will be to facilitate the development of a distinctive urban neighbourhood with a high-quality pedestrian environment: medium to high density residential and mixed use residential/commercial land uses; and residential development on the upper floors of ground floor commercial along the 53rd Avenue pedestrian spine. Generally, the land uses are to serve The City and the region, as a whole. This district has been created as an interim measure to guide development in the Railyards neighbourhood while awaiting the preparation of an Area Redevelopment Plan for the area.

1. Direct Control District No. 28 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[2]Building Sign; and
(ii)	[3]Freestanding Sign.
(iii)	[4]Merchandise Sales and/or Rentals on the ground floor; excluding motor vehicles, fuel, pawn shops and adult oriented merchandise and/or entertainment
(iv)	Dwelling Units above the ground floor.
(v)	Hotel.
(vi)	Office above the ground floor.
(vii)	Multiple family building.
(viii)	Multi-attached dwelling unit building.
(ix)	[5]Restaurants (No drive-through windows).
(x)	[6]DELETED

(b) Discretionary Uses

[1] 3357/P-2010
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/L-2018, 3357/L-2020
[5] 3357/G-2018
[6] 3357/B-2018

(i) Accessory building or use subject to section 3.5.
(ii) Any development legally existing or legally approved prior to the passing of this Bylaw deemed to be a discretionary use duly approved by the Development Authority.
(iii) Assisted living facility.
(iv) Commercial Entertainment Facility.
(v) Commercial Recreation Facility.
(vi) [1]Commercial Service Facility (No drive-through windows).
(vii) Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(viii) [2]Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)
(ix) [3]Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
(x) Home occupations subject to section 4.7 (8).
(xi) Institutional Service Facility including only libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly, hospitals, fire stations, police stations, court houses.
(xii) Office on the ground floor.
(xiii) [4]Merchandise Sales and/or Rentals above the ground floor excluding motor vehicles, fuel, pawn shops and adult oriented merchandise and/or entertainment
(xiv) Parking lot/parking structure.
(xv) Service and repair of goods traded in this district.
(xvi) [5]DELETED
(xvii) Communication or Utility facility excluding Transportation facilities.
(xviii) [6]Microbrewery
(xix) [7]Show Home or Raffle Home
(xx) [8]On Lot 14 Block 4 Plan 8420286:
  (i) Supervised Consumption Services,
  (ii) Institutional Service Facility.
(xxi) [9]Health and Medical Services

2. Direct Control District No. 28 Regulations

(a) Table 1 DC (28) Regulations

Regulations	Requirements
Floor Area	Residential minimum - dwelling units 37.0 m2
Building Height Maximum	As approved by the Development Authority

[1] 3357/G-2018
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/L-2018, 3357/L-2020
[5] 3357/B-2018
[6] 3357/AA-2014
[7] 3357/T-2015
[8] 3357/RR-2018
[9] 3357/I-2020

Front Yard Minimum	3 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m^2
Frontage Minimum	20 m

3. Amenity Areas

(a) The minimum front and side yard setbacks for sites within this district may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:

(i) Development within the setback area is non-structural.

(ii) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.

(iii) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.

(iv) Development that takes into account the unique character of an area.

(v) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

4. Approving Authority

(a) [1]City Council is the Approving Authority for Supervised Consumption Services and the Institutional Service Facility located at Lot 14 Block 4 Plan 8420286.

(b) [2]The Development Authority is the Approving Authority for all other uses and development in this district. In exercising its approval powers, the Development Authority shall ensure that

[1] 3357/RR-2018
[2] 3357/RR-2018

development conforms to the general intent of the Great Downtown Action Plan.

5. Site Development

(a) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

6. General Design Purpose

(a) The Approving Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will create the character envisioned for the Railyards neighbourhood in the Greater Downtown Action Plan, and achieve the following objectives:

(i) Encourage medium to high density residential and mixed use residential/ commercial land uses.

(ii) Promote residential developments on the upper floors of ground floor commercial along 53rd Avenue.

(iii) Promote the enhancement of 53rd Avenue as a "complete street" with sidewalks, a dedicated bike lane, street furniture, and high quality landscaping.

7. [1]Development Regulations applicable to Supervised Consumption Services and Institutional Service Facility located at Lot 14 Block 4 Plan 8420286

(a) The licensed processes and functions of the use shall be fully enclosed within the Building and Accessory Buildings;

(b) The licensed processes and functions shall not be visible from a public street;

(c) A Supervised Consumption Services use must have a monitored internal and external digital camera security system and personnel to perform regular surveillance during all hours of operation;

(d) Limit of one Building Sign indicating service and hours of operation;

(e) A Supervised Consumption Services use must have effective pedestrian flow in and out of parcel;

(f) A Supervised Consumption Services use shall not be located within 150 m of a playground or Day Care Facility;

(g) A Supervised Consumption Services use shall obtain and maintain any relevant provincial and or federal approvals;

(h) A Supervised Consumption Services use must comply with the design elements that incorporate CPTED principles as a result of a CPTED

[1] 3357/RR-2018

analysis incorporating natural surveillance, access control and territorial reinforcements.

(i) Windows shall be tinted or treated to block view of internal operations;

(j) Additional landscaping must be required to screen operations.

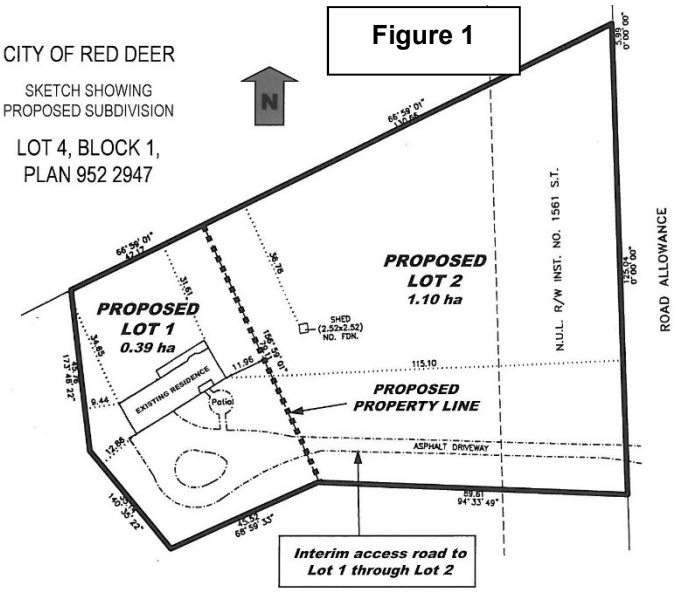
(k) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by City Council.

[1]8.20.9 Direct Control District No. 29 (DC 29) (See Map P21)

DC (29)

General Purpose

The general purpose of this District is to facilitate the subdivision of an existing 1.49 ha acreage parcel legally described as Lot 4, Block 1, Plan 952 2947 located in the NE 34-38-27-W4 into two separate lots as shown in Figure 1. This District allows proposed Lot 1 to contain the existing residence on the site and proposed Lot 2 to be reserved as a future development parcel to be developed in accordance with a landowner prepared and Council approved neighbourhood area structure plan for the area.



1. DC 29 Permitted and Discretionary Uses Tables

Lot 1 (±0.39 ha)	
(a) Permitted Uses	**(b) Discretionary Uses**
(xi) One detached dwelling unit.	**(i)** [2]Accessory building subject to Section 3.5 and 4.7(3). **(ii)** Home Occupation – office only subject to section 4.7(8). **(iii)** [3]Show Home or Raffle Home.

Lot 2 (±1.1 ha)	
(a) Permitted Uses	**(b) Discretionary Uses**
(i) Growing of crops and produce, market gardening or other agricultural operations but shall not include feedlots, abattoirs, or packing or processing of meat or poultry products.	**(i)** [4]Accessory building subject to Section 3.5 and 4.7(3). **(ii)** Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.

[1] 3357/H-2010
[2] 3357/D-2021
[3] 3357/T-2015
[4] 3357/D-2021

(ii)	Greenhouse, landscaping nursery or tree farm including ancillary sales.	

2. DC 29 Regulations

Regulations	**Requirements**
Floor Area minimum	Detached dwelling 75.0 m2
Building Height Maximum	[1]Detached dwelling - 10m measured from the average of the lot grade; Any other development - subject to Development Authority approval.
Accessory Building Maximums	One storey or 4.5 m in height, and floor area not to exceed 40% of the ground floor area of the principal building.
Front Yard Minimum	15 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	35 % of site area
Parking	Subject to sections 3.1 & 3.2
Site Area & Frontage Minimum	As identified on Figure 1 in this District.
Access to Lot 1	Interim mutual access easement and/or agreement across Lot 2 only until such time as alternative direct access is available to a public roadway based on an approved NASP.

3. Approving Authority

The Development Authority is the Approving Authority for all uses and development in this DC District.

[1] 3357/D-2021

[1]8.20.10 Direct Control District No. 30 DC (30) (See Maps I16 & J16)

DC (30)

General Purpose

The purpose of this District is to provide for development associated with the Red Deer Golf and Country Club within identified areas in a manner that is compatible with adjacent residential neighbourhoods and Waskasoo Park.

