

Planning Department means the department or agency providing planning services to The City.

Principal Building means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

Professional Engineer means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the “Engineering, Geological and Geophysical Professions Act.”

Public and Quasi-Public means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.

¹**Public Property** means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.

²**Public Recreational Facility** means a recreational facility operated primarily by and for a Post-Secondary Institution.

³**Raffle Home** means a Dwelling Unit that constitutes a prize in a raffle or lottery open

¹ 3357/E-2006

² 3357/I-2021

³ 3357/T-2015

to the public, and may be used as a venue for selling raffle tickets.

Residential Building means a building which is designed or used exclusively for one or more dwelling units.

⁴**Residential District** means a land use district primarily related to or used for residential housing (for example, a Detached Dwelling Unit, Multi-attached Building).

Restaurant means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a “Class A” Liquor License has been issued and where minors are not prohibited by the terms of the license.

⁵**Secondary Suite** means a self-contained Dwelling Unit that is located within a primary Dwelling Unit, where both Dwelling Units are registered under the same land title.

⁶**Secured Facility** means a facility providing residential accommodation in addition to continuous on-site professional care and supervision to persons whose cognitive or behavioural health needs require increased levels of service and a structure with enhanced safety and security controls such as entrances and exits under the exclusive

⁴ 3357/GG-2017

⁵ 3357/Z-2009

⁶ 3357/A-2017

1.4 Establishment of Districts

(1) The city is divided into the following land use districts and such other land use districts as may be set out in this bylaw from time to time:

A1	Future Urban Development District
A2	Environmental Preservation District
C1	Commercial (City Centre) District
C1A	Commercial (City Centre West) District
C2A	Commercial Regional (Shopping Centre) District
C2B	Commercial District (Shopping Centre) District
C3	Commercial (Neighbourhood Convenience) District
C4	Commercial (Major Arterial) District
C5	Commercial (Mixed Use) District
DC	Direct Control District (which may be subdivided into sub-districts designated by number)
I1	Industrial (Business Service) District
I1A/BSR	(Light Industrial and Business Service–Residential) District
¹¹¹ I1B/AD	Industrial (Business Service and Automobile Dealership) District
I2	Industrial (Heavy Industrial) District
¹¹² IC	Industrial/Commercial (Mixed Use) District
P1	Parks and Recreation District
PS	Public Service (Institutional or Governmental) District
¹¹³ PSI	Post-Secondary Institution District
R1	Residential (Low Density) District
R1A	Residential (Semi-Detached Dwelling) District
R1C	Residential (Carriage Home) District
¹¹⁴ R1G	Residential (Small Lot) District
R1N	Residential (Narrow Lot) District
R1WS	Residential (Wide/Shallow Lot) District
¹¹⁵ RL-C	Riverlands Commercial District
¹¹⁶ RL-PR	Riverlands Primarily Residential District
¹¹⁷ RL-TD	Riverlands Taylor Drive District
R2	Residential (Medium Density) District
R2T	Residential (Town House) District
R3	Residential (Multiple Family) District
R4	Residential (Manufactured Home) District
RLW	Residential (Live-Work) District

¹¹¹ 3357/M-2019

¹¹² 3357/M-2019

¹¹³ 3357/I-2021

¹¹⁴ Correction #29

¹¹⁵ 3357/Q-2016

¹¹⁶ 3357/Q-2016

¹¹⁷ 3357/Q-2016

3. Site Development

- (a) Within the PS Public Service 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 Development Authority.

³⁴7.4.1 PSI Post-Secondary Institution District

General Purpose

The purpose of this District is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connection to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

1. PSI Permitted and Discretionary Uses Table

(1) Permitted Uses
(a) Accessory Building
(b) Building Sign
(c) Post-Secondary Institution
(2) The following uses are Permitted Uses only if located within a Post-Secondary Institution Building, otherwise the following are Discretionary Uses:
(a) Commercial Entertainment Facility
(b) Commercial Service Facility
(c) Day Care Facility
(d) Health and Medical Services
(e) Merchandise Sales (excluding Cannabis Retail Sales)
(f) Public Recreational Facility
(g) Restaurant
(h) Service Organization
(i) Student Residence
(3) Discretionary Uses
(a) Alternate/Renewable Energy Facility
(b) Assisted Living Facility
(c) Commercial Recreational Facility

³⁴ 3357/I-2021

- (d) Drinking Establishment (Adult Entertainment prohibited) located within an Post-Secondary Institution Building
- (e) Dynamic Fascia Sign
- (f) Dynamic Freestanding Sign
- (g) Electronic Message Fascia Sign
- (h) Electronic Message Freestanding Sign
- (i) Freestanding Sign
- (j) Parking lot/parking structure
- (k) Temporary Care Facility

2. Site Development

- (1) All development standards, Site Plan, Site accesses, 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 Development Authority.
- (2) The following maximum total Floor Areas in this district apply to the following uses:

Use	Maximum Total Area
Public Recreational Facility	500,000 sq. ft. (46,452 m ²)
Commercial Service Facility	10,000 sq. ft. (929 m ²)
Day Care Facility	10,000 sq. ft. (929 m ²)
Health and Medical Services	20,000 sq. ft. (1,858 m ²)
Health and Medical Services that have a programmatic link to a Post-Secondary Institution	Additional 55,000 sq. ft. (5,110 m ²)
Merchandise Sales (excluding Cannabis Retail Sales)	100,000 sq. ft. (9,290 m ²)
Restaurant	50,000 sq. ft. (4,645 m ²)
Service Organization	50,000 sq. ft. (4,645 m ²)
Commercial Entertainment Facility	80,000 sq. ft. (7,432 m ²)

- (3) PSI - Post-Secondary Institution District Regulations.

Floor Area	Unless noted above, as determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height Maximum	As determined by the Development

	Authority
Minimum setback from 32 nd Street	9.0 m
Minimum setback from Taylor Drive	9.0 m
Minimum setback from QEII Highway right-of-way	40.0 m
Landscaped Area	As determined by the Development Authority
Parking	Subject to Section 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

3. Design Criteria

- (1) The principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Developments.
- (2) Building Design
 - (a) Building elevations fronting onto Streets should have a strong presence and an inviting interface with sidewalks and walkways.
 - (b) Buildings fronting internal streets should, in the opinion of the Development Authority, have an inviting interface and be positioned close to internal streets and walkways unless additional space is required for such things as an art display, water feature, or other amenity.
 - (c) Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building.
 - (d) Building walls facing public or internal streets should be articulated at approximately 6 – 8 m intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies, projections and roof lines.
 - (e) As a minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance.
 - (f) Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.
- (3) Green Technology
 - (a) Developments are encouraged to be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy, etc.).
- (4) Parking and Pedestrian Linkages

- (a) All parking lots containing more than 200 parking spaces should be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.
 - (b) Pedestrian walkways for parking lots containing more than 200 parking spaces should be a minimum of 1.2 m in width and should be oriented to ensure safe and efficient pedestrian traffic flow.
 - (c) Opportunities for walkway linkages with adjacent properties should be provided.
- (5) Landscaping
- (a) High quality hard and soft landscaping elements should be provided including trees and shrubs that add value throughout all seasons.
- (6) Traffic
- (a) Development proposals may, at the discretion of the Development Authority, be required to include Traffic Impact Assessment studies.

7.5 HP Historical Preservation Overlay District



General Purpose

The general purpose of this District is to maintain the historical character of an area in the terms of building appearance, and to ensure the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

1. HP Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) Those uses which, in the opinion of Council, will maintain and achieve the general purpose of this District.