



## **BYLAW 3222-22**

### **LAND USE BYLAW AMENDMENT**

### ***CONSOLIDATED VERSION***

Adopted: December 5, 2022

Updated: March 24, 2025

**(CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY)**

This Consolidated Version is not an official bylaw. This Consolidated Bylaw is authorized pursuant to Bylaw 3023-18.

Original Signed by B. Hillson

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General Manager,  
Corporate Services

[illegible]

**BYLAW 3222-22  
OF THE  
CITY OF CAMROSE  
PROVINCE OF ALBERTA**

**A BYLAW TO REPLACE THE CITY OF CAMROSE LAND USE BYLAW 2929-17**

**WHEREAS** Pursuant to the *Municipal Government Act*, being Chapter M-26 of the R.S.A., 2000, and amendments thereto, the Council of the City of Camrose must pass a Land Use Bylaw.

**AND WHEREAS** The purpose of the Bylaw shall be to divide the City into districts and to regulate and control the use and development of the land and buildings within the City;

**AND WHEREAS** The General Regulations of the Bylaw shall regulate the use and development of land and buildings within the City;

**AND WHEREAS** The City has been divided into districts as shown on Schedule “A” as attached hereto;

**AND WHEREAS** an Airport Vicinity Protection Plan Overlay has been established within the City as shown on Schedule “B” attached hereto;

**THEREFORE** The Council of the City of Camrose, duly assembled, enacts as follows:

1. Schedules “A” & “B” as attached hereto are hereby incorporated and made part of this Bylaw.
2. Camrose Land Use Bylaw 2929-17 and amendments and consolidations thereto to the date of the passing of this Bylaw are hereby repealed.
3. This Bylaw shall come into force January 1<sup>st</sup>, 2023

**READ** a **FIRST** time in **COUNCIL** this 6<sup>th</sup> day of September, A.D. 2022.

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MAYOR

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DEPUTY CITY MANAGER

**READ** a **SECOND** time in **COUNCIL** this 3<sup>rd</sup> day of October, A.D. 2022.

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MAYOR

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DEPUTY CITY MANAGER

**READ** a **THIRD** time and **FINALLY PASSED** in **COUNCIL** this 5<sup>th</sup> day of December, A.D. 2022.

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MAYOR

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DEPUTY CITY MANAGER

## **SCHEDULE “A”**

**Land Use Bylaw and Land Use District Map**

## **SCHEDULE “B”**

**Airport Vicinity Protection Plan Overlay**



**City of Camrose  
Land Use Bylaw  
Bylaw 3222-22**

## Guide to the City of Camrose Land Use Bylaw

The following guidance is provided for information purposes only and does not form part of the City of Camrose Land Use Bylaw.

The City of Camrose Land Use Bylaw regulates the use of land and buildings and establishes standards for development within the City in accordance with the policies of the Municipal Development Plan. To do this, the Bylaw:

- (a) Divides the City into a series of Land Use Districts (as illustrated on the Land Use Map);
- (b) Sets out permitted and discretionary land uses and minimum development standards for each Land Use District;
- (c) Sets out general regulations and minimum development standards that apply to development in all districts and to *specific* land uses; and
- (d) Identifies how the Bylaw will be interpreted, amended and used, and how it will be enforced.

The Land Use Bylaw only contains the City's land use regulations – other municipal, provincial and federal bylaws, regulations and Acts may apply to development and must also be observed. Although the Land Use Bylaw makes reference to some of these other requirements, it is the responsibility of each individual landowner or developer to be aware of and comply with all other applicable regulations.

When using the Land Use Bylaw to determine which Land Use Districts and regulations apply to your property and/or developments that you plan to undertake, it is recommended that you follow this process:

**NOTE: Always check the Definitions in Section 2.2 and Section 12.1 (for signs)**

### Step 1

- Locate the site on the Land Use Map in Section 18.0 & determine which Land Use District applies to the site.

### Step 2

- Find the Land Use District in Sections 13.0 to 17.0 & check which land uses are permitted or discretionary, and what minimum standards apply to the development (i.e. lot size, minimum setbacks, lot coverage, maximum building height, etc.).

### Step 3

- Check the General Regulations in Section 9.0 to determine if there are any additional regulations that apply to the development.

### Step 4

- Check the regulations in Sections 10.0 through 12.0 to determine the requirements for parking, loading, landscaping and signs.

### Step 5

- Discuss your proposal with the City of Camrose Planning & Development Services staff. They'd be happy to review and provide feedback on your proposal, explain the development process, and answer any questions you might have. You can reach Planning and Development Services at 780-672-4428 or [planning@camrose.ca](mailto:planning@camrose.ca).

USES		LAND USE DISTRICTS																
<b>Legend</b> <div>P Permitted Use</div> <div>D Discretionary</div>		R1	R2	R3	R4	MH	SRD	CI	C2	C3	SCD	M1	M2	I	PR	SEED	AIR	UR
Abattoir													D					
Accessory Detached Dwelling Unit		P	P	D		P	D				P							P
Agriculture																		P
Agriculture (hay crop only)																	P	
Aircraft Sales, Service or Rental																	P	
Airport																	P	
Animal Hospital												P						D
Assisted Living Facility		D	D	D	P									P				
Auction Facility									D			P						
Automotive Body Repair and Painting												P	P					
Automotive and Equipment Repair or Service									P			P						
Automotive Wrecker												D	P					
Bars and Pubs								P	P					D		P		
Bars and Pubs (under 100 occupants)										D								
Bed and Breakfast		D	D				D				P							P
Boarding House (Max 6 residents)		D	D															
Boarding House				D			D	P										
Bulk Fuel Depot									D			P	P				P	
Business Support Service								P	P		P							
Cannabis Production Facility												D	D					
Campground														P	D	P		D
Campground, Special Event														P		P		P
Casino									P									
Cemetery														P	P			
Commercial School								P	P	D	P	P						
Community Facility		D	D	D	D	D		D		D	D			P	D	P		
Community Garden														P				
Contractor Service								D	D			P	P					
Day Care Facility								P		P	P			P				P
Dealership									P									
Drive-Through Business								D	P	D								
Duplex		D	P	D		P	D											
Emergency Protective Service									P			P		P		P	P	
Entertainment Facility								P								P		
Equipment Sales, Service and Rental																		
Family Day Home		P	P	P							P							P



Financial Institution							P	P	P								
<b>USES</b>	<b>LAND USE DISTRICTS</b>																
<b>Legend</b>																	
<b>P</b> Permitted Use																	
<b>D</b> Discretionary																	
	R1	R2	R3	R4	MH	SRD	C1	C2	C3	SCD	M1	M2	I	PR	SEED	AIR	UR
Flight Training																P	
Funeral Home							D	P			P						
Gas Bar							D	P	D		P						
General Industrial												P					
Government Service							P	P					P				
Greenhouse and Market Garden								P			D						P
Health Facility, Major							D	P					P				
Health Facility, Minor							P	P	P				P				
Home Occupation	P	P	P	P	P	P	P			P							P
Home Office	P	P	P	P	P	P	P			P							P
Industrial, General Light											P						
Hotel							P	P									
Kennel								D			P						D
Live Work Unit							P	D	D								
Mini-Storage								D			P						
Mixed Use District							P		D								
Mobile Home					P												P
Mobile Home Park (more than 4 planned units)					D												
Model Unit	D	D	D	D	D		D	D	D		D	D					
Multi-Unit Development																	
Multi-Unit Development (Max: 4 Units)		P		P	D	D				D							
Multi-Unit Development (5 - 10 Units)		D		P													
Multi-Unit Development (Max: 12 Units)			P	P													
Multi-Unit Development (Min: 12 Units)			D	P													
Outdoor Storage											P	P			P		
Park							P	P					P	P	P		
Personal Service				D			P	P	P								
Pet Service							P	P	D	D							P
Professional Service							P	P	P	P							
Recreation Facility, Indoor							P	P			P		P	P	P	D	
Recreation Facility, Outdoor							P						P	P	P	D	P
Renewable Energy System																	
Restaurant							P	P	D	P					P		

Restaurant (over 50 occupants)													D				
USES	LAND USE DISTRICTS																
<div><div>Legend</div><div><div>P</div> Permitted Use</div><div><div>D</div> Discretionary</div></div>	R1	R2	R3	R4	MH	SRD	C1	C2	C3	SCD	M1	M2	I	PR	SEED	AIR	UR
Restaurant (under 50 occupants)													P				
Retail Store													P				
Retail Store (Cannabis)							P	P			D						
Retail Store (Convenience)				D			P	P	P						D		
Retail Store (General)							P	P	P	P			D		D		
Retail Store (Liquor)							P	P		P					D		
School													P				
Secondary Suite	P	P	D		P	D				P							P
Single Detached Dwelling	P	P	D		P					P							P
Single Detached Dwelling (existing)						P											
Single Detached Dwelling (new construction)						D											
Solar Collector																	
Special Event															P		
Specialized Financial Institutions							D	D									
Specialty Food Service							P	P	P	P			P		P		
Temporary Care Facility	D	D	D	P									P				
Temporary Commercial Establishment								P	D		P						
Temporary Lodging Facilities																D	
Theatre							P	P									
Utility Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Clinic							D	P	D		P						
Warehouse							D	D			P						

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## **1.0 ENACTMENT**

*This section of the Land Use Bylaw establishes the purpose of the Bylaw, the effective date of the Bylaw and transitional provisions for development proposals under the review process at the time the Bylaw comes into effect. This section also identifies the requirement for all development to comply with all other applicable legislation.*

### **1.1 TITLE**

1.1.1 This Bylaw is entitled "City of Camrose Land Use Bylaw".

### **1.2 PURPOSE**

1.2.1 The purpose of this Bylaw is to regulate and control the *use* and development of land and buildings within the City of Camrose, to achieve the orderly and economic development of land, and for that purpose, amongst other things:

- (a) To divide the City into districts;
- (b) To prescribe and regulate for each district the purpose for which land and buildings may be used;
- (c) To establish the role of the Approving Authorities;
- (d) To establish a method of making decisions on applications for Development Permits including the issuing of development permits;
- (e) To prescribe a procedure for how and to whom notice of the issuance of a
- (f) development permit is to be given.

### **1.3 COMPLIANCE WITH OTHER LEGISLATION**

1.3.1 A person applying for, or in possession of, a valid Development Permit is not relieved from the responsibility of ascertaining and complying with or carrying out development in accordance with:

- (a) The requirements of any Statutory Plan;
- (b) The requirements of the Alberta Safety Codes Act, RSA, 2000, Chapter S-1;
- (c) The requirements of any other applicable Federal, Provincial and/or Municipal legislation;
- (d) The conditions of any caveat, covenant, easement, instrument, building scheme or agreement affecting the land or building; and
- (e) The requirements of other applicable City of Camrose Bylaws, Policies and Procedures as adopted by Council from time to time.

### **1.4 EFFECTIVE DATE**

1.4.1 The effective date of this Bylaw shall be the date of the third and final reading thereof.

## **1.5 APPLICATIONS IN PROGRESS**

- 1.5.1 All redesignation, subdivision and development applications received in a complete form prior to the effective date of this Bylaw shall be processed and considered based on the regulations in effect consistent with Bylaw 2929-17, unless prior to a decision being made on the application, the City receives a duly signed amended application requesting that said subdivision, redesignation or development application be processed and considered based on the regulations of this Bylaw.
- 1.5.2 The aforementioned amended application for redesignation, subdivision or Development Permit received by the City, prior to the effective date of this Bylaw, may be made free of any otherwise applicable fees for amendment.
- 1.5.3 All redesignation, subdivision or development applications received on or after the effective date of this Bylaw shall be processed and considered upon the provisions of this Bylaw.

## 2.0 INTERPRETATION

*This Section contains information on how to interpret the Land Use Bylaw, including general rules of interpretation, definitions and terms as well as interpretation of mapping. Words defined in this section are indicated in the text of this Bylaw as italicized and underlined.*

### 2.1 GENERAL INTERPRETATION

2.1.1 Compliance with the regulations in this Bylaw shall be interpreted and applied as follows:

- (a) The word **“SHALL”** means the provision is mandatory;
- (b) The word **“SHOULD”** is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory. When the regulation is directed to the Developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved;
- (c) The word **“MAY”** is a discretionary term, providing notification that the regulation in question can be enforced if the City chooses to do so, and is usually dependent on the particular circumstances;
- (d) Words used in the present tense shall also mean the future tense;
- (e) Words used in the singular shall also mean the plural;

2.1.2 Where a regulation involves two (2) or more conditions, provisions or events connected by a conjunction, the following shall apply:

- (a) **“AND”** means all the connected items shall apply in combination;
- (b) **“OR”** indicates that the connected items may apply singly or in combination; and
- (c) **“EITHER-OR”** indicates the items shall apply singly but not in combination.

2.1.3 Notwithstanding any other provision of this Bylaw or any other Bylaw passed by Council, headings and titles within this Bylaw shall be deemed to form a part of the text of this Bylaw.

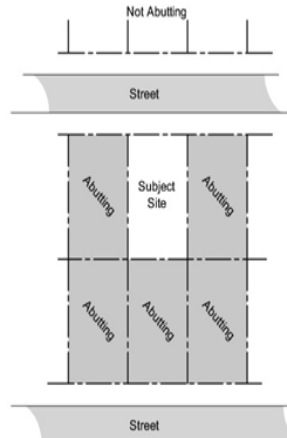
2.1.4 This Bylaw is written in metric measurement and may be abbreviated in the following manner:

- (a) Metres or m;
- (b) Square meters or m<sup>2</sup>;
- (c) Centimetres or cm; and
- (d) Millimetres or mm.

2.1.5 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

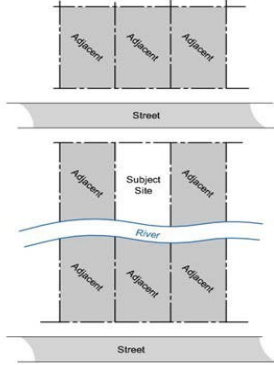
2.1.6 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

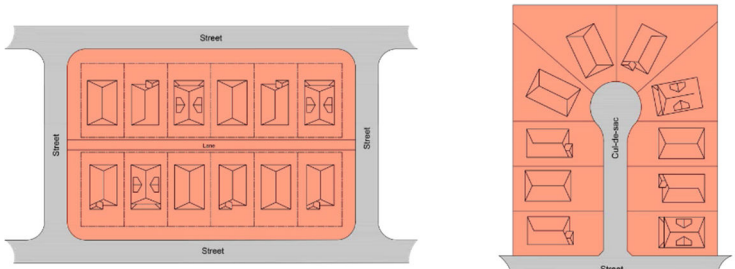
## 2.2 DEFINITIONS


Defined Word	Definition
<b>Abattoir</b>	means a commercial <u>development</u> where animals are slaughtered and/or meat is cut, wrapped, frozen, cured, smoked or aged.
<b>Abut or abutting</b>	means immediately contiguous to or physically touching. When used with respect to a <u>lot</u> or <u>site</u> , means that the <u>lot</u> or <u>site</u> physically touches the abutting <u>lot</u> , <u>site</u> , or piece of land, and shares a <u>property line</u> with it.
	
<b>Accessory Building or Structure</b>	means a structure or detached <u>building</u> , the <u>use</u> of which is incidental and subordinate to the <u>principal use</u> or <u>principal building</u> located on the same <u>lot</u> . This may include a detached <u>garage</u> , detached carport, garden shed or gazebo.
<b>Accessory Detached Dwelling Unit (ADDU)</b>	<p>means a self-contained <u>dwelling unit</u> located on the same lot as a principal <u>dwelling unit</u> but with no part of the ADDU building physically connected to the principal <u>dwelling unit</u>, meeting the requirements of the Alberta Building Code, where both <u>dwelling units</u> are registered under the same land title, and provides sleeping, cooking (including stove or provision of 220 volt wiring), and toilet facilities, as well as heating and ventilation systems separate from those of the principal dwelling. An ADDU:</p> <ul style="list-style-type: none"> <li>(a) may be located either above or attached to the side of a <u>garage</u>, or takes the form of a conversion of an existing <u>garage</u>, or</li> <li>(b) may be a purpose-built ADDU within the <u>rear yard</u> area of the principal <u>dwelling unit</u>.</li> </ul>
<b>Accessory Use</b>	means subordinate, incidental to and exclusively devoted to a <u>principal use</u> of a <u>building</u> , structure or property.
<b>Act</b>	means the <i>Municipal Government Act</i> , being Chapter M-26 of the Statutes of Alberta, 2000 and amendments thereto and the regulations passed pursuant thereto.

Amended by  
3291-23



Defined Word	Definition	
<b>Adjacent</b>	means <u>abutting</u> , or would be <u>abutting</u> if not for a river, stream, railway, road, utility right-of-way, utility <u>lot</u> , or reserve land.	
<b>Agriculture</b>	means the cultivation of soil for the growing of crops and all related activities, or the raising of animals to provide food or other products.	
<b>Aircraft Sales, Service and Rental</b>	means a <u>development</u> used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.	
<b>Airport</b>	means any area of land or <u>building</u> intended to be used whether in whole or in part for the arrival and departure or servicing of aircraft.	
<b>Amenity Area</b>	means a space provided and designed for the active or passive recreation and enjoyment of the occupants of a residential <u>development</u> , which may be for private or community use and owned individually or in common, subject to the regulations of this Bylaw. Amenity area may include private yards, <u>decks</u> , <u>balconies</u> , indoor or outdoor communal recreational space.	
<b>Animal Hospital</b>	means a <u>development</u> for the care and treatment of small and large animals, including outpatient care or medical procedures involving hospitalization, and may include the keeping of animals in outdoor pens.	
<b>Approved Subdivision</b>	means any subdivision or <u>lot</u> line adjustment which has been approved by the Development Authority and for which a <u>Development Agreement</u> and/or other provisions have been agreed to but the plan itself has yet to be registered with Alberta Land Titles.	
<b>Assisted Living Facility</b>	means a <u>building</u> , or a portion of a <u>building</u> operated for the purpose of providing live-in accommodation for five (5) or more persons with chronic or declining health or medical conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care, but does not include a <u>Temporary Care Facility</u> .	
<b>Auction Facility</b>	means a <u>development</u> used for the auctioning of goods, motor vehicles and equipment, including the temporary storage of such goods and equipment.	
<b>Automotive Body Repair and Painting</b>	means a <u>development</u> where the primary <u>automotive service</u> is the structural repair and painting of motor vehicles. Additional services may include the sale, installation, servicing or storage of related accessories and parts. Typical uses include body shops and <u>Recreational Vehicle</u> repair shops.	
<b>Automotive and</b>	means a <u>development</u> used for the service and maintenance of motor	

Defined Word	Definition
<b>Equipment Repair or Service</b>	vehicles and equipment, the sale of parts and accessories, lubricating oils and other engine fluids or any combination of such, but does not include an <u>Automotive Body Repair and Painting, Dealership, or Gas Bars</u> . Typical uses include small engine repair facilities, quick lube centres, tire centres and car washes.
<b>Automotive Wrecker</b>	means a <u>development</u> used for the storing, junking, dismantling or wrecking of motor vehicles.
<b>Bachelor Unit</b>	means a self-contained <u>dwelling unit</u> which combines the living room, bedroom and kitchen into a single room.
<b>Balcony</b>	means a platform, attached to and projecting from the face of a building above the first <u>storey</u> , used as an outdoor porch or sundeck where the only means of access is provided from within the building.
<b>Bars and Pubs</b>	means a <u>development</u> licensed to serve alcoholic beverages for consumption on the premises as regulated by the Alberta Gaming and Liquor Commission.
<b>Basement</b>	means the portion of a <u>building</u> or structure which is wholly or partially below grade, the ceiling of which does not extend more than 1.8 m above <u>finished grade</u> .
<b>Bed and Breakfast</b>	means a business that forms an <u>accessory use</u> in a <u>single detached dwelling</u> and provides temporary sleeping accommodation and meals for rent but does not include a <u>boarding house</u> .
<b>Block</b>	means private property surrounded by public right-of-way. For the purposes of this Bylaw, Block also means the private properties fronting onto a cul-de-sac.
	
<b>Boarding House</b>	means a <u>building</u> , or a portion of a <u>building</u> without individual suites operated for the purpose of providing live-in accommodation (either room for rent or room and board).
<b>Building</b>	includes anything constructed or placed on, in, over or under land but does not include a highway or public <u>street</u> or a bridge forming part of a highway or public <u>street</u> .


Defined Word	Definition
<b>Building Height</b>	<p>means the vertical distance measured from the <u>finished grade</u> to the highest point of the roof for flat roofs, and to the top of the ridge on all other roofs. Building height does not include any accessory roof construction such as mechanical housing, elevator housing, roof stairway entrance, ventilating fan, skylight, flagpole, parapet wall, chimney, steeple, communication structures or similar feature not structurally essential to the <u>building</u>.</p> 
<b>Building Location Certificate</b>	<p>means a document prepared by an Alberta Land Surveyor indicating, with dimensions, the location of a <u>building</u> in relation to proposed property lines as indicated on a <u>Tentative Plan of Subdivision</u>. A Building Location Certificate is not a <u>Real Property Report</u> and cannot be used in place of a <u>Real Property Report</u>.</p>
<b>Bulk Fuel Depot</b>	<p>means land, <u>buildings</u> and structures for the bulk storage and distribution of petroleum products and may include key lock or card lock wholesale and retail sales.</p>
<b>Business Support Service</b>	<p>means a <u>development</u> used to provide any of the following services: printing, duplicating, binding or photographic processing, office maintenance services, secretarial services, security services, sales or rental of business equipment, service and repairs to office equipment, and advertising.</p>
<b>Campground</b>	<p>means development of land which has been planned and improved for seasonal accommodation in tents or recreational vehicles. A campground includes related <u>accessory buildings</u> including, but not limited to, administrative offices, washrooms and shower facilities, playgrounds, laundry facilities, firewood storage, water supply, sewage disposal facilities, waste collection facilities, recycling facilities and may also include day use areas.</p>
<b>Campground, Special Event</b>	<p>means development of land which has been planned and improved for seasonal accommodation in tents or recreational vehicles. A campground includes related <u>accessory buildings</u> including, but not limited to, administrative offices, washrooms and shower facilities, playgrounds, laundry facilities, firewood storage, water supply, sewage disposal facilities, waste collection facilities, recycling facilities and may also include day use areas. A Campground, Special Event shall be limited to 7 consecutive days of operation per calendar year or less, excluding the time used to erect and dismantle temporary structures.</p>
<b>Campsite</b>	<p>means a designated <u>site</u> within a <u>campground</u> which can be rented for</p>


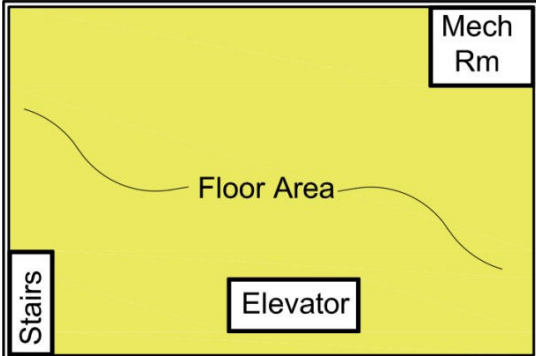
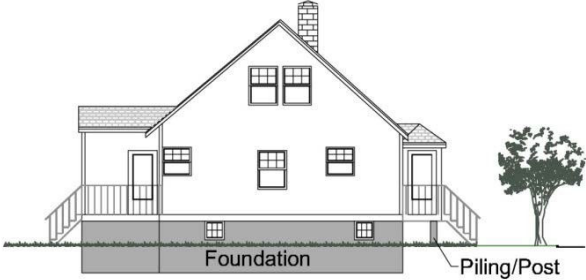
Defined Word	Definition
	temporary overnight accommodation in a tent or <u>recreational vehicle</u> .
<b>Cannabis</b>	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.
<b>Cannabis Accessory</b>	means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.
<b>Cannabis Production Facility</b>	means a Development licensed by Health Canada located in a stand-alone building where Cannabis is grown, processed, packaged, tested, destroyed, stored, distributed or loaded for shipping whether for medical or recreational use. Cannabis Production Facilities shall not include Cannabis Sales or Retail Sales as an Accessory Use.
<b>Canvas or Tent Structure</b>	means a temporary <u>building</u> or structure of which the roof and/or one or more of the walls is made of canvass, vinyl or other type of fabric.
<b>Casino</b>	means an establishment that is licensed by the Alberta Liquor and Gaming Commission, whose primary use or activity is gambling but does not include a casino that occurs on an infrequent basis that is incidental to another type of establishment, or a bingo hall.
<b>Cemetery</b>	means a <u>development</u> for the entombment of the deceased, which may include the following accessory developments: crematories, cinerarium, columbaria, and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.
<b>City</b>	means the City of Camrose.
<b>Commercial Establishment</b>	the retail sale of goods and services to the public, usually located <u>adjacent</u> to a major traffic route, such as a fruit stand, vegetable stand or tree <u>lot</u> .
<b>Commercial School</b>	means a commercial <u>development</u> used for the training and instruction in a trade, skill or service but does not include a post-secondary institute or <u>school</u> . Typical developments are trade, secretarial, business, hairdressing, driver training, dancing, music or academic tutoring <u>schools</u> .
<b>Community Facility</b>	means a <u>development</u> for use by the public or public/private groups for religious, cultural or community activities. Typical uses include, but are limited to, museums, churches, libraries, YMCA, and public and private clubs.
<b>Community Garden</b>	means a garden plot, or multiple garden plots, collectively gardened by a group of community participants.
<b>Community Peace Officer</b>	means a member of the City of Camrose Police Service or an appointed and authorized Community Peace Officer.
<b>Contractor Service</b>	means <u>development</u> used for the provision of building construction, <u>landscaping</u> , concrete and electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on- site storage space for materials, construction equipment or vehicles normally associated with general


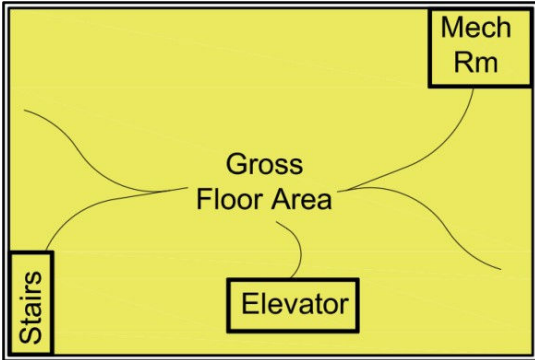


Defined Word	Definition
	contracted services. Contractor Services may include some light manufacturing activities located within an enclosed <u>building</u> .
<b>Council</b>	means the Council of the City of Camrose.
<b>Corner Lot</b>	see definition of <u>Lot</u> , Corner.
<b>Day Care Facility</b>	means a <u>development</u> used to provide care and supervision, but not overnight accommodation, to children in accordance with the <i>Social Care Facilities Licensing Act</i> as well as any other applicable Provincial or Federal legislation including any amendments. Typical uses are day care centers and nursery <u>schools</u> .
<b>Dealership</b>	means a <u>development</u> used for the sale, service, and rental of automobiles, recreational vehicles, mobile homes, modular homes, farm equipment, construction equipment and similar commodities, but does not include Automotive Body Repair and Painting, Automotive and Equipment Repair or Service, or Automotive Wrecker.
<b>Deck</b>	means a structure, elevated above the average <u>finished grade</u> , projecting from a <u>building</u> and supported by the ground at the <u>finished grade</u> .
<b>Demolition</b>	means the dismantling of a structure by more than 50% of its original size and is not part of an addition or alteration.
<b>Demolition, Deconstruction</b>	means the systematic dismantling of a building, typically in the opposite order to which it was constructed.
<b>Demolition, Disposal</b>	means the destroying of building materials at a landfill or an incinerator facility
<b>Demolition, Restore</b>	means the process of returning a structure to its former state by accurately recreating its form, features and character as it appeared at a particular time.
<b>Demolition, Reuse</b>	means further or repeated use of the building materials, and includes storage for such purpose.
<b>Demolition, Salvage</b>	means removing materials such that they are protected from damage and kept intact so that they can be reused.
<b>Demolition Site</b>	means the <u>lot</u> , <u>parcel</u> , or an area defined by <u>property lines</u> on which a <u>demolition</u> exists or occurs.
<b>Density</b>	means, when used in reference to residential <u>development</u> , the number of <u>dwellings</u> on a <u>site</u> expressed as <u>dwellings</u> per gross hectare.
<b>Developer</b>	means an owner, agent or any person, firm or company required to obtain or having obtained a <u>Development Permit</u> .
<b>Development</b>	means the carrying out of construction, excavation or other operations in, on, over or under land or the making of any changes in the <u>use</u> or in the intensity of <u>use</u> of any land, <u>building</u> or premises, and without restricting the generality of the foregoing, includes: <ul style="list-style-type: none"> <li>(a) in a <u>building</u> or on a <u>parcel</u> used for <u>dwelling</u> purposes, any increase in the number of <u>households</u> occupying and living in the <u>building</u> or on the <u>parcel</u>, and any alterations or</li> </ul>

Defined Word	Definition
	<p>additions which provide for an increase in the number of <u>dwelling units</u> within the <u>building</u> or on the <u>parcel</u>;</p> <p>(b) in a building or on a parcel used for other than dwelling purposes, any alterations or additions which increase the capacity of the building or parcel or which provide for an increase in the intensity of use of the building or parcel;</p> <p>(c) the display of advertisements on the exterior of any building or on any land;</p> <p>(d) the deposit of debris, waste material from building or other refuse or unsightly material on any land;</p> <p>(e) the removal of top soil, trees, shrubs, earth, and general extractions from any lands;</p> <p>(f) the use of land for storage/display purposes;</p> <p>(g) the continuation of the use of land or of a building for any purpose for which it is being used unlawfully at the time this Bylaw comes into effect;</p> <p>(h) the recommencement of the use to which the land or buildings had been previously put, if that use had been discontinued for a period of more than six (6) months;</p> <p>(i) the use, or increase in intensity of use of land for the parking of trailers, bunk houses, portable dwellings, skid shacks or any other type of portable buildings whatsoever, whether or not the same has been placed on foundations or affixed to the land in any way;</p> <p>(j) those definitions of <u>development</u> included in the <u>Act</u> or amendment thereto.</p>
<b>Development Agreement</b>	means a legal contract between the <u>Developer</u> and the <u>City</u> which sets out the terms and conditions under which <u>development</u> of the lands are to take place within the <u>City</u> including the responsibility to construct <u>municipal improvements</u> , public facilities and associated financial obligations.
<b>Development Authority</b>	means the Development Authority established pursuant to the <u>Act</u> through this Bylaw.
<b>Development Permit</b>	means a document or certificate authorizing, with or without conditions, a <u>development</u> pursuant to this Land Use Bylaw.
<b>Discretionary Use</b>	means the <u>use</u> of land or a <u>building</u> for which a <u>Development Permit</u> may or may not be issued, at the discretion of the <u>Development Authority</u> . Discretionary uses are listed in the <u>districts</u> in which they may be considered.
<b>District</b>	means a portion of the <u>City</u> as described in Sections 14.0, 15.0, 16.0, and 17.0 of this Bylaw which prescribes the use and <u>development</u> of lands within the <u>City</u> as shown in Section 18.0 to this Bylaw.
<b>Drip Line</b>	means the outermost circumference of the tree's canopy from which

Defined Word	Definition
	water drips onto the ground.
<b>Drive-Through Business</b>	means an <u>accessory use</u> that provides rapid customer service to patrons in a motor vehicle and may have outdoor speakers provided. This land use includes, but is not limited to drive-through financial institutions, drive-in/through food services and similar <u>developments</u> providing drive-in service in which patrons generally remain within their vehicles.
<b>Duplex</b>	means a <u>development</u> consisting of only two (2) <u>dwelling units</u> sharing a <u>party wall</u> or common partition which may or may not have separate title.
	
<b>Dwelling</b>	means any <u>building</u> or structure used for residential occupancy and containing one or more <u>dwelling units</u> . This <u>use</u> does not include a <u>recreational vehicle</u> , hospital, <u>hotel</u> or motel.
<b>Dwelling Unit</b>	means a self-contained residence with cooking, eating, living, sleeping and sanitary facilities with a separate private entrance from the exterior of a <u>building</u> or from a common hall, lobby or stairway inside a <u>building</u> , but does not include any part of a hospital, <u>hotel</u> , motel or <u>recreational vehicle</u> .
<b>Emergency Protective Service</b>	means a <u>development</u> used as a fire hall, police station or similar facility.
<b>Entertainment Facility</b>	means a <u>development</u> in which the public participates in and/ or views an activity for entertainment or social purposes. This includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. This <u>use</u> may include amusement arcades; billiard/pool halls; bingo halls; miniature golf establishment or exhibits. This <u>use</u> does not include <u>casino</u> or <u>bars and pubs</u> .
<b>Facade</b>	means the exterior wall(s) of a building that face(s) a public roadway.
<b>Family Day Home</b>	means an <u>accessory use</u> within a <u>dwelling unit</u> or part thereof used to provide care and supervision, but not overnight accommodation, for adults or children in accordance with the <i>Social Care Facilities Licensing Act</i> as well as any other applicable Provincial or Federal legislation including any amendments.
<b>Fence</b>	means a vertical physical barrier constructed to prevent visual intrusion, sound abatement, or unauthorized access.
<b>Fence, Snow</b>	means a temporary fence erected to prevent the blowing, drifting or accumulation of snow.
<b>Financial Institution</b>	means a bank, brokerage company, treasury branch, trust company, credit union, finance company or similar institution.

Defined Word	Definition
<b>Finished Grade</b>	means the ground elevation established for the purpose of determining the number of stories and the height of a <u>building</u> or structure. Finished grade, or grade, shall be determined by averaging finished level of the ground <u>adjacent</u> to the <u>foundation</u> of the <u>principal building</u> .
	
<b>Flanking Side Property Line</b>	see definition of <u>Property Line, Flanking Side</u> .
<b>Flanking Side Yard</b>	see definition of <u>Yard, Flanking Side</u> .
<b>Floor Area</b>	means the floor area of an individual <u>storey</u> within a <u>building</u> or structure measured from the outside surface of the exterior walls. Floor area does not include the area used for a mechanical room, stairwells, air handling equipment, garbage storage, electrical room, elevators and car parking areas.
	
<b>Foundation</b>	means the supporting portion of a <u>building</u> that includes the footings and/or pilings/ posts. <u>Buildings</u> or structures developed on a <u>foundation</u> are deemed to be permanent.
	
<b>Front Property Line</b>	see definition of <u>Property Line, Front</u> .
<b>Funeral Home</b>	means a <u>development</u> used for the arrangement of funerals, the preparation of the deceased for burial or cremation and the holding of funeral services.