1. DC 30 Permitted Uses Table

(a)	Permitted Uses
(i)	Golf course within the areas identified on Figure 1
(ii)	Accessory buildings and uses directly related to the golf course within the areas identified on Figure 1

2. Development Standards

(a) All development standards including, but not limited to, site plans, site accesses, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, outdoor lighting, buffering / screening (sightlines and/or noise) and parking layout shall be subject to approval by the Development Authority.

(b) No vegetation is to be removed from the 10.0 m buffer strip as identified in Figure 1.

(c) Outside the 10.0 m buffer strip, healthy trees, as determined by the City, may only be moved or removed in conjunction with an approved development permit.

3. Approving Authority

(a) [2]The Development Authority is the approving authority for all uses and Development in this District.

For the purposes of this Direct Control District the following definitions shall apply:

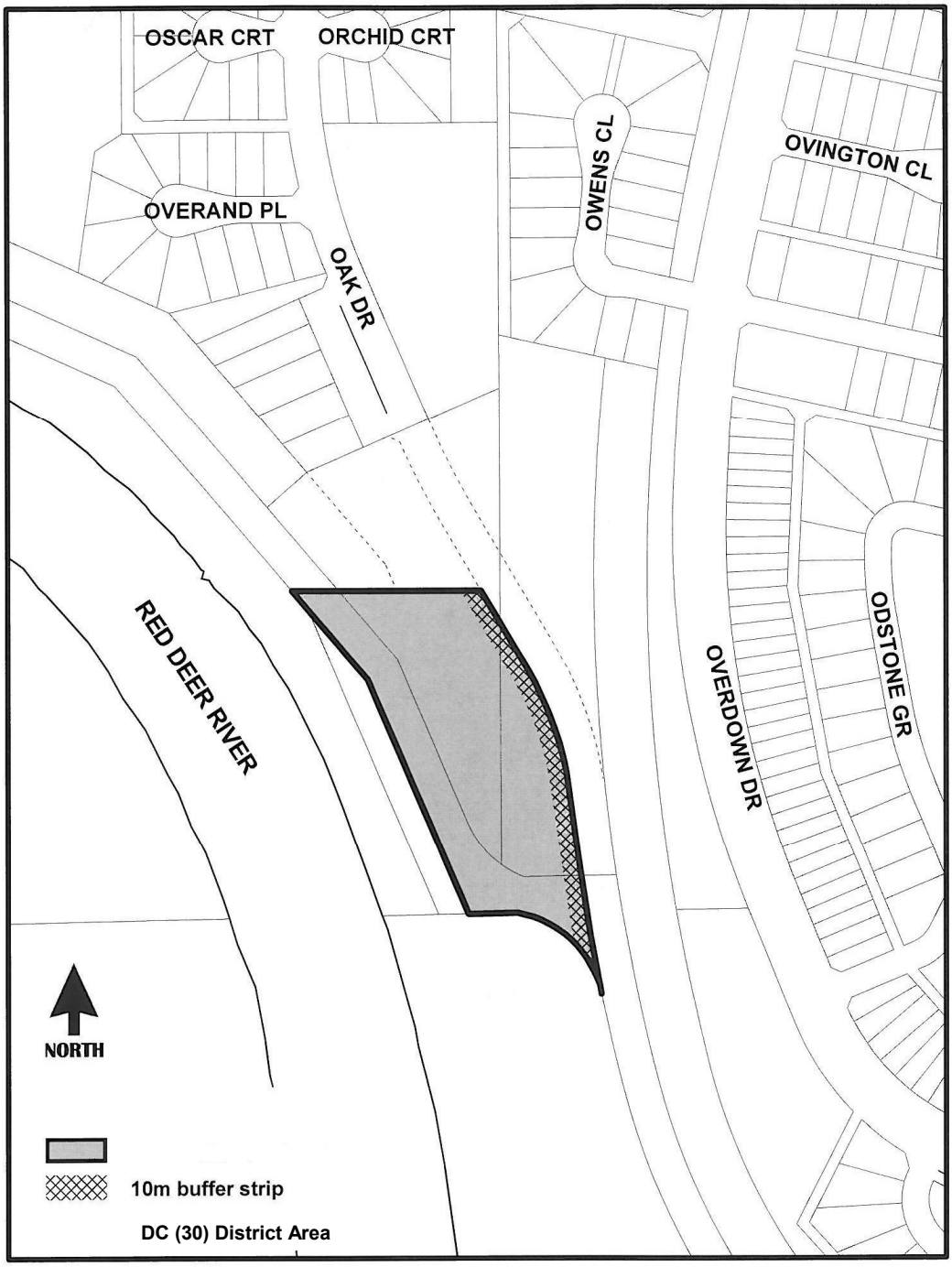
Golf course means an outdoor area developed for the playing of golf including such things as tee boxes, fairways, greens and related landscaping.

1 3357/X-2010

2 3357/D-2021

Accessory buildings and uses directly related to the golf course means structures and activities associated with the playing of golf and may include such things as driving ranges, putting/chipping areas, maintenance facilities, parking areas, a clubhouse, a golf pro-shop, restaurants within the clubhouse serving golf course members / patrons, and offices and meeting rooms for use by golf course staff, members / patrons for golf related activities.

Figure 1: DC (30) District Area and 10 m Buffer Area



[1]8.20.11 Direct Control District No. 31 DC (31) (See Map M13)

General Purpose

To allow for the integrated redevelopment of a school facility adjacent to a public park and the escarpment area. It is recognized that the school and the park will each benefit from their proximity to the other, and that the uses can be seamlessly integrated within the District. The site has been purposely designed to be compatible with adjacent land uses while preserving and protecting the park spaces and the environmentally sensitive land in escarpment area.

Future amenities proposed in the Kin Kanyon Concept Plan are compatible with the natural characteristics of the site encompassed by DC (31). The District protects environmentally sensitive land in the escarpment area by restricting development to minimal and environmentally compatible uses.

Area of Application

This DC(31) provision shall apply to Lot R Plan 1621NY and Block 5 and Plan 3935HW, located at the corner of 49th Avenue and 35th Street, as shown on Map 13 of this Bylaw.

1. [2]DC 31 Permitted and Discretionary Uses Table

(a)	Permitted Uses
(i)	[3]Building Sign
(ii)	Natural vegetation;
(iii)	Parks;
(iv)	[4]Freestanding Sign
(v)	Francophone school;
(vi)	Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site;
(vii)	Sports fields;
(viii)	Outdoor rinks;
(ix)	Community centre;
(x)	[5]Delete;
(xi)	Picnic areas or open space facilities for the use by the general public;
(xii)	Offices for community oriented groups which have recreation as part of their programs;

[1] 3357/I-2012
[2] Correction #29
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/D-2021

(xiii)	Parking ancillary to any permitted or discretionary use;
(xiv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table;
(xv)	[1]DELETED
(b)	**[2]Discretionary Uses**
(i)	Accessory Building
(ii)	Any ancillary use approved by City Council
(iii)	[3]Electronic Message Fascia Sign
(iv)	[4]Electronic Message Freestanding Sign.
(v)	School
(vi)	Utilities

2. [5]Approving Authority

(a) City Council is the approving authority for any new Principal Buildings on the Site. In exercising its approval powers, the approving authority shall ensure that Development is compatible with the adjacent land uses and that efforts are taken to preserve and protect park space within the District.

(b) The Development Authority is the approving authority for all Permitted and Discretionary Uses and signage within/on existing buildings on the Site. In exercising its approval powers, the approving authority shall ensure that Development is compatible with the adjacent land uses and that efforts are taken to preserve and protect park space within the District.

3. Development Regulations

Within this District, the general provisions of the Land Use Bylaw apply unless these specific provisions for the District provide otherwise.

4. At 4716 34 Street on Lot R Plan 1621NY the following special provisions and regulations apply:

(a) [6]Trees shall not be cut, felled or removed without prior approval of City Council.

[1] 3357/B-2018
[2] 3357/N-2018
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/D-2021
[6] 3357/D-2021

(b) The Kin Kanyon Park amenities shall be developed based on the Kin Kanyon Concept Plan, subject to layout changes needed to accommodate the redevelopment of the Francophone school.

(c) No aggregate extraction will be allowed.

(d) Where possible, parking facilities shall be shared with parking required for the school in order to reduce the impact to park space.

5. At 4810 35 Street on Block 5 and Plan 3935HW the following special provisions and regulations apply:
[1]

Front Yard Minimum	Subject to the approving authority
Side Yard Minimum	Subject to the approving authority
Rear Yard Minimum	Subject to the approving authority
Landscaped Area	Subject to the approving authority
Parking Spaces	In accordance with Sections 3.1 and 3.2
Loading	Subject to approving authority

6. Site Development

(a) [2]Within the DC(31) District the site plan, 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 approving authority.

(b) [3]The Development Authority may permit alterations to the plans approved by Council, where the proposed changes are deemed by the Development Authority to be minor in scale or are changes that will result in an equal or greater standard of development than what was approved by City Council.

[1] 3357/D-2021
[2] 3357/D-2021
[3] 3357/D-2021

[1]8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District

DC (32)

A. Area of Application

The following bylaw provisions being "Direct Control District 32 (DC32) – Westlake Restricted Development" shall apply to the area as shown in Figure 1 of this Bylaw.

B. Direct Control District 32 (DC32) – Westlake Restricted Development District

1. Purpose

(a) To identify and mitigate the significant environmental hazards or risks affecting the Westlake lands, formerly known as Riverview Park. Various Reports have been completed for Westlake and the adjacent Red Deer River escarpment or slopes (e.g. the 2003, 2012, 2014, and 2017 studies by ParklandGeo) and have identified the following relevant and significant hazards or risks:

(i) river erosion of the toe-of-slope or escarpment;

(ii) planes of weakness in the subsoil or bedrock;

(iii) slope erosion, landslides and slumping;

(iv) the lower slope of the escarpment is considered "marginally stable";

(v) the upper slope of the escarpment is considered "unstable" and subject to natural regression – the present slope will regress even with the stabilized toe-of-slope;

(vi) destabilizing and variable natural springs below the Crest of the escarpment;

(vii) various other natural and man – made risks associated with soil instability and slope destabilization (e.g. environmental changes, variable river flow and flooding, swimming pools, removal of vegetation, over watering, overloading, excavation, vegetation changes, variable ground water conditions, etc.); and

(viii) that complex subsurface and surface conditions, affect Westlake, and can sometimes not be fully understood even using commonly accepted practices for professional technical assessment.

(b) To establish a Restricted Development Area as identified in Figure 1 and to restrict Development to areas of relatively lower expected risk, pursuant to the recommendations of the March 2014 "Geotechnical Investigation, Riverview

[1] 3357/O-2014, 3357/F-2018

Park Development Setback" and the subsequent February 2017 "Geotechnical Assessment – 2017 Riverview Park Slope Review" (prepared by ParklandGeo).

(c) To provide special land use criteria and supporting regulation reflective of existing Reports and directed to minimizing the risk of damage or loss to natural and private property and/or persons as well as public lands and infrastructure.

2. Definitions

In this District:

"Crest" means the break between the slope face and the generally flat area located above the escarpment. A technical assessment may be required to determine the location of the crest of an active slope.

"Report" means a professional technical assessment and can include, but is not limited, a professional geotechnical assessment;

"Restricted Development Area" or "RDA" means the area shown as hatched on the attached Figure 1 and the Land Use Constraints maps. The Restricted Development Area as shown is an approximation only. The site-specific position of the Restricted Development Area relative to the Crest of the escarpment will be identified upon application of subdivision or Development Permit as required by the Subdivision or Development Authority.

"Subdivision or Development Authority" means the Municipal Planning Commission in its capacity as either the Subdivision or Development Authority, or the Development Officer as provided for in section 6 of this district; and

"Water Retaining Structure" means a swimming pool, hot tub, pond or other structure designed to retain liquid above or below the ground surface.

3. Fundamental Land Use Criteria

The following fundamental land use criteria shall apply to all lands, uses and Developments within this District, except as expressly stated to be otherwise within Section 5 of this District:

(a) development (including but not limited to, buildings, structures, construction, major renovations, excavation, placement of fill, ground disturbance, tree or shrub removal, stripping and grading) is prohibited within the Restricted Development Area;

(b) where a site-specific professional geotechnical assessment or other Report acceptable to the Subdivision or Development Authority has recommended a greater Development setback than the Restricted Development Area, the greater Development setback shall apply;

(c) Deleted (Bylaw 3357/F-2018);

(d) the Subdivision or Development Authority shall not approve any subdivision or Development unless, having considered all relevant Reports, in their opinion:

(i) approval will not detrimentally impact the overall groundwater regime or slope geometry;

(ii) public and private property will be reasonable safe from the hazards of slope and soil instability as identified through a Report, and

(iii) the lands at issue are suitable for the proposal considering:

(A) all relevant Reports;

(B) the full range of uses and Developments existing or contemplated respecting the subdivision or Development permit application and the adjacent lands;

(C) cumulative impacts to soil and slope stability; and

(D) emergency access and planning.

(e) the following developments shall not be commenced without, and shall be carried out in accordance with, a site-specific professional geotechnical assessment acceptable to the Subdivision or Development Authority:

(i) excavation related to the construction, repair, or alteration of a building structure or Water Retaining Structure, other than the installation, connection, repair maintenance or replacement of a public utility;

(ii) the construction or material alteration of a detached dwelling unit or garage; and

(iii) the construction or material alteration of an accessory building or structure with a floor area of 10.0m² or more and a height of 2.4m or more.

4. Application of the Fundamental Land Use Criteria

The Subdivision or Development Authority must adhere to, and has no discretion to vary, the fundamental land use criteria set out in Section 3 of this District, which criteria are:

(a) subject to exception only as expressly set out in Section 5 of this District; and not subject to variance or exception pursuant to Sections 654(2), 680(2), or 687(3)(d) of the Municipal Government Act.

5. Exceptions to the Fundamental Land Use Criteria

(a) Notwithstanding the fundamental use criteria set out in Section 3(a) of this District, the following Developments may be considered for approval by the Subdivision or Development Authority within the Restricted Development Area

and shall be carried out pursuant to the terms and conditions of a subdivision approval or Development permit:

(i) The erection of warning signs respecting escarpment risk or safety;

(ii) The installation, connection, repair, maintenance or replacement of a public utility;

(iii) The material repair or minor alteration of the following, if constructed prior to September 15, 2014:

(A) a detached dwelling unit (which is connected to all City utility services) or associated retaining wall; and

(B) a Water Retaining Structure, if located at least 50m from the Crest of the escarpment and subject to installation of an acceptable leak detection system and provided that there is no discharge toward the escarpment, slope or adjacent park or reserve areas.

(iv) the stripping and/or grading, placement of fill, material alteration of vegetation, or existing or natural surface drainage patterns related to the demolition and/or relocation of a detached dwelling unit or Water Retaining Structure constructed prior to September 15, 2014 and pursuant to plans prepared by a Professional Engineer.

(b) The Subdivision or Development Authority may consider lot line adjustment or consolidation of title for the purpose of enlarging the potential building area while not increasing the number of registered lots.

These exceptions remain subject to all other provisions of this District.

6. DC 32 Discretionary Uses

(a) Discretionary Uses

The Development Officer is the Development Authority for the following uses:

(i) Detached Dwelling Unit (which is connected to all City utility services) located at least 10.0 m from the RDA;

(ii) [1]Deleted;

(iii) Home Occupation which will generate additional traffic subject to section 4.7(8);

[1] 3357/S-2019

(iv) Accessory Building located at least 10.0m from the RDA;

(v) all signs, including warning signs respecting escarpment risks or safety;

(vi) Temporary Building, and;

(vii) [1]Secondary Suite, subject to section 4.7(9);

The Municipal Planning Commission is the Development Authority for the following uses:

(viii) Detached Dwelling Unit (which is connected to all City utility services) located less than 10.0m from the RDA;

(ix) Accessory Building located less than 10.0m from the RDA;

(x) installation, connection, repair, maintenance or replacement of a public utility, pursuant to plans prepared by a Professional Engineer;

(xi) Water Retaining Structure located beyond the Restricted Development Area and at least 50m from the Crest of the escarpment;

(xii) water line or underground sprinkler or irrigation system located beyond the Restricted Development Area and at least 50m from the Crest of the escarpment, constructed in accordance with a design prepared by a Professional Engineer and installed under the supervision of a Professional Engineer;

(xiii) parking or storage of not more than one commercial vehicle or recreational vehicle or trailer of gross vehicle or trailer any of which may not have a weight rating exceeding 4,500kg;

(xiv) stripping and/or grading, placement of fill, material alteration of vegetation or existing surface drainage patterns, pursuant to plans prepared by a Professional Engineer.

(b) Prohibited Uses - without limiting the foregoing, the following uses are prohibited:

(i) wetting or watering of the ground surface or subsurface or vegetation (including but not limited to, lawn) that may be detrimental or destabilizing to the lands, neighbouring lands, the escarpment or slopes, or adjacent park or reserve areas; and

[1] 3357/L-2020

(ii) tree removal from the ground surface or subsurface (including but not limited to, deadfall removal) that may be detrimental or destabilizing to the lands, neighbouring lands, the escarpment or slopes, or adjacent park or reserve areas.