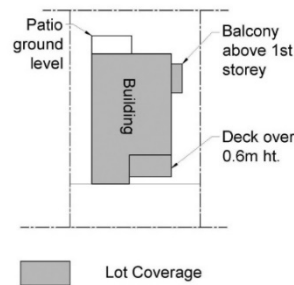
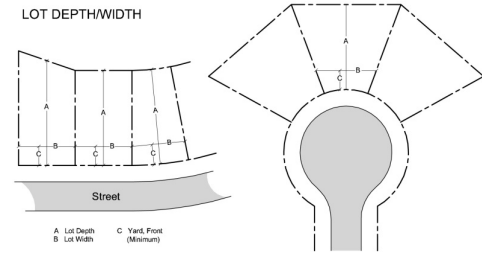
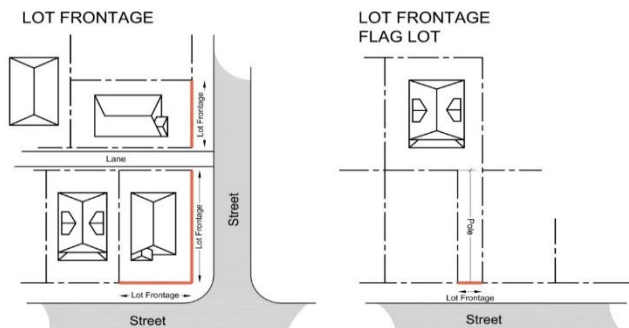
Defined Word	Definition
<b>Garage</b>	<p>means an <u>accessory building</u> or a part of the <u>principal building</u> designed and used primarily for the storage of motor vehicles and includes a carport.</p> 
<b>Gas Bar</b>	<p>means <u>development</u> used for the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories. Gas Bars may include a <u>retail store, convenience</u>.</p>
<b>Geothermal Energy System</b>	<p>means a renewable source of energy that employs the use of a heat pump to warm or cool air by utilizing the constant temperatures of the Earth.</p>
<b>Government Service</b>	<p>means a <u>development</u> used by a municipal, provincial or federal government agency to provide government services directly to the public, and includes a <u>school</u> district office or transit service, but does not include <u>emergency protective services or schools</u>.</p>
<b>Greenhouse and Market Garden</b>	<p>means <u>development</u> used primarily for the raising, storage, basic processing and sale of fruits and vegetables, bedding, edible, <u>household</u> and ornamental plants.</p>
<b>Gross Floor Area</b>	<p>means the total <u>floor area</u> of all floors in a <u>building</u>, above and below grade, measured to the extreme outer limits of the <u>building</u>. <u>Gross floor area</u> includes the area used for mechanical rooms, air handling equipment, garbage storage, electrical room, elevators and above grade car parking areas.</p> 
<b>Hard Surface</b>	<p>means a durable, dust-free material capable of withstanding expected vehicle loads. Typical materials include concrete, asphalt or similar pavement; however, alternative materials may be considered.</p>
<b>Health Facility, Major</b>	<p>means a <u>development</u> used for the provision of physical and mental health services on an inpatient or outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include Hospitals, Nursing Homes, Group Care Facilities, clinics and diagnostic services with technical and administrative staff of five (5) persons and over.</p>
<b>Health Facility, Minor</b>	<p>means a <u>development</u> used for the provision of physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature, however, the number of facility staff shall not exceed five (5) including</p>

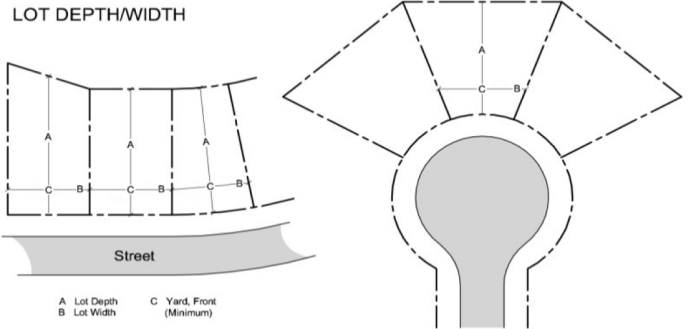
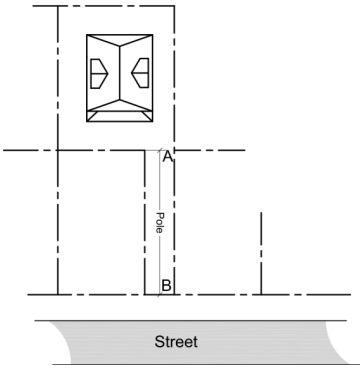

Defined Word	Definition
	professional technical and administrative staff. Typical uses include clinics, diagnostic services, laboratories and chiropractic.
Home Occupation	means the <u>accessory use</u> of a principal <u>dwelling</u> , or a combination of a principal <u>dwelling</u> and <u>garage</u> , to operate a business which may generate more than one business associated visit per day. The business <u>use</u> must be secondary to the residential <u>use</u> of the <u>building</u> and not change the residential character of the home which it occupies.
Home Office	means the <u>accessory use</u> of a principal <u>dwelling</u> to operate a business which does not require business associated visits; does not require any non-resident persons employed within the <u>dwelling</u> ; and does not extend the business activity to the outside yard. The business <u>use</u> must be secondary to the residential <u>use</u> of the <u>building</u> .
Hotel	means a commercial <u>development</u> , including a motel, used to provide temporary sleeping accommodation to the public, and which may also contain a <u>restaurant</u> , drinking establishment or convention hall.
Household	<p>means:</p> <ul style="list-style-type: none"><li>(a) an individual;</li><li>(b) two (2) or more persons related by blood, marriage, common law or adoption; or</li><li>(c) a group of up to four (4) unrelated persons;</li></ul> <p>living as a single household unit and using common cooking facilities. A household shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A <u>household</u> shall not include an <u>Assisted Living Facility</u> or a <u>Temporary Care Facility</u>.</p>
Industrial, General	<p>means <u>development</u> for one or more of the following activities:</p> <ul style="list-style-type: none"><li>(a) the processing of raw or finished materials;</li><li>(b) the manufacturing or assembly of goods, products or equipment;</li><li>(c) the cleaning, servicing, repairing, testing of materials, goods and equipment associated with industrial or commercial businesses or cleaning, servicing and repair of goods and equipment associated with personal or household use, where such operations have impacts that would typically make them incompatible in non-industrial districts;</li><li>(d) the storage or transhipping of materials, goods and equipment; or</li><li>(e) the training of personnel in general industrial operations.</li></ul>



Defined Word	Definition
	<p>(f) Industrial, General does not include a Cannabis Production Facility.</p> <p>Notwithstanding the above, it may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Industrial, General uses.</p>
<b>Industrial, General Light</b>	<p>means <u>development</u> for one or more of the following activities that are deemed to be of smaller scale or lesser impact than <u>Industrial, General</u> typically permitted in the M2 – Heavy Industrial district. The described <u>uses</u> may include <u>Outdoor Storage</u>.</p> <ul style="list-style-type: none"><li>(a) The processing of raw or finished materials;</li><li>(b) the manufacturing or assembly of goods, products or equipment;</li><li>(c) the cleaning, servicing, repairing, testing of materials, goods and equipment associated with industrial or commercial businesses or cleaning, servicing and repair of goods and equipment associated with personal or household use, where such operations have impacts that would typically make them incompatible in non-industrial districts;</li><li>(d) the storage or transshipping of materials, goods and equipment; or</li><li>(e) the training of personnel in general industrial operations.</li><li>(f) Notwithstanding the above, it may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Industrial, General Light uses.</li><li>(g) Industrial, General Light does not include a Cannabis Production Facility.</li></ul> <p>Notwithstanding the above, it may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Industrial, General Light uses.</p>
<b>Kennel</b>	<p>means a <u>development</u> for the purpose of boarding small animals normally considered to be <u>household</u> pets, generally for periods of greater than twenty-four (24) hours, and includes outdoor enclosures, pens, runs or exercise areas. This land <u>use</u> may also include training, grooming, impounding/quarantining facilities, animal shelters and retail sale of associated products.</p>
<b>Landscaping</b>	<p>means the preservation or modification of the natural features of a <u>site</u> through the placement or addition of any or a combination of the following:</p> <ul style="list-style-type: none"><li>(a) soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;</li></ul>

Defined Word	Definition
	<ul style="list-style-type: none"> <li>(b) decorative hard surfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, including monolithic concrete and asphalt, in the form of patios, walkways and paths; and</li> <li>(c) architectural elements such as decorative fencing, walls and sculpture. Landscaping includes alternative landscaping types including <u>xeriscaping</u>.</li> </ul>
<b>Lane</b>	means a narrow roadway intended chiefly to give access to the rear of <u>buildings</u> and <u>parcels</u> of land, also known as an alley as defined by the <i>Traffic Safety Act, RSA 2000, c T-6</i> , as amended.
<b>Letter of Compliance</b>	<p>means a letter, issued by the <u>Development Authority</u>, that verifies</p> <ul style="list-style-type: none"> <li>(a) the existing <u>development</u> on the <u>site</u> has a valid Development Permit, if applicable; and</li> <li>(b) the <u>buildings</u> and on <u>site</u> improvements, as shown on a <u>Real Property Report</u>, are located in accordance with the <u>building</u> setback requirements in this Bylaw at the time the certificate is issued.</li> </ul> <p>A letter of compliance does not confirm the legitimacy of the uses on a property.</p>
<b>Live Work Unit</b>	means a purpose-built development where a business and dwelling are contained in the same building, and the business is operated by the resident(s) of the dwelling unit but does not include a Home Occupation, Home Office, or a Mixed-Use Development. The types of businesses that may be accommodated in a live work unit include business support services, personal services, pet services, professional services, retail store (general), and specialty food services.
<b>Livestock</b>	<p>means animals including, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) a horse, mule, ass, swine, emu, ostrich, camel, llama, alpaca, sheep or goat;</li> <li>(b) domestically reared or kept deer, reindeer, moose, elk or bison;</li> <li>(c) farm bred fur bearing animals including foxes or mink;</li> <li>(d) animals of the bovine species;</li> <li>(e) animals of the avian species including chickens, turkeys, ducks, geese, or pheasants; and</li> <li>(f) animals of the avian species including chickens, turkeys, ducks, geese, or pheasants; and</li> <li>(g) all other animals that are kept for agricultural purposes;</li> </ul> <p>but does not include cats, dogs, or other domesticated household pets.</p>
<b>Lot</b>	<p>means:</p> <ul style="list-style-type: none"> <li>(a) a quarter section, or</li> </ul>



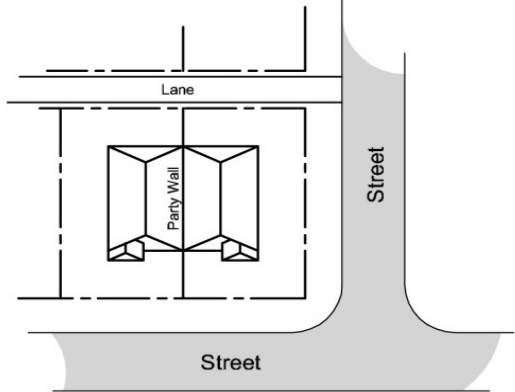
Defined Word	Definition
	<p>(b) a river lot shown on an official plan as defined in the Surveys Act, that is filed or lodged in a land titles office, or</p> <p>(c) a settlement lot shown on an official plan as defined in the Surveys Act, that is filed or lodged in a Land Titles Office, or</p> <p>(d) a part of a <u>parcel</u> described in a certificate of title if the boundaries of the part are described in the certificate of title other than by a reference to a legal description, or</p> <p>(e) a part of a parcel described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision;</p> <p>as defined in the <u>Act</u>, or amendment thereto</p>
Lot Area	means the area of a <u>lot</u> including any area dedicated to an easement or a right-of- way as shown on a plan of subdivision or described in a certified copy of a certificate of title.
Lot Coverage	<p>means the percentage of <u>lot area</u> covered by <u>buildings</u> and structures 0.6 m above <u>finished grade</u> including any covered <u>projections</u>. <u>Lot coverage</u> does not include uncovered swimming pools or uncovered porches, <u>patios</u>, driveways or <u>decks</u> less than 0.6 m above <u>finished grade</u>.</p> 
Lot Depth	<p>means the average horizontal distance between the <u>front property line</u> and the <u>rear property line</u>.</p> 
Lot Frontage	<p>means the length of the <u>front property line abutting a street</u>. In the case of <u>corner lots</u>, both the <u>front property line</u> and <u>flanking side property line</u> are considered to have <u>lot frontage</u>.</p> 

Defined Word	Definition
<b>Lot Width</b>	<p>means the shortest distance between the <u>side property lines</u>, or, in the case of <u>corner lots</u>, shortest distance between the <u>side property line</u> and the <u>flanking side property line</u>. For irregular or pie-shaped <u>lots</u>, the <u>lot width</u> shall be measured at 6.0 m back from the centre of the <u>front property line</u>.</p> 
<b>Lot, Corner</b>	<p>means a <u>lot</u> located at the intersection of two or more public <u>streets</u>, excluding lanes.</p>
<b>Lot, Flag</b>	<p>means a <u>lot</u> shown on an approved plan of subdivision, the configuration of which resembles the accompanying sketch and the <u>lot</u> has servicing and access from a public <u>street</u>. The 'pole', (A to B section) of the <u>lot</u>, shall not be included in the required minimum <u>lot area</u> specified in the applicable <u>district</u>. <u>Front Yard</u> setback for a flag lots is shown in the definition of <u>Yard, Front</u>.</p> 
<b>Mini Storage</b>	<p>means a self-contained <u>building</u> or group of <u>buildings</u>, containing lockers available for rent for the storage of <u>household</u> or commercial goods. This <u>use</u> does not include a <u>warehouse</u> or a facility used exclusively to store bulk industrial goods of a hazardous or non-hazardous nature.</p>
<b>Mixed-Use Development</b>	<p>means a development in which both residential and non-residential uses are located within the same building, generally with commercial uses on the main floor and multiple dwelling units on the upper floor(s). This use does not include a Home Occupation, Home Office, or a Live Work Unit.</p>
<b>Mobile Home</b>	<p>means a prefabricated, transportable <u>dwelling unit</u> manufactured in accordance with Canadian Standards Association Z-240, and typically constructed with a steel frame and set on concrete blocking or cement or metal pylons. This <u>use</u> does not include <u>recreational vehicles</u> or industrial camp trailers.</p> 

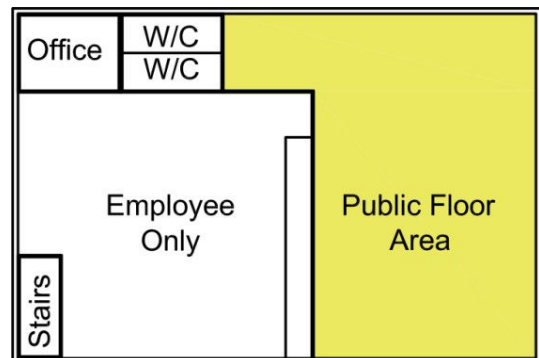
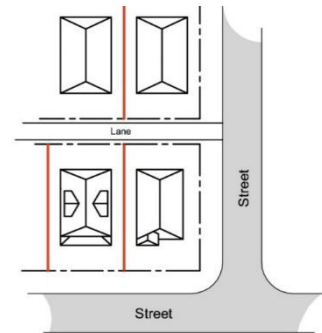
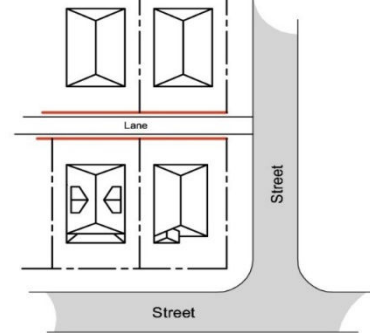
Defined Word	Definition
<b>Mobile Home Park</b>	means a <u>Parcel</u> of Land under one title, or distinctive titles under a bareland Condominium Plan of Subdivision, which has been divided into <u>mobile home sites</u> .
<b>Mobile Home Site</b>	means the space allotted for the installation of one <u>Mobile Home</u> , either in a <u>Mobile Home Park</u> or in a residential subdivision.
<b>Model Unit</b>	means a <u>building</u> developed in an <u>approved subdivision</u> which has yet to be registered at Alberta Land Titles.
<b>Modular Home</b>	means a prefabricated, transportable <u>dwelling unit</u> manufactured in accordance with Canadian Standards Association A-277 and typically constructed with a wood floor system to be placed on a concrete <u>foundation</u> . This <u>use</u> does not include <u>mobile homes</u> .
<b>Multi-Unit Development</b>	means a residential <u>development</u> consisting of three or more <u>dwelling units</u> in a single <u>building</u> .
	 
<b>Municipal Improvements</b>	means those works or items which <u>Council</u> or the <u>Development Authority</u> may require a <u>Developer</u> to construct, install and maintain as a condition attached to the issuance of a <u>Development Permit</u> , and may include any or all of those works as are defined pursuant to the provisions of Section 391 of the <u>Act</u> , and amendments thereto.
<b>Natural Area</b>	means an area for conservation, preservation or restoration of natural features, biodiversity and ecological processes. These areas may be suitable for passive recreation.
<b>Non-Conforming Building</b>	<p>means a <u>building</u>:</p> <ul style="list-style-type: none"> <li>(a) that is lawfully constructed or lawfully under construction at the effective date this Land Use Bylaw or any amendment thereof affecting the <u>building</u> or land on which the <u>building</u> is situated becomes effective, and</li> <li>(b) that on the date this Land Use Bylaw or any amendment thereof becomes effective, does not, or when constructed will not, comply with the City of Camrose Land Use Bylaw;</li> </ul> <p>as defined in the <u>Act</u>, or amendment thereto.</p>
<b>Non-Conforming Use</b>	<p>means a lawful specific <u>use</u>:</p> <ul style="list-style-type: none"> <li>(a) being made of land or <u>building</u>, or intended to be made of</li> </ul>

Defined Word	Definition
	<p>a <u>building</u> lawfully under construction, at the effective date this Land Use Bylaw or any amendment thereof affecting the land or <u>building</u> becomes effective, and</p> <p>(b) that on the date this Land Use Bylaw or any amendment thereof becomes effective, does not, or in the case of a <u>building</u> under construction, will not, comply with the City of Camrose Land Use Bylaw;</p> <p>as defined in the <u>Act</u>, or amendment thereto.</p>
<b>Outdoor Storage</b>	means an outdoor area forming part of a <u>development</u> used for the storage of equipment, goods, materials, motor vehicles, recreational vehicles, or products associated with a business or <u>use</u> on that same <u>lot</u> .
<b>Overlay</b>	means additional <u>development</u> regulations superimposed on specific areas of the District Map, which supersede or add to the <u>development</u> regulations of the underlying <u>District</u> .
<b>Parcel</b>	means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in the land titles office.
<b>Park</b>	means a publicly accessible outdoor space used for passive or active recreational activities.
<b>Parking Facility</b>	means a <u>use</u> for the storage and/or parking of vehicles and includes <u>parking stalls</u> , loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the <u>parking facility</u> .
<b>Parking Stall</b>	means an off- <u>street</u> area available for parking one motor vehicle.
<b>Parking Stall, Tandem</b>	means an off- <u>street</u> area available for parking one motor vehicle that shares access with another <u>parking stall</u> .




Defined Word	Definition
<b>Party Wall</b>	means a wall or dividing partition between two <u>abutting dwelling units</u> erected at, or upon, a <u>property line</u> such that each <u>dwelling unit</u> is capable of being a separate, legal <u>parcels</u> subdivided under the <u>Act</u> .
	 A diagram showing a top-down view of a property layout. A central rectangular area is divided into two sections by a vertical line labeled 'Party Wall'. This central area is flanked by two larger rectangular areas, each labeled 'Lane'. To the right of the central area is a shaded region labeled 'Street'. Below the central area is another shaded region labeled 'Street'. The entire layout is enclosed within a dashed rectangular boundary.
<b>Patio</b>	means a <u>hard surfaced</u> brick, concrete or wood outdoor area flush with or resting at grade.
<b>Permitted Use</b>	means the <u>use</u> of land or <u>buildings</u> for which a <u>Development Permit</u> must be issued upon a complete application having been made which conforms to all applicable regulations of this Bylaw. The <u>permitted uses</u> are listed in the <u>districts</u> in which they are permitted.
<b>Personal Service</b>	means a <u>development</u> used to provide services related to the care and appearance of an individual, including the cleaning and repair of clothing, but does not include <u>health facility, major</u> or <u>health facility, minor</u> . Typical uses are dry cleaner, hair salon, tanning salon, laundromat, tailor, dressmaker, shoe repair and facilities used to provide pedicures, manicures, massages and electrolysis.
<b>Pet Service</b>	means a <u>development</u> where small animals normally considered as <u>household</u> pets are washed, groomed and trained. Animals shall not be boarded overnight and the <u>development</u> shall not have any outdoor enclosures, pens, runs or exercise areas. This land <u>use</u> may also include the retail sales of associated products.
<b>Principal Building</b>	means a <u>building</u> in which the main or <u>principal use</u> is conducted on the <u>site</u> upon which it is erected.
<b>Principal Use</b>	means the primary or main purpose for which a <u>building</u> or land is used.
<b>Professional Service</b>	means a <u>development</u> used to provide professional services, but does not include <u>government service</u> , <u>health facility, major</u> or <u>health facility, minor</u> . Typical uses are offices providing accounting, architectural, employment, engineering, insurance, investment, legal, real estate, secretarial and travel agent services.
<b>Projection</b>	means a portion of a <u>building</u> which extends horizontally beyond the <u>foundation</u> of the <u>building</u> , but is not constructed on the building's <u>foundation</u> . Projections may include eaves, <u>canopies</u> , <u>awnings</u> , cornices, <u>balconies</u> and uncovered <u>decks</u> .
<b>Property Line</b>	means a legally defined limit of any <u>lot</u> .
<b>Property Line, Flanking Side</b>	means, in the case of a <u>corner lot</u> , the longest <u>property line</u> that <u>abuts</u> a <u>street</u> .

Defined Word	Definition
<b>Property Line, Front</b>	means the <u>property line</u> that <u>abuts</u> a public <u>street</u> , or on a <u>corner lot</u> the shortest <u>property line</u> that adjoins a public <u>street</u> . In the case of a rear <u>lot</u> , the <u>front property line</u> shall be the <u>property line</u> located nearest to the public <u>street</u> and that is approximately parallel to a public <u>street</u> .
<b>Property Line, Rear</b>	means the <u>property line</u> opposite the <u>front property line</u> .
<b>Property Line, Side</b>	means the <u>property line</u> that connects the <u>front property line</u> and <u>rear property line</u> .
<b>Public Floor Area</b>	means space within an establishment, which is open to the public and not restricted to employees only. This definition does not include administrative offices, food or drink preparation areas, public washrooms, stairwells or common walkways.
<b>Public Roadway</b>	means the right-of-way of the following: <ul style="list-style-type: none"> <li>(a) a local road;</li> <li>(b) a service road;</li> <li>(c) a street;</li> <li>(d) an avenue;</li> <li>(e) a lane; or</li> <li>(f) an undeveloped registered road plan that is publicly used or intended for public use.</li> </ul>
<b>Public Utility Lot</b>	means a City-owned parcel of land that is used to accommodate for public utilities, including but not limited to water and sewer lines, power, natural



Defined Word	Definition
	gas, communications and related infrastructure.
<b>Real Property Report</b>	means a document signed by an Alberta Land Surveyor, indicating, with measurements, the location of <u>buildings</u> and improvements on a property in relation to the property lines or other <u>buildings</u> thereon.
<b>Rear Property Line</b>	see definition of <u>Property Line, Rear</u> .
<b>Rear Yard</b>	see definition of <u>Yard, Rear</u> .
<b>Recreation Facility, Indoor</b>	means a <u>development</u> providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical uses include indoor swimming pools, hockey rinks, gymnasiums, indoor tennis courts and indoor athletic fields.
<b>Recreation Facility, Outdoor</b>	means a <u>development</u> providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses include golf courses, outdoor swimming pools, hockey rinks, sports fields, playgrounds, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, bowling greens, riding stables and fitness trails.
<b>Recreational Vehicle</b>	means a vehicle designed as temporary living quarters for recreational, camping, travel or seasonal use. Recreational vehicles may be motorized or towable, but do not include off-road vehicles.
<b>Registered Landowner</b>	means: <ul style="list-style-type: none"> <li>(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or</li> <li>(b) in the case of other land:</li> <li>(c) the person registered under the Land Titles Act as the owner of the fee simple estate in the Land; or</li> <li>(d) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title for the land, and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title.</li> </ul>
<b>Renewable Energy System</b>	means any system, device or structure that is used to collect natural energy sources, such as the sun, wind, or geothermal sources to generate thermal, electrical, or mechanical energy to use as an alternative to fossil fuels and other non-renewable resources. Typical examples are <u>solar collectors</u> and <u>geothermal energy systems</u> .
<b>Restaurant</b>	means a <u>development</u> where foods and beverages are prepared and served for consumption on- <u>site</u> by the public and may include a take-out component as an accessory <u>development</u> .
<b>Retail Store (Cannabis)</b>	means a Development, authorized by provincial and federal legislation and licensed by the Province of Alberta, where non-medical Cannabis and Cannabis accessories are sold to individuals who attend at the premises.
<b>Retail Store</b>	means a <u>development</u> for the retail sales of a variety of small goods

Defined Word	Definition
<b>(Convenience)</b>	required on a day-to-day basis by people living or working near the store. Typical uses include small food stores, milk stores and variety stores that sell confectioneries, foodstuffs, newspapers, magazines, non-alcoholic beverages and similar items, but does not include a Cannabis Retail Store.
<b>Retail Store (General)</b>	means a <u>development</u> used for the retail sale of a wide range of consumer goods. Typical uses include grocery stores, plumbing and hardware stores, clothing stores, shoe stores, sporting goods stores, furniture stores, appliance stores, jewelry stores, second hand stores or pharmacies, but does not include a Cannabis Retail Store.
<b>Retail Store (Liquor)</b>	means a retail store licensed by the Province to sell alcoholic beverages to the public, for consumption elsewhere. Typical uses include wine and beer stores.
<b>Safety Codes Officer</b>	means an individual defined and designated under the <i>Safety Codes Act</i> , Revised Statutes of Alberta 2000, Chapter S-1
<b>Sales Centre</b>	means a <u>building</u> used for a limited period of time for the purpose of marketing land or <u>buildings</u> . Typical uses include show homes or temporary sales centres.
<b>School</b>	means a facility of instruction that is regulated under the Public or Separate School Board System.
<b>Sea-Can</b>	means a re-sealable metal container typically used to store goods transported by ground and/or sea. A Sea-Can may also be known as a Shipping Container.
	
<b>Secondary Suite</b>	means a self-contained <u>dwelling unit</u> located within or on the same lot as a principal <u>dwelling unit</u> , meeting the requirements of the Alberta Building Code, where both <u>dwelling units</u> are registered under the same land title, and provides sleeping, cooking (including stove or provision of 220 volt wiring), and toilet facilities, as well as heating and ventilation systems that are separate from those of the principal dwelling. A secondary suite also has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the exterior of the structure, that leads directly to the outdoors. A secondary suite may take the form of a suite which is an accessory <u>dwelling unit</u> located within the basement, main floor, or upper floor of the principal dwelling, or physically connected to the principal <u>dwelling unit</u> as an addition. For a secondary suite with no part of the building physically connected to the principal <u>dwelling unit</u> , see <u>Accessory Detached Dwelling Unit</u> .
<b>Service Window</b>	means, in a <u>drive-through business</u> , the window through which the customer receives the goods or service from the business establishment.
<b>Setback</b>	means the minimum horizontal distance set out in this Bylaw which a <u>development</u> must be setback from the <u>property line</u> .
<b>Shipping Container</b>	see definition of <u>Sea-Can</u> .



Defined Word	Definition
<b>Side Property Line</b>	see definition of <u>Property Line, Side</u> .
<b>Side Yard</b>	see definition of <u>Yard, Side</u> .
<b>Sight Triangle</b>	means a triangular portion of land established on private property <u>adjacent</u> to the intersection of two <u>public roadways</u> to provide visibility for pedestrian and vehicle safety.

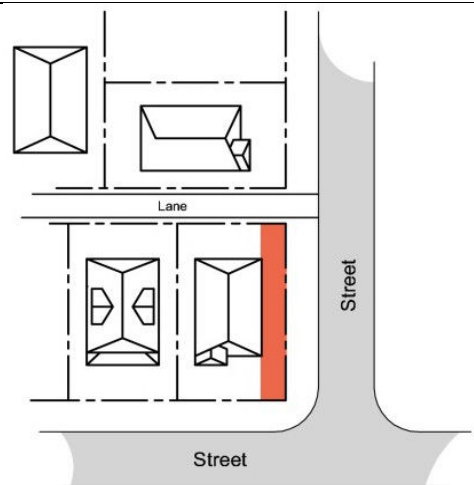
A. Property Line, Front  
B. Property Line, Flanking  
C. Property Line, Rear

<b>Sign</b>	means a display board, screen, structure or material having characters, letters or illustration applied thereto, or displayed thereon, in any manner, not inside a <u>building</u> , and includes the posting or painting of an advertisement or notice on a <u>building</u> , structure or <u>lot</u> . Signs may include digital display boards (electronic message boards).
<b>Single Detached Dwelling</b>	means a free standing residential <u>building</u> containing one <u>dwelling unit</u> . This <u>use</u> includes <u>modular homes</u> .
<b>Site</b>	means a <u>lot</u> or <u>parcel</u> on which a <u>development</u> and/or <u>demolition</u> exists or occurs or for which an application for a <u>Development Permit</u> is made.
<b>Sleeping Unit</b>	means a room within a <u>building</u> which is occupied by a person under any form of accommodation agreement providing remuneration for the room or the entire <u>dwelling</u> . A sleeping unit: <ul style="list-style-type: none"> <li>(a) Does not include food preparation facilities;</li> <li>(b) May or may not be equipped with sanitation facilities;</li> <li>(c) Provides accommodation for a maximum of two (2) persons; and</li> <li>(d) Occupants have shared access to facilities such as cooking, dining, laundry, or sanitary facilities.</li> </ul>
<b>Small Wind Energy System</b>	means a wind energy conversion system consisting of a wind turbine rotating on either a vertical or horizontal axis, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 5 KW, and which is intended to provide electrical power for use on- <u>site</u> .
<b>Solar Collector</b>	means any device used to absorb sunlight that is part of a system used to convert solar radiation energy into thermal or electrical energy.
<b>Special Event</b>	means a periodic cultural, recreational, celebratory or educational event

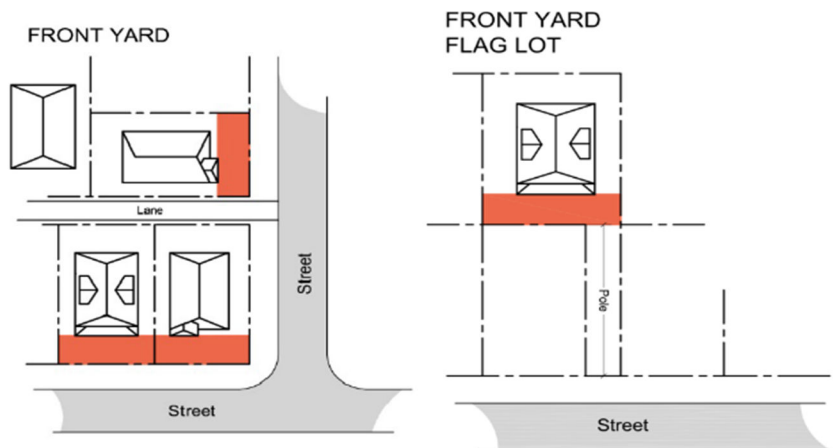
Defined Word	Definition
	including an exhibition, show, display, concert, festival, race, competition, public entertainment, parade, carnival or circus held for profit or otherwise, and includes any other organized public amusement, whether free or for a fee.
<b>Specialty Food Service</b>	means a retail establishment specializing in the sale of specific types of food items such as a delicatessen, coffee shop, patisserie, health food, and other similar food items.
<b>Stepback</b>	means the horizontal distance a <u>building façade</u> is stepped back, on a horizontal plane, from the <u>building façade</u> immediately below it.
<b>Storey</b>	means that portion of a <u>building</u> which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the <u>building</u> which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a <u>basement</u> is more than 1.85 metres above <u>building grade</u> , then the <u>basement</u> shall be considered the first storey for the purpose of this Bylaw.
<b>Street</b>	means a right-of-way used for a public thoroughfare and designed for the <u>use</u> of vehicles and/or pedestrians, but does not include a <u>Lane</u> .
<b>Subdivision and Development Appeal Board</b>	means a Subdivision and Development Appeal Board established by Bylaw 2433/04 pursuant to Section 627(1) of the <u>Act</u> , or amendment thereto.
<b>Temporary Building</b>	means a <u>building</u> or structure that is permitted to be developed on a <u>site</u> for a limited period of time and does not have a permanent <u>foundation</u> .
<b>Temporary Care Facility</b>	means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.
<b>Temporary Commercial Establishment</b>	means a temporary (less than six (6) months) or seasonal <u>development</u> used for the retail sale of goods and services to the public, usually located adjacent to a major traffic route, such as a fruit stand, vegetable stand or tree lot.
<b>Temporary Lodging Facilities</b>	means a <u>Dwelling Unit</u> or a portion of a <u>Building</u> used to provide accommodation for the purposes of resting for pilots at the Camrose Airport.
<b>Temporary Tent Structure</b>	means a temporary (less than six (6) months) or seasonal <u>development</u> used for see definition of <u>Canvas or Tent Structure</u> .
<b>Tentative Plan of Subdivision</b>	means the plan designed by an Alberta Land Surveyor for the purpose of subdividing land. The Tentative Plan of Subdivision depicts road rights-of-way, reserve <u>lots</u> , <u>public utility lots</u> , and private <u>lots</u> that will be created should the plan receive approval by the municipality and be endorsed with Land Titles. Minor components of a Tentative Plan of Subdivision can be



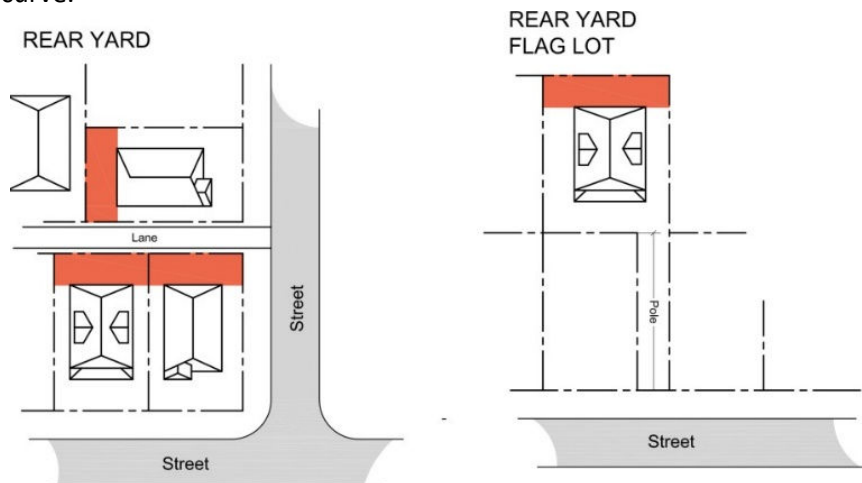
Defined Word	Definition
	modified or adjusted prior to registration based on record drawings and documentation.
<b>Theatre</b>	means a <u>development</u> where motion pictures or live entertainment is provided to the public, but does not include a <u>casino</u> or <u>restaurant</u> .
<b>Undeveloped Area</b>	means a <u>site</u> that is currently designated UR - Urban Reserve or a <u>site</u> that has not been developed in accordance with its <u>district</u> .
<b>Use</b>	means the purpose for which land or a <u>building</u> or structure, or any combination thereof, is designated, arranged, erected, intended, occupied or maintained.
<b>Utility Structure</b>	means an above-ground, enclosed <u>building</u> or structure that is intended to contain a system or works used to provide one or more of the following for public consumption, benefit, convenience or <u>use</u> : water, sewage disposal, irrigation, drainage, fuel, electric power, heat, waste management, and telecommunications.
<b>Veterinary Clinic</b>	means a <u>development</u> used for the medical care and treatment of small domestic animals, including outpatient care or medical procedures involving hospitalization, but does not include the keeping of animals in outdoor pens.
<b>Warehouse</b>	means the indoor storage of equipment, goods, motor vehicles, recreational vehicles, materials or products as part of a commercial or industrial <u>development</u> .
<b>Xeriscaping</b>	means <u>landscaping</u> and gardening in ways that reduce or eliminate the need for watering and irrigation. Xeriscaping is also known as desert <u>landscaping</u> .
<b>Yard, Flanking Side</b>	means a <u>side yard abutting the street on a corner lot</u> . The <u>flanking side yard</u> is determined by the horizontal dimension measured from a <u>flanking side property line</u> at a right angle to the nearest point of a wall of any <u>building</u> or structure on the <u>lot</u> . In the case of a curved <u>flanking side property line</u> , the <u>flanking side yard</u> will also form a curve.



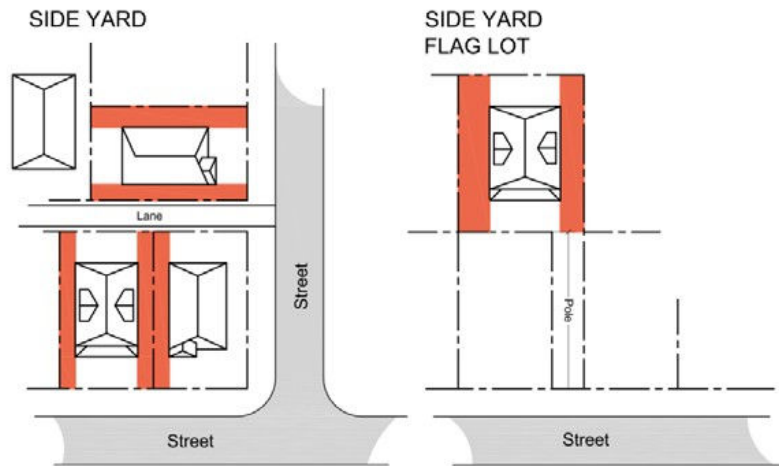
Defined Word	Definition
<b>Yard, Front</b>	means a yard extending across the full width of a <u>site</u> from the <u>front property line</u> to the nearest point on the exterior of any <u>building</u> or structure situated on the <u>lot</u> measured at right angles to the <u>front property line</u> . In the case of a curved <u>front property line</u> , the <u>front yard</u> will also form a curve.