7. Development Regulations

Respecting this District and lands therein:

(a) the provisions of this District shall govern in the event of a conflict or inconsistency between this District and any other provisions of this Land Use Bylaw;

(b) the Subdivision or Development Authority shall not be bound by the regulations set out in Parts 2 and 3 of the Land Use Bylaw;

(c) [1]Part 4 of the Land Use Bylaw does not apply to this District; except for provisions 4.7(8) (Home Occupations), 4.7(4) (Objects Prohibited), and 4.7(9) (Secondary Suite Use Provisions and Development Regulations);

(d) any site grading shall be designed to drain surface water away from the escarpment;

(e) any Water Retaining Structures, water lines, underground sprinklers or irrigation systems shall be installed with an acceptable leak detection system and monitored and maintained by the landowner to ensure proper operation and no unauthorized leakage, and shall be directed away from the escarpment, slope, or adjacent park or reserve areas;

(f) all discharge from roof leaders and weeping tile systems shall be directed away from the escarpment or to professionally engineering drainage pathways (e.g. asphalt or half culvert drop structures);

(g) new vegetation should be selected from native types with deep root systems that can grow with a minimum of watering;

(h) upon connection to City utility services, private services (e.g. septic system, groundwater well, associated water lines) shall be removed, abandoned, closed-in and reclaimed, as applicable, pursuant to the City's Utility Bylaw;

(i) where existing residence are relocated, former basements located within the Restricted Development Area shall be filled pursuant to the design and supervision of a Professional Engineer;

(j) Lot depth minimum of 40.0m;

(k) Frontage minimum of 22.0m; and

(l) in considering a Subdivision or Development Permit application, the Subdivision or Development Authority shall have discretion (subject to the land use constraints set out in Sections 3, 5 and 6 of this District), to determine the Site Plan, parking

[1] 3357/S-2019, 3357/L-2020

requirements, architectural treatment of buildings, and the relationship between buildings, structures and open space. Without limiting the foregoing, the following regulations shall apply to the location of Buildings unless varied by the Subdivision or Development Authority:

Site coverage maximum of 40% (including Garage and Accessory Buildings);

Front Yard setback minimum of 6.0m;

Side Yard setback minimum of 1.5m; and

Rear Yard minimum setback of 7.5m (except as required by the land use constraints of this District – e.g. subject to site specific geotechnical, the Restricted Development Area).

8. Approving Authority

Respecting this District and all lands therein, all applications for subdivision approval or Development permit shall be evaluated on their merits by the Subdivision or Development Authority.

Without limiting the foregoing, but subject to the land use constraints set out in Sections 3, 5 and 6 of this District, the Subdivision or Development Authority may, as regards any application for subdivision approval or Development permit, impose conditions of approval or requirements:

(a) that the Subdivision or Development Authority determines are reasonable, having considered:

(i) the purposes and other provisions of this District;

(ii) the uniqueness of the lands (e.g. the relevant environmental or man-made hazards or risks, and existing Developments); and

(iii) that the suitable scale of residential Development should be reviewed on a case-by-case basis and considering site-specific geotechnical recommendations.

(b) including, but not limited to the following conditions:

(i) the provision of a real property report during preliminary construction indicating that the structure is located beyond the Restricted Development Area, and/or more than 50m from the Crest and/or in accordance with any accepted Report and/or Site Plan;

(ii) that the applicant meet or exceed the recommendations of any applicable Report and the requirements of any restrictive covenant registered against the lands respecting maintenance of slope stability;

(iii) the provision of emergency access;

(iv) the provision of ongoing monitoring programs and related access to the land for such monitoring (for example, slope monitoring and/or subsurface exploration data derived from appropriate geotechnical drilling);

(v) increased site-specific setbacks for fire protection and mitigation due to elevated risks of fire;

(vi) a post construction certificate from a relevant professional (e.g. Professional Engineer, Registered Architect, or an Alberta Land Surveyor) as determined by the Subdivision or Development Authority, confirming any or all of the following:

(A) that the Development has been located beyond the Restricted Development Area and/or located and constructed in accordance with any Site Plan and/or Report accepted by the Subdivision or Development Authority;

(B) compliance with an accepted professional lot grading plan; and

(C) that proposed and existing grades have been professionally certified.

(vii) the connection of roof leaders (downspouts) and house weeping tiles (foundation service) into storm systems, if available;

(viii) no direction of stormwater or overland drainage onto neighbouring properties (including but not limited to adjacent park, reserve land, escarpment, or slopes);

(ix) the provision of erosion and sediment control measures during construction;

(x) that buildings or structures have non-combustible exterior finishes or acceptable fire retardant material treatment;

(xi) conditions to minimize erosion and to stabilize soil conditions;

(xii) that any Development shall be designed and constructed using materials, processes, and/or techniques intended to minimize slope risks or instability;

(xiii) that the applicant and any current or future user or owner of the lands shall enter into an Indemnity Agreement with the City respecting environmental risks including, but not limited, slope instability; and

(xiv) that the applicant enter into and comply with an agreement with the City respecting those matters set out in Sections 650, 655 and 651 of the Municipal Government Act and/or described in Section 2.10 of the Land Use Bylaw (a Development agreement).

9. Development Permits

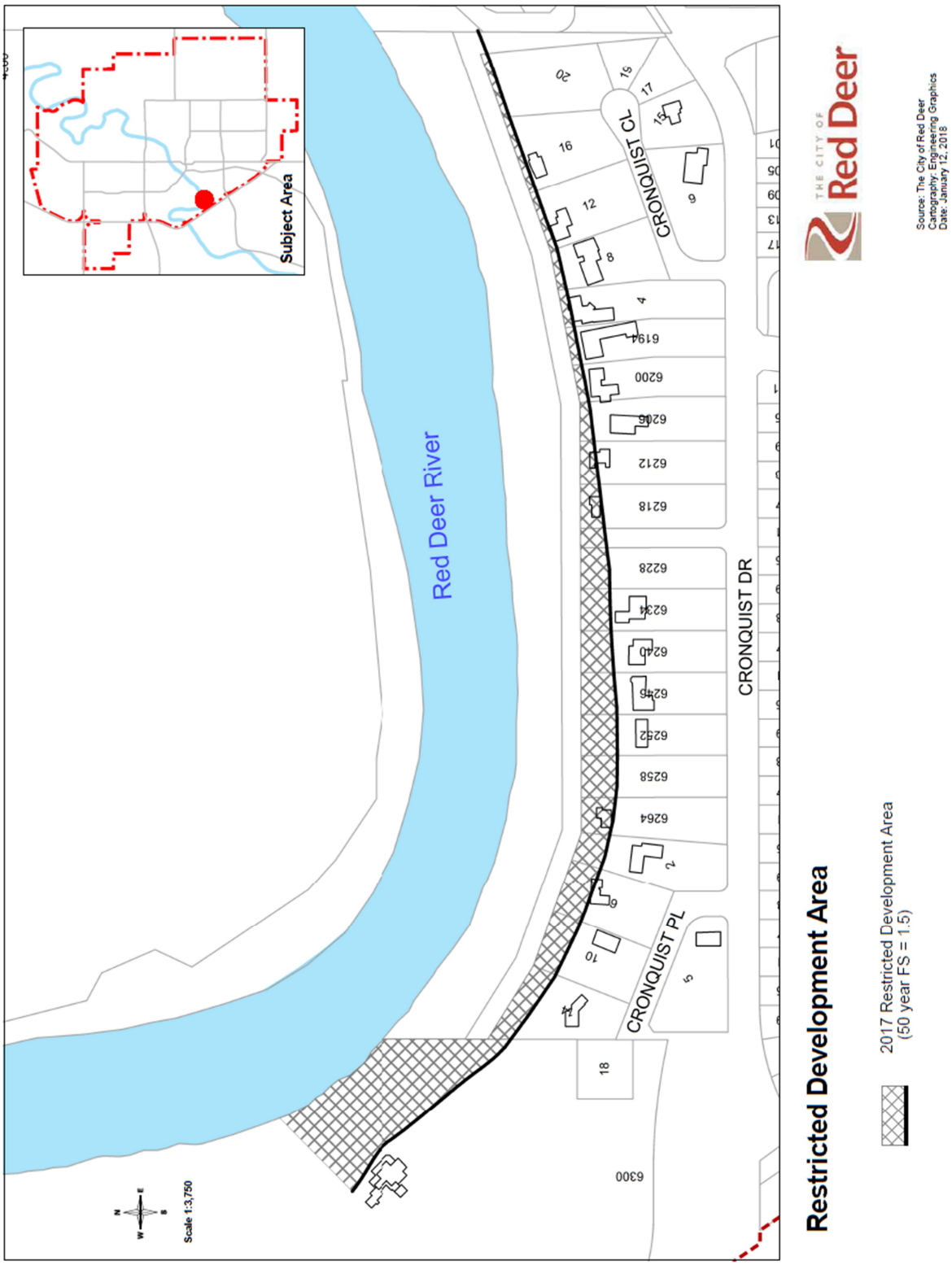
Except as expressly stated otherwise within this District, a Development permit is required for any and all Development within this District.

Notwithstanding the foregoing, and provided that the Development otherwise complies with the provisions of this District, no Development permit is required for the following Development:

(a) those Developments set out in "Application of the Land Use Bylaw" Section 1.2(2), (e), (f), (g), and (j); and

(b) up to 5 flow collectors (rain barrels) attached to authorized roof leaders, each collector having storage capacity of less than 420 litres.

Figure 1: Restricted Development Area



[1]8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC (33) Permitted and Discretionary Uses Table

(1)	Permitted Uses (a) Accessory Building (b) Building Sign
(2)	Discretionary Uses (a) Accessory Use (b) Commercial Service Facility, as an accessory to an Emergency Shelter (c) Day Care Facility, as an accessory to an Emergency Shelter (d) Emergency Shelter (e) Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment), as an accessory to an Emergency Shelter (f) Restaurant (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter

2. Approving Authority

(1) The approving authority for applications for development approval in this District shall be as follows:
   (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and
   (b) The Municipal Planning Commission for all other Development Permit applications.

(2) Prior to the Municipal Planning Commission considering a Development Permit

[1] 3357/D-2020

application for any Discretionary Use in this District, the Development Officer shall send a notice to all property owners of land located within 100 m of the boundary of this District advising the property owners of the Development Permit application and providing them a date by which to provide written comments in response to the notice.

3. Site Development

Floor Area	As determined by the Development Authority
Commercial Service Facility, Merchandise Sales and Restaurant Floor Area Maximum	2000ft^2 (185m^2)- Limited to the main floor of the principal building
Site Coverage	As determined by the Development Authority
Building Height Maximum	4 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the site area
Parking	Subject to Sections 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

4. Design Criteria

(1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within this District.

(2) Any development within the Escarpment Area is subject to section 2.11 of the Land Use Bylaw.

(3) Notwithstanding any other provision of the Land Use Bylaw, Trees shall not be cut, felled or removed from the Site without prior approval of the Commission.

(4) Building Design

(a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.

(b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.

(c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be

used in a variety of combinations for ornamentation and articulation.

(d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.

(e) All commercial uses open to the public shall be located on the main floor of the Principal Building.

(5) Building Entrances

(a) Building entrances shall be designed and architecturally treated to emphasize the Building entrance.

(b) Emergency Shelter entrance(s) and entrances for commercial uses open to the public shall be architecturally differentiated to avoid confusion.

(c) All commercial uses open to the public shall have their own clearly identifiable Street level entry.

(d) As a minimum, overhead weather protection shall be provided for pedestrians along the Building front at each Street level entry.

(e) All commercial uses open to the public shall contain un-tinted glass windows.

(6) Parking

(a) Underground parking is highly encouraged. The majority of 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.

(b) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.

(7) Landscaping

(a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturescaping is required.

(i) Applicants shall use The City of Red Deer's Naturescaping Plant List as a guide.

(b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.

(8) Garbage, Recycling, and Outdoor Storage

(a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.

(b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.

8.21 Direct Control Districts General Regulations

(1) The general purpose of this District is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this bylaw that could be used to achieve the same result.

(2) [1]Delete.

(3) [2]Council will establish the appropriate development standards or may delegate this responsibility to the Development Authority

[1] 3357/D-2021
[2] 3357/D-2021

8.22 Exceptions Respecting Land Use

1. [1]General Regulations

(a) An exception to the uses and/or regulations of a District or this Bylaw may be approved by Council on a site specific basis when a proposed Development, because of its unique characteristics or innovative ideas or because of unusual site constraints, can only proceed if an exception to the provisions of this Bylaw is approved.

(b) Exceptions to the uses and/or regulations of a District shall not be sought:

- **(i)** if a redistricting to another District could achieve the same result either with or without relaxations of this Bylaw; or
- **(ii)** to regulate matters that are typically addressed by conditions imposed by the Subdivision or Development Authorities.

(c) An applicant for an exception to the uses and/or regulations of a District shall, as part of the application for the exception, submit a written statement indicating why, in the applicant's opinion, an exception is necessary and why the proposed Development cannot proceed without an exception.

2. Areas Specifically Designated for a Particular Use

(d) In addition to the list of discretionary uses set out in the applicable land use district, those sites shall have the following additional discretionary uses and the Commission shall determine the floor area, yard requirements, building height, parking and loading requirements:

- **(i)** 40 Avenue and Ross Street (south side only) motor vehicle service and repair (no sales), car wash and drive-in,
- **(ii)** Lot 33, Block 1, Plan 772 2593 food establishment,
- **(iii)** 41 Avenue and Ross Street (southeast corner only) motor vehicle service and repair (no sales), car wash and drive-in,

Notwithstanding the foregoing, no outside storage of vehicles may be permitted for longer than one week and sales of vehicles from the above sites is not permitted.

(e) [2]On those sites listed below the following uses are discretionary:

[1] 3357/D-2021
[2] 3357/BB-2018

	Site	Discretionary Uses
(i)	Block 4, Plan 6564 E.T. (5101 - 5129 – 39 Street and 5102 - 5130 – 38 Street)	• [1]Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit. • Parking Lots
(ii)	Lot 1, Block J, Plan 3999 R.S. (3939 – 50A Avenue)	• [2]Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit.
(iii)	Lot 2, Block J, Plan 3999 R.S. (3947-50A Avenue)	• [3]Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit. • A Freestanding Sign, subject to the provisions of Part 11, to a maximum Sign Height of 9.0 metres and a maximum Sign Area of 7.0 square metres.

(f) [4]On Lot 58, Block 14, Plan 792-0555 (88 Howarth Street), the development of C2B uses, except Cannabis Retail Sales, lounges, bars and amusement arcades may be allowed as discretionary uses, provided that landscaped buffers of 10 m and 3 m be developed along Howarth Street and the lane respectively, and be subject to all other provisions of the C2B Districts.

(g) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses:

(i) One basement dwelling in a detached dwelling in addition to the

[1] 3357/I-2020
[2] 3357/I-2020
[3] 3357/I-2020
[4] 3357/L-2018

uses listed in the R1 Use Table on:

(1) Lot 3C, Block E, Plan 792-3164 (5853-71 Street).

(ii) Alberta Amateur Hockey Association Training Program and distribution of materials on:

(1) Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1, 7875 - 48 Avenue).

(iii) Use by Youth and Volunteer Centre on:

(1) W 1/2 of Lot 39, Lot 40, Block B, Plan K8 (4633-49 Street),
(2) Lots 41-42, Block B, Plan K8 (4637-49 Street).

(iv) Basement dwelling suite on:

(1) Lot 1, Block 4, Plan 4194 M.C. (414 Terrace Park).

(v) Office by Canadian Paraplegic Association on:

(1) Lots 3-4, Block 5, Plan 762-0870 (#4, 7803-50th Avenue).

(vi) Tea house, lodging and boarding house, and gift store in association with a bed and breakfast operation on:

(1) Lots 38-40, Block A, Plan K8 (4631-50 Street).

(vii) Dry waste disposal site on:

(1) The portion of the N.E. 1/4 of Section 33-38-27-4 which lies west of Railway Plan No. 1813 M.C. and the portion of Lot R5, Block 4, Plan 772-0064 which lies in the S.E. 1/4 of Section 33-38-27-4.

(viii) Maximum 20 bed community residential centre (halfway house) by the John Howard Society on:

(1) Lots 10-14 and west 10 feet of Lot 15, Block 17, Plan H (4920– 50th Street).

(ix) [1]A Ronald McDonald House facility, allowed as a permitted use on:

(1) Lots 2 and 2A, Plan 625 NY(3902 and 3906-50th Avenue); and

(2) Lot 3, Plan 3839 HW (3908-50th Avenue); and

[1] 3357/S-2009

(3) The north/south portion of lane immediately north of 39th Street right of way and east of 50A Avenue contained within plans 3839 HW and 625 NY.

(4) Subject to all development regulations being determined by the Development Authority. The regulations in the R2 District shall not be applicable to this use.

(x) [1]One unmanned (volunteer) fire station to store and house fire trucks, fire fighting apparatus and related ancillary equipment in:

(1) Units 17 & 18, Condominium Plan 092 3280 (B7 & B8, 37 Burnt Basin Street).

(xi) [2]Drinking Establishment not to exceed 100 m^2 in area, with an occupancy load of not more than 60 persons, secondary to a brewery manufacturing facility, at Block 5, Lot 1, Plan 0125593 (6610 – 71 Street), and no outdoor extensions at the above location shall be permitted in addition to or as an accessory to the above use

(xii) [3]A maximum of 47 one bedroom multiple family residential units converted from existing hotel units on Lot 6, Block 14, Plan 4436TR (2807 50th Ave).

(xiii) [4]Existing tele-theatre racetrack betting facility on Lot 7, Block 5 Plan 012 1322 [3731-50 (Gaetz) Avenue].

(h) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses:

(i) Apartments on:

(1) Condominium Plan 822 2661 (Lot 19, Block G, Plan 802 3230) (5144 – 45 Avenue) and Condominium Plan 942 0656 (Lot 18, Block 6, Plan 802 3230) (4515–53 Street), and

(2) Lots 18 and 19, Block G, Plan 3184 I (5301-46 Avenue), and

(3) Lot 11A, Block G, Plan 1500 R.S. (4511-55 Street).

[1] 3357/Y-2009
[2] 3357/P-2012
[3] 3357/X-2013, Correction #31
[4] 3357/Y-2014

[1]**(4)** DELETED

(ii) Upholstery business on:

(1) Lots 21 and 22, Block 25, Plan 7604 S (5824 and 5826-51 Avenue).

(iii) Semi-detached dwelling on:

(1) Lots 22 and 23, Block 2, Plan 982 0058 (6007 and 6009 - 63 A Street) subject to the front elevation of each unit (half) being significantly different from each other thereby resembling a single family dwelling.