<b>Yard, Rear</b>	means a yard extending across the full width of a <u>site</u> from the <u>rear property line</u> to the nearest point on the exterior of any <u>building</u> or structure situated on the <u>site</u> , measured at right angles to the <u>rear property line</u> . In the case of a curved <u>rear property line</u> , the <u>rear yard</u> will also form a curve.
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Defined Word	Definition
<b>Yard, Side</b>	means a horizontal dimension measured from a <u>side property line</u> at a right angle to the nearest point of a wall of any <u>building</u> or structure on the <u>lot</u> . In the case of a curved <u>side property line</u> , the <u>side yard</u> will also form a curve.



## 2.3 ESTABLISHMENTS OF DISTRICTS

2.3.1 For the purpose of this Bylaw, the City of Camrose is divided into the following Districts:

R1	Low Density Residential District
R2	Mixed Use Residential
R3	Medium Density Residential District
R4	High Density Residential District
MH	Mobile Home and Transition Neighbourhood District
SRD	Special (Historical) Residential District
C1	Central/Downtown Commercial District
C2	Highway Commercial District
C3	Neighbourhood Commercial District
SCD	Special (Historical) Commercial District
M1	General Industrial District
M2	Heavy Industrial District
I	Institutional District
PR	Parks and Recreation District
SEED	Special Event and Entertainment District
AIR	Airport District
UR	Urban Reserve
DC	Direct Control Districts

- 2.3.2 The Land Use District Map in Section 18.0 of this Bylaw divides the City into districts.
- 2.3.3 Regulations governing the Land Use Districts are established in Sections 14.0 through 17.0 of this Bylaw.
- 2.3.4 Provisions in Section 9.0 General Regulations shall apply to any development in a Land Use District.

## 2.4 ESTABLISHMENT OF BOUNDARIES

- 2.4.1 The boundaries on the Land Use District Maps shall be interpreted as follows:
  - (a) Where a boundary is shown as following a street or lane, it shall be deemed to follow the centre line thereof;
  - (b) Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line;
  - (c) Where Land Use Districts have been established in accordance with a proposed Subdivision of land, the districts shall be understood to conform to the certificate of title or the plan of survey when registered in a land title office. Upon registration, the district boundary shall be adjusted by the Development Authority in accordance with the plan of survey or descriptive plan;
  - (d) In circumstances not covered by (a) (b) or (c) above, the location of the district boundary shall be determined by the Development Authority by measurement of, and use of the scale shown on the Land Use District Map.
- 2.4.2 Where the application of the above rules does not determine the exact location of the boundary of a district, or if there is a dispute regarding the exact boundary of a district, Council may determine the boundary, either:
  - (a) On its own motion; or
  - (b) Upon written application being made to it by any person requesting the determination of the exact boundary in question.
- 2.4.3 After Council has fixed a district boundary pursuant to the provisions of Article 2.4.2, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
- 2.4.4 Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

## 2.5 OVERLAY PLANS

- 2.5.1 The purpose of an Overlay is to provide a means to alter or specify regulations for permitted and discretionary uses in otherwise appropriate districts, in order to achieve the local planning objectives in specially designated areas, throughout the City of Camrose.
- 2.5.2 An Overlay may include regulations that change or specify conditions or regulations regarding aesthetics, land use, public improvements and other related matters.
- 2.5.3 The regulations provided in an Overlay shall be substituted for the specified regulations of the underlying district. Where there appears to be a conflict between the provisions of an Overlay

and those of the underlying district, the provisions of the Overlay shall take precedence and effect.

2.5.4 An Overlay shall only be applied to districts where specified through an amendment to the Land Use Bylaw in the form of an Overlay which shall include:

- (a) The name of any applicable Statutory Plan and its boundaries;
- (b) A map of the location(s) affected by the Overlay at an appropriate scale, which shall indicate the designation, location and boundaries of each underlying district; and
- (c) Every regulation specified or changed by the Overlay.

2.5.5 A person may apply to create or amend an Overlay District by submitting an application to amend the Land Use Bylaw, as outlined in Section 3.0.

### 3.0 AMENDMENTS TO THE LAND USE BYLAW

*This Section of the Land Use Bylaw outlines the requirements and procedures for amending the Land Use Bylaw, which includes redistricting of a property.*

#### 3.1 APPLICATION TO AMEND BYLAW

- 3.1.1 Any person may apply to amend this Bylaw by making an application, in writing, furnishing reasons in support of the application for a redesignation or textual amendment and submit it to the Development Authority for processing and referral to Council.
- 3.1.2 Council may at any time initiate an amendment to this Bylaw by directing the Development Authority to initiate an application therefor.
- 3.1.3 Where an application for an amendment to the Land Use Bylaw has been refused, another application for amendment of the same text section or the same *site* for the same or similar purpose or use of land may not be submitted by the same or any other applicant until at least six (6) months after the date a Bylaw amendment has been defeated.
- 3.1.4 Any amendment to this Bylaw shall be made pursuant to the Act.

#### 3.2 REQUIREMENTS FOR AN AMENDMENT APPLICATION

- 3.2.1 All applications for amendment to the Land Use Bylaw shall be made to the Development Authority in writing and shall be accompanied by the following:
  - (a) A written statement of the reasons for the requested amendment(s);
  - (b) The application fee prescribed in the *Fees and Charges – Planning and Development Bylaw*, as amended.
- 3.2.2 Applications for the redesignation of land to a different Land Use District shall be signed by the applicant and the registered landowner or the registered landowner's authorized agent, and shall be accompanied by the following:
  - (a) A written statement of the reasons for the requested amendment(s);
  - (b) A copy of the Certificate of Title for the lands affected;
  - (c) A properly dimensioned map indicating the area to be redesignated. The Development Authority may also require that a digital copy of map be provided; and
  - (d) The application fee prescribed in the *Fees and Charges – Planning and Development Bylaw*, as amended.
- 3.2.3 The Development Authority may require, prior to considering a proposed amendment to this Bylaw, that the applicant prepare an Area Structure Plan in accordance with the requirements of the Act and the policies of the Municipal Development Plan. The Area Structure Plan shall address all those issues considered necessary for the proper consideration of development within the area covered by the Area Structure Plan.



### 3.3 SUPPLEMENTARY REQUIREMENTS FOR AN AMENDMENT APPLICATION

- 3.3.1 In addition to the application requirements in Subsection 3.2 Requirements for an Amendment Application, the Development Authority may require other information to properly evaluate the application which may include the following:
- (a) A statement describing how the Municipal Development Plan or any other relevant statutory or non-Statutory Plans affecting the application and this Bylaw have been considered; or
  - (b) Any technical studies as requested by the Development Authority.

### 3.4 AMENDMENT REVIEW

- 3.4.1 Upon receipt of an amendment application, the Development Authority:
- (a) May refer the application to any City Department for review and comment; and
  - (b) Shall refer the application to Council for consideration for First Reading.
- 3.4.2 An amendment application may be referred to any external agency for comment or advice at the discretion of the Development Authority.

### 3.5 ADVERTISING AND PUBLIC HEARING

- 3.5.1 Council may, after due consideration of an application, give First Reading to the Bylaw amendment and set a date for Public Hearing to be held prior to Second Reading.
- 3.5.2 On First Reading being given to the proposed bylaw, the Development Officer shall arrange for notice of the Public Hearing to be posted in the local newspaper, and/or on the City's website and social media platforms for two (2) consecutive weeks preceding the date of the Public Hearing.
- 3.5.3 If the scope of the subject amendment to the Bylaw is to re-designate a *parcel* to a different land use district, and once a date for a Public Hearing has been set:
- (a) The applicant shall be required to erect a sign on the subject site according to the following requirements:
    - i) The sign shall be installed within twenty-eight (28) days of submission of a complete application, and removed within thirty (30) days of a decision on the application by Council (or withdrawal of the application);
    - ii) The sign shall be:
      - 1. a minimum of 1.0 m<sup>2</sup> and sign copy shall be a minimum of 48-point font size when the application is adjacent to a roadway with a posted speed limit of less than 60 km/h, unless otherwise directed by the Development Authority;
      - 2. a minimum of 3.0 m<sup>2</sup> and sign copy shall be a minimum 72-point font size when the application is adjacent to a roadway with a posted speed limit of 60 km/h or greater, unless otherwise directed by the Development Authority;
    - iii) The sign shall include information including the municipal address and/or legal location of the site, current district, proposed district, a map of the area, and contact information for the City and the name of the applicant, to the satisfaction of the Development Authority.

- iv) The sign shall be a standalone sign and shall not be affixed to any promotional or advertising sign for the site.
- (b) The Development Authority shall send by email, SMS messaging, or letter mail, a notice to:
  - i) the applicant,
  - ii) the registered landowner of the subject land if not the applicant, and
  - iii) to all adjacent registered landowners within a minimum 60.0 m radius,
  - iv) Camrose County in accordance with the requirements of the Intermunicipal Development Plan,not less than fourteen (14) days preceding the date of the hearing.

3.5.4 In accordance with the Act and the City of Camrose Advertising Bylaw, the Development Authority may replace or amend the advertising requirements in this section if warranted at the discretion of the Development Authority.

### 3.6 DECISION ON AMENDMENTS

- 3.6.1 Council may, after considering any presentation made at the Public Hearing, any Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan or Concept Plan affecting the application and the provisions of this Bylaw; or any other relevant information or documents before Council:
- (a) Approve the proposed Bylaw amendment as submitted;
  - (b) Refuse the proposed Bylaw amendment as submitted;
  - (c) Make any changes it considers necessary to the proposed Bylaw amendment and then approve it or refuse it during consideration for Second and Third Reading;
  - (d) Defer the proposed Bylaw amendment back to Administration for more information or further review and changes, and then reschedule the application for further consideration; or
  - (e) In the case of a Direct Control amendment, may defer further readings of a Bylaw pending a Development Permit application.

### 3.7 REAPPLICATION INTERVAL

- 3.7.1 If Council refuses an application for a Bylaw amendment, the City may not accept another application to the same text section or on the same land for the same or similar purpose until six (6) months after the date of such refusal.

### 3.8 DIRECT CONTROL BYLAWS & RESOLUTIONS

- 3.8.1 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws are denoted on the Land Use District Map.
- 3.8.2 Direct Control Bylaws are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and notwithstanding the definitions contained in this Bylaw, each Direct Control Bylaw must assume only those meanings for the terms contained therein that were intended at the date of the original passage.

#### 4.0 DEVELOPMENT AUTHORITIES

*The Section of the Land Use Bylaw identifies the various authorities in the approval and appeal process, including the duties and roles of the Development Authority.*

##### 4.1 ESTABLISHMENT OF THE DEVELOPMENT AUTHORITY

- 4.1.1 Pursuant to the Act, Council must by Bylaw provide for Development Authority to exercise development powers and perform duties on behalf of the Municipality.
- 4.1.2 The Development Authority may include one or more of the following:
  - (a) A Development Officer(s); or
  - (b) Council acting as the Development Authority in a Direct Control District.
- 4.1.3 The office of the Development Officer is hereby established and such office shall be filled by a person or persons appointed by the Chief Administrative Officer.
- 4.1.4 Council, acting as the Development Authority in a Direct Control District, shall receive, consider and decide on applications for development.
- 4.1.5 Notwithstanding Article 4.1.4 above, Council may delegate authority to a Development Authority to process Development Permits in a Direct Control District.

##### 4.2 DUTIES OF THE DEVELOPMENT AUTHORITY

- 4.2.1 The Development Authority shall:
  - (a) Perform duties as established by Council to enforce this Bylaw in accordance with the Act, as amended;
  - (b) Receive, consider and make decisions on applications for Development Permits and letters of compliance;
  - (c) Sign and issue all Development Permits and letters of compliance;
  - (d) Enforce the Land Use Bylaw and decisions of the Development Authority; and
  - (e) Make available for inspection during regular municipal office hours:
    - i) A copy of this Bylaw as amended;
    - ii) Deleted.

Amended by  
3291-23

##### 4.3 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 4.3.1 The Subdivision and Development Appeal Board established by Bylaw 2879-16 shall perform such duties as are specified in the said Bylaw and the Act, as amended.

## **5.0 DEVELOPMENT PERMIT APPLICATIONS**

*This Section of the Land Use Bylaw outlines the requirements for all Development Permit applications, including when notification of adjacent landowners is required.*

*This Section also lists various buildings, structures or land use activities that do not require the issuance of a Development Permit. In all cases, development must meet the regulations of this Bylaw. If a development does not meet all of the regulations of this Bylaw, the applicant must apply for a Development Permit and request a variance.*

### **5.1 CONTROL OF DEVELOPMENT**

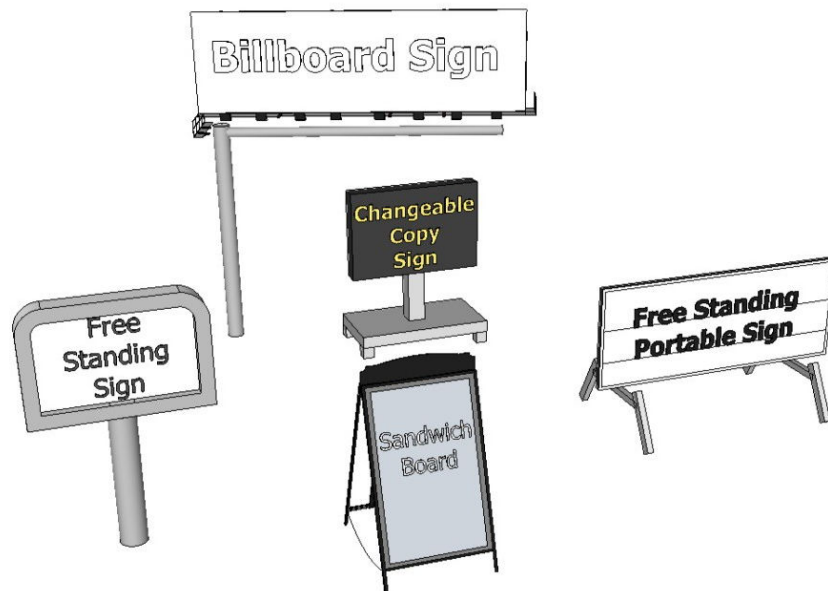
- 5.1.1 No development other than that designated in Subsection 5.2 shall be initiated or undertaken on any lot within the City unless an application for it has been approved and a Development Permit has been issued.
- 5.1.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain any other approvals or licenses that may be required by other legislation and regulations.

### **5.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 5.2.1 A Development Permit is not required for the following developments, provided that the proposed development complies with the applicable regulations of this Bylaw:
  - (a) The carrying out of maintenance or repair to any building, provided that such works do not include structural alterations or change the intensity or use of the building;
  - (b) Construction of accessory buildings or structures less than 10.0 m<sup>2</sup>, including canvas or tent structures, play structures and pergolas but excluding decks and swimming pools;
  - (c) Construction of an uncovered deck with a height less than 0.6 m above finished grade;
  - (d) Any development or improvements related to the construction of a Public Utility, as authorized by a Development Agreement;
  - (e) The hard surfacing of any area that is part of a development for which a Development Permit has been issued, for the purpose of providing vehicle or pedestrian access or parking;
  - (f) A Home Office if it meets the requirements of Subsection 9.19.
  - (g) Landscaping which does not affect grading or drainage of the subject or adjacent properties, except where landscaping forms part of a development that requires a Development Permit;
  - (h) Development of a park by the City, Provincial or Federal Governments;
  - (i) The erection of any construction building where the sole purpose of which is incidental to the erection or alteration of a building, for which a Development Permit has been issued under this Bylaw. Construction buildings must be removed within three (3) months of completion of construction;
  - (j) The use of a building, or part thereof, as any official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;

- (k) The establishment of a Temporary Commercial Establishment for the temporary/transient hawking of food products (fruit, vegetables, meat or fish), Christmas trees, flowers or other miscellaneous items;
- (l) The erection of a tower, pole, flag pole or amateur radio antenna of less than 5.0 m within a residential district;
- (m) The erection of an above grade hot tub, outdoor wood burning sauna or temporary swimming pools up to 3.6 m diameter. Temporary swimming pools shall be taken down and removed after each seasonal use;
- (n) The completion, alteration, maintenance or repair of a street, lane or utility, undertaken upon a public thoroughfare or utility easement, or undertaken to connect the same with any lawful use of building or land;
- (o) The installation, maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled;
- (p) The installation or operation of solar collectors, if the building they are affixed to is not listed on the City inventory for potential heritage sites, and:
  - i) The total power generation capacity of all solar collectors on the parcel is 10 kilowatts or less; or
  - ii) The solar collectors are used for thermal energy.
- (q) The following signs:
  - i) Signs posted or exhibited inside a building;
  - ii) Signs posted or exhibited in or on an operating motor vehicle if the vehicle is not parked solely for the purpose of displaying the sign;
  - iii) Window signs, provided they are not for the purpose of advertising a Home Occupation or Home Office;
  - iv) Garage sale signs provided that:
    - 1. There shall be no more than four (4) garage sales per calendar year;
    - 2. each garage sale shall not exceed seventy-two (72) hours in length;
    - 3. garage sale signs are installed no more than twenty-four (24) hours prior to the commencement of the garage sale; and
    - 4. garage sale signs are removed within twenty-four (24) hours of the completion of the garage sale.
- (r) Seasonal or holiday decorations;
- (s) Signs identifying a construction or demolition project;
- (t) Traffic and directional signs authorized by the City Engineer or City Manager;
- (u) Signs erected on public property by the City of Camrose;
- (v) Official notices, signs, placards, election signs, or bulletins required or permitted to be displayed pursuant to the provisions of Federal, Provincial or Municipal legislation;
- (w) A sign that is posted or exhibited solely for the identification of the land, building or municipal address on which it is displayed including signs for professional, corporate or trade name plates identifying the occupants, if the sign:

1. Does not exceed 0.18 m<sup>2</sup> in area; and
  2. Is posted only at each entrance from which access from a public roadway to the building is provided.
- (x) A real estate sign, if the sign:
1. Is on the subject property;
  2. Is 1 m<sup>2</sup> or less in area for residential lots, and 3.0 m<sup>2</sup> for commercial, industrial or institutional lots;
  3. Is not capable of being illuminated and;
  4. Is posted only on each side of the building or land.
- (y) One (1) portable (sandwich board) sign per commercial occupancy may be displayed on the private property to which it pertains providing the sign:
1. Is not higher than 1.2 m high;
  2. Is not greater than 0.9 m wide;
  3. Must be anchored or weighed down so as not to blow into traffic;
  4. Does not impair vehicle or pedestrian vision and/or traffic; and
  5. Advertises the business on the property which it is located; and
  6. Is not located within 5.0 m of another portable sign.
- (z) A banner sign owned by Downtown Camrose and located in the Downtown Business Improvement District provided that it is not located on private property.



### 5.3 REQUIREMENTS OF A DEVELOPMENT PERMIT APPLICATION

- 5.3.1 Unless the Development Authority deems otherwise, a Development Permit application shall include all of the following items:
- (a) An application to the Development Authority, signed by the registered owner of the land on which the development is proposed, or an authorized agent of the registered owner;
  - (b) A statement of the proposed use of all parts of the land and building(s);
  - (c) The development fee as is prescribed in the *Fees and Charges – Planning and Development Bylaw*, as amended;

- (d) A *site* plan, in duplicate, showing:
  - i) North arrow;
  - ii) Scale of plan, minimum of 1:1,000 or to the satisfaction of the Development Authority;
  - iii) Legal description of the land on which the development is proposed;
  - iv) Municipal address (if any);
  - v) Front yard, side yard and rear yard setback requirements, shown and labelled;
  - vi) Location of sidewalks and curbs;
  - vii) Location and height of proposed and existing buildings or structures, dimensioned to the property line, including utility poles, fire hydrants, retaining walls, fences and signs;
  - viii) Dimensioned layout of proposed and existing off-street parking areas, loading areas, driveways, entrances and exits abutting streets and lanes;
  - ix) Location of existing landscaped areas including retaining walls, existing trees, buffer and screening areas;
  - x) Location of all registered utility easements and rights-of-way;
  - xi) Proposed grade and on *site* drainage of the *lot*; and
  - xii) Location of service connections.
- (e) A set of plans in duplicate showing floor plans, all elevations and perspective relationship of the building to adjacent buildings; and
- (f) A vicinity map indicating the location of the proposed development in relation to nearby streets and other significant physical features which may have implications for the proposed development;

#### 5.4 SUPPLEMENTARY REQUIREMENTS FOR A DEVELOPMENT PERMIT APPLICATION

- 5.4.1 Prior to an application for a Development Permit for a discretionary use, a variance, or a development in a Direct Control District being deemed complete, the Development Authority may require the applicant to carry out public consultation.
- 5.4.2 In addition to the application requirements outlined in Subsection 5.3 the Development Authority may also require:
  - (a) A landscaping plan, in accordance with Section 11.0 of this Bylaw;
  - (b) Photographic prints showing the site in its current condition;
  - (c) Analysis of the form, mass and character of the proposed development to demonstrate that it complements the neighbouring development;
  - (d) A geotechnical or floodplain study prepared by a qualified engineer if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
  - (e) An erosion and sediment control plan;
  - (f) A level one and/or level two environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;

- (g) An environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
- (h) A traffic impact analysis prepared by a qualified engineer specializing in transportation engineering. Such an analysis shall address, but not be limited to, impact on adjacent public streets, pedestrian circulation on and off site, vehicular circulation on and off the site, turning radius diagrams for large truck movements on and off site, and any other information required by the Development Authority;
- (i) A parking study prepared by a qualified engineer specializing in transportation engineering;
- (j) A noise attenuation study prepared by a qualified professional acoustic engineer;
- (k) A report showing the effect of wind and shadow produced by the proposed development;
- (l) A Plan of Survey or a Real Property Report, in duplicate, prepared by an Alberta Land Surveyor, showing the site to be developed;
- (m) A reclamation plan for aggregate extraction or other major surface disturbance;
- (n) Information to assist in assessing the impact the proposed development may have on utilities, services, traffic circulation within the site and on adjacent public roadways, land uses, tax base, community facilities, employment and other matters;
- (o) An automatically renewable, irrevocable letter of credit, or some other form of insurance suitable to the Finance Department, to ensure the completion of the development;
- (p) For discretionary use permits or variances, information showing that the applicant has consulted nearby residents and landowners; and/or
- (q) Any such other plans, photographs, documents or information that the Development Authority may consider necessary to properly evaluate the impact arising from the proposed development.

## 5.5 STRIPPING AND GRADING APPLICATIONS

5.5.1 An applicant for a Development Permit for the excavation, stripping or grading of land, which is proposed without any other development on the same land, shall include with their application the following information:

- (a) Location of the lot, including the municipal address, if any, and legal description;
- (b) The area of the lot on which the development is proposed;
- (c) A lot grading plan or site grading plan including the type of excavation, stripping or grading proposed, showing the dimensions of the operation of the area of the land and the depth to which the topsoil and other soils are to be removed;
- (d) Existing height of the land relative to any abutting public roadway, adjoining lots, ravines and escarpments expressed as an elevation above geodetic mean sea level;
- (e) An erosion and sediment control plan; and
- (f) The prescribed fee in the *Fees and Charges – Planning and Development Bylaw*, as amended.



## 5.6 NOTIFICATION TO AFFECTED LANDOWNERS

- 5.6.1 Upon acceptance of a complete application for a discretionary use, a variance, or a development in a Direct Control District the Development Authority shall:
- (a) Provide notice of the application be published in accordance with the provisions outlined in the Act and
  - (b) Mail a notice to all registered landowners within a minimum of 30.0 m of the site and/or to any other persons whom the Development Authority deems may be affected by the development.
  - (c) A notification by mail to adjacent registered landowners shall only be required for variances if the variance is for a discretionary use.
- 5.6.2 The notice required pursuant to Article 5.6.1 shall indicate:
- (a) The proposed use of the building or site;
  - (b) That an application respecting the proposed use will be considered by the Development Authority; and
  - (c) That any person who objects to or supports the proposed use of the site may deliver to the Development Authority a written statement of their objection to or support for such use indicating:
    - i) Their full name and the address for service of any notice to be given to them in respect of the objection or support, and
    - ii) The reasons for their objection to or support of the proposed use.
  - (d) In the case of a Development Permit in a Direct Control District, the date of the Council Meeting during which Council will consider the application shall also be included in the notice.
- 5.6.3 The notice shall request comments on the application be received by the Development Authority not later than six (6) days from the date of the newspaper advertisement or social media posting and/or ten (10) days from the date the notice was mailed. Any comments received after the date noted in the notice need not be considered.

## 6.0 DEVELOPMENT APPROVAL PROCESS

*This Section of the Land Use Bylaw outlines the requirements and procedures for reviewing and rendering a decision on a Development Permit application.*

### 6.1 INCOMPLETE APPLICATIONS

- 6.1.1 An application for a Development Permit shall be considered complete within twenty (20) days of being received unless an agreement is reached between the Development Authority and the applicant to extend the twenty (20) day period. If the Development Authority fails to determine that the application is complete within the prescribed time period, the application shall be deemed to be complete in accordance with the Act.
- 6.1.2 When, in the opinion of the Development Authority, an application is deemed to be incomplete having not met the requirements of: Subsection 5.3 Requirements for a Development Permit Application the applicant shall be advised in writing that the application is incomplete, and that the application will not be processed until all of the required information is provided. The written notice shall include a description of the information required for the application to be considered complete and the deadline by which the required information is to be submitted. The failure to submit the required information in accordance with the notice shall result in the application being deemed refused and may be appealed in accordance with Section 7.0.
- 6.1.3 Should the application be refused the application form and all submissions shall be returned to the applicant, together with the appropriate refund in compliance with the fee schedule.
- 6.1.4 Where the proposed development is located on a parcel of land with a conditionally approved subdivision, the Development Permit application shall be deemed incomplete until the subdivision is registered at land titles. Development Permit applications for model units may be accepted prior to a subdivision being registered at Land Titles.
- 6.1.5 If an application for Development Permit is deemed incomplete, the applicant may request that the application be reviewed by the Development Authority as submitted for a decision. Request for the review of and decision on an incomplete application must be made in writing and signed by the applicant. The Development Authority must respond, in writing, to this request prior to the expiry of the Development Permit consideration period.

### 6.2 DECISIONS ON A DEVELOPMENT PERMIT APPLICATION

- 6.2.1 The Development Authority shall receive all applications for Development Permits and shall determine whether or not the submitted application is deemed complete.
- 6.2.2 The Development Authority shall review each application to determine if the development is permitted or discretionary.
- 6.2.3 The Development Authority may refer a Development Permit application to any City Department or to any external agency for comment and advice.

- 6.2.4 Subject to Subsection 6.11 and any other variance provision contained within this Bylaw, the Development Authority shall refuse an application which does not conform to this Bylaw.
- 6.2.5 In making a decision on a Development Permit application for a permitted use, the Development Authority shall:
- (a) issue a Development Permit, with or without conditions, if the application meets the requirements of this Bylaw; or
  - (b) refuse the application if the application does not meet the requirements of this Bylaw, giving written reasons for this refusal in accordance with *Section 642(3) and (4) of the Act*.
- 6.2.6 In reviewing a Development Permit application for a discretionary use, the Development Authority shall have regard for the assessment criteria of the Discretionary Use as outlined in this Bylaw.
- 6.2.7 In making a decision on a Development Permit application for a discretionary use, the Development Authority shall:
- (a) Issue a Development Permit, with or without conditions, if the application meets the requirements of this Bylaw and based on the merits of the application including any Statutory Plan or approved policy affecting the site;
  - (b) Refuse the application on its merits, even if the application conforms with this Bylaw, giving written reasons for this refusal in accordance with *Section 642(3) and (4) of the Act*; or
  - (c) Refuse the application if the application does not conform with this Bylaw, giving written reasons for this refusal in accordance with *Section 642(3) and (4) of the Act*.
- 6.2.8 In accordance with *Section 684 of the Act*, an application for a Development Permit shall, at the option of the applicant, be deemed to be refused when the decision is not made within forty (40) days of receipt of the completed application unless the applicant has agreed, in writing, to extend beyond the forty (40) day period.

### 6.3 DIRECT CONTROL

- 6.3.1 Upon receipt of a completed application for a Development Permit for a development in a Direct Control District the Development Authority shall direct the application to Council for a decision.
- 6.3.2 In making a decision on a Development Permit application for a use within a Direct Control District, Council shall:
- (a) Approve the application on its merits, giving written reasons for this approval; or
  - (b) Refuse the application on its merits, giving written reasons for this refusal.

### 6.4 DEVELOPMENT PERMIT CONDITIONS

- 6.4.1 The conditions that the Development Authority may impose on a development are, in part, as follows:
- (a) A condition that a Development Agreement or Letter of Intent and Undertaking be executed, which may require an irrevocable letter of credit or such other assurance satisfactory to the Finance Department in order to guarantee that the development will be carried out in accordance with the Development Permit, any Council resolution, or condition imposed by

- the Development Authority, or this Bylaw, any other statutory plan or Bylaw enacted by Council;
- (b) Conditions for the repayment of all costs directly incurred or to be incurred by the City as a result of such development;
  - (c) Conditions, governing the location of any building on a lot, its design, character and appearance and off-street or other parking facilities and loading and unloading facilities;
  - (d) Conditions respecting the landscaping of the lot if required by this Bylaw or elsewhere;
  - (e) A condition governing the time within which a development or any phase of it must be completed;
  - (f) Conditions governing the grading of a lot and such other matters as are necessary to protect the lot or protect the lot from other lots, or protect other lots from the lot being developed;
  - (g) Conditions that the Developer construct or pay for the construction of such public utilities, municipal improvements, pedestrian walkways, public roadway, parking facilities or roads required to give access to the development or subdivision, including roadways adjacent to, or leading up to or providing access to the lands on which the development or subdivision is proceeding, all as the Development Authority or Council in their discretion may determine;
  - (h) Conditions whereby the Development Authority may require that a Restrictive Covenant be executed by the Developer and registered against the appropriate lands with respect to any parking facilities to be supplied as a result of a condition of the development;
  - (i) Conditions whereby the Developer is to pay such charges, fees, costs or levies as have been imposed by Council by resolution or by Bylaw and, as well, the Development Authority may impose a condition that any sums of money due and owing to the City which remain unpaid after the date upon which the said sums of money were to have been paid, accrued interest thereon at a rate to be determined by resolution by Council; and
  - (j) Such other conditions as are necessary to ensure that this Bylaw is complied with, and that the development will conform with the City of Camrose Municipal Development Plan, and Council Resolution, and any other statutory plan enacted by the City Council.

## 6.5 NOTIFICATION OF DECISIONS

- 6.5.1 Applicants shall be notified, in writing, of the decisions with respect to their applications. All notice of decisions shall contain the reason for refusal of the Development Permit.
- 6.5.2 When an application for a Development Permit is approved for a discretionary use, or development requiring a variance, the Development Authority shall:
- (a) Publish a notice of the City's decision in accordance with the requirements of the Act, and
  - (b) Mail a notice to all registered landowners within 30 m of the site and/or to any other persons whom the Development Authority feels may be affected by the development.
- 6.5.3 The notice required pursuant to Article 6.5.2 shall indicate:
- (a) The date the Development Permit was issued; and
  - (b) That an appeal may be made by a person affected by the decision by serving written notice of the appeal on the Subdivision and Development Appeal Board within twenty-one (21) days after the date the Development Permit was issued, as per Section 7.0 Appeals of this Bylaw.

## 6.6 VALIDITY OF A DEVELOPMENT PERMIT

- 6.6.1 When an application for a Development Permit has been approved by the Development Authority, the Development Permit shall not be valid unless and until:
- (a) Any conditions of approval, except those of a continuing nature, have been fulfilled; and
  - (b) The time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in Article 7.1.3 of this Bylaw and the Act has passed.
- 6.6.2 If an appeal is made to the Subdivision and Development Appeal Board against the Development Permit, the Development Permit will not come into effect until the Board approves or upholds the issuance of the Development Permit, with or without conditions.
- 6.6.3 When an application for a Development Permit has been approved by the Subdivision and Development Appeal Board, it shall not be valid until any conditions of approval, except those of a continuing nature, have been fulfilled.

## 6.7 SUSPENSION OR CANCELLATION OF DEVELOPMENT PERMIT

- 6.7.1 If the development authorized on an approved Development Permit is not commenced within twelve (12) months from the date of its issuance, or the applicant has not obtained an approved Building Permit within twelve (12) months from the date of its issue, the Development Permit shall be deemed void, unless the applicant advises the Development Authority, at least thirty (30) days prior to the expiry of such twelve (12) month period, that the applicant desires an extension and the Development Authority grants an extension.
- 6.7.2 The Development Authority may grant an extension to a Development Permit, in six (6) month increments, to a maximum of one (1) year. Extension of Development Permits in a Direct Control District remains at the discretion of Council.
- 6.7.3 The Development Authority may suspend or cancel a Development Permit, after a Development Permit has been issued, if:
- (a) The application for the Development Permit contains a misrepresentation;
  - (b) Material facts of the development were not disclosed at the time the application was considered;
  - (c) The Development Permit was issued as a result of a material error; or
  - (d) The conditions of a Development Permit have not been complied with.
- 6.7.4 Notice of the Development Authority's decision to suspend or cancel a Development Permit shall be provided to the applicant and the registered landowner, in writing, and such notice shall state the reasons for the cancellation of the Development Permit.
- 6.7.5 A person whose Development Permit is suspended or cancelled under this section may appeal to the Subdivision and Development Appeal Board.

## 6.8 REAPPLICATION FOR A DEVELOPMENT PERMIT

- 6.8.1 If an application for a Development Permit is refused pursuant to this Section or ultimately after appeal pursuant to this Bylaw, the Development Authority may refuse to accept a subsequent application on the same property and for the same or similar use until a period of six (6) months has passed from the date of the previous refusal.

## 6.9 COMPLIANCE WITH THE LAND USE BYLAW

- 6.9.1 The registered landowner, or a person with legal or equitable interest in a property, may apply for a letter of compliance. The decision of the Development Authority will be based on the information provided by the applicant.
- 6.9.2 The applicant for a letter of compliance shall submit:
- (a) A written request;
  - (b) A Real Property Report prepared by a registered Alberta Land Surveyor. Where the submitted Real Property Report is greater than one (1) year old, it must be accompanied by a Statutory Declaration from the registered landowner or an authorized agent verifying its accuracy;
  - (c) The prescribed fee in the *Fees and Charges – Planning and Development Bylaw*, as amended.
- 6.9.3 The Development Authority shall issue a letter of compliance in respect to existing buildings or structures when the subject development complies with the following:
- (a) The development was constructed prior to a Development Permit being required by the City and the development complies with the provisions of this Bylaw;
- OR
- (b) The development was constructed in compliance with a valid Development Permit issued by the City;
- AND
- (c) The Subdivision and Development Appeal board has not rendered a decision in respect of the subject property that would affect the issuance of a letter of compliance.
- 6.9.4 At the discretion of the Development Authority, Real Property Report measurements may be interpreted to the nearest decimetre (0.1 m).
- 6.9.5 The Development Authority shall not be liable for any damages arising from the use of a letter of compliance containing errors where the errors are the result of incorrect or incomplete information on the Real Property Report.
- 6.9.6 The Development Authority shall notify the registered landowner and applicant if the subject property does not comply with this Bylaw and the steps necessary to ensure compliance.

## 6.10 NON-CONFORMING USES AND BUILDINGS

- 6.10.1 Non-conforming uses and buildings shall be dealt with in accordance with the Non-Conforming Use and Non-Conforming Buildings provisions (Section 643) of the Act, as amended from time to time.