(iv) [2]**DELETED**

(v) [3]Three-unit multi-attached building on:

(1) Lots 9-11, Block 24, Plan 5555AF (3818 44 Street)

(vi) [4]Multiple Family Building, Assisted Living Facility, Day Care Facility, and Day Care Adult on Lot 9, Block 1, Plan 042 2888 (6791 65th Ave) subject to a ,maximum height of six storeys as discretionary uses and that each building shall contain commercial uses, as a minimum, on the ground floor. The commercial component shall not exceed three storeys. A residential noise impact statement is required outlining the measures to be taken to mitigate noise impacts from the adjacent industrial area.

(vii) [5]Security Suite on Lot UNT 29, Clock CDE, Plan 762 1172 (7429 49 Ave) subject to the following:

(1) The security suite:

(a) shall be located within the principal building on the site;
(b) shall not be occupied by more than one (1) person dwelling in the suite;
(c) shall be occupied by the owner or an employee whose primary responsibility is to provide surveillance, maintenance and/or security for the site; and
(d) shall not contain more than one sleeping area

[1] 3357/D-2008, 3357/J-2020
2 3357/T-2016
[3] 3357/E-2012
[4] 3357/F-2013
[5] 3357/EE-2013

(2) In addition to the number of parking stalls required for the principal user under Part 3 and 4 of this Bylaw, no additional parking space shall be designated for the security suite.

(3) Development permits issued for security suites cease to be valid if the principal use on the site ceases or is removed.

[1]**(viii)** Temporary parking lot for a 9 year period commencing the date of development permit issuance at Lots 44-46, Block A, Plan K8 (4643 50 Street) and Lots 41-43, Block A, Plan K8 (4637 50 Street) for parking provisions for Jackpot Casino Ltd. Lot 15, Block 38, Plan 3479 MC, subject to parking regulations established in sections 3.2, 3.2.1 and 3.2.2 of this bylaw. Additional landscaping and/or design enhancements may be required at the discretion of City Council as the approving authority.

(ix) when listed as a use, the following uses may be incorporated into a Live-Work Unit:

1. artist's studio;
2. beauty and body service;

[2]**(x)** Parking accessory to an approved principle use on the same site provided each bare land condominium unit that is created for parking meets the requirements of Section 3.2 to the satisfaction of the Development and Subdivision Authorities on:

(1) Lots 77 and 78, Block 7, Plan 132 3870 (155 Vanier Drive)

(xi) Microbrewery on:

(1) Lot 3, Block 5, Plan 902 0499

(2) [3]Lot 5, Block C, Plan 002 2241 (Bay 1-2, 7023 Johnstone Drive)

(xii) [4]DELETED

(xiii) [5]Financial Services and Office not exceeding 4000 ft^2 on:

(1) Lot 8, Plan 922 2540 (#8 4608 62 Street)

[1] 3357/H-2015
[2] 3357/Y-2017
[3] 3357/V-2018
[4] 3357/W-2018, 3357/J-2020
[5] 3357/V-2019

(xiv) [1]In addition to the permitted and discretionary uses allowed in the R1A district, a three unit Multi-attached Building as a discretionary use on Lots A, 1 and 2, Block B, Plan 7068W (5835-60A Street)

(1) The Development Authority is the development authority.

(2) The R1A district regulations apply.

(xv) [2]In addition to the permitted and discretionary uses allowed in the R1 district, an Office, including but not limited to an insurance broker business as a discretionary use on Lot 76, Block 7, Plan 9823705.

(1) The C3 regulations in Section 5.5.2 apply to the development of an Office including but not limited to an insurance broker business.

(2) A use which serves residents beyond the adjoining neighbourhood may be allowed provided the use:

(1) will not result in excess traffic or parking demand that cannot be accommodated on-site; and

(2) will not operate business between 10:00pm and 7:00am; and

(3) will not, in the opinion of the Development Authority, result in excessive noise or otherwise unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

(3) The Development Authority is the development authority.

(xvi) [3]Motor Vehicle Service or Repair, excluding Motor Vehicle Sales

(1) Lot 3, Block 14, Plan 152 2440 (70 Thorburn AV)

(xvii) [4] Office, in addition to the Permitted and Discretionary uses in the I1 Industrial (Business Service) District, ON <UNT 1, Plan 062 2110>. Those uses listed as Permitted Uses in the I1 District shall remain Permitted Uses on this land. The Development Authority will be the development Officer for development of this land.

[1] 3357/DD-2019
[2] 3357/A-2020
[3] 3357/H-2020
[4] 3357/M-2020

(i) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:

(i) [1]Deleted

(ii) [2]Photographic studio on:
(1) Deleted – See 8.22(1)(g)(ii)

(iii) Hair salon on:

(1) Lot 9, Block 43, Plan 157 HW (4407-48 Avenue).

(iv) Detached dwelling with 2 basement units on:

(1) Lot 21, Block F, Plan K9 (5311-44 Avenue).

(v) Contractor's business on:

(1) Lot 10C, Block 5, Plan 792-1541 (#3, 7887-50 Avenue).

(vi) [3]One basement dwelling suite on:

(1) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent)
(2) Lots 25-26, Block 3, Plan 4516AC (4018 50 Street)

(vii) [4]Deleted

(viii) [5]Deleted

(ix) [6]A Commercial Service Facility, Health and Medical Services, or Office along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 1, Block 3, Plan 6759ET (3702 50 Avenue), but not including the following:
(1) fitness centre;
(2) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;
(3) care of small animals such as a small animal veterinary;
(4) Commercial School; and
(5) Day Care Facility

[1] 3357/N-2017
[2] 3357/T-2010
[3] 3156/B-1998
[4] 3357/I-2013
[5] 3357/A-2007, 3357/S-2019.
[6] 3357/N-2013, 3357/B-2018

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

(6) Prohibit uses that would result in associated noises, and/or odors extending beyond the interior of the Building;

(7) Prohibit outdoor storage or display of materials associated with business.

(j) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses in the existing structure only:

(i) [1]Restaurant at 4501-48 Avenue (Lot 18, Block 42, Plan 182 2251). The Development Authority, at its discretion, may apply the C1 district's development standards to the restaurant use.

(ii) [2]A photography studio, Commercial Service Facility along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 7, Block E Plan K0 (4419 55 Street) but not including the following:

(1) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;

(2) kennelling of animals;

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

(3) prohibit uses that would result in associated noises, and/or odours extending beyond the interior of the building;

(4) prohibit outdoor storage or display of materials associated with the business;

(5) prohibit uses that operate outside the hours of 7:00 a.m. to 10:00 p.m.

(6) avoid the need for customers to park on 45th Avenue

The Development Authority shall refer all applications for proposed new uses on this site to landowners within 100 metres of this site and to applicable community associations, for comment.

(iii) [3]Canadian Cancer Society and Fanta Homes on Lot 8 Block1 Plan 6784KS.

[1] 3357/L-2019
[2] 3357/T-2010, 3357/B-2018
3 3357/U-2010

(iv) [1]A Cannabis Production Facility (CPF) on Lot 14, Block 1, Plan 052-4232 (94 Burnt Park Drive) with Council as the designated Development Authority, and subject to the following development standards:

(1) no other use shall be allowed on the Site;

(2) the licensed processes and functions of the use shall be fully enclosed within the Building;

(3) no Outdoor Storage shall be allowed on the Site;

(4) all loading facilities shall be fully enclosed within the Building;

(5) all garbage containers and waste material shall be fully enclosed within the Building;

(6) the Site shall be fully enclosed by a fence;

(7) the use shall not emit any odour or other substance which is harmful or injurious to health or physical well-being;

(8) the use shall not emit nuisances including, but not limited to, odour, noise and light, that may have a negative impact to adjacent Sites or the surrounding area; and

(9) the Site Plan, the Site access, the relationship between Buildings and open space, the architectural treatment of Buildings, landscaping, the minimum required loading spaces and parking spaces and the parking layout and surfacing shall be at the discretion of the Development Authority.

(k) [2]Deleted

(l) [3]Deleted

(m)[4]Deleted

(n) [5]Deleted

(o) Notwithstanding anything in this Bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units

1 3357/L-2016, 3357/S-2019
[2] 3357/U-2009
[3] 3357/U-2009
[4] 3357/U-2009
[5] 3357/S-2019

must comply with the regulations applicable to the R1A district.

(i) Lot 47 (4635 – 48 Street) and Lot 48 (4631 – 48 Street) Block C Plan 992 6203.
(ii) Lot 22 and Lot 23 Block C Plan K8 (4602B and 4602A – 47 Street).
(iii) Lot 33 and Lot 34 Block D Plan K10 (4621A and 4621B – 47 Street).
(iv) Lot 19A Block F Plan 3591 P (4612 – 44 Street).
(v) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B – 45 Street).
(vi) Lot 19A (4309 – 46 Avenue) and Lot 20A (4310 – 45A Avenue) Block A Plan 2354 AE.
(vii) Lot 1 (4505 – 46 Avenue) and Lot 2 (4503 – 46 Avenue) Block K Plan 4900 R.
(viii) The most southerly sixty two and one half (62 ½) feet of Lots 1, 2, 3 and 4 and all of Lot 5, Block J Plan 4900 R (4601 – 46 Avenue).
(ix) Lots 45 and 46 Block J Plan 922 1244 (4519A and 4519B – 47 Street).
(x) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street).
(xi) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street).
(xii) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street).
(xiii) Lots 49 and 50, Block B, Plan 042 1756 (4644 – 48 Street and 4801 – 47 Avenue).
(xiv) Proposed Lots 5A and 6A Block F Plan 042 6407 (4642 – 44 Street).

(p) Notwithstanding anything in this Bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.

(i) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building (4606 – 47 Street).
(ii) Lots 6 and 7 Block I Plan 4900 R – a four unit multi-attached building (4526 – 47 Street).
(iii) The south 100' (one hundred feet) of Lots 1 to 4, Block F, Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys (4405 – 47 Avenue).
(iv) Lot Z, Block E, Plan 3591 P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum height of three storeys.
(v) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys.

(q) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:

(i) Notwithstanding section 6.3(1) of this Land Use Bylaw, one new two storey building for the uses of paint supply, mixing paint, sale and distribution of automotive related finishes and parts may be built on Block N, Plan 3051HW (5825 Kerry Wood Drive) and may be expanded to include Lot 1, Block N, Plan 1861KS, if Lot 1, Block N, Plan 1861KS is consolidated by Plan of Survey with Block N, Plan 3051HW. This permitted use is subject to review of the building design by the Riverside Meadows Community Association and Municipal Planning Commission. The building is to be designed with a commercial appearance; outside storage will be allowed provided it is adequately screened. All other standards are contained in sections 6.3(2) and 6.3(3). This land use exception will expire on July 15, 2010.

(r) On those sites or potions thereof listed, the following uses may be allowed as permitted uses:

(i) Notwithstanding section 6.3(1) of this Land Use Bylaw, warehouse and storage in a building in existence as of July 15, 2003 may be allowed as a permitted use on Lot 22 and 29, Block 17, Plan 7604S (5904-54 Avenue).

(s) Notwithstanding section 6.3(1), structural alterations, exterior renovations, expansions or additions are permitted uses for existing buildings located on the sites listed in section 6.3(1)(a)(xi), provided that they comply with the general purpose of the I1A/BSR District set out in section 6.3 and subject to Municipal Planning Commission approval of the site development.

(t) [1]Signs, as listed within the C3 Commercial (Neighbourhood Convenience) District, may be allowed as a discretionary use on Lot 1, Block 23, Plan 892 1574 (4820 45 Street).

(u) [2]Deleted

(v) [3]Deleted

(w) [4]Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:

(i) Floor areas minimum within the assisted living facility for a one

[1] 3357/B-2018
[2] 3357/Z-2007, 3357/I-2013
[3] 3357/Z-2007 , 3357/I-2013
[4] 3357/G-2008

bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;

(ii) Landscaping area minimum: 30% of site;

(iii) Building height maximum: 4 storeys;

(iv) Front Yard Minimum: 15.0 m;

(v) Side Yard Minimum: 4.5 m;

(vi) Rear Yard Minimum: 3.0 m;

(vii) Parking: Subject to Section 3.1 and 3.2;

(viii) Loading Spaces: One opposite each loading door with a minimum of one:

(ix) Site Area Minimum: Existing parcel

(x) Site Frontage Minimum: 30.0 m

(xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;

(xii) The site plan, 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 Municipal Planning Commission.

(x) [1]To allow for compatible redevelopment on sites listed below multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres measured from the average of the lot grade. The Riverside Meadows Overlay District, section 7.11, shall continue to apply:

Lot	Block	Plan	Street Address
29	1	7621574	5963 60A Street
1-2	15	7604S	5514 60 Street
15-17	1	297BH	5904 60 Avenue
18	D	1846TR	5841 60 Avenue
19	D	1846TR	5837 60 Avenue
20	D	1846TR	5833 60 Avenue
22	D	1846TR	5829 60 Avenue
1A	2	1030NY	5713 60 Avenue
28-30	A	4359AH	5922 59 Avenue
9	4	4963TR	6042 58A Street
8	4	4963TR	6038 58A Street
7	4	4963TR	6034 58A Street
6	4	4963TR	6030 58A Street
5	4	4963TR	6026 58A Street
4	4	4963TR	6022 58A Street
3	4	4963TR	6018 58A Street
2	4	4963TR	6014 58A Street

[1] 3357/U-2009

1	4	4963TR	6010 58A Street
1-3	3	934AJ	5804 58 Avenue
9-10	5	7604S	5921 58 Avenue
14	C	5534HW	5920 58 Avenue
21	3	9720243	5816 58 Avenue
26	4	8022765	5811 58 Avenue
19A	2	7621867	5804 58 Avenue
19B	2	7621867	5802 58 Avenue
Z	5	7604S	5918 57 Avenue
13-14	5	7604S	5910 57 Avenue
15-16	5	7604S	5906 57 Avenue
9	9	5692KS	5819 57 Avenue
7-8	9	7604S	5815 57 Avenue
25	4	8020600	5812 57 Avenue
27	3	7923071	5714 57 Avenue
25-26	3	7604S	5704 57 Avenue
1-3	1	3331AJ	5639 56 Street
9-11	1	3331AJ	5621 56 Street
25-26	7	7604S	6010 56 Avenue
3-4	15	7604S	6005 56 Avenue
1-2	15	7604S	6001 56 Avenue
18-19	9	7604S	5816 56 Avenue
20-21	9	7604S	5812 56 Avenue
1-2	13	2800AJ	5805 56 Avenue
10-11	12	5296HW	5721 56 Avenue
8A	12	7921790	5715 56 Avenue
25-30	1	3331AJ	5608 55 Street
Z	23	7604S	5914 52 Avenue

(y) [1]On the sites listed below, semi-detached housing with a common rear wall (back to back duplex) shall be added to the list of discretionary uses set out in the applicable land use district:

Lot	**Block**	**Plan**	**Street Address**
1-2	2	934AJ	5831 58A Street
6-8	2	934AJ	5821 58A Street
21, 22	2	8721703	5826 & 5827 58A Street (if they both developed concurrently)
9-10	2	934AJ	5817 58A Street
23	2	0727482	5813 58A Street
24	2	0727482	5811 58A Street

1 3357/U-2009

[1]**(w)**In order to diverse forms of advertising within the C1 and C4 Districts for Sites that have no less than 100.0m Frontage on Gaetz Avenue and offer conference and convention space, Dynamic Signs which comply with Part Eleven: Sign Development Standards may be allowed as a Discretionary Use on the following Sites:

(i) Lot E, Plan 5009KS (3310 50 Avenue)
(ii) Lot 5, Block 15, Plan 4436TR (2929 50 Avenue);
(iii) Lot 1A, Block 44, Plan 812 1177 (4311 49 Avenue).

[2]**(x)**On the site listed below, the relocation of a Dynamic Fascia Sign, lawfully in existence on September 30, 2010 to another location on the same Site, is a Discretionary Use provided that the Dynamic portion of the Sign is not altered and provided that the Sign complies with the applicable provisions in Part Eleven: Sign Development Standards.

(i) Lot 1-3, Block 5, Plan H (4802-51 Avenue)

[3]**(y)**To allow for the compatible redevelopment on sites listed below, multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres or to the maximum height of the existing building Section 7.11 shall continue to apply.

Lot	Block	Plan	Civic Address
10-11	E	K11	5601 42 St
2	A	3019KS	5506 41 St
1	1	223AI	3930 55 Av
5	2	4618KS	3926 56 Av
Z	1	223AI	3905 56 Av
1	7	1429HW	3815 54 Av
14-16	9	6269AF	5409 38 St
5	19	970KS	5501 37 St
1	25	970KS	5553 36 St
54	31	7520383	2 Watson St
53	31	7520383	4 Watson St
52	31	7520383	6 Watson St
51	31	7520383	8 Watson St
50	31	7520383	10 Watson St
49	31	7520383	12 Watson St
48	31	7520383	14 Watson St
47	31	7520383	16 Watson St
46	31	7520383	18 Watson St
45A	31	7520383	20 Watson St

[1] 3357/F-2013, 3357/R-2010, 3357/B-2018
[2] 3357/Y-2010, Clerical Correction re: numbering, 3357/B-2018
[3] 3357/H-2013

[1]**(z)** Subject to the approval of the Municipal Planning Commission, on the Site listed below, 2 Dynamic Fascia Signs on the existing Building, provided that the overall Sign, including the Dynamic Fascia Signs, otherwise complies with Part Eleven: Sign Development Standards:
(i) Lot 6A, Block 18, Plan H (4922 49 Street)

[2]**(aa)** The location highlighted below, south of Timberlands Drive and abutting the road right-of-way, shall be restricted to a mixed use building as described herein. A portion of the said building must abut Timberlands Drive. The building shall be comprised of at-grade (main floor) commercial use and 3-storeys of multi-family residential. The building shall have an active commercial street face built close to or abutting Timberlands Drive. For further clarity, the restrictions of this Section 8.22(aa) shall be considered fundamental land use restrictions applicable to this location highlighted below; and, the restrictions of this Section 8.22 (aa) shall 'overlay' or restrict and limit the listed permitted and discretionary uses of any general Land Use District (e.g. C5 District) that may otherwise apply to the location highlighted below. No Cannabis Retails Sales will be permitted.