- 6.10.2 If a Development Permit has been issued on or before the day on which this Bylaw or a Land Use Amendment Bylaw comes into force, and this Bylaw or the Bylaw Amendment would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the Development Permit continues in effect.
- 6.10.3 A non-conforming use of land or a building may be continued but if it is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform to this Bylaw.
- 6.10.4 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
- 6.10.5 A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
- 6.10.6 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
- (a) To make it a conforming building,
  - (b) For routine maintenance of the building, if the Development Authority considers it necessary, or
  - (c) Where the Development Authority has provided a variance in accordance with this Bylaw.
- 6.10.7 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
- 6.10.8 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

## 6.11 VARIANCES

- 6.11.1 The Development Authority, pursuant to Section 640(6) of the Act, may approve or conditionally approve an application for a development that does not comply with this Bylaw or is a non-conforming building, if in the opinion of the Development Authority:
- (a) The development would not:
    - i) Unduly interfere with the amenities of the neighbourhood, or
    - ii) Materially interfere with or affect the use, enjoyment, safety or value of neighbouring parcels of land; and
  - (b) The proposed development conforms with the use prescribed for that land or building in this Bylaw.
- 6.11.2 Requests for variances on existing non-complying or non-conforming buildings shall be made to the Development Authority by submitting the following:
- (a) A written request for the variance;

- (b) A description of the potential impact of the variance, based on why the rule was implemented in this Bylaw, and how that impact may be mitigated;
  - (c) A Real Property Report prepared by a registered Alberta Land Surveyor. Where the submitted Real Property Report is greater than one (1) year old, it must be accompanied by a Statutory Declaration from the registered landowner or an authorized agent verifying its accuracy.
  - (d) The prescribed fee in the Fees and Charges – Planning and Development Bylaw, as amended.
- 6.11.3 Request for variances for proposed developments shall be made with the Development Permit application and the applicant must submit the following:
- (a) A written request for the variance;
  - (b) A description of the potential impact of the variance, based on why the rule was implemented in this Bylaw, and how that impact may be mitigated in this development and;
  - (c) The fee prescribed in the Fees and Charges – Planning and Development Bylaw, as amended.
- 6.11.4 If a variance is granted pursuant to this Section, the Development Authority shall specify the nature of the variance in the Development Permit approval.
- 6.11.5 In applying for a variance to a Bylaw regulation, the applicant shall demonstrate to the Development Authority that the impact of the variance will be no more than minor. In assessing the impact, the applicant shall provide an assessment based on the following applicable criteria:
- (a) Reduction of Front and Flanking Side Yard Setback
    - i) That the location the building does not adversely affect the visual urban presence of the building in context with the surrounding area; and
    - ii) That the building does not adversely impact the ability for on-site parking to occur; and
    - iii) That the building does not adversely impact the ability of vehicles to obtain clear visibility when moving to and from the site.
  - (b) Reduction of Side Yard Setback
    - i) That the scale of the building or structure is not significantly out of context with the scale of buildings adjoining the subject property; and
    - ii) That the building or structure does not result in an invasion of privacy on adjoining properties; and
    - iii) That the building or structure does not adversely result in the loss of additional sunlight to principal living areas or outdoor areas of adjoining residential properties beyond the permitted setback;
    - iv) Where the structure is required for addressing mobility access to a residential dwelling where no other practical alternative can be provided; and
    - v) That adequate access is able to be maintained to the rear of the property in which it is demonstrated that barbecues, wheelbarrow or utility equipment, where applicable, can easily be maneuvered down one side of the property. This assessment needs to take into consideration the impact related to a fence being constructed along the boundary to which the variance applies.
  - (c) Reduction of Rear Yard Setback



- i) That the scale of the building is not out of context with the scale of buildings adjoining the subject property; and
  - ii) That the building does not result in an invasion of privacy on adjoining properties; and
  - iii) That the building does not adversely result in the loss of additional sunlight to principal living areas or outdoor areas of adjoining properties beyond the permitted setback; and
  - iv) That the building does not adversely affect the ability to have an adequate consolidated outdoor amenity area; and
  - v) In the case of a rear lane, it should be demonstrated that the building does not adversely impact the ability for vehicles to obtain clear visibility when moving to and from the site.
- (d) Increase in Lot Coverage
  - i) That the scale of the building is not out of context with the scale of buildings adjoining the subject property; and
  - ii) That the building does not result in an invasion of privacy on adjoining properties; and
  - iii) That the building does not adversely result in the loss of additional sunlight to principal living areas or outdoor areas of adjoining properties beyond the permitted lot coverage; and
  - iv) That the building does not adversely affect the ability to have an adequate consolidated outdoor amenity area.
- (e) Reduction of Lot Size
  - i) That the size of the lot does not adversely impact the urban lot layout that would lead to a building being out of character with the scale of other buildings in the surrounding area; or
  - ii) That the size of the lot does not result in the inability for a building of a similar scale and character to the other buildings in the neighbourhood to be placed on the lot and meet all other respective setback controls.
- (f) Increase in Height of Buildings or Structures
  - i) That the scale of the building or structure is not significantly out of context with the scale of buildings or structures in the surrounding area; and
  - ii) That the building or structure does not result in an invasion of privacy on adjoining properties; and
  - iii) That the building or structure does not result in the significant additional loss of sunlight to the principal indoor living areas and outdoor amenity areas of adjoining properties; and
  - iv) That the building or structure does not create a dominant impact on the adjoining property(s).
- (g) Increases or Decreases in Density
  - i) That any increase or decrease in density does not result in development which is significantly out of context or scale with the development pattern of abutting lots; and
  - ii) That any decrease in density does not result in a development which significantly limits the future development potential of a Lot; and

- iii) That the building does not result in an invasion of privacy on the adjoining properties; and
  - iv) That the building does not adversely result in the loss of additional sunlight to principal living areas or outdoor areas of adjoining properties; and
  - v) That the building or structure does not create a dominant impact on the adjoining property(s).
- (h) Increase in Fence Height
- i) That the height of the fence does not adversely impact the loss of sunlight to indoor spaces or principal outdoor living spaces of the adjoining property; and
  - ii) That the height of the fence is not out of scale with other fences in the surrounding area; and
  - iii) That the fence does not create a dominant impact on the adjoining property(s).
- (i) Reduction of Landscaping
- i) That the landscaping shortfall or loss will not adversely impact the aesthetic and visual urban form of the surrounding area or new development; or
  - ii) Where it is demonstrated that there would be greater benefit to the community through providing alternative landscaping options.
- (j) Revised Parking Requirements
- i) The applicant shall be required to provide a parking impact assessment.
  - ii) The number of parking spaces may be reduced provided that the reduction in parking will not lead to parking, related to the use, within the public right-of-way.
  - iii) The number of parking spaces required to be hard surfaced may be reduced based on the use of the building provided that a report from a qualified Engineer is provided to identify the potential impact on traffic, parking, on-site maintenance and any off-site impacts and how these impacts will be mitigated.
  - iv) A portion of the required parking spaces in commercial, industrial or institutional developments may be developed to a smaller standard or dimension for compact vehicles, provided that there are no off-site impacts.
  - v) The Development Authority may reduce or eliminate the required off- street parking specified in Subsection 10.1, for a non-residential use for developments in the C1 – Central/Downtown Commercial District if the applicant can demonstrate there is sufficient parking available:
    - 1. on-street along the lot frontage or flanking side property line; or
    - 2. in a Municipal or private parking facility within the vicinity of the proposed development.
- (k) Reduced Access Distance
- i) That the access does not adversely affect the safe movement of vehicles along the right-of-way; and
  - ii) That the access does not adversely affect the ability for vehicles to safely move to and from site; and
  - iii) That the access does not adversely affect the ability of vehicles to move safely to and

from the site on adjoining properties.

(l) Signs

- i) That the size of sign does not dominate in context to other legal signs in the immediate area; and
- ii) That the size of the sign does not adversely impact the architectural character of the building or adjacent buildings; and
- iii) That the sign does not obstruct sight lines for vehicular traffic; and
- iv) That the sign does not obstruct the ability for pedestrians to move freely along the side walk; and
- v) That the sign does not contribute to clutter on the site adversely affecting the aesthetic value of the immediate surrounding area; and
- vi) That the cumulative impacts of signage on the overall area does not adversely impact the aesthetic and visual character of the surrounding area.

(m) Regardless of Article 6.11.1, the Development Authority cannot approve a variance to increase the size of a dwelling unit adjacent to 50<sup>th</sup> Street described in Article 15.1.5.

## 7.0 APPEALS

*In accordance with the provisions of the Municipal Government Act, this Section of the Land Use Bylaw outlines the requirements and procedures for appeals to the Subdivision and Development Appeal Board. The intent of this section is to inform applicants and the public of their rights and procedures pertaining to subdivision and development appeals.*

### 7.1 APPEAL PROCEDURE

7.1.1 An appeal with regard to a Development Permit may be made by:

- (a) The applicant of a Development Permit, if the Development Authority:
  - i) Refuses an application for a Development Permit;
  - ii) Fails to issue a decision on a Development Permit within forty (40) days of receipt of a complete application or within such longer period as the applicant may have approved in writing;
  - iii) Deems an application incomplete in accordance with Subsection 6.1;
  - iv) Issues a Development Permit subject to conditions; or
  - v) Issues an order under Section 645 of the Act, or Section 8.0 of this Bylaw.
- (b) Any person affected by an order, decision or Development Permit made or issued by the Development Authority.

7.1.2 Despite Article 7.1.1, no appeal lies in respect of the issuance of a Development Permit for:

- (a) A permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted; and
- (b) A use within a Direct Control District.

7.1.3 Any person with grounds for appeal must file a notice of appeal with the Subdivision and Development Appeal Board within twenty-one (21) days:

- (a) Of the decision on the Development Permit application; or
- (b) Of the date the approval period expires, if no decision is made with respect to the application within the forty (40) day period or within any applicant approved time extension.

7.1.4 Notice for appeals shall be made to the Development Authority by submitting the following:

- (a) A written request containing their reason for appeal; and
- (b) The prescribed fee in the *Fees and Charges – Planning and Development Bylaw*, as amended.

### 7.2 APPEAL HEARING

7.2.1 The Subdivision and Development Appeal Board must hold a public appeal hearing within thirty (30) days of receipt of a notice of appeal.

- 7.2.2 The Subdivision and Development Appeal Board shall give at least five (5) days' notice, in writing, of the appeal hearing to:
- (a) The appellant, landowner(s), and applicant(s) of the Development Permit in question,
  - (b) The Development Authority from whose order, decision or Development Permit is the subject of the appeal, and
  - (c) Those registered landowners who were notified in Article 6.5.2 and any other person who, in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit.
- 7.2.3 The Subdivision and Development Appeal Board shall make available for public inspection before commencement of the public hearing all relevant documents and materials respecting the appeal, including:
- (a) The application for the Development Permit, the Notice of Decision and the notice of appeal, or
  - (b) The order issued by the Development Authority under *Section 645 of the Act*, or Section 8.0 of this Bylaw.
- 7.2.4 At the appeal hearing the Subdivision and Development Appeal Board shall hear:
- (a) The appellant, land owner, or applicant, or any person acting on their behalf,
  - (b) The Development Authority from whose order, decision or Development Permit the appeal is made, or a person who is designated to act on behalf of the Development Authority,
  - (c) Any other person who was served with notice of the hearing and who wishes to be heard, or a person acting on their behalf, and
  - (d) Any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a person acting on their behalf.

### 7.3 DECISION

- 7.3.1 The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the hearing.
- 7.3.2 In determining an appeal, the Subdivision and Development Appeal Board, pursuant to *Section 687(3) of the Act* or amendment thereto:
- (a) Must act in accordance with any applicable ALSA regional plan;
  - (b) Must comply with the land use policies and statutory plans and, subject to (d) below, the Land Use Bylaw in effect;
  - (c) Must have regard to but is not bound by the subdivision and development regulations;
  - (d) May confirm, revoke or vary the order, decision or Development Permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
  - (e) May make an order or decision or issue or confirm the issuance of a Development Permit even though the proposed development does not comply with the Land Use Bylaw if, in its opinion:

- i) The development would not:
  - 1. Unduly interfere with the amenities of the neighbourhood, or
  - 2. Materially interfere with or affect the use, enjoyment, safety or value of neighbouring parcels of land; or
- ii) And, the proposed development conforms with the use prescribed for that land or building in this Bylaw.

7.3.3 A decision made under this part of the Bylaw is final and binding on all parties and all person's subject only to an appeal upon a question of jurisdiction or law pursuant to *Section 688* of the Act. An application for leave to appeal to the Court of Appeal may be made:

- (a) To a judge of the Alberta Court of Appeal, and
- (b) Within thirty (30) days after the issue of the decision of the Subdivision and Development Appeal Board.

## **8.0 ENFORCEMENT**

*In accordance with the provisions of the Act, this Section of the Land Use Bylaw outlines the procedures for enforcing the regulations outlined in this Bylaw, including procedures for issuing stop orders or fines.*

### **8.1 BYLAW ENFORCEMENT**

- 8.1.1 As per *Section 542* of the Act, a designated officer of the City may, after giving reasonable notice to the owner or occupant of land or a building, enter the property at reasonable times to ascertain if there is an offence.
- 8.1.2 For the purposes of the enforcement of this Bylaw, a designated officer shall be either the Development Authority or a Community Peace Officer.
- 8.1.3 A person is guilty of an offence when they:
  - (a) Fail to comply with a Development Permit or subdivision approval or conditions forming part thereof;
  - (b) Fail to comply with an order under *Section 545, 546 or 645 of the Act*;
  - (c) Fail to comply with a decision of the *Subdivision and Development Appeal Board*;
  - (d) Obstruct or hinder any person in the exercise or performance of the person's powers under this Bylaw; or
  - (e) Make use of land in a manner contrary to the provisions of this Bylaw.

### **8.2 STOP ORDER**

- 8.2.1 If the Development Authority finds that a development, land use or use of a building or structure is not in accordance with the Act, this Bylaw, a Development Permit or subdivision approval, the Development Authority may issue a Stop Order pursuant to the Act to the owner, the person in possession of the land or building, other person responsible for the contravention, or any or all of them, requiring them within the time set out in the Stop Order to:
  - (a) Stop the development or use of the land, building or structure in whole or in part as directed by the Stop Order;
  - (b) Demolish, remove or replace the development; or
  - (c) Carry out any other actions required by the Stop Order so that the development or use of the land, building or structure complies with the MGA or regulations, this Bylaw, a Development Permit, or a subdivision approval.
- 8.2.2 If a person fails or refuses to comply with a Stop Order, the City may, in accordance with the Act, enter upon the land or into the building and take such action as is necessary to carry out the Order.
- 8.2.3 The City may register a caveat with respect to a Stop Order in the Alberta Land Titles Office.
- 8.2.4 The City may obtain an injunction from an Alberta Court to enforce this Bylaw.

- 8.2.5 If the City takes action to carry out a Stop Order, the City may seek a Council resolution to cause the costs and expenses incurred in doing so to be placed on the tax roll of the respective property.
- 8.2.6 After reasonable notice to the owner or occupant of land or a building or structure in accordance with *Section 542* of the Act, a Designated Officer of the City or his delegate may enter the property at reasonable times to ascertain if the requirements of this Bylaw are being met.

### 8.3 VIOLATION TAGS

- 8.3.1 A Community Peace Officer is hereby authorized and empowered to issue a violation tag to any person who the Community Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 8.3.2 A violation tag may be issued to such person:
- (a) Personally; or
  - (b) By mailing a copy to such person at his last known post office address.
- 8.3.3 A violation tag in the prescribed form shall state:
- (a) The name of the person to whom the tag is issued;
  - (b) The offence;
  - (c) The specified penalty established by the *Fees and Charges – Planning and Development Bylaw*, as amended, revised, consolidated or replaced from time to time for the offence;
  - (d) That the penalty shall be paid within thirty (30) days of the issuance of the violation tag; and
  - (e) Any other information as may be required by the City Manager.
- 8.3.4 Where a violation tag is issued pursuant to this Bylaw, the person to whom the tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified in the tag within the time period indicated on the tag.

### 8.4 VIOLATION TICKETS

- 8.4.1 If a violation tag has been issued and if the specified penalty has not been paid within the prescribed time, then a Community Peace Officer is hereby authorized and empowered to issue a violation ticket pursuant to the *Provincial Offences Procedures Act*.
- 8.4.2 Notwithstanding Subsection 8.5 Voluntary Payment, a Community Peace Officer is hereby authorized and empowered to immediately issue a violation ticket pursuant to the *Provincial Offences Procedures Act* to any person who the Community Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 8.4.3 If a violation ticket is issued in respect of an offence, the violation ticket may:
- (a) Specify the fine amount established by the *Fees and Charges – Planning and Development Bylaw*, as amended, revised, consolidated or replaced from time to time for the offence; or
  - (b) Require a person to appear in Court without the alternative of making a voluntary payment.



## **8.5 VOLUNTARY PAYMENT**

8.5.1 A person who commits an offence may:

- (a) If a violation ticket is issued in respect of the offence; and
- (b) If the violation ticket specifies the fine amount established by the *Fees and Charges – Planning and Development Bylaw*, as amended, revised, consolidated or replaced from time to time for the offence,

make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the violation ticket, the specified fine set out on the violation ticket.

## 9.0 GENERAL REGULATIONS

*This Section of the Land Use Bylaw contains regulations that apply to all lands throughout the City of Camrose; regardless of what district the land is designated. Some of these regulations include additional regulations for specific uses that appear in multiple districts of this Bylaw. These regulations are consolidated here to reduce repetition in the individual districts.*

### 9.1 ACCESS TO A SITE

- 9.1.1 Curb cuts and rolled curbs associated with an access to an off-street parking facility shall be setback a minimum distance of:
- (a) 15.0 m from the intersection of two street rights-of-way;
  - (b) 20.0 m from an access associated with the same development; and
  - (c) 6.0 m from an access associated with a development on a different property.
- 9.1.2 For a residential use only, vehicle access to a site shall not be permitted from the front yard or flanking side yard where the site has access from a lane, unless:
- (a) More than 60% of the lots on the block have front driveway access and rear lane access; or
  - (b) The lot is located in a new comprehensively developed community with an approved Area Structure Plan that clearly defines the access from front or flanking side yard; or
  - (c) The grading of the land is unsuitable for rear access; or
  - (d) Otherwise stipulated by the Development Authority.
- 9.1.3 The number of driveways accessing a site from a road shall not exceed two (2), unless the development is granted a variance in accordance with Subsection 6.11.

### 9.2 ACCESSORY BUILDINGS AND USES IN ALL DISTRICTS

- 9.2.1 Subject to all other requirements of this Bylaw, an accessory building or structure is permitted in any district when accessory to a principal use which is a permitted or discretionary use in that same district, and for which a Development Permit has been issued.
- 9.2.2 No accessory building may be constructed, erected or moved on to any site in any district prior to the time of construction of the principal building to which it is accessory
- 9.2.3 Where a building is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and not as an accessory building.
- 9.2.4 Unless otherwise provided in this Bylaw, all accessory buildings shall conform to the site regulations for the district in which they are located with regard to setbacks, building height and lot coverage.
- 9.2.5 Unless otherwise provided in this Bylaw, no accessory building, accessory structure or accessory use shall be permitted in the front yard of any lot.

- 9.2.6 Accessory buildings shall be located a minimum of 2.0 m from the principal building.
- 9.2.7 Accessory uses are subject to the regulations of this section and any other applicable regulations governing that use within this Bylaw.

### 9.3 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS

- 9.3.1 Where a site requires vehicle access from the street to a detached garage in the rear yard, a minimum side yard setback of 3.0 m shall be required in at least one side yard to accommodate a driveway to access the garage.

9.3.2 Height:

Unless otherwise provided in this Bylaw, all accessory buildings in residential districts:

- (a) Shall not exceed 6.0 m or the height of the principal building, whichever is lesser;
- (b) The maximum height of the exterior walls of the accessory building shall not exceed 3.0 m.

9.3.3 Siting:

Unless otherwise provided in this Bylaw, all accessory buildings in residential districts shall be located:

- (a) No closer than 1.0 m from the side property line, excepting where a legal agreement exists between the registered landowners of the adjoining properties to build their garages centred on the property line in which case a fire wall will be constructed to the standards of the Alberta Building Code;
- (b) No closer than 1.0 m from the rear property line, except where vehicle access is provided to the accessory building (garage) from the rear lane;
- (c) No roof overhang shall be within 0.3 m from the side and rear property line;
- (d) Where vehicle access is provided to the accessory building (garage) from the rear lane, the accessory building (garage) shall be no closer than 6.0 m from the rear property line. This setback may be reduced to 1.5 m subject to the following:
  - i) The door accessing the garage does not swing into the reduced rear yard setback or the lane;
  - ii) The reduced setback does not obstruct the visibility and sight lines of traffic using the rear lane;
  - iii) The reduced setback does not impede vehicular access to the garage; and
  - iv) The reduced setback does not require vehicles to trespass onto adjacent public or private property to gain access to the parking stall located in the garage.
- (e) To avoid unsuitable parking arrangements, if the reduction is considered the reduction must be to 1.5 m. No reduction between 6.0 m and 1.5 m shall be permitted.

- 9.3.4 Where an accessory building is visible from a public roadway, park or other public space the exterior finish of the accessory building shall be consistent with the design elements and colour of the principal dwelling.

- 9.3.5 In the case of an accessory building (garage) which contains a Secondary Suite, and is permitted in accordance with Section 9.28, the height, setbacks and lot coverage for the accessory building shall be in accordance with district regulation for the principal building and shall not be permitted to have reduced setbacks outlined in this section.

#### 9.4 ASSISTED LIVING FACILITY

- 9.4.1 Assisted Living Facilities shall:
- (a) Permit a maximum of two (2) persons per sleeping unit; and
  - (b) Have no cooking facilities in a sleeping unit but may include limited food preparation facilities such as fridge, sink, and microwave.
- 9.4.2 Each sleeping unit within the Assisted Living Facility must have a minimum of 4.0 m<sup>2</sup> of private or communal outdoor amenity area plus an additional 6.0 m<sup>2</sup> of private or communal, indoor or outdoor amenity area. This does not include the sleeping unit area.
- 9.4.3 Unless otherwise provided in this Bylaw, the land use district density regulations shall determine the maximum number of sleeping units permitted in an Assisted Living Facility. Two (2) sleeping units shall be considered one (1) dwelling unit when calculating density.
- 9.4.4 The Development Authority may restrict the maximum number of sleeping units and/or the maximum number of residents allowed based on the level of traffic generation, parking demand, and frequency of visits by emergency vehicles relative to that which is characteristic of the district in which the Assisted Living Facility is located.
- 9.4.5 For buildings which are being converted to an Assisted Living Facility, or for new developments being located within an established neighbourhood, the form and design elements of the Assisted Living Facility shall be consistent with the form and design elements of the immediate surrounding neighbourhood.
- 9.4.6 Parking shall be provided in accordance with Section 10.0 Parking and Loading Requirements.
- 9.4.7 No home occupations or secondary suites are permitted on the same parcel as an Assisted Living Facility.

#### 9.5 BED AND BREAKFAST

- 9.5.1 The operation of a Bed and Breakfast shall be accessory to the principal residential use of a single detached dwelling.
- 9.5.2 Bed and Breakfast establishments shall
- (a) Have no more than four (4) sleeping rooms and a maximum of eight (8) guests permitted at any one time; and
  - (b) Have no cooking facilities in a guest room.
- 9.5.3 An attached or freestanding sign for a Bed and Breakfast shall not exceed 0.3 m<sup>2</sup> in total area.

- 9.5.4 Parking shall be provided in accordance with Section 10.0 Parking and Loading Requirements.
- 9.5.5 As a condition of a Development Permit for a Bed and Breakfast, the applicant shall be required to provide the Development Authority:
- (a) A building inspection;
  - (b) An inspection by a Public Health Inspector; and
  - (c) A valid business license.

## 9.6 BOARDING HOUSE

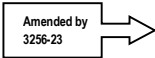
- 9.6.1 Boarding Houses shall:
- (a) Permit a maximum of two (2) persons per sleeping unit; and
  - (b) Have no cooking facilities in a sleeping unit but may include limited food preparation facilities such as a fridge, sink, and microwave.
- 9.6.2 Unless otherwise provided in this Bylaw, the land use district density regulations shall determine the maximum number of sleeping units permitted in a Boarding House. Two (2) sleeping units shall be considered one (1) dwelling unit when calculating density.
- 9.6.3 For buildings which are being converted to a Boarding House, or for new developments being located within an established neighbourhood, the form and design elements of the Boarding House shall be consistent with the form and design elements of the immediate surrounding neighbourhood.
- 9.6.4 Parking shall be provided in accordance with Section 10.0 Parking and Loading Requirements.
- 9.6.5 No home occupations or secondary suites are permitted on the same parcel as a Boarding House.
- 9.6.6 As a condition of a development permit for a Boarding House, the applicant shall be required to provide the Development Authority:
- (a) A building inspection; and
  - (b) A valid business license.
- 9.6.7 Not more than one (1) Boarding House shall be permitted to be located within a block.

## 9.7 BUILDING DESIGN, ELEVATION AND TREATMENT

- 9.7.1 For non-residential buildings where the building is visible from a public roadway or other public space, and has a linear façade exceeding 50.0 m, the Development Authority may require a variety of vertical and horizontal building design and treatment to minimize the building's mass.
- 9.7.2 Any non-residential building that has an exterior wall length greater than 25.0 m shall incorporate architectural features in an effort to minimize the building's mass, to the satisfaction of the Development Authority. For buildings in industrial districts, the maximum wall length may be extended to 30.0 m. Such architectural features could include:
- (a) Addition of windows;

- (b) Multiple colours;
- (c) Differing, but complementary finishes and textures;
- (d) Landscaping;
- (e) Awnings;
- (f) Addition of horizontal articulation such as recessing portions of the frontage; and/or
- (g) Addition of vertical articulation such as varying roof lines

9.7.3 The Development Authority shall require the applicant to follow any Council approved design guidelines that may apply to the district, area or type of development.

 9.7.4 For residential buildings with façade widths greater than 50.0 m, the Development Authority shall require the incorporation of architectural features to minimize the building's mass. Required architectural features that shall be met are:

- (a) The use of multiple colours, with differing materials and textures, which are intended to project multiple building designs to the public road;
- (b) Windows on all sides of the building;
- (c) A prominent visual building entrance(s) that faces the public roadway.
- (d) The addition of horizontal articulation comprising of:
  - i) Balconies that are either:
    - 1. Recessed into the building;
    - 2. Extruded from the building; or
    - 3. Wrap around the corners of the building.
  - Or
  - ii) Stepback or projecting forward portions of the façade to create intervals.
- (e) Addition of vertical articulation that either:
  - i) Changes the roof line to reinforce façade patterns or intervals;
  - ii) Incorporates a built-up parapet extending any building accent features; or
  - iii) Uses angled vertical materials.
- (f) The tactful placement of the minimum landscaping standards in Section 11 in a way that enhances the façade patterns or intervals.

## 9.8 CAMPGROUNDS

9.8.1 When applying for a development permit for a campground, the Development Authority may require the following information to be submitted in addition to the application requirements in Subsections 5.3 and 5.4:

- (a) Land uses on adjacent properties;
- (b) Site topography and proposed changes to grade on the site;
- (c) Location and size of all campsites, drive aisles and parking area;
- (d) Location of all accessory buildings;

- (e) Location of open space;
- (f) Proposed servicing as applicable;
- (g) Location of all waste collection and recycling receptacles;
- (h) *Site* access and internal roadways;
- (i) Pedestrian walkways and circulation paths;
- (j) Landscaping plan;
- (k) Proposed buffering between campsites and adjacent uses, if applicable;
- (l) Street lighting; and
- (m) A Traffic Impact Assessment.

9.8.2 Campgrounds shall not be used year-round for residential accommodation.

9.8.3 The design of the campground shall have regard for the natural topography and environmental characteristics of the site. Natural habitat and existing trees or vegetation should be retained, as much as possible.

9.8.4 The campground shall provide a garbage collection facility within 100.0 m of each campsite.

9.8.5 There shall be one (1) toilet provided for each gender for every fifteen (15) campsites.

9.8.6 All toilets must be connected to communal or municipal services.

9.8.7 There shall be one (1) shower stall for each gender for every twenty (20) campsites.

9.8.8 Unless there is an agreement with the City for use of any off-site dumping station under the control of the City or another private owner, the campground shall include a sanitary dumping station for recreational vehicles which shall be located on site and maintained by the campground operator to the satisfaction of the Development Authority.

9.8.9 Each sanitary dumping station shall provide a water outlet with the necessary appurtenances to permit the periodic flushing and cleaning of the sanitary dumping area.

9.8.10 The sanitary dumping station shall be a minimum of 20.0 m from any campsite, public roadway, adjacent properties, or amenity area.

9.8.11 Each campsite shall be a minimum of 180.0 m<sup>2</sup> for a recreational vehicle campsite and shall be a minimum of 100.0 m<sup>2</sup> for a tent campsite.

9.8.12 Parking shall be provided in accordance with Section 10.0 Parking and Loading Requirements.

## 9.9 CANVAS AND TENT STRUCTURES

9.9.1 A development permit is required for all canvas and tent structures that are greater than 10.0 m<sup>2</sup>.

9.9.2 A canvas or tent structure must comply with Subsections 9.2 and 9.3, and the maintenance and appearance of the structure shall be to the satisfaction of the Development Authority.

- 9.9.3 Any canvas or tent accessory structures greater than 10.0 m<sup>2</sup> is not permitted within any residential or mobile home district.
- 9.9.4 Notwithstanding Article 9.9.3 above, temporary canvas and tent structures may be permitted in a residential district for a special event, provided the structure is not erected on the property for a period longer than seven (7) days or more than fourteen (14) days in a calendar year.
- 9.9.5 Canvas and tent structures shall be deemed a discretionary use in all other districts. The applicant applying for the structure shall demonstrate to the Development Authority that the proposed structure will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria:
- (a) The aesthetic appearance and finish of the structure and the compatibility with other structures on the property and the surrounding area; and
  - (b) That the placement of the structure does not impact pedestrian and vehicular circulation on the site.
- 9.9.6 In the case of a canvas or tent structure to be utilized for a limited period of time, such as for a special event, the Development Authority shall, as a condition of a Development Permit, restrict the period of time which the canvas or tent structure may be erected on the property. The maximum period of time the canvas or tent structure may remain on the property is thirty (30) days, or up to three (3) days after the date of the event, whichever is less.

## 9.10 DEMOLITION

- 9.10.1 Except those structures identified in Subsection 5.2 'Development Not Requiring a Development Permit' no person shall carry out any construction, engineering, or other operation which will result in the demolition of a building without first obtaining a development permit for the demolition.
- 9.10.2 Each application shall include the following:
- (a) A non-refundable processing fee,
  - (b) Site plan or aerial photo; indicating structures to be demolished, existing buildings, existing trees and foliage, and City structures,
  - (c) Year the structure was built,
    - i) Time expected to complete the demolition, and clear the site,
    - ii) Photographs of the exterior, interior, and surrounding streetscapes, as required by the Development authority,
- 9.10.3 In addition to a Development permit application, an application to an Authorized Alberta Safety Codes Agency shall be made.
- 9.10.4 That the occupants and owners of all properties within a 50 m radius of the demolition site property lines be notified at least 7 days prior to commencement of demolition.



- 9.10.5 That all utilities be disconnected before demolition starts.
- 9.10.6 The applicant/owner shall be responsible for restoring all sidewalks, streets, trees, drainage, or other public property that is damaged during the demolition within 12 months to a condition to the satisfaction of the City.
- 9.10.7 The applicant/owner shall provide a fence around the perimeter of the demolition site if the demolition takes more than one day, if all debris is not yet cleaned up, if excavation for new construction follows the demolition, and if the foundation is not backfilled.
- 9.10.8 The demolition shall be completed between the hours of 7 am and 11 pm regardless of the day of the week.
- 9.10.9 The applicant/owner shall be responsible for dust control, asbestos abatement, operational noise, safety, and traffic during the demolition.
- 9.10.10 The applicant/owner shall clear all soil, debris, and snow from the demolition site within an appropriate number of days as deemed acceptable by the City.
- 9.10.11 The applicant/owner shall provide protection of public vegetation and at the discretion of the Development authority protection of other buildings.
- (a) All public tree(s) within 5 m of the demolition site to be protected within the tree(s) *drip line*.
- 9.10.12 The applicant/owner shall provide provisions for the safe passage of pedestrians past the demolition site. Closure of a pedestrian sidewalk, roadway, or both, other than momentary interruptions in public use, will only be permitted upon consultation with the City where it is established that no reasonable alternative exists.
- 9.10.13 Demolition, Deconstruction, or the removal of a structure over 10 m<sup>2</sup> with Historic Designation or on Heritage Inventory shall also include, where reasonably available, the following information with an application:
- (a) A summary of the reason for the proposed demolition,
  - (b) Photographs of the interior of the structure, including all rooms, corridors, stairwell/elevator locations, and main features such as fireplaces, windows, doors and other historic detailing,
  - (c) Photographs of any external details, structural or decorative, which is relevant to the structure's historic significance such as roof gable(s), decorative moulding, corbelled chimney, window trims, and entrance features,
  - (d) A brief written history of the structure including the original construction date, name of the original and subsequent owner(s), name of the original architect, name of the original builder, and information on the date and extent of subsequent alterations,
  - (e) Original plans or blueprints, or a scaled and dimensioned floor plan and line drawings of all elevations of the structure,
  - (f) A brief written plan to dispose, reuse, restore, or salvage of materials, parts, or structures as a result of the demolition, deconstruction or removal,
  - (g) Any other information that may assist in recording the history of the structure, to the satisfaction of the Development Authority,

## **9.11 DEVELOPMENT OF WETLANDS, ENVIRONMENTALLY SENSITIVE LANDS AND LANDS SUBJECT TO FLOODING AND SUBSIDENCE**

- 9.11.1 The City of Camrose shall not permit subdivision of private parcels or development of undeveloped parcels within the governing floodway or high hazard flood fringe of any surveyed creek valley as described in the Camrose Flood Hazard Study (2022). Lands within the floodway shall be designated as Environmental Reserve or subject to an environmental easement. Lands between the edge of the floodway and the edge of floodway fringe shall be dedicated as Municipal Reserve for parks.
- 9.11.2 The Development Authority may submit any Development Permit application for developments on or near environmentally sensitive lands or wetlands to Alberta Environment and Parks (AEP) for comments and recommendations.
- 9.11.3 When reviewing a Development Permit application for developments on or near environmentally sensitive lands and wetlands the Development Authority shall consider:
- (a) The effect of the proposed development on the subject lands and the surrounding area;
  - (b) The soil and slope conditions of the subject property and surrounding areas;
  - (c) Any information on the past history of the subject property from a geo-technical perspective; and
  - (d) Comments and recommendations from Alberta Environment and Parks (AEP).
- 9.11.4 On lands near or identified as environmentally sensitive or wetlands, or lands subject to subsidence, the Development Authority may require the following information to be submitted as part of a Development Permit application, an application to amend this Bylaw, an application for subdivision approval or an application to amend a statutory plan:
- (a) A geo-technical study, prepared by a qualified professional geo-technical engineer, establishing building and structure setbacks from the property lines or wetlands based on the land characteristics of the subject property;
  - (b) A certificate from a qualified professional geo-technical engineer certifying that the design of the proposed development was undertaken with full knowledge of the soil and slope conditions of the subject property;
  - (c) A certificate from a qualified professional geo-technical engineer when the proposed development includes cut and/or fill sections on slopes, including the addition of fill to the subject property;
  - (d) Stormwater modelling to determine potential impacts on neighbouring properties and the City's existing infrastructure which may result in the preparation of a stormwater management plan prepared by a certified engineer;
  - (e) An environmental impact assessment to identify the likelihood of environmental contamination from current or previous uses of the land,
  - (f) A biophysical assessment, natural site assessment or wildlife impact assessment to determine the impacts of the proposed development on the natural environment including rare, sensitive or species at risk found or likely to be found on the site; and
  - (g) Hydrogeological and wetland delineation studies to determine the type, classification and

extent of wetlands and bodies of water on the site; and

(h) Any other study or assessment as may be recommended by Development Authority and the applicable Provincial Government agencies.

9.11.5 The Development Authority may require that the registered landowner and/or the applicant register a restrictive covenant against the certificate of title for the subject property related to the development approved for the subject property.

## 9.12 DRIVE-THROUGH BUSINESS

9.12.1 Drive-Through Businesses may be located only where it can be shown that they do not inhibit safe traffic movement.