[3]**(bb)** Notwithstanding Section 3.1(1), on Lots 1 and 2, Block 44, Plan 202 1433 parking will be subject to the regulations in Section 3.1 and Section 3.2

4(cc) Notwithstanding Section 6.2 of I2 Industrial (Heavy Industrial) District of this Land Use Bylaw the following exceptions apply to the lands

[1] 3357/L-2014, 3357/B-2018
[2] 3357/D-2015, 3357/L-2018
[3] 3357/F-2015, 3357/Q-2020
[4] 3357/U-2015

currently owned by EVRAZ INC. NA CANADA, located at 27251 Township Road 391 (short legal: NW ¼ Sec 3-39-27-W4, Linc 0018975856): any expansion of the use or development shall require the submission of a detailed noise impact study by the proponent, prepared by a qualified consultant, to determine what on-site mitigation measures are required to avoid excess sound emissions to the satisfaction of the Development Officer.

[1]**(dd)** Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 1, Block 2, Plan 932 1800 (2506 19 Street) development requires approval by the Development Authority and is subject to the following development regulations/standards:

(i) Regulations:
  (1) Site Coverage: Maximum of 25%
  (2) Building Height: Maximum of 2 storeys (maximum 9.0m)
  (3) Landscaped Area Minimum: 20% of site area
  (4) Parking Spaces: Subject to sections 3.1 & 3.2
  (5) Design Criteria: Subject to section 8.22(1)(dd)(iii)

(ii) Approving Authority
  (1) The Development Authority is the Approving Authority for all uses and development on this property. In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above Regulations, also complies with any Design Criteria. Variances to the Regulations or Design Criteria will not be considered.
  (2) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(iii) Design Criteria
  (1) The Design Criteria within this site exception shall prevail over the C5 District Design Criteria
  (2) The physical relationship of building with the street is critical in establishing the overall character of the area. The Building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street
  (3) Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles.

[1] 3357/HH-2016

(4) The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development.
(5) High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons.
(6) Developments shall be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy).
(7) Building fronting collector streets shall have minimal front yard setbacks unless additional space is required for such things as an eating patio, major private art display, water feature or other amenity.
(8) The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading and servicing. The west yard setback to building to be a minimum of 23.0m, with the exception of the southwest corner of the site permitting a minimum setback of 7.0m to building face.
(9) Developers shall create opportunities for pedestrian linkages to the east and south only.
(10) Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each side.
(11) 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.
(12) All businesses or stores shall have their own clearly identifiable street level entry.
(13) All commercial ground floor elevations facing a street shall contain un-tinted glass windows.
(14) 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.
(15) 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.

(16) Signage shall comply with the signage requirements of the Land Use Bylaw for the C1 District.

(17) Illuminated signage mounted on buildings shall not be permitted, with the exception of a fuel sales site. Signage may be accentuated by lighting fixtures projecting light either back at the building or down towards the ground.

(18) A 2.4m high solid opaque fence is required along the entire west property line.

(19) Garbage collections shall be underground waste disposal system or equal. Garbage collection bins and waste disposal that is 100% above ground shall not be permitted.

(20) The majority of the tree buffer along the northwest boundary be retained.

(21) The location of fuel sales and accessory car wash are located adjacent to the arterial and collector roadways away from the single family residential to the west.

[1]**(ee)** On those sites listed below, a Supervised Consumption Services may be considered as a Discretionary Use with City Council as the designated Development Authority:

(i) Lot 1, Block 7, Plan 8621676 (3942 50A Avenue)

[2]**(ff)** At 6300 Cronquist Drive (Heritage Ranch, within the SW ¼ Sec 18; 38-27-W4), any legally existing use prior to January 8, 2017 shall be considered a discretionary use thereafter.

3. Areas Specifically Exempted from a Particular Use

(a) No new or used car lot or trailer sales establishment shall be permitted on any site situated on any of the following areas.

Abutting	Between	And
Ross Street	48 Avenue	51 Avenue
Gaetz Avenue	47 Street	53 Street
49 Avenue	Lane south of: 49 Street	Lane north of: 51 Street

(b) On those sites in the Heritage Business Park, or portions thereof herein listed, the following uses will not be allowed:

[1] 3357/II-2017
[2] 3357/F-2018

(i) a gaming or drinking establishment:

(1) Lot 3, Block 13, Plan 832-2275 (6290-67A Street)
(2) Lot 6, Block 13, Plan 912-1753 (6284-67A Street)
(3) Lot 8, Block 13, Plan 952-4412 (6264-67A Street)
(4) Lot 7, Block 13, Plan 952-4124 (6104-67A Street)

(c) [1]On Lot 174, Block 2, Plan 142 1595 (42 Timberstone Way) no uses of the R2 Residential (Medium Density) District shall be allowed except for "assisted living facilities" and "'big house' styled multiple family building up to three storeys", both of which shall be discretionary uses on this parcel.

(d) [2]On Lot 1, Block 7, Plan 952 0967 (2827-30 Avenue) the following uses shall not be allowed as either permitted or discretionary uses:
(i) Liquor Store
(ii) Sale of Fuel

(e) [3]On Lot 1, Block 2, Plan 932 1800 (2506 19 Street) the following uses shall not be allowed as either permitted or discretionary:
(i) Dwelling units above the ground floor
(ii) [4]Deleted
(iii) Home occupations which, in the opinion of the Development Office, will not generate traffic
(iv) Live work unit
(v) Multiple family building with a minimum density of 35 dwelling units/hectare
(vi) Multi-attached building with a minimum density of 35 dwelling units/hectare
(vii) Show Home or Raffle Home
(viii) Accessory building or use
(ix) Assisted living facility
(x) Commercial entertainment facility
(xi) Drinking establishment (adult entertainment prohibited)
(xii) Parking lot / parking structure
(xiii) Place of worship or assembly
(xiv) Public and quasi-public buildings
(xv) Outdoor display or sale of goods
(xvi) [5]Restaurant with drive-through
(xvii) Cannabis Retail Sales

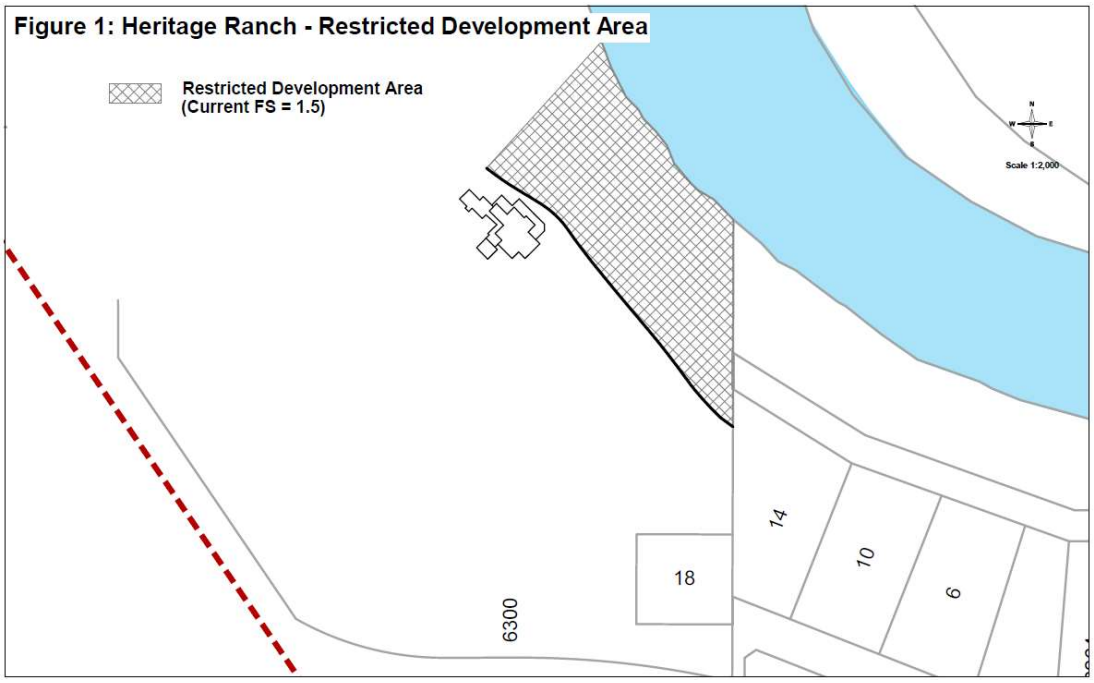
[1] 3357/V-2014
[2] 3357/T-2016
[3] 3357/HH-2016, 3357/L-2018
[4] 3357/S-2019
[5] 3357/G-2018

(f) [1]On 4718-19 Street the following uses shall not be allowed as either permitted or discretionary uses:

(i) Motor Vehicle Sales

(g) [2]At 6300 Cronquist Drive (Heritage Ranch, within the SW ¼ Sec 18; 38-27-W4), no uses or development will be permitted within the Restricted Development Area as shown on Figure 1 below and "Land Use Constraints Map I14". All other uses and development is subject to the provisions of subsections 2 through 5, and subsections 7 through 10 of Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District.

Figure 1: Heritage Ranch - Restricted Development Area



[1] 3357/X-2017
[2] 3357/F-2018