9.12.2 The Development Authority may require a Traffic Impact Assessment for any Drive- Through Business.

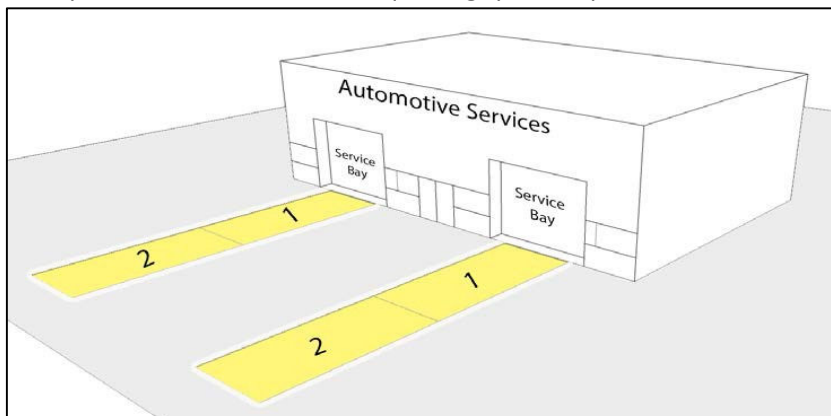
9.12.3 All parts of the *site* to which vehicles may have access shall be *hard surfaced*.

9.12.4 The minimum number of queuing spaces required for a drive-through business shall be in accordance with Table 5.4:

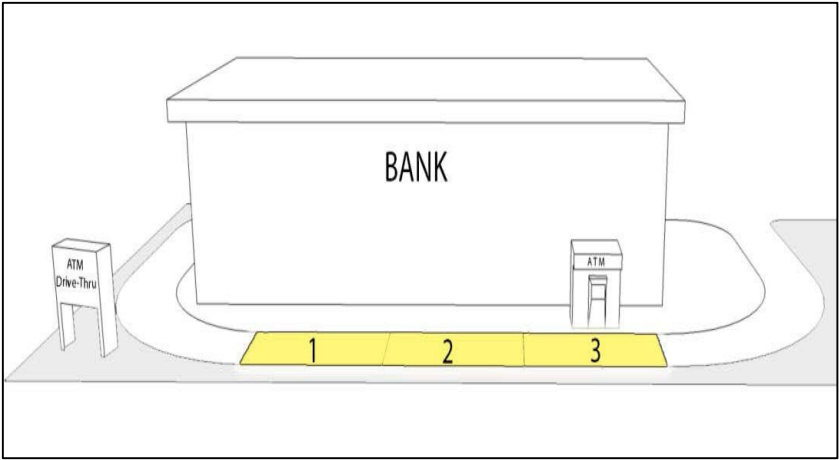
**Table 5.4: Minimum Queuing Spaces for Drive-Through Businesses**

Drive-Through Business Type	Minimum Queuing Spaces Required
<u>Automotive Service</u>	2 per service bay, unless sufficient <u>parking stalls</u> are provided in addition to the minimum parking requirements, in which case <u>parking stalls</u> may be substituted for queuing spaces
<u>Financial Institution</u>	3 per teller / ATM
<u>Restaurant or Specialty Food Service</u>	10 per <u>service window</u>
<u>Gas Bar</u>	3 per each accessed side of a fuel pump island
Other commercial businesses providing drive through services	3 per <u>service window</u>

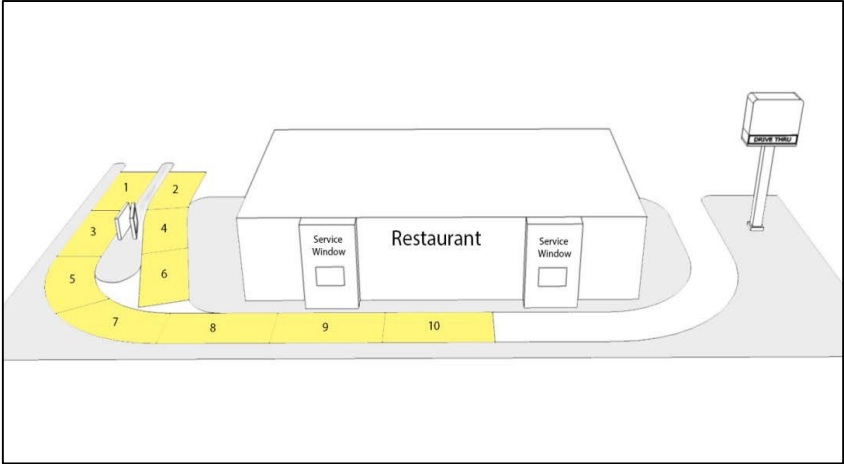
Example of Automotive Services queuing space requirements:



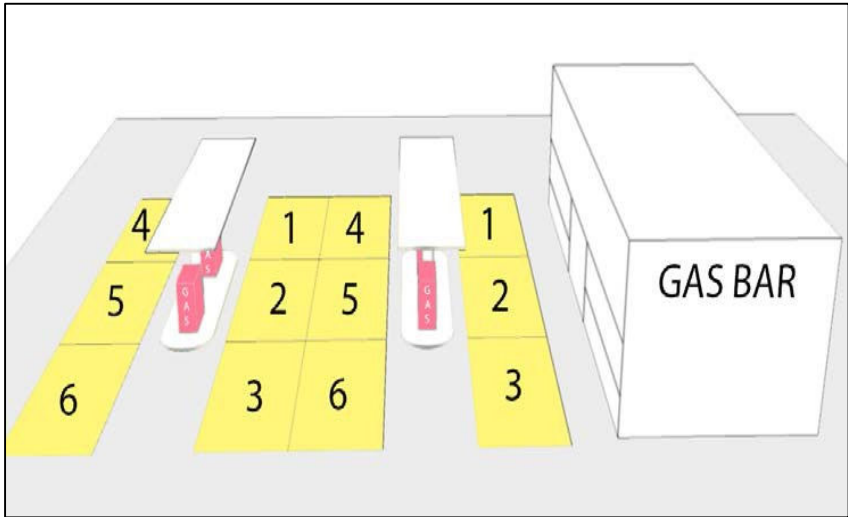
Example of Financial Institution queuing space requirements:



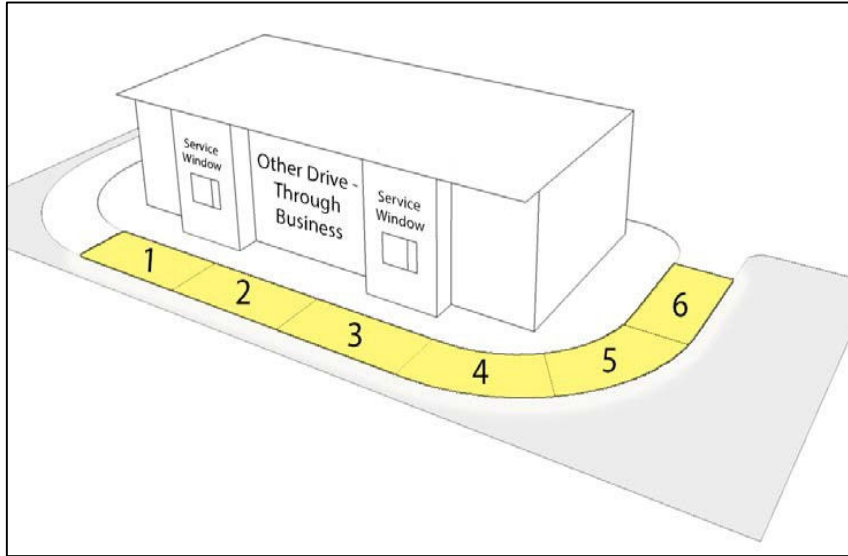
Example of Restaurant queuing space requirements:



Example of Gas Bar queuing space requirements:



Example of queuing space requirements for other Drive-Through Businesses:



- 9.12.5 All queuing spaces shall be a minimum of 6.5 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and maneuvering.
- 9.12.6 The site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
- 9.12.7 Where a drive-through business is located on a site that is within 15.0 m of the property line or a residential district the development shall:
- (a) Have a minimum setback of 3.0 m from the drive-through queuing spaces and the property line of the residential property and shall be landscaped;
  - (b) Have a solid, screen fence a minimum of 1.0 m to provide a visual and noise buffer between the drive-through business use and the residential use;
  - (c) Direct all lighting to within the site so that the light spill does not extend beyond the property limits; and
  - (d) Locate and direct any outdoor speakers associated with a drive-through business so the noise from the speaker is directed away from the residential property. The Development Authority may include provisions for maximum noise (in decibels) which may vary based on day of the week and time of day.

## 9.13 EASEMENTS

- 9.13.1 No buildings, structures, fences, walls or landscaping shall be constructed or placed on a City utility easement unless:
- (a) The said building or wall does not restrict access to the City utility easement for the purpose of installation and maintenance of the utility.
- 9.13.2 The registered landowner or an authorized agent shall be responsible for confirming the location and requirements of all other utility easements or rights-of-way.

#### 9.14 FAMILY DAY HOME

##### 9.14.1 A Family Day Home:

- (a) Shall not be located in a dwelling containing a Home Office or Home Occupation;
- (b) May require privacy screening that prevents visual intrusion into outdoor play areas; and
- (c) Shall require Provincial or Family Day Home Agency approval as a condition of the Development Permit.

#### 9.15 FENCES AND WALLS

9.15.1 Notwithstanding any regulations in this section, no fence shall be permitted to be constructed within a required sight triangle area as defined in Subsection 9.29.

9.15.2 The consideration of fences and walls shall be reviewed in the context of Section 11.0 Landscaping as it relates to screening provisions for uses in certain Land Use Districts.

9.15.3 In a residential district, the maximum permitted height of a fence or wall shall be:

- (a) 1.8 m above grade, in side yards and rear yards; or
- (b) 1.8 m above grade in the flanking side yards so long as the primary entrance to the dwelling is not from a side yard and/or the dwelling unit does not visually appear to be double fronting from either roadway; or
- (c) 1.0 m above grade in the flanking side yards if the primary entrance to the dwelling is from the side yard and/or the dwelling unit visually appears to face the front yard only; or
- (d) 1.0 m above grade, in front yards.

9.15.4 In a commercial district, the maximum permitted height of a fence or wall shall be:

- (a) 1.8 m above grade, in side yards and rear yards; or
- (b) 1.0 m above grade, in front yards and flanking side yards.

9.15.5 The Development Authority may permit a fence exceeding 1.8 m in commercial, industrial, and institutional districts for reasons of security or public safety but, in considering the approval of a Development Permit for a fence greater than 1.8 m the Development Authority shall have regard for the design and appearance of the fence from neighbouring properties and streets.

9.15.6 Materials permitted to be used to construct a fence shall include boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to, lattice. Non-ridged plastics, wire (excluding chain-link) or other materials that may be deemed a visual nuisance are not permitted in residential land use districts.

9.15.7 A snow fence shall be permitted in all districts, provided that:

- (a) It shall be used only for the purposes of limiting the blowing, drifting or accumulation of snow;
- (b) It shall not be located in any front yard or flanking side yard; and
- (c) It shall only be in place between October 15 and April 15 of the year.

9.15.8 The Development Authority may require a solid fence to be installed where commercial or industrial development is proposed to abut residential development. The Development Authority may require any of the following to mitigate potential impacts:

- (a) Where noise is a potential nuisance, the Development Authority may require the fence to incorporate noise attenuation or berm or a combination thereof;
- (b) Where the development may provide a visual nuisance, the Development Authority may require the fence or landscaping or a berm or a combination thereof to screen the development.

9.15.9 Any fence which incorporates barbed wire or any device for security measure that may cause bodily harm shall be at the discretion of the Development Authority but are strictly prohibited in residential land use districts.

## 9.16 GARBAGE BINS

9.16.1 Any development where garbage bins are located in a central collection area shall:

- (a) Not be located within any required front, flanking side or side yard setback area;
- (b) Not be located within 6.0 m from a public roadway; and
- (c) Be screened from view from the streets, parks, amenity areas, and adjacent residential uses by a solid fence which is a minimum 1.8 m height, or, in industrial districts only, by on-site landscaping that provides year-round screening.

9.16.2 Any garbage bin where a majority of the container body is in-ground, and framing is integrated into the above-ground portion of the container body, is exempt from Article 9.16.1(c).

## 9.17 GAS BARS

9.17.1 Gas Bars shall only be located:

- (a) At the intersection of two (2) or more streets; or
- (b) As part of a larger commercial site; or
- (c) At a natural access off a highway.

9.17.2 Fuel pumps may not be located closer than 9.0 m from the front property line.

9.17.3 Site and Building Requirements:

- (a) All parts of the site to which vehicles may have access shall be hard surfaced and drained in accordance with the *City of Camrose Engineering Design Standards*; and
- (b) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reasons of dust, light, noise, gases, odours, smoke, oils or other offensive agents or vibrations.

9.17.4 The site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.

9.17.5 Where a Gas Bar is located on a site within 15.0 m of the property line of a residential district the development shall be screened from adjacent residential uses by a solid fence, wall or on-site landscaping that provides year-round screening from the ground to a height of 1.8 m

## 9.18 HOME OCCUPATIONS

9.18.1 A Development Permit shall be required for any new Home Occupation from the date of passing of this Bylaw.

9.18.2 A Home Occupation shall require a business license from the City.

9.18.3 A Development Permit for a Home Occupation is only valid as long as the Home Occupation has a valid business license.

9.18.4 A Home Occupation shall be considered an accessory use to a principal dwelling.

9.18.5 A maximum of two (2) Home Offices or one (1) Home Office and one (1) Home Occupation is permitted per lot in conjunction with a principal dwelling.

9.18.6 A Home Occupation:

- (a) May not occupy more than 25% of the gross floor area of the principal building;
- (b) May use accessory buildings for business activities, provided the accessory buildings meet the requirements of the district and Subsections 9.2 and 9.3;
- (c) Shall maintain the residential character of land, buildings or structures;
- (d) Shall not produce offensive noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance;
- (e) Shall not adversely affect the privacy and enjoyment of adjacent dwellings or the amenities of the neighbourhood;
- (f) Shall not permit Outside Storage unless it is screened to the satisfaction of the Development Authority;
- (g) Shall have a maximum of three (3) employees on site at any one time, of which only one (1) may be a non-resident; and
- (h) Shall have a maximum of six (6) persons, including employees and clients, on site at any one time.

9.18.7 It is the responsibility of the business operator to obtain any other approvals or licenses that may be required by other legislation and regulations.

9.18.8 Automotive Services shall only be considered a Home Occupation if all activities are fully contained within a building and no more than one (1) vehicle is on site for service at any time.

9.18.9 Signage for a Home Occupation shall not exceed 0.3 m<sup>2</sup> and shall be placed inside a window or flat on a building, so as to not project into any yards.



9.18.10 Not more than one (1) commercial vehicle with one (1) accessory trailer (gross vehicle weight not exceeding 4,500 kgs), shall be used in conjunction with any Home Occupation.

9.18.11 If, at any time, any of the requirements for Home Occupations have not been complied with the Development Authority may suspend or cancel the Development Permit.

9.18.12 Off-street parking shall be in accordance with Section 10.0 of this Bylaw. Parking for all commercial vehicles associated with a Home Occupation must be provided on the lot upon which the Home Occupation is located.

## 9.19 HOME OFFICES

9.19.1 A Home Office shall be considered an accessory use to a principal dwelling and shall not require a Development Permit provided that it:

- (a) is located entirely within the principal dwelling
- (b) may not occupy more than 25% of the gross floor area of the principal dwelling;
- (c) shall maintain the residential character of the land, buildings or structures;
- (d) shall not produce offensive noise, vibration, smoke, dust, odours, heat, glare electrical or radio disturbances;
- (e) shall not adversely affect the privacy and enjoyment of adjacent dwellings or the amenities of the neighbourhood;
- (f) does not involve any business associated visits;
- (g) does not employ any non-resident persons within the dwelling; and
- (h) does not include any signage or advertisement on the exterior of the dwelling.
- (i) Uses that do not meet the above criteria shall be considered a Home Occupation and shall require a Development Permit.

9.19.2 A maximum of two (2) Home Offices or one (1) Home Office and one (1) Home Occupation is permitted per lot in conjunction with a principal dwelling.

9.19.3 A Home Office shall require a business license from the City.

## 9.20 LIVE WORK UNITS

9.20.1 The dwelling and business components of a Live Work Unit shall not be legally separated through a subdivision or condominium conversion.

9.20.2 There shall be internal access between the dwelling and the business components of the Live Work Unit.

9.20.3 The dwelling associated with a Live Work Unit shall not contain a home occupation or a home office.

9.20.4 For Live Work Units located at ground level, the Live Work Unit shall contribute to the pedestrian-oriented character of the street or immediate area.

9.20.5 A maximum of three (3) non-resident employee may be present on the site;

9.20.6 The Live Work Unit shall be on a lot serviced by a rear lane.

9.20.7 Each Live Work Unit shall provide a minimum of 1 parking stall.

9.20.8 Signage shall be limited to one fascia or projecting sign. The signage shall not be illuminated.

9.20.9 The Live Work Unit shall comply with the design and location requirements of any applicable Area Structure Plan, Area Redevelopment Plan or Design Guidelines that may be in force.

## 9.21 LIVESTOCK

9.21.1 The keeping of livestock is prohibited within the City of Camrose.

## 9.22 MODEL UNIT

9.22.1 The first model unit to be developed on a lot shall be deemed a permitted use.

9.22.2 Additional model units may be permitted on a lot, subject to the following regulations:

- (a) The lot is subject to an approved subdivision which has yet to be registered by Alberta Land Titles;
- (b) The maximum number of model units permitted on a lot shall be:
  - i) 20% of the total approved lots or 20% of the planned principal buildings (where there is expected to be more than one (1) principal building per lot) within an approved subdivision; and
  - ii) up to a maximum of thirty (30) percent of the total number of approved lots or principal buildings within any one land use district in an approved subdivision.

In the determination of the number of allowable model units, all calculations will be rounded down to the nearest whole number.

*Example Only:*

	Number of Approved Lots in <u>Tentative Plan of Subdivision</u>	Max Number of <u>Model Units</u> in <u>District</u> (30%)
R1 District	40	12
R2 District	25	7
R3 District	5	1
Total	70	

Maximum 20% of total lots = 14

Therefore this development may have a maximum of fourteen (14) model units, of which a combination of twelve (12) can be developed in the R1 District; seven (7) in the R2 District; or one (1) in the R3 District, provided the total number of model units does not exceed a total of fourteen (14) for the whole development.

9.22.3 The siting and development of a model unit shall comply with the regulations of the land use district applying to the site. As part of the application for a model unit, the applicant must provide a site plan and building information showing how the development complies with the land use

district regulations, including lot coverage and setback, as per the proposed property lines according to the approved Tentative Plan of Subdivision.

9.22.4 Where a model unit is developed as a permanent building, on a foundation, the Development Permit may include the regulations for the final use of the building, where this use is known. The model unit shall not be occupied or used as per the final intended use until such time as confirmation has been received from Alberta Land Titles that the subdivision has been registered and all other conditions for the Development Permit and Building Permit have been met to the satisfaction of the Development Authority and the Safety Codes Officer.

9.22.5 When applying for a Development Permit to construct a model unit within an approved subdivision the applicant shall submit the following information in addition to the application requirements in Subsections 5.3 and 5.4:

- (a) Individual Lot Grading Certificates for every developable lot within the approved subdivision;
- (b) A signed Development Agreement for the approved subdivision; and
- (c) Proof of payment for all development fee and performance securities for the approved subdivision.

9.22.6 As a condition of a Development Permit for a model unit within an approved subdivision, the applicant shall be required to provide the Development Authority:

- (a) A Building Location Certificate indicating the setback to the proposed property lines according to the approved Tentative Plan of Subdivision. The Building Location Certificate must be submitted to the Development Authority within thirty (30) calendar days of completion of the foundation; and
- (b) A Real Property Report indicating the setbacks to the property lines, once the approved subdivision is registered at Land Titles. The Real Property Report must be submitted within ninety (90) days of registration of the subdivision, or as outlined in the condition of approval of the Development Permit.

9.22.7 The applicant shall demonstrate that there is appropriate and safe access to the development site.

9.22.8 The maximum period of time for which a Development Permit for a model unit may be issued shall be two (2) years. The Development Authority may grant an extension to a Development Permit, in one (1) year increments, to a maximum of two (2) additional years.

9.22.9 A model unit may be used as a sales centre.

## 9.23 OUTDOOR STORAGE

9.23.1 Outdoor storage shall not be permitted in residential districts.

9.23.2 Outdoor storage may be permitted as an accessory use to any existing permitted use in a commercial, airport, agricultural, or industrial area, provided the use meets the screening requirements of this Section.

9.23.3 Outdoor storage shall not be permitted within the required front yard of a development, except for the purpose of displaying automobiles, equipment or recreational vehicles for sales or rental.

- 9.23.4 Except for where outdoor storage is permitted in the front yard, outdoor storage areas shall be screened from view from the streets and adjacent residential uses by a solid fence, wall or on-site landscaping that provides year-round screening. The height of the fence or wall, or the amount of landscaping, shall be at the discretion of the Development Authority, considering the potential impact on adjacent uses.

#### 9.24 RELOCATION OF A BUILDING

- 9.24.1 A Development Permit is required whenever a building or structure that is typically required to obtain a Development Permit is to be relocated, either within a site or from one site to another. The relocated building must comply with the regulations of the district into which it is being relocated.
- 9.24.2 Any building receiving approval to be relocated shall be brought up to all existing federal, provincial and municipal standards, codes, ordinances, rules regulations and bylaws.
- 9.24.3 When applying for a Development Permit to relocate a building the applicant must submit the following information in addition to the application requirements in Subsections 5.3 and 5.4:
- (a) Photographs showing all sides of the building in its current state; and
  - (b) A statement of proposed improvements.
- 9.24.4 The Development Authority may inspect the building which is proposed to be relocated or, at the applicant's expense, may request an inspection by a qualified professional who will provide a written certification of the building's structural condition as well as any deficiencies relating to building codes, ordinances or regulations.
- 9.24.5 The Development Authority may issue a Development Permit for the proposed building without conditions, or subject to such condition as they deem necessary to ensure that the building is renovated to a satisfactory standard. They may also require that a letter of credit be posted to guarantee the satisfactory completion of the work stipulated in the Development Permit.

#### 9.25 RENEWABLE ENERGY SYSTEMS

- 9.25.1 Use of all renewable energy systems shall be approved at the discretion of the Development Authority and reviewed to ensure the proposal shall not negatively impact the surrounding area in which it is located. The Development Authority shall have specific regard for the potential impacts of:
- (a) Noise and/or vibrations associated with renewable energy system;
  - (b) The visual appearance from neighbouring properties and public roadways;
  - (c) The casting of shadows on neighbouring properties; and
  - (d) Any smell associated with the renewable energy system.
- 9.25.2 The proposed installation of any renewable energy system, device or structure shall require the issuance of a Development Permit and any other applicable municipal permits. When applying for

a Development Permit to install a renewable energy system the applicant must submit the following information in addition to the application requirements in Subsections 5.3 and 5.4:

- (a) Methods of screening to be used so that the renewable energy system visually blends with the surrounding natural and built environments in which it is situated; and
- (b) Technical drawings or studies relating to the proposed renewable energy structure required to address items outlined in Article 9.25.1.

9.25.3 As a condition of a Development Permit for a renewable energy system, the applicant shall be required to provide confirmation that all necessary and applicable Provincial and Federal regulations and approvals have been met prior to construction.

9.25.4 There shall be no above ground portion of a renewable energy system located in a front yard or the minimum required side yard of the building or structure as specified in the district.

9.25.5 No advertising, except for a manufacturer's logo, shall be visible on any renewable energy system.

#### 9.25.6 Solar Collectors

- (a) A solar collector may be located on the roof or wall of a building or structure, or ground mounted in a side yard provided the structure complies with the minimum side yard requirements of the district; and
- (b) A solar collector mounted on a roof shall not extend beyond the outermost edge of the roof or above the peak of the roof.

### 9.26 RETAIL STORE (CANNABIS)

9.26.1 Any Site containing a Cannabis Retail Store use shall not be located less than 100 m from any Site being used for a Provincial Health Facility, or public or private education, or lands designated for future use as a public education facility at the time of the application for the Development Permit for a Cannabis Retail Store;

For the purposes of this subsection only:

- (a) the 100 m separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Land Use District boundaries or from the edges of structures;
- (b) the term "public or private education" is limited to elementary through to high schools inclusive only, and does not include Commercial Schools.

### 9.27 SEA-CANS

9.27.1 Sea-cans may be used on a site as an accessory building provide they shall be:

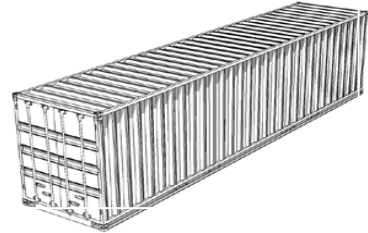
- (a) Accessory to a principal use and shall be governed by the same regulations as an accessory building;
- (b) Located only in an industrial, institutional, parks reserve, airport, or C2 – Highway Commercial District;
- (c) Located on the ground and not stacked on top of another sea-can; unless:
  - i) The stacked sea-cans are at least 200 meters from any residential district as measured from the maximum extend of the sea-can to the maximum extent of the residential

district; and

(d) Used for storage or Emergency Protective Services purposes only; and

(e) Screened from abutting residential and commercial uses by a solid fence, wall or on-site landscaping that provides year-round screening. The height of the fence or wall, or the amount of landscaping, will be at the discretion of the Development Authority.

9.27.2 Notwithstanding Article 9.27.1(b), a sea-can may be located in a residential district if it is required for onsite storage while a building is under construction, or a site is being developed. In these cases, sea-cans are exempt from the requirement of a development permit as per Article 5.2.1(i).



## 9.28 SECONDARY SUITES

9.28.1 A Secondary Suite may be permitted within a Duplex or Multi-Unit Development.

9.28.2 A Secondary Suite shall not be constructed on the same lot as Assisted Living Facility, Boarding House, Home Occupation or Temporary Care Facility.

9.28.3 A Secondary Suite shall be considered a discretionary use on a lot containing a Bed and Breakfast and should only be permitted if the applicant can demonstrate the Secondary Suite is an integral part of the Bed and Breakfast operation.

9.28.4 A maximum of one (1) Secondary Suite is permitted per lot.

9.28.5 A Secondary Suite shall not exceed 40% of the gross floor area of the principal dwelling unit, except for a basement suite, in which case, there is no maximum size.

9.28.6 All Secondary Suites shall be constructed to comply with all relevant requirements of the Alberta Building Code, as amended from time to time.

9.28.7 Secondary Suites shall maintain the residential character of land, buildings and structures.

9.28.8 Parking shall be provided in accordance with Section 10.0 Parking and Loading Requirements.

9.28.9 Parking spaces for the Secondary Suite shall be available for the exclusive and unrestricted use of the occupants of the Secondary Suite.

9.28.10 An Accessory Detached Dwelling Unit shall only be located on:

- (a) a corner lot, or
- (b) a lot that is served by a rear lane.

9.28.11 An Accessory Detached Dwelling Unit shall only be permitted subject to the following:

- (a) The garage shall be maintained as the principal use of the building;
- (b) The Secondary Suite shall be an accessory use of the building,
- (c) The garage in which the Secondary Suite is located shall meet the lot coverage and setback regulations of the district in which it is located and shall not be permitted to apply the reduced setbacks for accessory buildings outlined in Subsection 9.3;

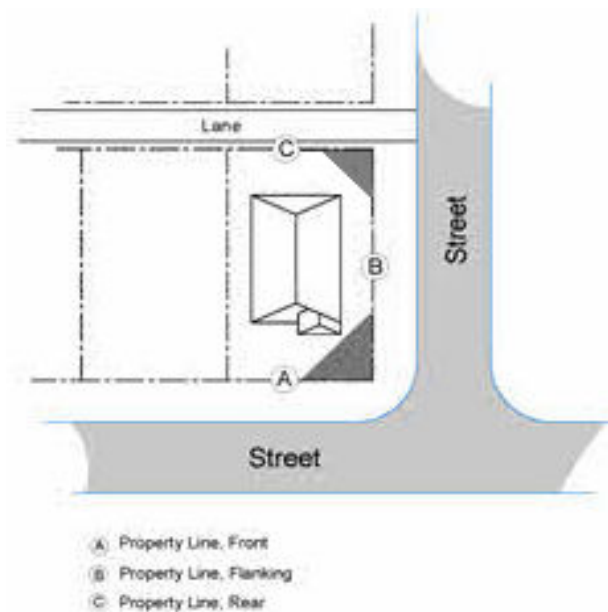
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- (d) The height of the accessory building (garage) shall not exceed the height of the principal building;
- (e) Windows contained within the Secondary Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one or more of the following:
  - i) Off-setting window placement to limit direct views of abutting rear yard or side yard amenity areas, or direct view into a Secondary Suite window on an abutting site;
  - ii) Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings or structures; and
  - iii) Placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any side yard abutting another property.
- (f) Balconies may be allowed as part of a Secondary Suite developed above a detached garage. Balconies may only face into the lane or a flanking roadway.

## 9.29 SIGHT TRIANGLE

- 9.29.1 A sight triangle shall be maintained at all public roadway intersections. No fencing, landscaping, screening, parking, storage, or signs shall be permitted within the sight triangle.
- 9.29.2 The sight triangle at the intersection of two (2) public streets shall be determined by drawing a straight line between two (2) points along the front and flanking side property lines, measured at 6.0 m from the corner where they intersect.
- 9.29.3 The sight triangle at the intersection of a public street and a lane shall be determined by drawing a straight line between two (2) points along the rear and flanking side property lines, measured at 3.0 m from the corner where they intersect.
- 9.29.4 The sight triangle at the intersection of two (2) lanes shall be determined by drawing a straight line between two (2) points along the rear and side property lines, measured at 3.0 m from the corner where they intersect.
- 9.29.5 The sight triangle at the intersection of a public street and driveways that provide access to a parking, loading or service area shall be determined by drawing a straight line between two (2) points along the rear and flanking side property lines, measured at 6.0 m from the corner where they intersect.
- 9.29.6 Where corner cuts equivalent to the required sight triangle area have been dedicated as part of the public street right-





of-way at the time of subdivision, sight triangles shall not be required.

### 9.30 STRIPPING AND GRADING

- 9.30.1 With the exception of those lands governed by a valid Development Permit, Development Agreement or for volumes of less than 25.0m<sup>3</sup>, stripping and grading activities are considered a permitted use in industrial and urban reserve districts and a discretionary use in all –other districts and require a Development Permit.
- 9.30.2 Development Permit applications for stripping and grading shall include all the requirements as identified in Subsection 5.5.
- 9.30.3 As a condition of approval, the Development Authority may require any or all of the following:
- (a) Stormwater modelling for the site;
  - (b) A plan outlining the mitigation methods to be used for the prevention and control of dust, noise or any other nuisance caused by the operation;
  - (c) Fencing or screening to be put in place to buffer adjacent lands;
  - (d) Measures that serve to protect any natural features on the site or on an adjacent site;
  - (e) Reclamation plan for the site, including restorative landscaping; and/or
  - (f) Security up to the estimated value of any proposed grading activities to ensure the work is carried out with reasonable due diligence.
- 9.30.4 Where significant excavation or fill is proposed, the Development Authority may require an engineering plan bearing the seal and signature of a professional engineer.
- 9.30.5 In all cases, site grades and drainage must meet the requirements of the City's Engineering Department. The lot grades shall be established to control drainage flows from the lot to the nearest adjoining street or lane, unless a subdivision grading plan or site grading plan has been approved by the City Engineering Department, then the grade shall be constructed in accordance with the approved plan.
- 9.30.6 All finished grades must be constructed within 0.2 m of the elevations or grades as approved by the City so long as it does not adversely affect the drainage of the property.

### 9.31 SUBDIVISION REGISTRATION

- 9.31.1 When a subdivision is registered with Alberta Land Titles and municipal reserves, public utility lots, or environmental reserves are described as lots within the registration boundaries, those lots immediately assume the intended land use district. A redistricting application shall not be required for these lots.

### 9.32 SWIMMING POOLS

- 9.32.1 Swimming Pools shall be subject to the same regulations as accessory buildings and accessory uses, as outlined in Subsections 9.2 and 9.3.



9.32.2 Swimming Pools shall be constructed to comply with all relevant requirements of the Alberta Building Code, as amended from time to time.

### 9.33 YARD PROJECTIONS

9.33.1 Except as provided in this Section, no person shall permit any portion of a principal building to project over, or onto, a front yard setback, side yard setback, flanking side yard setback, or rear yard setback.

9.33.2 At the discretion of the Development Authority, the following developments may be permitted to project the following distance into the required yard setback within the residential districts:

<u>Building or Structure</u>	Maximum <u>Projection</u> into <u>Front Yard Setback</u>	Maximum <u>Projection</u> into <u>Flanking Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Rear Yard Setback</u>
Eaves and sunshades	0.9 m	0.9 m	0.9 m	0.9 m
Window <u>projections</u> , cantilevered wall sections and fireplaces	0.6 m	0.6 m	0.0 m	0.6 m
Uncovered <u>decks</u>	1.5 m	0.9 m	0.6 m	3.0 m
Stairs*	1.5 m	0.9 m	0.6 m	3.0 m
<u>Balcony</u>	0.6 m	0.6 m	0.0 m	1.5 m
Landings and Entryways up to 2.5 m <sup>2</sup> *	1.5 m	0.9 m	0.6 m	3.0 m

\*So long as the projecting feature:

- (a) is constructed of non-combustible material;
- (b) does not interfere with property drainage;
- (a) does not restrict access from the front to the rear of the property on at least one side of the principal building;
- (b) shall not exceed 1.0 m in height;
- (c) is not enclosed by walls or a roof structure;
- (d) does not provide surveillance of the amenity area of an adjacent property and
- (e) in the case of a flanking side yard, does not interfere with vehicle sight lines.

9.33.3 At the discretion of the Development Authority, the following developments may be permitted to project the following distance into the required yard setback within the commercial, institutional and parks districts:

<u>Building or Structure</u>	Maximum <u>Projection</u> into <u>Front Yard Setback</u>	Maximum <u>Projection</u> into <u>Flanking Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Rear Yard Setback</u>
Eaves and sunshades	0.9 m	0.9 m	0.9 m	0.9 m

Window projections, cantilevered wall sections and fireplaces	1.5 m	1.5 m	0.0 m	3.0 m
Uncovered <u>decks</u>	1.5 m	1.5 m	0.0 m	3.0 m
Stairs*	1.5 m	1.5 m	0.0 m	3.0 m
<u>Balcony</u>	0.6 m	0.6 m	0.0 m	1.5 m
Landings and Entryways to 2.5 m <sup>2</sup> *	1.5 m	0.9 m	0.6 m	3.0 m

\*So long as the projecting feature:

- (a) is constructed of non-combustible material;
- (b) does not interfere with property drainage;
- (c) does not restrict access from the front to the rear of the property on at least one side of the principal building;
- (d) shall not exceed 1.0 m in height;
- (e) is not enclosed by walls or a roof structure;
- (f) does not provide surveillance of the amenity area of an adjacent property; and
- (g) in the case of a flanking side yard, does not interfere with vehicle sight lines.

9.33.4 At the discretion of the Development Authority, the following developments may be permitted to project the following distance into the required yard setback within the industrial districts:

<u>Building or Structure</u>	Maximum <u>Projection</u> into <u>Front Yard Setback</u>	Maximum <u>Projection</u> into <u>Flanking Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Side Yard Setback</u>	Maximum <u>Projection</u> into <u>Rear Yard Setback</u>
Eaves	0.9 m	0.9 m	0.9 m	0.9 m
Sunshades and cantilevers	1.5 m	1.5 m	0.0 m	3.0 m
Uncovered <u>decks</u>	1.5 m	1.5 m	0.0 m	3.0 m
Stairs	1.5 m	1.5 m	0.0 m	3.0 m

9.33.5 Ramps, for the purpose of providing barrier free access to a building, may project into the required front, rear and flanking side yard. Ramps may project into these yards to within 1.0 m from the front, rear or flanking side yard property line.

## 10.0 PARKING AND LOADING REQUIREMENTS

*This Section of the Land Use Bylaw contains regulations pertaining to vehicular parking and loading requirements. Some land uses generate more traffic than others and have different parking and loading needs. This Section prescribes the minimum required number of parking spaces for specified land uses and the requirements for how and where that parking should be arranged. This Section also includes regulations for bicycle parking to help promote alternative transportation within the City of Camrose.*

### 10.1 REQUIRED NUMBER OF PARKING SPACES

- 10.1.1 Unless otherwise provided in this Bylaw, required parking shall be provided off- street. *Parking stalls* within the *public roadway* shall not be counted towards the parking requirements for a *use*.
- 10.1.2 No *parking stalls* or *loading stalls* are required for any *site* that *fronts* onto 50<sup>th</sup> Street between 48<sup>th</sup> Avenue and 51<sup>st</sup> Avenue.
- 10.1.3 Parking shall be provided as outlined in Table 1: Minimum Required Parking.
- 10.1.4 Where a fractional number of *parking stalls* is required, the number of *parking stalls* required shall be rounded up to the next highest whole number.
- 10.1.5 Where parking regulations are provided as one or another, the *Development Authority* shall use whichever parking regulation provides the greater number of parking spaces unless the applicant can demonstrate the lesser of the two (2) regulations is adequate to service the proposed *development*.
- 10.1.6 10.1.5 Where there is more than one(1) *use* on a *site* the number of *parking stalls* required shall be the sum of the number of *parking stalls* required for each *use* rounded up to the nearest whole number.
- 10.1.7 Designated *parking stalls* for use by persons with physical disabilities shall be provided in accordance with Alberta Building Code or other Provincial requirements and shall be included as part of and not in addition to the applicable minimum parking requirements.
- 10.1.8 Parking requirements may only be varied in accordance with the regulations in Subsection 6.11 or Section 10.0 of this Bylaw.

**Table 1: Minimum Required Parking**

Land Use	Minimum Number of Parking Stalls Required
<b>Residential Uses</b>	
<i>Single Detached Dwelling, Duplex, Mobile Home</i>	2.0 stalls per <i>dwelling unit</i>
<i>Multi-Unit Developments</i>	1.0 stall per <i>bachelor unit</i> ; 1.0 stall per 1 bedroom unit; 1.25 stalls per 2 or more bedroom units.
<i>Secondary Suite</i>	1.0 stall for <i>secondary suite</i>

Land Use	Minimum Number of Parking Stalls Required
<u>Assisted Living Facility</u>	0.25 stall per <u>sleeping unit</u> or 0.5 stall per <u>dwelling unit</u> , and 0.5 stall per employee.
<u>Bed and Breakfast</u>	In addition to parking provided for the principal <u>dwelling unit</u> : 1.0 stall per each guest room.
<u>Boarding House</u>	1.0 stall per <u>sleeping unit</u>
<u>Family Day Home</u>	In addition to parking provided for the principal <u>dwelling unit</u> : 1.0 stall for each non-resident employee
<u>Home Occupation</u>	In addition to parking provided for the principal <u>dwelling unit</u> : 1.0 stall for each non-resident employee; and 1.0 stall for visitor parking if the business requires business associated visits by customers.
<b>Commercial Uses</b>	
Any commercial <u>use</u> (sales or service), unless otherwise listed in this section	1.0 stall per 40 m <sup>2</sup> of <u>public floor area</u>
Any commercial <u>use</u> (sales or service), within the C1 Central/Downtown Commercial District	1.0 stall per 80m <sup>2</sup> of <u>public floor area</u>
<u>Airport</u>	2.0 stalls per lease <u>site</u>
<u>Bars and Pubs; Restaurants</u>	1.0 stall per 10 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 8 seats
<u>Campground</u>	1.0 stall per <u>campsite</u> (provided on <u>campsites</u> ); and 1.0 stall per 20 <u>campsites</u> for visitor parking.
<u>Casino, Theatre</u>	1.0 stall per 20 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 8 seats
<u>Commercial School</u>	1.0 stall per 15m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 5 students
<u>Contractor Service</u>	1.0 stall per 35m <sup>2</sup> of <u>floor area</u>
<u>Day Care Facility</u>	0.75 stall per employee
<u>Entertainment Facility</u>	1.0 stall per 10 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 8 seats
<u>Health Facility, Major</u> and <u>Health Facility, Minor</u>	1.0 stall 40 m <sup>2</sup> of <u>floor area</u>

Land Use	Minimum Number of Parking Stalls Required
<u>Hotel</u>	1.0 parking space per guest room.
<u>Professional Service</u>	1.0 stall per 40 m <sup>2</sup> of <u>floor area</u>
<u>Restaurant and Specialty Food Service</u>	1.0 stall per 10 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 8 seats
<b>Industrial Uses</b>	
Any industrial <u>use</u>	1.0 stall per 100.0 m <sup>2</sup> of <u>gross floor area</u> ; or 1.0 stall per 5 employees
<b>Community, Recreational, Utilities and Service Uses</b>	
Auditoriums or other places of Public Assembly	1.0 stall per 10 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 8 seats (auditorium and public assembly space shall only be used once in the calculation of the parking requirement)
<u>Community Facility</u>	1.0 stall 20 m <sup>2</sup> of <u>public floor area</u> ; or 1.0 stall per 4 seats
<u>Government Service</u>	1.0 stall per 35 m <sup>2</sup> of <u>floor area</u>
<u>Recreation Facility, Indoor</u>	2.0 parking space per 25 m <sup>2</sup> of <u>public floor area</u> ; or as required by the <u>Development Authority</u>
<u>Recreation Facility, Outdoor</u>	As required by the <u>Development Authority</u>
<u>Schools</u> Elementary and Junior High Senior High	1.5 stalls per classroom. 1.5 stalls per classroom; and 1.0 stall for every 10 students
<u>Temporary Care Facility</u>	0.5 stall per <u>sleeping unit</u> .
<u>Temporary Lodging Facilities (Airport)</u>	0.5 stalls per unit.

Amended by  
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## 10.2 TANDEM PARKING

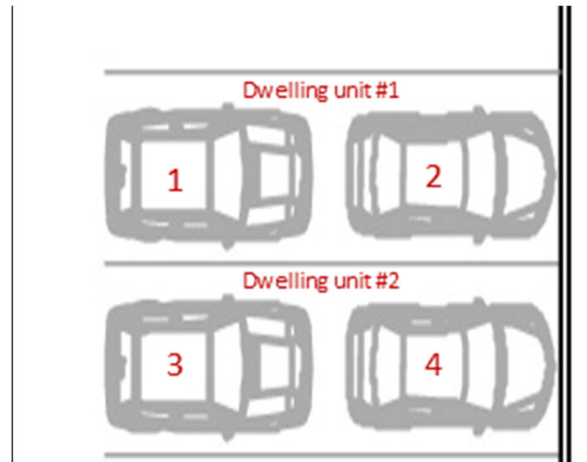
- 10.2.1 Tandem parking is permitted for residential dwelling units only. Parking for guest rooms, sleeping units, employees or visitors shall not be in tandem.
- 10.2.2 Parking spaces in tandem formation may be a maximum of two vehicle stalls deep and may only provide parking for one (1) dwelling unit.
- 10.2.3 Should the development provide additional stalls in tandem, there is no limit to the number of stalls that can be provided but each stall in 'tandem' will only be counted as a single stall.



- 10.2.4 To determine the total number of parking stalls permitted to be in tandem (**C**), use the equation:  $B - A = C$ . Determine the number of total dwelling units (**A**). Calculate the number of total required parking stalls (**B**) for the total number of dwelling units. To determine the total number of parking stalls permitted to be in tandem (**C**), use the equation:  $B - A = C$ .

Example Only:

1. Ten (10) 1-bedroom dwelling units and fourteen (14) 2-bedroom dwelling units equal a total number of twenty-four (24) dwelling units (**A**).
2. If each 1-bedroom unit requires one (1) parking stall, and each 2-bedroom unit requires 1.25 parking stalls, the total number of required parking stalls is  $(10 \text{ units} \times 1 \text{ parking stall/unit}) + (14 \text{ units} \times 1.25 \text{ parking stall/unit}) = 27.5$  required parking stalls. Since the total number of required parking stalls is not a whole number, round to the nearest whole number. In this case, 27.5 parking stalls becomes 28 parking stalls (**B**).
3. The total number of parking stalls permitted to be in tandem (**D**) is equal to  $28 - 24 = 4$ . This means four (4) parking stalls are permitted to be in tandem, as shown in the picture on the right:



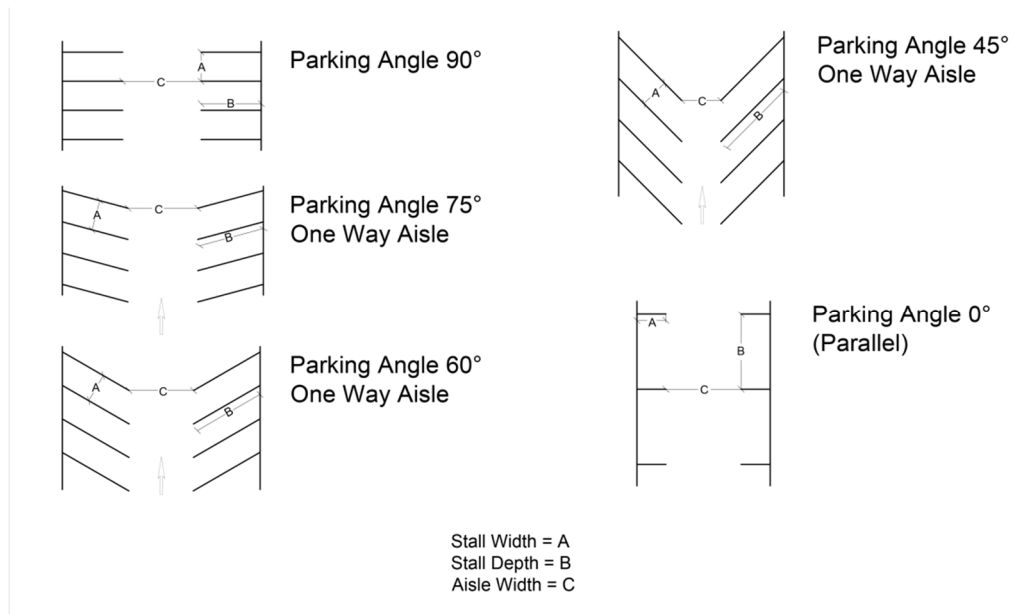
### 10.3 OFF-SITE PARKING

- 10.3.1 All parking stalls required by this Bylaw for residential purposes shall be located on the same site as the residential use.
- 10.3.2 At the discretion of the Development Authority, a non-residential development may be permitted to provide a portion of its parking requirement off-site in the following circumstances:
- (a) If the required parking is located within 100.0 m of the site and does not require the crossing of any arterial or highway road; and
  - (b) If an agreement is signed between the registered landowners of the two (2) sites, and the agreement is registered on the Titles of the properties that are subject to the agreement with the City named as third party.

### 10.4 PARKING FACILITIES AND PARKING STALLS

- 10.4.1 An off-street parking area or accessory off-street parking area shall be constructed so that adequate access to and exit from each stall is provided at all times by means of maneuvering aisles designed to the satisfaction of the Development Authority.

10.4.2 All parking areas shall conform to the Table 2: Minimum Parking Stall Dimensions.



**Table 2: Minimum Parking Stall Dimensions**

	On Diagram	<i>Standard Vehicle</i>					<i>Compact Vehicle</i>				
		0°	45°	60°	75°	90°	0°	45°	60°	75°	90°
Stall Width	A	2.7	2.7	2.7	2.7	2.7	2.4	2.4	2.4	2.4	2.4
Stall Depth	B	7.0	5.9	6.2	6.1	5.6	6.3	5.2	5.4	5.3	4.9
Aisle Width	C	7.0	3.7 <sup>(1)</sup>	4.9 <sup>(1)</sup>	7.0	7.9	7.0	3.7 <sup>(1)</sup>	4.9 <sup>(1)</sup>	7.0	7.9

<sup>(1)</sup> One Way

10.4.3 Compact vehicle stalls may comprise up to a maximum of 50% of required parking for development in all land use districts, provided that all compact vehicle parking stalls are clearly marked with signs reading: "Compact vehicle parking only".

## 10.5 SURFACE AND DRAINAGE

10.5.1 Each parking area shall be so graded and drained as to dispose of all surface water in accordance with an approved site grading plan.

10.5.2 Unless otherwise provided in this Bylaw or any other Bylaw, required parking, loading and service areas shall be provided with an all-weather, adequately drained, hard surface.

10.5.3 The Development Authority may approve a gravel surfaced parking, loading or service area, provided that:

- (a) The public roadway providing access to the off-street parking, loading or service area is not hard surfaced; or

- (b) The parking, loading or service area is utilized by staff only and is separated from the public parking area, which must be hard surfaced. Access driveways from gravel parking and loading areas to hard surfaced street or lanes shall have a hard surfaced drive aisle a minimum of 10.0 m long developed on site to mitigate the travel of gravel from the site onto the public roadway.
- 10.5.4 All parking, loading and service areas located *adjacent* to highways or arterial roads shall be hard surfaced to reduce the impact of dust on the community and major transportation corridors.
- 10.5.5 The Development Authority may request hard surfacing of additional spaces if required to accommodate a change in the use or intensity of use of a site.

## 10.6 LOADING SPACES

- 10.6.1 Except in the C1 – Central/Downtown Commercial District, a minimum of one (1) on- site loading space shall be provided for every non-residential use.
- 10.6.2 A loading space shall not be counted as a parking stall.
- 10.6.3 A loading space should be designed and located so that all vehicles using the space can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets.
- 10.6.4 A loading space shall be dimensioned according to the following:
  - (a) A minimum 3.0 m wide;
  - (b) A minimum 9.0 m deep; and
  - (c) A minimum 4.3 m of overhead clearance.
- 10.6.5 Notwithstanding Article 10.6.4, the Development Authority, having regard for the type of vehicles that are likely to use the loading space, may change the loading space dimensions requirements.

## 10.7 PARKING STRUCTURES

- 10.7.1 Parking facilities located within a building or structure shall be designed to:
  - (a) Have interior stairways visually accessible by using clear safety glass or transparent panels on all doors into stairwells and on walls, corridors and entrances wherever feasible;
  - (b) Locate machine rooms, heating systems, elevators and stairwell shafts, building columns and other major visual obstructions to enable visual supervision of the parking stalls and stairwells;
  - (c) Eliminate entrapment areas wherever possible. Potential entrapment areas such as storage rooms shall be provided with locking mechanisms. Entrapment areas can be closed with chain link fence or other types of intrusion resistant material;
  - (d) Eliminate sharp blind corners on stairs or corridors wherever possible. If blind corners cannot be avoided, security mirrors or other devices such as video cameras shall be utilized;
  - (e) Develop landscaping around pedestrian access point, including walkways to and from entry and exit points, to permit visual accessibility to these areas from the street.



## 10.8 BICYCLE PARKING REQUIREMENTS

10.8.1 Bicycle parking shall be provided as outlined in Table 3: Minimum Required Bicycle Parking.

**Table 3: Minimum Required Bicycle Parking**

Use	Minimum # of Bicycle Parking Stalls
<u>Multi-Unit Developments</u> that do not have direct access to private <u>garages</u>	5% of all required vehicle <u>parking stalls</u> , but in no case less than 4 stalls.
Commercial Uses where 20 or more vehicle <u>parking stalls</u> are required	10% percent of all required vehicle <u>parking stall</u> , but in no case less than 5 stalls.
Community, Recreational, Utilities and Service Uses	10% percent of all required vehicle <u>parking stall</u> , but in no case less than 5 stalls.
<u>Schools</u>	10% percent of the number of students based on projected capacity.

10.8.2 The size and location of bicycle parking stalls shall be as follows:

- (a) Each bicycle parking stall shall be a minimum of 0.6 m in width and 1.8 m in length, with a minimum overhead clearance of at least 2.1 m; and
- (b) All required bicycle stalls shall be located on the same site as the use for which they are provided and must not impede a pedestrian walkway.

10.8.3 Bicycle parking shall be situated to maximize visibility to increase security and discourage theft. Bicycle parking shall be provided on hard surfaced areas:

- (a) In secure bicycle storage rooms, lockers, racks, railings, or other such device on hard surfaced areas; or
- (b) Within 15.0 m of the public entrance of a building.

10.8.4 Design of bicycle parking stalls shall be as follows:

- (a) Bicycle parking racks shall be designed so that the bicycle is supported upright, and shall enable locking of the bicycle frame and at least one wheel to be locked with a U-style lock;
- (b) Secure bicycle storage rooms or lockers shall be weather-proof if located where exposed to the elements;
- (c) Bicycle parking racks or secure bicycle parking shall be anchored securely to the ground or to a fixed structure.

## 11.0 LANDSCAPING

*Landscaping is an important design element which can assist with the transition between uses, soften rigid appearance of buildings and hard surfaces, enhance the aesthetics and feel of a community while providing overall environmental benefits. The purpose of this Section is to foster the creation of landscapes appropriate to the City of Camrose by providing minimum landscaping requirements whenever any new development takes place or when existing development is substantially enlarged.*

### 11.1 GENERAL PROVISIONS

11.1.1 A landscaping plan shall be required for all Development Permits in the City of Camrose, except for:

- (a) Accessory buildings in all land use districts;
- (b) Any residential development involving three (3) or less units;
- (c) Cumulative additions, expansion or alterations of a building that result in less than a 30% increase in the gross floor area; and
- (d) A change in use that does not result in a substantial increase to the parking requirements. For the purposes of this section a substantial increase to parking shall be deemed an increase of 20% of the required parking stalls or more.

11.1.2 Where a landscaping plan is required, no landscaping work shall be commenced unless:

- (a) The Development Authority has approved the landscaping plan; and
- (b) The required security has been received by the City.

11.1.3 As a condition of the Development Permit, all landscaping and planting must be completed within twenty-four (24) months (or two (2) growing seasons) of occupancy or commencement of operation of the proposed development.

11.1.4 Where a portion of a site consists of a water body, swamp, gully, ravine, coulee, natural drainage course or other environmentally sensitive area, this portion of the site shall be maintained in its natural state unless the landowner has received the required approvals from federal, provincial or municipal jurisdictions to develop those portions of the site.

11.1.5 For the purpose of Section 11.0 Landscaping, the Landscaped Area refers to all areas of a site not designed for driveways for the purpose of vehicle movements.

### 11.2 LANDSCAPING PLAN REQUIREMENTS

11.2.1 A required landscaping plan shall be submitted with the Development Permit application for review and approval by the Development Authority. The landscaping plan shall include all of the following items, unless the Development Authority deems otherwise:

- (a) North arrow;
- (b) Adjacent public area features, such as streets, lanes, driveways, vehicular entrances, street furniture and boulevard landscaping;

- (c) Outlines of all buildings and structures on the subject site including the location and type of any underground structures and overhangs within the first two stories;
- (d) Location of parking areas, vehicle and pedestrian circulation systems on the subject site;
- (e) Location, height and materials of all proposed fences, screens, and walls on the subject site; and
- (f) Location of any existing or proposed lighting, recreational facilities and garbage collection areas on the subject site; and
- (g) Existing vegetation, including mature trees, on the subject site, labelled by common name.

### 11.3 PLANTING REQUIREMENTS

- 11.3.1 At a minimum, all landscaped areas shall be seeded or sodded with grass or xeriscaping unless otherwise specified in registered architectural guidelines or by the Development Authority.
- 11.3.2 In no case shall hard-surfaced landscaping features, such as decorative paving or impervious surfaces, exceed 25% of the required landscaped area.
- 11.3.3 Retention of existing trees and shrubs on site may be considered as partial or total fulfilment of landscaping requirements in accordance with the following:
  - (a) When existing mature trees are retained on a development site they may count double towards meeting the tree requirements of this Section; and
  - (b) When existing shrubs are retained on a development site they may count as one-for-one towards meeting the shrub requirements.
- 11.3.4 At no time shall artificial turf be installed in City boulevards.

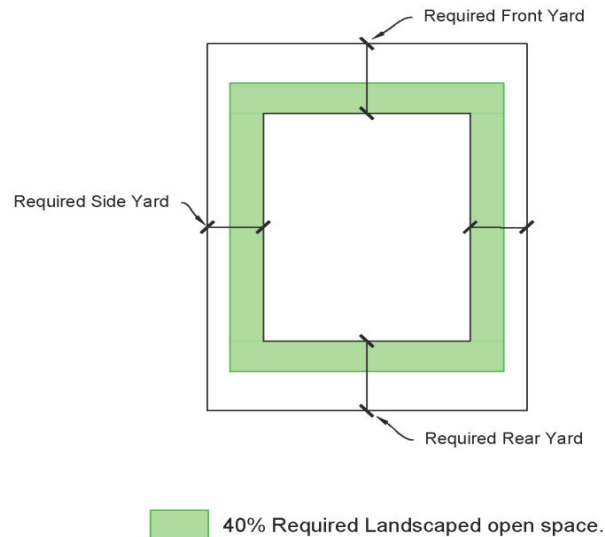
### 11.4 LANDSCAPING REQUIREMENTS IN RESIDENTIAL DISTRICTS

- 11.4.1 For new developments single detached dwellings and/or duplexes the landscaping requirements shall be:
  - (a) One (1) tree per principal dwelling unit; and
  - (b) Two (2) shrubs per principal dwelling unit.
  - (c) Notwithstanding (a) and (b), if the single detached dwelling is setback 3.0 meters in which case four (4) shrubs is acceptable.

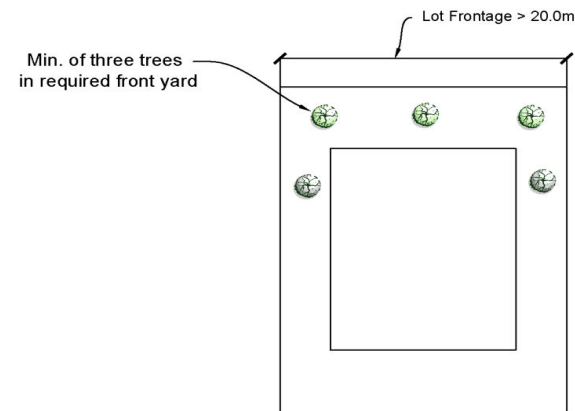
All required landscaping shall be planted within the required front yard.

- 11.4.2 For Multi-Unit Developments and/or Mobile Home Park developments the landscaping requirements shall be:
  - (a) A minimum 40% of the required yards shall be retained as open space and shall be landscaped;
  - (b) One (1) tree or two (2) shrubs per 30.0 m<sup>2</sup> of the required landscaped area. The maximum ratio of trees to shrubs shall be 1:2; and
  - (c) A minimum of three (3) of the required trees shall be planted within the required front yard for lots with a lot frontage of over 20.0 m. For lots with a lot frontage of less than 20.0 m a minimum of two (2) of the required trees shall be planted within the required front yard.

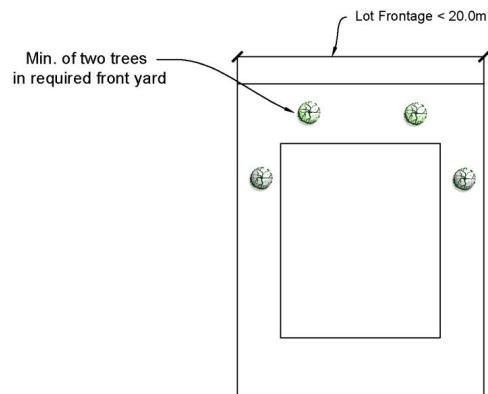
Example of minimum landscaped area for Multi-Unit and Mobile Home Park Developments:



Example of landscaping for Multi-Unit and Mobile Home Park lots with more than 20.0 m lot frontage:



Example of landscaping for Multi-Unit and Mobile Home Park lots with less than 20.0 m lot frontage:



**11.5 LANDSCAPING AND SCREENING REQUIREMENTS IN COMMERCIAL DISTRICTS**

11.5.1 All off-street parking facilities shall be separated from the property line or street by a landscaped area at least 1.5 m in width and shall have suitable barriers to prevent motor vehicles from

encroaching onto landscaped areas. This landscaped area shall be increased to a minimum of 2.0 m adjacent to highway or arterial roads.

11.5.2 *Landscaping* requirements in the C1 – Central/Downtown Commercial and C2 - Highway Commercial District shall be at the discretion of the *Development Authority*, giving consideration to:

- (a) Site characteristics and available space for landscaping;
- (b) Adjacent land uses and developments;
- (c) Complementing existing landscaping; and
- (d) Softening edges between developments and adjacent public roadways.

Unless the development is on a corner lot in the C1 – Central / Downtown District and the building is not built to property line. In which case, the area between the building and property line must contain one of the following publicly accessible spaces:

- i) a gathering place such as but not limited to a plaza or patio;
- ii) a natural park area, with native species and appropriate pedestrian-scale information; or
- iii) a manicured park space that is comfortable and inviting for passive use.

Such spaces must be designed using best practices in Landscape Architecture.

11.5.3 In the C2 – Highway Commercial District and C3 – Neighbourhood Commercial District a landscaped area at least 3.0 m in width shall be required adjacent to any property line which abuts a residential district.

11.5.4 In the C3 – Neighbourhood Commercial District, the landscaping requirements in commercial districts shall be:

- (a) A minimum of 10% of the total site area shall be retained as open space and shall be landscaped; and
- (b) One (1) tree or two (2) shrubs per 30.0 m<sup>2</sup> of the required landscaped area. The maximum ratio of trees to shrubs shall be 1:2.

## 11.6 LANDSCAPING AND SCREENING REQUIREMENTS IN LIGHT INDUSTRIAL DISTRICTS

11.6.1 A minimum of 25% of the required front yard and flanking yard setback identified in the Light Industrial District shall be retained as open space and shall be landscaped.

11.6.2 All off-street parking facilities shall be separated from the property line or street by a landscaped area at least 2.0 m in width and shall have suitable barriers to prevent motor vehicles from encroaching onto landscaped areas.

11.6.3 A landscaped area at least 3.0 m in width shall be required adjacent to any property line which abuts a residential district.

11.6.4 The landscaping requirements in light industrial districts shall be:

- (a) An earth berm and/or one tree (1) for every 15.0 linear metres along any rear or side lot line that is shared with a district other than Highway Commercial or Industrial;

- (b) One (1) tree or two (2) shrubs per 60 m<sup>2</sup> of the required landscaped area. The maximum ratio of trees to shrubs shall be 1:2; and
- (c) The *landscaping* requirements of (a) may be counted towards the *landscaping* requirements of (b).

11.6.5 Light industrial areas *adjacent* to residential *districts* shall be screened as follows:

- (a) Any side or *rear yard* areas that *abuts* a residential *district*, with or without an intervening *lane*, shall be screened to a minimum height of 1.8m by *fences*, privacy walls, earth berm, gates or *landscaping* that creates screening between the uses, to the satisfaction of the *Development Authority*; and
- (b) Any yard area utilized for *outdoor storage* that *abuts* a residential, with or without an intervening public roadway, shall require a solid *fence*, earth berm, or combination thereof, to substantially obstruct the view into the *outdoor storage* area.

#### 11.7 LANDSCAPING AND SCREENING REQUIREMENTS IN HEAVY INDUSTRIAL DISTRICTS

11.7.1 A minimum of 25% of the required front yard and flanking yard setback identified in the Heavy Industrial District shall be retained as open space and shall be landscaped.

11.7.2 All off-*street parking facilities* shall be separated from the *property line* or *street* by a landscaped area at least 2.0m in width and shall have suitable barriers to prevent motor vehicles from encroaching onto landscaped areas.

11.7.3 A landscaped area at least 3.0 m in width shall be required *adjacent* to any *property line* which *abuts* a non-industrial *district*.

11.7.4 The *landscaping* requirements in heavy industrial *districts* shall be:

- (a) An earth berm and one (1) tree for every 15.0 linear metres along any rear or side *lot* line that is shared with a non-industrial *district* or *use* other than a *public roadway*.

11.7.5 Heavy industrial areas *adjacent* to non-industrial *districts* or uses other than a *public roadway* shall be screened as follows:

- (a) Any side or *rear yard* areas that *abuts* a non-industrial *district* or *use* other than a *public roadway*, with or without an intervening *lane*, shall be screened to a minimum height of 1.8 m by *fences*, privacy walls, earth berm, gates or *landscaping* that creates screening between the *uses*, to the satisfaction of the *Development Authority*; and
- (b) Any yard area utilized for *Outdoor Storage* that *abuts* a non-industrial *district* or use other than a *public roadway*, with or without an intervening *public roadway*, shall require a solid *fence*, earth berm, or combination thereof, to substantially obstruct the view into the *Outdoor Storage* area.

#### 11.8 LANDSCAPING AND SCREENING REQUIREMENTS IN INSTITUTIONAL DISTRICTS

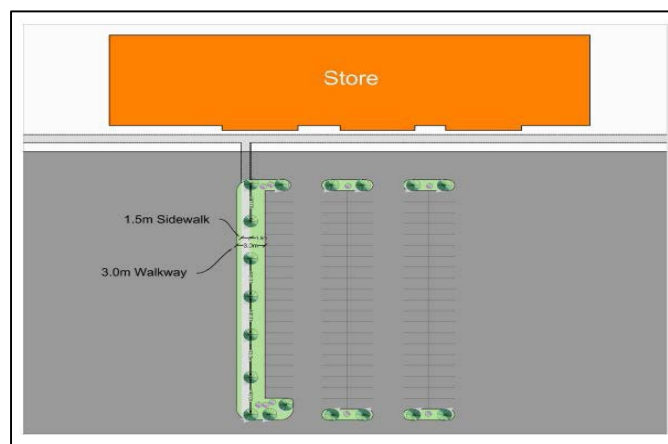
11.8.1 *Landscaping* requirements in institutional *districts* shall be:

- (a) A minimum of 10% of the total *site* area shall be retained as open space and shall be landscaped;

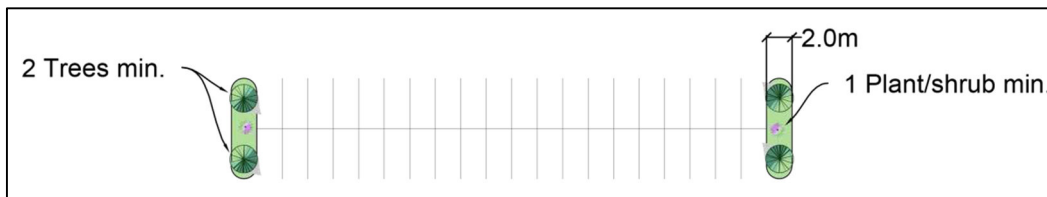
- (b) One (1) tree or two (2) shrubs per 30.0 m<sup>2</sup> of the required landscaped area. The maximum ratio of trees to shrubs shall be 1:2; and
- (c) Of the required trees, one (1) tree shall be planted every 15.0 linear metres along the lot frontage in the required front and flanking side yards.

#### 11.9 LANDSCAPING REQUIREMENTS FOR PARKING FACILITIES

- 11.9.1 Unless otherwise stipulated in Subsection 11.6 or Section 11.7, all off-street parking facilities shall be separate from the property line or street by a landscaped area at least 1.5 m in width and shall have suitable barriers to prevent motor vehicles from encroaching onto landscaped areas. This landscaped area shall be increased to a minimum of 2.0 m adjacent to highway or arterial roads.
- 11.9.2 At-grade parking facilities with a capacity of thirty (30) or more vehicles shall have landscaped islands within the parking area.
- 11.9.3 At-grade parking facilities with a capacity of fifty (50) or more vehicles, shall have landscaped islands and a minimum of one (1) landscaped public walkway within the parking area. The public walkway shall be designed with:
- (a) A minimum total width of 3.0 m;
  - (b) An unobstructed 1.5 m wide sidewalk;
  - (c) Ramps leading to the sidewalk from both sides located every 20.0 m of sidewalk length;
  - (d) Landscaped with trees planted every 10.0 m on centre, and shrubs, ornamental grasses and/or perennial flowers on one (1) or both sides of the sidewalk; and
  - (e) Consideration for connections to existing and future uses both adjacent to and within the development *site*.



- 11.9.4 Landscaped islands in parking facilities shall:
- (a) Be provided at the beginning and end of every row of motor vehicle parking stalls;
  - (b) Be a minimum of 2.0 m in width and equal to the length of the adjacent parking stalls; and
  - (c) Each contain a minimum of two (2) trees and at least one (1) other planting such as shrubs, ornamental grasses, or perennial flowers.



- 11.9.5 A *parking facility* shall be screened from an *abutting* residential *site* by a wall, *fence*, berm or screen planting. The location, length, thickness and height of such a wall, *fence*, berm or screen planting shall be maintained to provide effective screening from the ground to a height of not less than 1.2 m in height if that *parking facility*:
- (a) Services a non-residential *district* or *use*; and
  - (b) has a capacity of eight (8) or more vehicles.
- 11.9.6 Any loading and vehicular service area, which is visible from an *adjacent site* in a residential *district* or from a public road other than a *lane*, shall be screened by a wall, *fence*, berm or screen planting. The location, length, thickness and height of such a *fence*, wall or screen planting shall be in accordance with the *landscaping* plan approved by the *Development Authority*. Such *fence* and/or screen planting shall be maintained to provide effective screening from the ground to a height of 1.8 m.
- 11.9.7 The location of an enclosure for garbage receptacles and other apparatus shall be in accordance with Subsection 9.16 Garbage Bins.

#### 11.10 LANDSCAPING SECURITY

- 11.10.1 The *Development Authority* may require, as a condition of *Development Permit* approval, financial security from the applicant or *registered landowner*, to ensure that *landscaping* is provided and maintained for a minimum of two (2) growing seasons. The condition of the security being that, if the *landscaping* is not completed in accordance with this Bylaw and the *landscaping* plan within twenty-four (24) months of the occupancy of the *development*, then the amount fixed shall be paid to the *City* to remedy such deficiencies. Only the following forms of security are acceptable:
- (a) Cash to a value equal to 100% of the *landscaping* cost; or
  - (b) An automatically renewable and irrevocable Letter of Credit in the amount of 100% of the *landscaping* cost.
- 11.10.2 The owner, or the owner's representative, shall calculate the *landscaping* cost based on the information provided on the approved *landscaping* plan. If, in the opinion of the *Development Authority*, these projected costs are inadequate, the *Development Authority* may establish a higher *landscaping* cost figure for the purposes of determining the value of the *landscaping* security.
- 11.10.3 If cash is offered as the *landscaping* security, it shall be held, by the *City*, without interest payable, until, by confirmation through inspection by the *Development Authority*, the *landscaping* has been installed and successfully maintained for two (2) growing seasons. Upon satisfactory



completion of the *landscaping* requirement, the security will be returned to the owner of the property.

11.10.4 If a Letter of Credit is offered as the *landscaping* security, it shall be issued by a Chartered Bank or Treasury Branch, and shall contain a covenant by the issuer that if the issuer has not received a release from the City sixty (60) days prior to the expiry date of the security, that the security shall automatically be renewed, upon the same terms and conditions, for a further period of one (1) year. The Letter of Credit must also permit partial withdrawals. The initial term of the Letter of Credit shall be one (1) year.

11.10.5 Upon application by the owner or the owner's representative, the security may be amended to a reduced amount, at the discretion of the Development Authority, when any of the following events occur:

- (a) The required landscaping has been properly installed; and
- (b) The required landscaping has been well maintained and is in a healthy condition after one (1) growing season.

11.10.6 Upon application by the owner or the owner's representative, the security shall be fully released if the required landscaping has been well maintained and is in a healthy condition after two (2) growing seasons.

11.10.7 The City may draw on a cash security or a Letter of Credit and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City to renew or draw upon any Letter of Credit, shall be reimbursed by the owner to the City by payment of invoice or from the proceeds of the Letter of Credit.

## 12.0 SIGN REGULATIONS

*This Section of the Land Use Bylaw prescribes the requirements for signs erected in the City of Camrose. The intent of this Section is to ensure signage within the City is safe and aesthetically pleasing.*

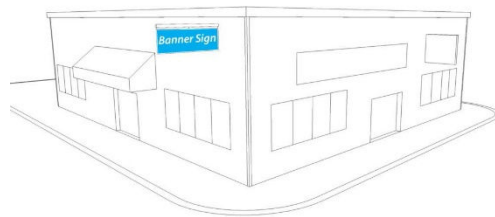
### 12.1 PURPOSE



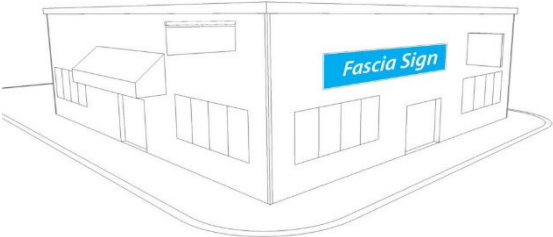

12.1.1 The purpose of the sign regulations is to regulate signs so that the visual impact of signs is consistent with the design, character and appearance of buildings in the City. These sign regulations will regulate:


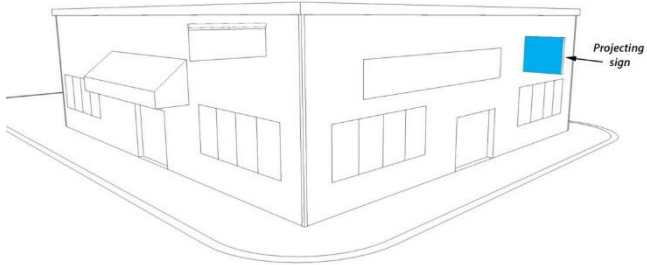

- (a) The size and location for each sign type; and
- (b) The number of signs allowed on each site.


### 12.2 DEFINITIONS

Defined Word	Definition
<b>Abandoned Sign</b>	means a <u>sign</u> which no longer advertises or identifies an existing activity, business, owner, product, lessee or service, or a <u>sign</u> for which no legal owner can be found;
<b>Animated</b>	means the usage of multiple frames running at a fast-enough speed that the human eye perceives the content to be in continuous movement. This includes video messages.
<b>Awning</b>	means an adjustable or temporary roof-like covering fitted over windows and doors and used for shelter, advertising and/or decoration.
<b>Awning or Canopy Sign</b>	means a <u>sign</u> attached to or constructed on an <u>awning</u> or <u>canopy</u> .
<b>Banner Sign</b>	means a <u>sign</u> made of fabric or other non-rigid material with no enclosing framework;
<b>Billboard Sign</b>	means a static display or digital copy <u>sign</u> that contains third party advertising for goods, services, products or businesses.
<b>Canopy</b>	means a permanent fixture fitted over windows and doors and used for shelter, advertising and/or decoration.



Defined Word	Definition	
<b>Copy</b>	means the letters, graphics or characters that make up the message on a <u>sign</u> , including all branding associated with the <u>sign</u> .	
<b>Copy Area</b>	means the entire area within a single straight-line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.	
<b>Digital Copy</b>	means sign on the copy area or a portion of the copy area consists of a device, technology, or method allowing a sign to display copy by such means as electronic screens, projection, television, computer video monitors, liquid crystal display (LCD), light emitting diode (LED) display, or other similar technology. This does not include <u>illuminated signs</u> .	
<b>Election Sign</b>	means a temporary sign that advertises a candidate or political party during a municipal, provincial or federal election.	
<b>Façade</b>	means the entire face of a <u>building</u> including the parapet;	
<b>Fascia Sign</b>	means a <u>sign</u> painted on or attached to an exterior <u>building</u> wall which does not project more than 0.3 m from the <u>building</u> or structure. This type of <u>sign</u> does not include billboards or <u>murals</u> .	
<b>Flashing</b>	means an intermittent or <u>flashing</u> light source where an identical message or image is constantly repeated at extremely fast intervals of less than one flash per second.	
<b>Freestanding Sign</b>	means any <u>sign</u> or display supported by a free-standing column or structure which advertises the <u>development</u> on a specific <u>site</u> .	

Defined Word	Definition
<b>Freestanding Portable Sign</b>	<p>means a <u>freestanding sign</u> that is not permanently affixed to a <u>building</u>, structure or the ground, is supported on a structure allowing it to be readily moved from one location to another. The <u>freestanding portable sign</u> may include the graphic portable sign, on the left, and the flag sign, on the right.</p>
	 The image shows two types of freestanding portable signs. On the left is a rectangular sign with a black border and the text 'Free Standing Portable Sign' in bold black letters. On the right is a red flag sign with the word 'OPEN' in white letters.
<b>Illuminated Sign</b>	<p>means any <u>sign</u> having light directed on the <u>sign area</u> from an internal or external light source. Internal illumination occurs when the light source is located within the <u>sign</u> and transmitted through a transparent or translucent <u>sign</u> or <u>copy area</u>.</p>
<b>Mural</b>	<p>means a <u>sign</u> that is painted or sculpted onto a <u>building</u> wall and considered artistic and does not contain any advertising. Typically, <u>murals</u> will be of a community or historic nature.</p>
<b>Projecting Sign</b>	<p>means a <u>sign</u> suspended from or supported by a <u>building</u>, structure or column and projecting out such that the <u>sign</u> faces are not parallel to the <u>building</u> line.</p>
	 The image shows a line drawing of a building with a projecting sign. The sign is a blue rectangle attached to the side of the building, projecting outwards. A label 'Projecting sign' points to the sign.
<b>Roof Sign</b>	<p>means any <u>sign</u> which is entirely upon and above the roofline or parapet of a <u>building</u>.</p>
<b>Sandwich Board</b>	<p>means a temporary <u>freestanding portable sign</u> that is composed of two (2) display boards containing the advertisement surface that are set up in a triangular shape with a hinge at the top.</p>
	 The image shows a sandwich board sign, which consists of two display boards joined at the top by a hinge, forming a triangular shape. The text 'Sandwich Board' is visible on the boards.
<b>Sign</b>	<p>means a display board, screen, structure or material having characters, letters or illustration applied thereto, or displayed thereon, in any manner, not inside a <u>building</u>, and includes the posting or painting of an advertisement or notice on a <u>building</u>,</p>

Defined Word	Definition	
<b>Sign Area</b>	means the entire face of a <u>sign</u> including the advertising surface and any framing, trim or moulding, but not including the supporting structure.	
<b>Temporary Sign</b>	means any <u>sign</u> permitted, designed or intended to be displayed for not more than ninety days.	
<b>Third Party Advertising</b>	means messaging on a sign that directs public attention to a business, commodity, service, entertainment, or other commercial enterprise that is conducted, sold, or offered elsewhere than on the premises on which the sign is located.	

### 12.3 DEVELOPMENT PERMIT REQUIREMENTS FOR SIGNS

12.3.1 A *Development Permit* is required for the enlargement, relocation, erection, construction or alteration of any sign, unless otherwise provided in Subsection 5.2 of this Bylaw.

12.3.2 A *Development Permit* application for a sign shall include all of the following items, unless the *Development Authority* deems otherwise:

- (a) An application to the *Development Authority*, signed by the registered owner of the land on which the development is proposed, or an authorized agent of the registered owner;
- (b) The development fee as is prescribed in the *Fees and Charges – Planning and Development Bylaw*, as amended;
- (c) Legal description of the land on which the sign is to be located;
- (d) Municipal address;
- (e) Distance of the sign from the property lines, street intersections, sidewalks, buildings;
- (f) All dimensions of the sign structure, including the height and projection of the signs attached to buildings;
- (g) Area and design of the copy face;
- (h) Manner of illumination and/or animation;
- (i) Type of construction and finish; and
- (j) Method of support, attachment and anchoring of the sign.

## 12.4 GENERAL REQUIREMENTS FOR SIGNS

- 12.4.1 The Development Authority may require the removal of any sign which, in their opinion is, or has become unsightly, is classified as an Abandoned Sign, or is in such a state of disrepair as to constitute a hazard.
- 12.4.2 The sign shall be wholly contained on the titled property unless an encroachment agreement is granted.
- 12.4.3 No person shall erect or place a sign so that it would be considered, if it is located within a Sight Triangle or, in the opinion of the Development Authority, to be a traffic hazard, distraction or obstruction to the vision of vehicular traffic.
- 12.4.4 Except as otherwise specified in this Bylaw, the maximum copy area of any sign shall be 20.0 m<sup>2</sup>.
- 12.4.5 Except as otherwise specified in this Bylaw, the maximum sign area of any sign shall be 25.0 m<sup>2</sup>.
- 12.4.6 The area around sign structures shall be kept clean and free of overgrown vegetation, and free from refuse material as a condition of any sign permit.
- 12.4.7 No signs shall be located on public property unless consent is granted by the Development Authority.
- 12.4.8 Excluding fascia signs, temporary signs and freestanding portable signs, the maximum number of signs permitted per site shall be:
- (a) For Mobile Home Parks and Multi-Unit Developments, one (1) sign per street access;
  - (b) For non-residential developments, one (1) sign for every 60.0 m of frontage or fraction thereof.
- 12.4.9 The owner of a sign shall maintain the sign in a proper state of repair. The sign shall:
- (a) Be manufactured and/or painted to the standards followed by a professional sign supplier; and
  - (b) Ensure all Sign surfaces are cleaned as needed to remove any accumulation of dust, dirt, graffiti or other debris.
- 12.4.10 All signs for which a Development Permit has been issued shall be deemed to have a permanent copy unless the Development Permit specifically states that the copy is a changeable copy, in which case no Development Permit application shall be required to change the copy.
- 12.4.11 In granting a Development Permit for a sign, the Development Authority may impose conditions and restrictions deemed necessary or desirable, in the opinion of the Development Authority, to mitigate impacts of the sign on neighbouring properties and the community. Such restrictions may include, but are not limited to, time limitations on the Development Permit, requirements for additional landscaping to complement the sign, specific design requirements for signage, and/or limitation on the hours which a sign may be illuminated.
- 12.4.12 Flashing lights or flashing messages are not permitted on any sign.
- 12.4.13 Unless otherwise listed in this section, the following setbacks are to be adhered to for all signage:
- (a) located a minimum of 1.5 m from any property line;

- (b) located a minimum of 3.0 m from any access to the site;
- (c) located a minimum of 6.0 m from an intersection; and
- (d) no higher than 3.0 m above grade.

## 12.5 SIGNS ADJACENT TO PROVINCIALLY NUMBERED HIGHWAYS IN UNDEVELOPED AREAS

- 12.5.1 Signage of any type, including freestanding portable and temporary signs shall not be permitted within 300.0 m of the centreline of any provincially numbered highway in undeveloped areas except in the following circumstances:
- (a) One (1) sign advertising the sale of the subject property; and
  - (b) Signs for municipal purposes.
- 12.5.2 Signage on lands adjacent to Highway 13A shall only identify development specific to that site and visible from Highway 13A. Billboard signs, freestanding portable and temporary signs are not permitted.

## 12.6 AWNING OR CANOPY SIGNS

- 12.6.1 Awning or canopy signs shall be permitted in the commercial and industrial districts only.
- 12.6.2 The maximum copy area for an awning or canopy sign shall be 3.0 m<sup>2</sup>.
- 12.6.3 The maximum height of any awning or canopy which an awning or canopy sign is located shall be:
- (a) 0.3 m below the bottom of a second storey window; or
  - (b) 6.0 m above grade,
- whichever is less.
- 12.6.4 An awning or canopy sign:
- (a) Shall not project more than 2.0 m from the building face;
  - (b) Shall not project more than 1.5 m from the property over the property line and onto public property;
  - (c) Shall be setback a minimum of 0.5 m from an existing curb or roadway edge;
  - (d) Shall be setback a minimum of 2.0 m from any overhead utility lines; and
  - (e) Shall have a minimum 2.4 m clearance from the bottom of the sign to the ground level immediately below it.
- 12.6.5 Visible means of support for awning or canopy upon which an awning or canopy signs is located shall be architecturally integrated with the building upon which they are located, to the satisfaction of the Development Authority.

## 12.7 BILLBOARD SIGNS

- 12.7.1 Billboard signs may be permitted in the C2 — Highway Commercial District, UR — Urban Reserve District, the Industrial Districts, and the PR — Parks & Recreation District provided that the

design, character, location and of the billboard sign shall be to the satisfaction of the Development Authority, who shall take into consideration the following aspects:

- (a) Compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located;
- (b) The restriction of natural light to the surrounding buildings;
- (c) Wall mounted billboards shall not exceed vertically above either the roofline for flat -roofed buildings, or the eave line for all other buildings; and
- (d) for the PR — Parks & Recreation District, the location of the billboard sign shall only be considered if the lot on which the billboard sign is proposed is:
  - i) a Public Utility Lot;
  - ii) adjacent to a Highway;
  - iii) not adjacent to any residential district up to 200 meters measured from the closest point of the billboard sign to the maximum extent of the residential property line; and
  - iv) abutting a commercial or industrial district.

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12.7.2 Billboard signs may be permitted in the C2 – Highway Commercial District, UR – Urban Reserve District and the Industrial Districts provided that the design, character, location and construction of the billboard sign shall be to the satisfaction of the Development Authority, who shall take into consideration the following aspects:

- (a) Compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located;
- (b) The restriction of natural light to the surrounding buildings; and
- (c) Wall mounted billboards shall not exceed vertically above either the roofline for flat-roofed buildings, or the eave line for all other buildings.

12.7.3 A billboard sign shall not be located within a minimum distance of 300.0 m from any other billboard sign on the same side of the road. Where a billboard sign is located on a corner or double fronting parcel, each frontage may have a billboard sign provided that the signs are no closer than 300.0 m apart.

12.7.4 The sign area of a billboard sign shall not exceed a vertical dimension of 4.8 m by a horizontal dimension of 10.0 m, to a maximum of 20.0 m<sup>2</sup>.

12.7.5 The maximum height of any billboard sign shall be 7.5 m above grade, or, where the sign is to be located within 200.0 m of the centre line of a Highway, the maximum height shall be 7.5 m above the grade of the Highway or 15.0 m above the grade of the site of the sign, whichever is lowest.

12.7.6 All portions of a billboard sign shall be setback a minimum of 5.0 m from any property line.

12.7.7 The maximum period of time for which a Development Permit for a billboard signs may be issued shall be five (5) years, at which time a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign shall have six (6) months to remove the sign.



12.7.8 A Development Permit shall not be required to change the copy on a billboard sign. No animated digital copy is permitted on a billboard sign. Copy shall be static images only with appropriate transitions.

12.7.9 Billboard signs shall not be permitted to have an animated digital copy.

## 12.8 FASCIA SIGNS

12.8.1 Fascia signs may be permitted in all Land Use Districts excepting residential districts.

12.8.2 The width of a fascia sign shall be limited to the linear length of the exterior wall comprising the primary business frontage of the business for which the sign is advertising occupies.

12.8.3 The total copy area of a fascia sign on a building shall not exceed 3.0 m<sup>2</sup> plus 0.3 m<sup>2</sup> per linear metre of building facade exceeding 5.0 m. Unless, in the opinion of the Development Authority, the size of the sign does not adversely impact the visual or aesthetic character of the area.

12.8.4 The maximum height of any Fascia sign shall be 0.3 m above the roofline for flat-roofed buildings or the eave line for all other buildings.

12.8.5 Fascia sign may project up to 0.3 m from the façade of the wall to which it is fixed. Should the fascia sign project from the wall over a public right-of-way or passageway intended for pedestrian travel the sign shall have a minimum 2.4 m clearance from the bottom of the sign to the ground level immediately below it.

## 12.9 FREESTANDING SIGNS

12.9.1 Freestanding signs are not permitted in the R1, R2, or SRD Districts, unless the sign is associated with a Multi-Unit Development in accordance with Article 12.4.9.

12.9.2 Freestanding signs are not permitted in the C1 District unless a fascia sign is not possible.

12.9.3 The maximum height of any freestanding sign shall be 2.5 m, except:

(a) in the C2 District or the industrial districts the maximum height shall be 9.1 m above grade, or, where the sign is to be located within 200.0 m of a Highway right-of-way, the maximum height shall be 10.0 m above the grade of the Highway or 15.0 m above the grade of the site of the sign, whichever is lowest; and

(b) in the C3 and PR Districts the maximum height shall be 4.5 m.

12.9.4 The total copy area of a freestanding sign shall not exceed 0.3 m<sup>2</sup> in area for each metre of street frontage of the developed site, to a maximum of 20.0 m<sup>2</sup>.

12.9.5 All portions of a freestanding sign shall be setback:

(a) A minimum of 0.6 m from any property line; and

(b) From overhead utility lines as determined by the applicable safety guidelines.

12.9.6 Freestanding signs may rotate no more than six (6) revolutions per minute.

## 12.10 FREESTANDING PORTABLE SIGNS

- 12.10.1 Freestanding portable signs may be allowed in the C2, C3, I, PR, AIR and the industrial districts.
- 12.10.2 One (1) freestanding portable sign shall be permitted per each lot frontage, and one (1) flag-style freestanding portable sign shall be permitted per each 10.0 m of linear frontage.
- 12.10.3 Freestanding portable signs shall not be permitted adjacent to any numbered Highway.
- 12.10.4 Freestanding portable signs shall not be permitted on any site with a frontage of less than 25.0 m.
- 12.10.5 The maximum period of time for which a Development Permit for a freestanding portable signs may be issued shall be six (6) months, at which time a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign shall have fifteen (15) days to remove the sign.

## 12.11 SANDWICH BOARDS

- 12.11.1 Sandwich boards shall be subject to the following conditions:
- (a) The sandwich board shall be no larger than 0.9 m in width and 1.2 m in height (total area not to exceed 4.0 m<sup>2</sup>);
  - (b) Located a minimum of 1.5 m from any property line;
  - (c) Located a minimum of 3.0 m from any access to the site;
  - (d) Located a minimum of 6.0 m from an intersection; and
  - (e) No higher than 3.0 m above grade.
- 12.11.2 As per Article 5.2.1(p)(xii), a Development Permit is not required for one (1) sandwich board sign per commercial occupancy which may be displayed on the private property to which it pertains providing the sign is located within the C1, C3, or SCD Land Use Districts.
- 12.11.3 Sandwich Boards may be permitted on public property provided they have a copy area of less than 1.0 m<sup>2</sup> for the purpose of advertising events for non-profit organizations. The maximum period of time which a Sandwich Board may be erected on public property is forty-eight (48) hours prior to a scheduled event. The sign must be removed within twenty-four (24) hours after the end of the event. These temporary signs shall require a valid Development Permit and shall not be located within the sight triangle of any intersection.

## 12.12 MURALS

- 12.12.1 The size and location of a mural is subject to the approval by Council.
- 12.12.2 Murals that include any copy that is considered by the Development Authority to be advertising shall be considered a fascia sign and are subject to the regulations of Subsection 12.8.

## 12.13 PROJECTING SIGNS

- 12.13.1 Projecting signs may be permitted in the commercial and industrial districts only.

12.13.2 The maximum sign area for a projecting sign shall be 9.0 m<sup>2</sup>. This shall not include any decorative supporting structures.

12.13.3 The maximum height of any projecting sign shall be:

- (a) 0.3 m above the roofline for flat-roofed buildings or the eave line for all other buildings;
- (b) The top of the second storey window; or
- (c) 6.0 m above grade,

whichever is less.

12.13.4 A projecting sign:

- (a) Shall not project more than 2.0 m from the building face;
- (b) Shall not project more than 1.5 m from the property over the property line and onto public property;
- (c) Shall be setback a minimum of 0.5 m from existing curb or roadway edge;
- (d) Shall be setback a minimum of 2.0 m from any overhead utility lines; and
- (e) Shall have a minimum 2.4 m clearance from the bottom of the sign to the ground level immediately below it.

12.13.5 Visible means of support for projecting signs shall be architecturally integrated with the building upon which they are located, to the satisfaction of the Development Authority.

12.13.6 In no case shall projecting signs for the same development be located closer than 90.0 m from each other excepting on corner lots where the signs may be located around the corner from each other.

## 12.14 ROOF SIGNS

12.14.1 Roof signs may be permitted in the C1, C2 and the industrial districts.

12.14.2 A roof sign shall not exceed the maximum height permitted in the district and shall not have a vertical height that is more than 3.0 m above the height of the building upon which it is located.

12.14.3 The total sign area of a roof sign shall not exceed 0.5 m<sup>2</sup> for each linear metre of exterior wall comprising the primary business frontage, to a maximum of 20.0 m<sup>2</sup>.

## 12.15 TEMPORARY SIGNS

12.15.1 Temporary signs may be permitted in all districts excepting the UR and residential districts.

12.15.2 Temporary signs shall only advertise businesses, activities, products, services or events on the site upon which the sign is being erected.

12.15.3 The maximum sign area for a temporary sign shall be 5.0 m<sup>2</sup>.

12.15.4 The maximum height of a temporary sign shall be 3.0 m.

12.15.5 The maximum period of time for which a Development Permit for a temporary signs may be issued shall be:

- (a) Ninety (90) days from the date the permit is issued; or
- (b) Two (2) days after the event occurs, whichever is the shorter period.

12.15.6 No person shall:

- (a) Locate a temporary sign so that it causes a traffic hazard, or conflicts with parking, loading or walkway areas;
- (b) Locate a temporary sign within 6.0 m of a curb at an intersection;
- (c) Locate a sign within roadway rights-of-way or on public property, unless consent is granted by the Development Authority; and
- (d) Locate a sign within 90.0 m of another temporary sign on the same frontage of the same property. Where a site is considered to be double fronting by the Development Authority, each frontage may have one temporary sign, provided that the signs are not closer than 15.0 m apart.

12.15.7 Inflatable temporary signs shall be securely grounded and located a minimum of 10.0 m away from utility lines and road rights-of-way.

## 12.16 ILLUMINATED SIGNS

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12.16.1 The applicant shall submit to the Development Authority a letter from the illuminated sign manufacturer describing the brightness of the illuminated sign in relation to the surrounding urban environment.

12.16.2 Illuminated signs adjacent to parks or residential districts shall not be lit between the hours of 11:00 p.m. and 7:00 a.m.

12.16.3 Notwithstanding Article 12.16.1 above, signs may be lit between the hours of 11:00 p.m. and 7:00 a.m. if this time falls during the hours of operation for this business.

12.16.4 Flashing lights or flashing messages are not permitted on any sign.

12.16.5 The light output of an illuminated sign shall not exceed 10,000 Nits between sunrise and sunset and 750 Nits between sunset and sunrise.

## 12.17 DIGITAL COPY

12.17.1 Digital copies may be used as the copy face on any sign permitted in a non- residential district, except the SCD Special (Historical) Commercial District, subject to the following regulations:

- (a) One (1) digital copy sign may be permitted per each lot frontage.
- (b) The copy area of the animated digital copy shall be a maximum of 12.0 m<sup>2</sup>; and
- (c) digital copies shall be a static image that shall be displayed for a minimum of six (6) seconds or longer, as required by the Transportation Department, before transitioning to a new


message or image; and

- (d) Transitions between static images shall be less than one (1) second; and
- (e) The sign containing the digital copy shall be located such that the Sign does not obscure a driver decision point. The Development Authority and Transportation Department shall be satisfied that the digital copy area:
  - i) Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
  - ii) Is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
  - iii) Is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
  - iv) Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.

12.17.2 Digital copies may be animated in the PR- Parks and Recreation District, C2 - Highway Commercial District and any industrial district. Animated digital copies shall be deemed a discretionary use subject to the following regulations:

- (a) The copy area of the animated digital copy shall be a maximum of 12.0 m<sup>2</sup>; and
- (b) The sign containing the digital copy shall be located such that the sign does not obscure a driver decision point. The Development Authority and Transportation Department shall be satisfied that the digital copy area:
  - i) Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
  - ii) Is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
  - iii) Is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
  - iv) Illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic;
- (c) The Development Authority, in consultation with the City's Engineering and Transportation Department, shall review the size, location and brightness of the proposed animated digital copy to verify that the sign does not adversely impact the traffic safety on adjacent roads or intersections.

12.17.3 All digital copies shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions.

 12.17.4 The applicant shall submit to the Development Authority a letter from the digital sign manufacturer describing the brightness of the digital sign in relation to the surrounding urban environment.

12.17.5 Any digital copy that is not able to display a clear and legible copy due to the lights of the digital copy face not working correctly should be turned off until digital copy has been repaired.

12.17.6 Any digital copy adjacent to parks or residential districts shall not be lit between the hours of 11:00 p.m. and 7:00 a.m.

12.17.7 Notwithstanding Article 12.17.6 above, signs may be lit between the hours of 11:00 p.m. and 7:00 a.m. if this time falls during the hours of operation for this business.

12.17.8 On sites which have a sign with a digital copy, no freestanding portable signs shall be permitted within 100m of the existing sign on double-fronting lots.

12.17.9 Flashing lights or flashing messages are not permitted on any sign.

12.17.10 The maximum period of time for which a Development Permit for a digital copy sign may be issued shall be five (5) years, at which time a new permit approval must be obtained. Should the permit not be re-issued, the owner of the sign shall have six (6) months to remove the sign.

12.17.11 The light output of a digital copy shall not exceed 10,000 Nits between sunrise and sunset and 750 Nits between sunset and sunrise.

12.17.12 With the exception of billboard signs under Section 12.7.2, a sign with digital copy shall not be located within a minimum distance of 50.0 m from any other sign with digital copy on the same side of a road.

## 12.18 ELECTION SIGNS

12.18.1 The placement of election signs shall be limited to private property as specified in Policy/Bylaw PD 2.9.1 – Election Signs. M399/23

## 12.19 THIRD PARTY ADVERTISING

12.19.1 Third party advertising shall only be allowed on animated signs, billboard signs, and digital copy displays.

## 12.20 ENFORCEMENT

12.20.1 Any sign located on City property without City approval shall be removed and impounded immediately by the Development Authority or a Community Peace Officer.

12.20.2 When, in the opinion of the Development Authority, any signage does not comply with this Bylaw, is improperly maintained or is unsafe, has become obsolete or is an abandoned sign, the City, in accordance with existing government legislation, may order the alteration, repair or removal of the sign by the owner of the sign and/or the registered landowner of the lot or parcel upon which the sign is located. The sign owner or registered landowner shall have thirty (30) days to comply with an issued order to remove said sign.

12.20.3 If an order issued under Article 12.20.2 above is not complied with, then the City shall, subject to any appeal, take those steps necessary so that said signage be immediately altered, repaired or removed by the City agents, employees or independent contractors, with the entire costs for any

labour, equipment or materials required borne by the owner of said *sign* and/or *registered landowner* of the *lot* or *parcel* upon which said *sign* is or was located.

12.20.4 Following the impounding and removal of a *sign*, the *Development Authority* for the *City* shall cause a notice to be sent to the owner of the *sign* (if known) and/or to the *registered landowner*, advising of the removal. The owner of the *sign* may secure its release from impound upon payment in full of all applicable impounding and storage charges at the rates specified in *Fees and Charges – Planning and Development Bylaw*, as amended.

12.20.5 An impounded *sign* which has not been redeemed with sixty (60) days of the date of service of notice as specified in Article 12.20.4 above may be disposed of by the *City* without further notice to any person and without any liability to compensate the owner of the *sign*.

12.20.6 The right-of-entry of the *City*, its agents, employees, or independent contractors in order to enforce this Bylaw shall be in accordance with Section 646 of the *Act*.

12.20.7 Anyone who commences or continues signage *development* in violation of this Bylaw is subject to enforcement action as per Section 8.0 of this Bylaw.

## **13.0 OVERLAYS**

*Within a Land Use Bylaw, Overlays are used to identify areas of the City subject to additional or alternate regulations. This Section of the Land Use Bylaw identifies the Overlays used by the City of Camrose and the regulations that are altered by the Overlay. The locations of the Overlays are identified on the Land Use Map.*

### **13.1 CAMROSE AIRPORT VICINITY PROTECTION AREA OVERLAY**

- 13.1.1 Any *development* wholly or partially within the protection area identified in the Camrose AVPA *Overlay* in Land Use District Map shall comply with the development restrictions identified in this Overlay.
- 13.1.2 Any development within the AVPA Overlay area shall comply with any Council approved Camrose Airport Vicinity Protection Area Regulations.



## 14.0 RESIDENTIAL DISTRICTS

### 14.1 R1 – LOW DENSITY RESIDENTIAL DISTRICT

#### 14.1.1 Purpose

The purpose of the R1 Low Density Residential District is to create single lot residential neighbourhoods while providing flexibility that recognizes changing technology and designs of dwelling units that can work in harmony with existing residential dwelling units and provide greater choice to the community while providing greater utilization of the existing infrastructure.

#### 14.1.2 Uses

Permitted Uses	Discretionary Uses
<u>Accessory Detached Dwelling Unit</u>	<u>Assisted Living Facility</u>
<u>Family Day Home</u>	<u>Bed and Breakfast</u>
<u>Home Occupation</u>	<u>Boarding House</u> , maximum 6 residents
<u>Home Office</u> *	<u>Community Facility</u>
<u>Secondary Suite</u>	<u>Duplex</u>
<u>Single Detached Dwelling</u>	<u>Model Unit</u>
<u>Utility Structure</u>	<u>Temporary Care Facility</u>

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\*Development Permit not required, as per Subsection 5.2

#### 14.1.3 Subdivision Regulations

##### (a) Single Detached Dwelling

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	320.0 m <sup>2</sup>	384.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	10.0 m	12.0 m
Minimum <u>Lot Depth</u>	30.0 m	30.0 m
Minimum <u>Lot Frontage</u> ( <u>Flag Lot</u> only)	3.0 m	6.0 m

##### (b) Duplex

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	255.0 m <sup>2</sup> / <u>dwelling unit</u>	277.5 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	7.5 m / <u>dwelling unit</u>	9.0 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

#### 14.1.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m; may be reduced to 3.0 m where parking is provided in the <u>rear yard(s)</u> , or in the side yard on a lot with a rear lane, and the <u>development</u> will not appear out of context with <u>adjacent</u> dwellings.
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m; or 0.0 m where <u>lot</u> line is located on a <u>party wall</u>
Minimum <u>Rear Yard Setback</u>	6.0 m; or For <u>Accessory Buildings</u> , may be reduced in accordance with Subsection 9.3
Maximum <u>Building Height</u>	<u>Principal Building</u> : 10 m <u>Accessory Buildings</u> : 6.0 m or no higher than the <u>principal building</u> , whichever is lesser.
Maximum <u>Lot Coverage</u>	For <u>Accessory Buildings</u> : 15% For Total <u>Site</u> : 50%
Maximum <u>Density</u>	Maximum <u>dwelling unit density</u> shall be two (2) <u>dwelling units/lot</u> as either two (2) principal <u>dwellings (duplex)</u> or one (1) principal <u>dwelling</u> and one (1) <u>secondary suite</u> unless otherwise provided for in an Area Structure Plan or Area Redevelopment Plan.

#### 14.1.5 Additional Regulations

- (a) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (b) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (c) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (d) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (e) Signs are permitted in accordance with Section 12.0, Sign Regulations.

#### 14.1.6 Discretionary Use Evaluation Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In

carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

(a) Assisted Living Facility

- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(b) Bed and Breakfast

- i) That the size and scale of the on-site parking area should not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(c) Boarding House

- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm appearance of other residential buildings within the immediate residential neighbourhood.

(d) Community Facility

- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or is sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate residential neighbourhood.

(e) Duplex

- i) That the scale and architectural appearance of the building shall be in keeping with the scale and architectural appearance of single detached dwelling units within the

immediate area. Examples of such structures are shown below:



(f) Temporary Care Facility

- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

## 14.2 R2 – MIXED USE RESIDENTIAL DISTRICT

### 14.2.1 Purpose

The purpose of the R2 Mixed Use Residential District is to accommodate a diversity of housing options on smaller lots in new neighbourhoods and also encourage appropriately scaled infill development in older neighbourhoods without undermining the quality of the surrounding area. This approach will also enable greater efficiency in use of the existing infrastructure.

### 14.2.2 Uses



Permitted Uses	Discretionary Uses
<u>Accessory Detached Dwelling Unit</u>	<u>Assisted Living Facility</u>
<u>Duplex</u>	<u>Bed and Breakfast</u>
<u>Family Day Home</u>	<u>Boarding House</u> , maximum 6 residents
<u>Home Office</u> *	<u>Community Facility</u>
<u>Home Occupation</u>	<u>Model Unit</u>
<u>Multi-Unit Development</u> up to 4 units	<u>Multi-Unit Development</u> of 5 to 10 units
<u>Secondary Suite</u>	<u>Temporary Care Facility</u>
<u>Single Detached Dwelling</u>	
<u>Utility Structure</u>	

\*Development Permit not required, as per Subsection 5.2

### 14.2.3 Subdivision Regulations

#### (a) Single Detached Dwelling:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	320.0 m <sup>2</sup>	384.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	10.0 m	12.0 m
Minimum <u>Lot Depth</u>	30.0 m	30.0 m
Minimum <u>Lot Frontage</u> ( <u>Flag Lot</u> only)	3.0 m	6.0 m

#### (b) Duplex:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

(c) Multi-Unit Development (on a single parcel):

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Minimum <u>Lot Area</u>	540.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	30.0 m

(d) Multi-Unit Development (with party wall on multiple (individual) parcels):

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

14.2.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m; may be reduced to 3.0 m where parking is provided in the <u>rear yard(s)</u> , or in the side yard on a lot with a rear lane, and the <u>development</u> will not appear out of context with <u>adjacent</u> dwellings.
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m; or 0.0 m where <u>lot</u> line is located on a <u>party wall</u>
Minimum <u>Rear Yard Setback</u>	6.0 m or For <u>Accessory Buildings</u> , may be reduced in accordance with Subsection 9.3
Maximum <u>Building Height</u>	<u>Principal Building</u> : 10.0 m <u>Accessory Buildings</u> : 6.0 m or no higher than the <u>principal building</u> whichever is lesser.
Maximum <u>Lot Coverage</u>	For <u>Accessory Buildings</u> : 15% For Total <u>Site</u> : 50%
Maximum <u>Density</u>	54 <u>dwelling units</u> per net residential hectare; with no <u>density</u> bonusing when parking is provided below grade

#### 14.2.5 Additional Regulations

- (a) Each dwelling unit within a multi-unit development shall have a minimum of 8.0 m<sup>2</sup> of private outdoor amenity area that may be in one (1), or a combination of the following forms:
  - i) A balcony;
  - ii) A patio;
  - iii) A deck; or
  - iv) An outdoor area a minimum of 20.0 m<sup>2</sup> for dwelling units located at the ground floor.
- (b) For all Multi-Unit Developments:
  - i) The maximum width of a façade for a multi-unit development shall be 36.0 m.
  - ii) Building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping;
  - iii) The principal buildings shall front onto a public street and have an entrance door or entrance feature at the front of the structure and be oriented toward the street.
- (c) Where driveways associated with duplexes and multi-unit developments are located in a front yard, the driveways shall be separated by a landscaped strip of at least 1.5 m, except where the garages of each unit share a party wall, in which case no landscaping buffer shall be required.
- (d) Notwithstanding Article 14.2.5(c) above, a maximum of two (2) driveways shall be permitted to be developed in a row without a landscaping strip separating them.
- (e) All off-street parking facilities with six (6) or more parking stalls shall have a landscaped area of not less than 1.5 m in width around the perimeter of the parking area. The landscaped area may not be required along where the parking facility abuts a lane.
- (f) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (g) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (h) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (i) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (j) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 14.2.6 Discretionary Use Evaluations Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Assisted Living Facility
  - i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential

neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and

- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or is shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential *buildings* within the immediate residential neighbourhood.

(b) Bed and Breakfast

- i) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(c) Boarding House, maximum six (6) residents

- i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(d) Community Facility

- i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- ii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iv) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

(e) Multi-Unit Development of five (5) to ten (10) units

- i) That the size, scale and arrangement of the development shall be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
- ii) That the building shall not result in an invasion of privacy on adjoining properties; and
- iii) That the principal indoor living areas or outdoor amenity areas of adjoining properties



shall not experience significant additional loss of sunlight as a result of the proposed development; and

- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street
- vi) All off-street parking facilities with six (6) or more parking stalls shall have a landscaped area of not less than 1.5 m in width around the perimeter of the parking area excluding areas for garbage containment. The landscaped area may not be required along where the parking facility abuts a lane.

(f) Temporary Care Facility

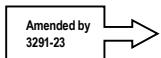
- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

### 14.3 R3 – MEDIUM DENSITY RESIDENTIAL DISTRICT

#### 14.3.1 Purpose

The purpose of the R3 Medium Density Residential District is to provide areas for the development of multiple-unit dwellings while allowing for less dense residential forms to respect potential changes in market demand. This district also provides the ability to capitalize on the efficient use of existing and new infrastructure.

#### 14.3.2 Uses



Permitted Uses	Discretionary Uses
<u>Family Day Home</u>	<u>Accessory Detached Dwelling Unit</u>
<u>Home Office</u> *	<u>Assisted Living Facility</u>
<u>Home Occupation</u>	<u>Boarding House</u>
<u>Multi-Unit Development</u> up to 12 units	<u>Community Facility</u>
<u>Utility Structure</u>	<u>Duplex</u>
	<u>Model Unit</u>
	<u>Multi-Unit Development</u> of 12 or more units
	<u>Secondary Suite</u>
	<u>Single Detached Dwelling</u>
	<u>Temporary Care Facility</u>

\*Development Permit not required, as per Subsection 5.2

#### 14.3.3 Subdivision Regulations

##### (a) Single Detached Dwelling:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	320.0 m <sup>2</sup>	384.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	10.0 m	12.0 m
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

##### (b) Duplex:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

(c) Multi-Unit Development (on a single parcel):

Minimum <u>Lot Area</u>	540.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	30.0 m

(d) Multi-Unit Development (with party wall on multiple (individual) parcels):

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

#### 14.3.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m; may be reduced to 3.0 m where parking is provided in the <u>rear yard(s)</u> , or in the side yard on a lot with a rear lane.
Minimum <u>Flanking Side Yard Setback</u>	3.0 m; or 4.5 m where the <u>building height</u> of the <u>principal building</u> is greater than 10.0 m
Minimum <u>Side Yard Setback</u>	1.5 m; or 0.0 m where <u>lot</u> line is located on a <u>party wall</u> ; or 3.0 m where the <u>building height</u> of the <u>principal building</u> is greater than 10.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m or For <u>Accessory Buildings</u> , may be reduced in accordance with Subsection 9.3
Maximum <u>Building Height</u>	<u>Principal Building</u> : 10.0 m for <u>single detached dwelling</u> or <u>duplex</u> ; or 16.0 m for <u>Multi-Unit Developments</u> <u>Accessory Buildings</u> : 6.0 m or no higher than the <u>principal building</u> whichever is lesser
Maximum <u>Lot Coverage</u>	For <u>Accessory Buildings</u> : 15% For Total <u>Site</u> : 65%
Minimum <u>Density</u>	35 <u>dwelling units</u> per net residential hectare
Maximum <u>Density</u>	105 <u>dwelling units</u> per net residential hectare; or 140 <u>dwelling units</u> per net residential hectare where parking is provided below grade

#### 14.3.5 Additional Regulations

- (a) A minimum of 8.0 m<sup>2</sup> of amenity area is required for each dwelling unit within a Multi-Unit Development. This amenity area may be provided as private outdoor amenity space or as a shared common amenity area.
- (b) All off-street parking facilities with six (6) or more parking stalls shall have a landscaped area of not less than 1.5 m in width around the perimeter of the parking area excluding areas for garbage containment. The landscaped area may not be required along where the parking facility abuts a lane.
- (c) For Multi-Unit Developments where each dwelling unit has direct access to the exterior and no access is provided to the units from a common hallway, there shall be a maximum of six (6) consecutive dwelling units in a row at ground level. Each Multi-Unit Development shall have a minimum separation distance of 3.0 m from any other residential building located on the same lot.
- (d) For all Multi-Unit Developments:
  - i) The maximum width of a façade for a Multi-Unit Development shall be 34.0 m.
  - ii) Building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping;
  - iii) The principal building shall front onto a public street and have an entrance door or entrance feature at the front of the structure and oriented toward the street; and
  - iv) A sidewalk or walkway allowing safe pedestrian access to and from the building entrance to a public sidewalk fronting the building shall be installed.
- (e) Where driveways associated with duplexes and multi-unit developments are located in a front yard, the driveways shall be separated by a landscaped strip of at least 1.5 m, except where the garages of each unit share a party wall, then no landscaping buffer shall be required.
- (f) Notwithstanding Article 14.3.5(e) above, a maximum of two (2) driveways in a row shall be permitted to be developed without a landscaping strip separating them.
- (g) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (h) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (i) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (j) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (k) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 14.3.6 Discretionary Use Evaluation Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

(a) Assisted Living Facility

- i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(b) Boarding House

- i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

(c) Community Facility

- i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- ii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iv) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

(d) Duplex

- i) That the size, scale and arrangement of the development should be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
- ii) That the minimum required density of the district shall be achieved.

(e) Multi-Unit Development over twelve (12) units

- i) That the size, scale and arrangement of the development should be generally

compatible with the height, scale, setbacks and design of buildings in the surrounding area; and

- ii) That the building shall not result in an invasion of privacy on adjoining properties; and
- iii) That the principal indoor living areas or outdoor amenity areas of adjoining properties shall not experience significant additional loss of sunlight as a result of the proposed development; and
- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public *street*.

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(f) Single Detached Dwelling / Secondary Suite/Accessory Detached Dwelling Unit

- i) That the size, scale and arrangement of the development should be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
- ii) That the minimum required density of the district shall be achieved.
- iii) The requirements of Section 9.28, Secondary Suites when reviewing development applications.

(g) Temporary Care Facility

- i) That the vehicular traffic generated by the development should not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.

## 14.4 R4 – HIGH DENSITY RESIDENTIAL DISTRICT

### 14.4.1 Purpose

The purpose of the R4 High Density Residential District is to provide areas for the development of higher-density Multi-Unit Developments with opportunities for neighbourhood serving commercial uses to be incorporated in the residential development.

### 14.4.2 Uses

Permitted Uses	Discretionary Uses
<u>Assisted Living Facility</u>	<u>Community Facility</u>
<u>Home Office</u> *	<u>Model Unit</u>
<u>Home Occupation</u>	<u>Personal Service</u>
<u>Multi-Unit Development</u>	<u>Retail Store (Convenience)</u>
<u>Utility Structure</u>	
<u>Temporary Care Facility</u>	

\*Development Permit not required, as per Subsection 5.2

### 14.4.3 Subdivision Regulations

(a) Multi-Unit Development (on a single parcel):

Minimum <u>Lot Area</u>	540.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	30.0 m

(b) Multi-Unit Development (with party wall on multiple (individual) parcels):

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

### 14.4.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	3.0 m
Minimum <u>Flanking Side Yard Setback</u>	4.5 m May be reduced to 3.0 m for <u>Multi-Unit Developments</u> with 6 or fewer units.
Minimum <u>Side Yard Setback</u>	1.5 m
Minimum <u>Rear Yard Setback</u>	6.0 m or For <u>Accessory Buildings</u> , may be reduced in accordance with Subsection 9.3

Maximum <u>Building Height</u>	23.0 m
Minimum <u>Density</u>	45 <u>dwelling units</u> per net residential hectare
Maximum <u>Density</u>	160 <u>dwelling units</u> per net residential hectare; or 225 <u>dwelling units</u> per net residential hectare where parking is provided below grade

#### 14.4.5 Additional Requirements

- (a) Parking shall not be permitted in the front yard.
- (b) All off-street parking facilities with six (6) or more parking stalls shall have a landscaped area of not less than 1.5 m in width around the perimeter of the parking area excluding areas for garbage containment. The landscaped area may not be required along where the parking facility abuts a lane.
- (c) For Multi-Unit Developments where each dwelling unit has direct access to the exterior and no access is provided to the units from a common hallway, there shall be a maximum of six (6) consecutive dwelling units in a row at ground level. Each Multi-Unit Development shall have a minimum separation distance of 3.0 m from any other residential building located on the same lot.
- (d) For all Multi-Unit Developments:
  - i) A minimum of 8.0 m<sup>2</sup> of amenity area is required for each dwelling unit. This amenity area may be provided as private outdoor amenity space or as a shared common amenity area;
  - ii) Deleted;
  - iii) Building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and landscaping;
  - iv) The principal buildings shall front onto a public street and have an entrance door or entrance feature at the front of the structure and oriented toward the street; and
  - v) A sidewalk or walkway allowing safe pedestrian access to and from the building entrance to a public sidewalk fronting the building shall be installed.
- (e) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (f) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (g) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (h) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (i) Signs are permitted in accordance with Section 12.0 Sign Regulations.

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#### 14.4.6 Discretionary Use Evaluations Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In



carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

(a) Community Facility

- i) This use shall be located on the same site as a residential use; and
- ii) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- iii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iv) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- v) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

(b) Personal Service

- i) This use shall be located on the same site as a residential use; and
- ii) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- iii) That the potential impact of traffic generated from the site shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iv) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- v) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

(c) Retail Store (Convenience)

- i) This use shall be located on the same site as a residential use; and
- ii) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- iii) That the potential impact of traffic generated from the site shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iv) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- v) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood; and
- vi) That the store shall not operate between the hours of 12:00 a.m. and 6:00 a.m.

## 14.5 MH – MOBILE HOME AND TRANSITION NEIGHBOURHOOD DISTRICT

### 14.5.1 Purpose

The purpose of the MH Mobile Home and Transition Neighbourhood District is to permit mobile home developments while allowing for additional housing forms that will accommodate the transition of these neighbourhoods to include single detached dwellings, duplexes and other forms of low density housing.

### 14.5.2 Uses

Permitted Uses	Discretionary Uses
<u>Accessory Detached Dwelling Unit</u>	
<u>Duplex</u>	<u>Community Facility</u>
<u>Home Office*</u>	<u>Mobile Home Park</u> (more than 4 planned units)
<u>Home Occupation</u>	<u>Model Unit</u>
<u>Mobile Home</u>	<u>Multi-Unit Development</u> (up to 4 units)
<u>Secondary Suite</u>	
<u>Single Detached Dwelling</u>	
<u>Utility Structure</u>	

\*Development Permit not required, as per Subsection 5.2

### 14.5.3 Subdivision Regulations

#### (a) Mobile Home or Single Detached Dwelling:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	320.0 m <sup>2</sup>	384.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	10.0 m	12.0 m
Minimum <u>Lot Depth</u>	30.0 m	30.0 m
Minimum <u>Lot Frontage</u> ( <u>Flag Lot only</u> )	3.0 m	6.0 m

#### (b) Duplex:

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	250.0 m <sup>2</sup> / <u>dwelling unit</u>	280.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	7.5 m / <u>dwelling unit</u>	8.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

#### (c) Multi-Unit Development (on a single parcel):

Minimum <u>Lot Area</u>	540.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m

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Minimum <u>Lot Depth</u>	30.0 m
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- (d) Multi-Unit Development (with party wall on multiple (individual) parcels):

	Lot With Lane	Corner Lot or Lot Without Lane
Minimum <u>Lot Area</u>	185.0 m <sup>2</sup> / <u>dwelling unit</u>	225.0 m <sup>2</sup> / <u>dwelling unit</u>
Minimum <u>Lot Width</u>	6.0 m / <u>dwelling unit</u>	7.5 m / <u>dwelling unit</u>
Minimum <u>Lot Depth</u>	30.0 m	30.0 m

#### 14.5.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m
Minimum <u>Rear Yard Setback</u>	6.0 m or For <u>Accessory Buildings</u> , may be reduced in accordance with Subsection 9.3
Maximum <u>Building Height</u>	<u>Principal Building</u> : 10.0 m <u>Accessory Buildings</u> : 6.0 m or no higher than the <u>principal building</u> , whichever is lesser.
Maximum <u>Lot Coverage</u>	Total: 50% <u>Accessory Buildings</u> : 15%
Maximum <u>Density</u>	40 units/ net residential hectare

#### 14.5.5 Additional Regulations

- Where driveways associated with duplexes and multi-unit developments are located in a front yard, the driveways shall be separated by a landscaped strip of at least 1.5 m, except where the garages of each unit share a party wall, then no landscaping buffer shall be required.
- Notwithstanding Article 14.5.5(a) above, a maximum of two (2) driveways shall be permitted to be developed in a row without a landscaping strip separating them.
- All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that design and construction will complement the mobile home.
- All accessory structures as permitted in Article 14.4.5 above shall require a permit from the Development Authority. Total lot coverage of all buildings shall not exceed 50%.
- The undercarriage of each mobile home shall be suitably enclosed from view by skirting or such other means satisfactory to the Development Authority. Trailer hitches shall be removed or screened.
- All development shall be subject to the site development regulations in Section 9.0 General Regulations.

- (g) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (h) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (i) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (j) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 14.5.6 Discretionary Use Evaluation Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

(a) Community Facility

- i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- ii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iv) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

(b) Mobile home park (more than four (4) planned units)

- i) That the size and scale of the mobile home park shall not adversely impact the aesthetic character of the immediate residential neighbourhood; and
- ii) That the design and layout of the buildings shall be consistent with the residential dwellings in the immediate surrounding area; and
- iii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- iv) That each mobile home site shall be clearly defined and shall meet the minimum subdivision regulations as defined in Article 14.5.3.

(c) Multi-Unit Development (up to four (4) units)

- i) That the size, scale and arrangement of the development should be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
- ii) That the building shall not result in an invasion of privacy on adjoining properties; and
- iii) That the principal indoor living areas or outdoor amenity areas of adjoining properties shall not experience significant additional loss of sunlight as a result of the proposed

development; and

- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
- v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street.

## 14.6 SRD – SPECIAL (HISTORICAL) RESIDENTIAL DISTRICT

### 14.6.1 Purpose

The purpose of the SRD Special (Historical) Residential District is to preserve a defined area of older single detached residential dwellings which possess a unique social and architectural character that requires special development and/or redevelopment regulations in order to maintain and preserve the uniqueness of these areas.

### 14.6.2 Uses

Permitted Uses	Discretionary Uses
<u>Home Occupation</u>	<u>Accessory Detached Dwelling Unit</u>
<u>Home Office*</u>	<u>Bed and Breakfast</u>
Single Detached Dwelling (existing)	<u>Boarding House</u>
<u>Utility Structure</u>	<u>Duplex</u>
	<u>Multi-Unit Development</u> up to 4 units
	<u>Secondary Suite</u>
	<u>Single Detached Dwelling</u> (new construction)

\*Development Permit not required, as per Subsection 5.2

### 14.6.3 Site Regulations

Minimum <u>Lot Area</u>	465.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m

### 14.6.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	3.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m
Minimum <u>Rear Yard Setback</u>	6.0 m For Accessory Buildings, may be reduced to 1.5 m in accordance with Article 9.3.3(d).
Maximum <u>Building Height</u>	10.0 m <u>Accessory Buildings</u> : 6.0 m
Maximum <u>Lot Coverage</u>	Total: 50% <u>Accessory Buildings</u> : 15%

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#### 14.6.5 Additional Regulations

- (a) The Development Authority shall have regard for any applicable Statutory Plan and may, where a Statutory Plan specifies, notwithstanding Subsection 6.11 of this Bylaw, vary the regulations of this district as they affect Height, Density and Lot Coverage.
- (b) Permitted uses shall only be permitted when the proposed development is to occur within an existing building or structure. Any new construction, with the exception of additions or accessory buildings or structures, shall be deemed as a discretionary use.
- (c) All new development, including any new accessory buildings, shall be sympathetic to fundamental design elements, proportions, and building materials to the buildings currently on the site or on adjacent SRD properties. The applicant shall use similar architectural treatments, massing, and materials of existing buildings or structures on the same block.
- (d) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (e) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (f) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (g) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (h) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 14.6.6 Discretionary Use Evaluations Criteria

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Bed and Breakfast
  - i) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or is sufficiently screened from adjacent properties and any public street; and
  - ii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other residential buildings within the immediate residential neighbourhood.
- (b) Boarding House
  - i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
  - ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
  - iii) That the scale and architectural appearance of the building shall be similar to the scale and architectural rhythm of other residential buildings within the immediate residential

neighbourhood.

(c) Duplex

- i) That the scale and architectural appearance of the building shall be in keeping with the scale and architectural appearance of existing historical single detached dwelling units within the immediate area.

(d) Multi-Unit Development up to four (4) Units

- i) That the size, scale and arrangement of the development shall be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
- ii) That the building shall not result in an invasion of privacy on adjoining properties; and
- iii) That the principal indoor living areas or outdoor amenity areas of adjoining properties shall not experience significant additional loss of sunlight as a result of the proposed development; and
- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- vi) Development shall conform to the architectural nature of the block on which it is developed.

(e) Secondary Suite

- i) The requirements of Section 9.28, Secondary Suites when reviewing development applications.

(f) Single Detached Dwelling (new construction)

- i) That the scale and architectural appearance of the building shall be in keeping with the scale and architectural appearance of existing historical single detached dwelling units within the immediate area.



## 15.0 COMMERCIAL DISTRICTS

### 15.1 C1 – CENTRAL/DOWNTOWN COMMERCIAL DISTRICT

#### 15.1.1 Purpose

The purpose of the C1 Central/Downtown Commercial District is to allow for development that will support the revitalization of the City's historic downtown centre. The downtown area includes the original townsite of Sparling and later, the town of Camrose.

The downtown area is in transition from the former commercial service centre to a mixed-use commercial, institutional, residential and cultural centre in the heart of the City of Camrose. With many retail commercial businesses choosing to develop outside of the downtown core, there is increasing focus on permitting a wider range of land uses, including residential and institutional development, within the downtown.

#### 15.1.2 Uses

Permitted Uses (continued on next page)	Discretionary Uses
<u>Bars and Pubs</u>	<u>Community Facility</u>
<u>Boarding House</u>	<u>Contractor Service</u>
<u>Business Support Service</u>	<u>Drive-Through Business</u>
<u>Commercial School</u>	<u>Funeral Home</u>
<u>Day Care Facility</u>	<u>Gas Bar</u>
<u>Entertainment Facility</u>	<u>Health Facility, Major</u>
<u>Financial Institution</u>	<u>Model Unit</u>
<u>Government Service</u>	<u>Specialized Financial Institutions *</u>
<u>Health Facility, Minor</u>	<u>Veterinary Clinic</u>
<u>Home Office**</u>	<u>Warehouse</u>
<u>Home Occupation</u>	
<u>Hotel</u>	
<u>Live Work Unit</u>	
<u>Mixed Use Development</u>	
<u>Park</u>	
<u>Personal Service</u>	
<u>Pet Service</u>	
<u>Professional Services</u>	
<u>Recreation Facility, Indoor</u>	
<u>Recreation Facility, Outdoor</u>	
<u>Restaurant</u>	
<u>Retail Store (Cannabis)</u>	
<u>Retail Store (Convenience)</u>	

<u>Retail Store (General)</u>	
<u>Retail Store (Liquor)</u>	
<u>Specialty Food Service</u>	
<u>Theatre</u>	
<u>Utility Structure</u>	

\* Provided that it is located a minimum of 500 m from any other Specialized Financial Institution, as measured from the property line.

\*\*Development Permit not required, as per Subsection 5.2

#### 15.1.3 Site Regulations

Minimum <u>Lot Area</u>	165.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	4.5 m

#### 15.1.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	0.0 m 3.0 m for ground floor residential uses
Maximum <u>Front Yard Setback</u>	1.0 m along 50 <sup>th</sup> Street
Minimum <u>Flanking Side Yard</u>	0.0 m (must meet <u>sight triangle</u> regulations)
Minimum <u>Side Yard Setback</u>	0.0 m
Minimum <u>Rear Yard Setback</u>	3.0 m 6.0 m for ground floor residential uses
Maximum <u>Building Height</u>	12.0 m along 50 <sup>th</sup> Street 16.0 m; or 30.0 m where the additional height above 16.0 m is used entirely for residential uses

#### 15.1.5 Additional Regulations

- (a) Parking shall not be permitted in the front yard.
- (b) Residential and non-residential uses shall have separate entrances from grade.
- (c) A single residential use shall be permitted on the ground floor of parcels adjacent to 50<sup>th</sup> Street provided that the total size of the dwelling unit does not exceed 40% of the ground floor area to a maximum of 100m<sup>2</sup>.
- (d) With the exception of development along 50<sup>th</sup> Street, the maximum height of a development may be increased from 16.0 m to 30.0 m provided that:
  - i) The additional building height is provided for residential development only;
  - ii) The development provides a minimum of 75% of the required parking underground or in a structured parking facility;
  - iii) All development shall have a stepback of a minimum of 2.0 m above the 4th storey from

- all primary facades; and
- iv) Any additional floors above three (3) storeys shall be set back at the front, rear, or side minimum setback line, by an additional setback from the primary wall face of at least 2.0 m.
- (e) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (f) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (g) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements. Variances to parking may be granted in accordance with Subsection 6.11.
- (h) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (i) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 15.1.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Community Facility
  - i) That the use shall not result in blank walls or spaces along the street frontage resulting in inactivity; and
  - ii) That the site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.
- (b) Contractor Service
  - i) That the site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.
- (c) Drive-Through Business
  - i) Shall not be permitted on parcels adjacent to 50th Street.
  - ii) That the use shall not adversely impact the pedestrian-friendly urban character of the streetscape; and
  - iii) That the use shall not adversely impact the free movement of pedestrian along the sidewalks; and
  - iv) That the site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.
- (d) Funeral Home
  - i) That the use shall not adversely impact the pedestrian-friendly urban character of the

streetscape; and

- ii) That the site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.

(e) Gas Bar

- i) Shall not be permitted on parcels adjacent to 50th Street.
- ii) That the use shall not adversely impact the free movement of pedestrian along the sidewalks and
- iii) That the use shall not adversely impact the pedestrian-friendly urban character of the streetscape; and
- iv) That the site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.

(f) Health Facility, Major

- i) That the use shall not adversely impact the pedestrian-friendly urban character of the streetscape; and
- ii) The site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.

(g) Live Work Unit

- i) Notwithstanding the requirements of Section 15.1.4, a minimum 1.0 m front and rear yard setback shall apply.

(h) Mixed-Use Development

- i) That the site layout and building design should not adversely impact the commercial uses in the immediate area or be contrary to the policies within the Municipal Development Plan; and
- ii) That residential uses shall not be permitted on the ground floor of the building; and
- iii) That residential and non-residential uses shall have separate entrances from grade; and
- iv) That the site layout shall include a sidewalk or walkway allowing safe pedestrian access to and from the residential entrance to a public sidewalk; and
- v) That any residential development above 14.0 m shall stepback from the principal façades of the building a minimum of 2.0 m to reduce the bulk and massing of the development; and
- vi) That the residential component of the development shall use proven building and construction technologies to reduce noise audible from within the dwelling unit; and
- vii) That the residential component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.

(i) Veterinary Clinic

- i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and

- ii) The site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.
- (j) Warehouse
  - i) Shall not be permitted on parcels adjacent to 50th Street.
  - ii) That the use shall not result in blank walls or spaces along the street frontage resulting in inactivity; and
  - iii) The site layout and building design shall not adversely impact the existing urban form or be contrary to the policies within the Municipal Development Plan with regards to the development of the Downtown.

## 15.2 C2 - HIGHWAY COMMERCIAL DISTRICT

### 15.2.1 Purpose

The purpose of the C2 Highway Commercial District is to allow for intensive commercial development along the highway or major arterial roads that does not draw away uses better suited for the Downtown. This district recognizes that there may be circumstances in which certain uses need to be located in the C2 District due to scale, a lack of vacant buildings or land within the Downtown, required parking, traffic impacts or other reasons.

### 15.2.2 Uses

Permitted Uses (continued on next page)	Discretionary Uses
<u>Automotive and Equipment Repair or Service</u>	<u>Auction Facility</u>
<u>Bars and Pubs</u>	<u>Bulk Fuel Depot</u>
<u>Business Support Service</u>	<u>Contractor Service</u>
<u>Casino</u>	<u>Kenel</u>
<u>Commercial School</u>	<u>Live Work Unit</u>
<u>Dealership</u>	<u>Mini-Storage</u>
<u>Drive-Through Business</u>	<u>Model Unit</u>
<u>Emergency Protective Service</u>	Specialized Financial Institution*
<u>Financial Institution</u>	<u>Warehouse</u>
<u>Gas Bar</u>	
<u>Funeral Home</u>	
<u>Government Service</u>	
<u>Greenhouse and Market Garden</u>	
<u>Health Facility, Minor</u>	
<u>Health Facility, Major</u>	
<u>Hotel</u>	
<u>Park</u>	
<u>Personal Service</u>	
<u>Pet Service</u>	
<u>Professional Services</u>	
<u>Recreation Facility, Indoor</u>	
<u>Restaurant</u>	
<u>Retail Store (Cannabis)</u>	
<u>Retail Store (Convenience)</u>	
<u>Retail Store (General)</u>	
<u>Retail Store (Liquor)</u>	
<u>Specialty Food Service</u>	

Temporary Commercial Establishment	
<u>Theatre</u>	
<u>Utility Structure</u>	
<u>Veterinary Clinic</u>	

\* Provided that it is located a minimum of 500 m from any other Specialized Financial Institution, as measured from the property line.

#### 15.2.3 Site Regulations

Minimum <u>Lot Area</u>	555.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	30.0 m

#### 15.2.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	14.0 m; or 24.0 m where the additional height above 14.0 m is used entirely for residential <u>uses</u>
Maximum <u>Lot Coverage</u>	50%

#### 15.2.5 Additional Regulations

- (a) Setback distances shall be increased to 8.0 m when lot abuts a property within a residential district.
- (b) Proposed vehicle and pedestrian circulation should be connected to the vehicle and pedestrian circulation on adjacent sites.
- (c) Provisions for adequate vehicle and pedestrian circulation shall be provided on all sites, to the satisfaction of the *Development Authority*.
- (d) Appropriate pollution controls shall in place to reduce or eliminate the hazards of soil or groundwater contamination.
- (e) All exterior lighting on the site shall be directed downward so as to minimize impact on any adjacent properties.
- (f) A landscaped area at least 3.0 m in width shall be required adjacent to any property line which abuts a residential district.
- (g) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (h) All uses which include specific use regulations in Section 9.0 General Regulations shall be

subject to the regulations within the applicable section.

- (i) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (j) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (k) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 15.2.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

##### (a) Auction Facility

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the use shall not generate significant noise beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- iii) That the development shall be designed so it does not adversely impact the safety of traffic moving to and from the site, as well as the traffic to and from nearby developments; and
- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from the adjacent properties.

##### (b) Bulk Fuel Depot

- i) That the use shall not be located within close proximity to any residential development; and
- ii) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- iii) That the size, scale and arrangement of all buildings and structures should be generally compatible with the design of buildings in the surrounding area; and
- iv) That the use shall not generate significant odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- v) That the movement of heavy truck traffic to and from the site shall not adversely impact the safety of traffic moving to and from nearby developments.

##### (c) Contractor Service

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the use shall not generate significant dust, noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties.



(d) Dealership

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street.

(e) Kennel

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties.

(f) Mini-Storage

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the use shall not generate significant noise beyond the site that may impact the use and enjoyment of the neighbouring properties.

(g) Warehouse

- i) That the use shall not adversely impact the aesthetic character of the commercial area and any outdoor storage area shall be sufficiently screened from adjacent properties and any public street; and
- ii) That the development is designed so it shall not adversely impact the safety of traffic moving to and from the site, as well as the traffic to and from nearby developments; and
- iii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from the adjacent properties.

### 15.3 C3 – NEIGHBOURHOOD COMMERCIAL DISTRICT

#### 15.3.1 Purpose

The purpose of the C3 Neighbourhood Commercial District is to enable small scale commercial uses to locate in residential neighbourhoods to enhance the character, walkability and community feeling of an area. Typically, neighbourhood commercial areas will be located on major arterial or collectors roads accessing a residential neighbourhood and consist of only a few lots, occasionally this district may only be designated to one lot in an area.

#### 15.3.2 Uses

Permitted Uses	Discretionary Uses
<u>Day Care Facility</u>	<u>Bars and Pubs</u> (under 100 occupants)
Financial Institution	<u>Commercial School</u>
<u>Health Facility, Minor</u>	<u>Community Facility</u>
<u>Personal Service</u>	<u>Drive-Through Business</u>
<u>Professional Service</u>	<u>Gas Bar</u>
<u>Retail Store (Convenience)</u>	<u>Live Work Unit</u>
<u>Retail Store (General)</u>	<u>Mixed-Use Development</u>
<u>Specialty Food Service</u>	<u>Model Unit</u>
<u>Utility Structure</u>	<u>Pet Service</u>
	<u>Restaurant</u>
	<u>Temporary Commercial Establishment</u>
	<u>Veterinary Clinic</u>

#### 15.3.3 Site Regulations

Minimum <u>Lot Area</u>	555.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	Consistent with <u>adjacent</u> residential <u>district</u>

#### 15.3.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	9.0 m
Maximum <u>Lot Coverage</u>	50%

#### 15.3.5 Additional Regulations

- (a) Appropriate pollution controls shall be in place to reduce or eliminate the hazards of soil or groundwater contamination.
- (b) All exterior lighting on the site shall be directed downward so as to not impact any adjacent properties.
- (c) A landscaped area at least 3.0 m in width shall be required adjacent to any property line which abuts a residential district.
- (d) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (e) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (f) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (g) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (h) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 15.3.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Bars and Pubs (under one hundred (100) occupants)
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the residential and business uses in the immediate surrounding neighbourhood; and
  - ii) That there shall not be a concentration of similar uses in the vicinity; and
  - iii) That the use shall not generate significant noise beyond the site that may impact the use and enjoyment of the neighbouring properties; and
  - iv) That the building shall be of a scale and architectural design that complements the surrounding residential neighbourhood; and
  - v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street.
  - vi) That any outdoor patio shall contain no more than twenty (20) seats.
- (b) Commercial School
  - i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
  - ii) That the building should be of a scale and architectural design that complements the surrounding residential neighbourhood; and

- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street.

(c) Community Facility

- i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and
- ii) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iv) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other *buildings* within the immediate neighbourhood.

(d) Drive-Through Business

- i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- ii) That the use shall not adversely impact the free movement of pedestrian along the sidewalks; and
- iii) That the building should be of a scale and architectural design that complements the surrounding residential neighbourhood; and
- iv) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- v) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the surrounding neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site.

(e) Gas Bar

- i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- ii) That the use shall not adversely impact the free movement of pedestrian along the sidewalks; and
- iii) That the building shall be of a scale and architectural design that complements the surrounding residential neighbourhood; and
- iv) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- v) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the surrounding

neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site.

(f) Mixed-Use Development

- i) That the site layout and building design should not adversely impact the commercial uses in the immediate area or be contrary to the policies within the Municipal Development Plan; and
- ii) That the building shall not result in an invasion of privacy on adjoining properties; and
- iii) That the residential uses shall not be permitted on the ground floor of the building; and
- iv) That the residential and non-residential uses shall have separate entrances from grade; and
- v) That the site layout shall include a sidewalk or walkway allowing safe pedestrian access to and from the residential entrance to a public sidewalk; and
- vi) That the residential component of the development shall use proven building and construction technologies to reduce the noise within the dwelling unit; and
- vii) That the residential component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy; and
- viii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- ix) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site.

(g) Restaurant

- i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- ii) That the building should be of a scale and architectural design that complements the surrounding residential neighbourhood; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street.

(h) Retail Store (General)

- i) That the building should be of a scale and architectural design that complements the surrounding residential neighbourhood; and
- ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street.

(i) Temporary Commercial Establishment

- i) That the movement of people to and from the site should not adversely impact the enjoyment of the immediate residential neighbourhood; and

- ii) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- iii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
- iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the surrounding neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site.

(j) Veterinary Clinic

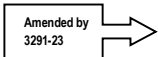
- i) That the building and any accessory buildings or structures should be of a scale and architectural design that complements the surrounding residential neighbourhood; and
- ii) That the size and scale of any outdoor areas associated with the business shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street and;
- iii) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties.

## 15.4 SCD – SPECIAL (HISTORICAL) COMMERCIAL DISTRICT

### 15.4.1 Purpose

The purpose of the SCD Special (Historical) Commercial District is to preserve the unique architectural character of this district by encouraging the retention of historical buildings while enabling the sensitive redevelopment of this neighbourhood and the historic structures.

### 15.4.2 Uses



Permitted Uses	Discretionary Uses
<u>Accessory Detached Dwelling Unit</u>	<u>Community Facility</u>
<u>Bed and Breakfast</u>	<u>Duplex</u>
<u>Business Support Service</u>	<u>Multi-Unit Development</u> (up to 4 units)
<u>Commercial School</u>	<u>Pet Service</u>
<u>Day Care Facility</u>	
<u>Family Day Home</u>	
<u>Home Occupation</u>	
<u>Home Office</u>	
<u>Professional Services</u>	
<u>Restaurant</u>	
<u>Retail Store (General)</u>	
<u>Retail Store (Liquor)</u>	
<u>Secondary Suite</u>	
<u>Single Detached Dwelling</u>	
<u>Specialty Food Service</u>	
<u>Utility Structure</u>	

### 15.4.3 Site Regulations

Minimum <u>Lot Area</u>	465.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	15.0 m
Minimum <u>Lot Depth</u>	No minimum required

### 15.4.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	10.0 m

Maximum <u>Lot Coverage</u>	Totals 50% <u>Accessory Buildings</u> : 15%
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#### 15.4.5 Additional Regulations

- (a) Permitted uses shall only be permitted when the proposed development is to occur within an existing building or structure. Any new construction, with the exception of additions or accessory buildings or structures, shall be deemed as a discretionary use.
- (b) All new construction should be sympathetic to fundamental design elements, proportions, and building materials. Wherever possible, applicant shall use similar architectural treatments and materials of existing buildings or structures on the site to create an accurate reproduction or replication of historic building façades.
- (c) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (d) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (e) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (f) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (g) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 15.4.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Community Facility
  - i) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood; and
  - ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
  - iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.
- (b) Duplex
  - i) That the scale and architectural appearance of the building should be in keeping with the scale and architectural appearance of existing historical single detached dwelling units within the immediate area; and
  - ii) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and



- iii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.
- (c) Multi-Unit Development up to four (4) Units
- i) That the size, scale and arrangement of the development shall be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area; and
  - ii) That the building shall not result in an invasion of privacy on adjoining properties; and
  - iii) That the principal indoor living areas or outdoor amenity areas of adjoining properties shall not experience significant additional loss of sunlight as a result of the proposed development; and
  - iv) That the vehicular traffic generated by the development shall not be significantly greater than the traffic generated from other sites within the immediate residential neighbourhood. The review and comparison of the traffic generation should include a review of the traffic generated by the development of other permitted uses on the site; and
  - v) That the size and scale of the on-site parking area shall not adversely impact the aesthetic value of the residential neighbourhood or shall be sufficiently screened from adjacent properties and any public street; and
  - vi) Development should conform to the architectural nature of the block on which it is developed.
- (d) Pet Services
- i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties.
  - ii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

## 16.0 INDUSTRIAL DISTRICTS

### 16.1 M1 – GENERAL INDUSTRIAL DISTRICT

#### 16.1.1 Purpose

The purpose of the M1 General Industrial District is to enable the development of a wide range of industrial uses in a manner that does not adversely affect adjacent residential and commercial properties.

#### 16.1.2 Uses

Permitted Uses	Discretionary Uses
<u>Animal Hospital</u>	<u>Automotive Wrecker</u>
<u>Auction Facility</u>	<u>Cannabis Production Facility</u>
<u>Automotive Body Repair and Painting</u>	<u>Greenhouse and Market Garden</u>
<u>Automotive and Equipment Repair or Service</u>	<u>Model Unit</u>
<u>Bulk Fuel Depot</u>	<u>Retail Store (Cannabis)</u>
<u>Commercial School</u>	
<u>Contractor Service</u>	
<u>Emergency Protective Service</u>	
<u>Funeral Home</u>	
<u>Gas Bar</u>	
<u>Industrial, General Light</u>	
<u>Kennel</u>	
<u>Mini-Storage</u>	
<u>Outdoor Storage</u>	
<u>Recreation Facility, Indoor</u>	
<u>Temporary Commercial Establishment</u>	
<u>Utility Structure</u>	
<u>Veterinary Clinic</u>	
<u>Warehouse</u>	

#### 16.1.3 Site Regulations

Minimum <u>Lot Area</u>	700.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	18.3 m
Minimum <u>Lot Depth</u>	No minimum required

#### 16.1.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	18.0 m
Maximum <u>Lot Coverage</u>	60%

Setback distances shall be increased to 8.0 m when a lot abuts a property within a residential district.

#### 16.1.5 Additional Regulations

- (a) Appropriate pollution controls shall be in place to reduce or eliminate the hazards of soil or groundwater contamination.
- (b) All exterior lighting on the *site* shall be directed downward so as to not impact any *adjacent* properties.
- (c) A landscaped area at least 3.0 m in width shall be required *adjacent* to any property line which abuts a residential district.
- (d) Any nuisance factor generated by a *development*, including but not limited to:
  - i) Dust, fly ash or other particulate matter;
  - ii) Odorous gas or odorous matter; and
  - iii) Toxic gas or any other toxic substance; shall be contained within an enclosed on-site building.
- (e) Article 16.1.5(a) does not relieve against any compliance with any other standards established by any federal, provincial or municipal enactments.
- (f) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (g) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (h) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (i) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (j) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 16.1.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined.

In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective *use*:

(a) Automotive Wrecker

- i) That the potential adverse impacts on the visual aesthetics of the use, when viewed from the road or neighbouring property, shall be no more than minor; and
- ii) That the use shall not generate significant dust, noise or odour beyond the site that may adversely impact the *use* and enjoyment of neighbouring properties.

(b) Cannabis Production Facility

- i) That the use shall be located a minimum of 50 m from any residential use or residential zoned property. For the purposes of this section only; the measurement shall be property line to property line.

(c) Retail Store (Cannabis)

- i) That the use shall be located a minimum of 50 m from any residential use or residential zoned property. For the purposes of this section only; the measurement shall be property line to property line.

(d) Greenhouse and Market Garden

- i) That the use shall not adversely impact the ability of permitted uses to be carried out within neighbouring industrial properties; and
- ii) That the use shall not limit the supply of industrial land in the City.

## 16.2 M2-HEAVY INDUSTRIAL DISTRICT

### 16.2.1 Purpose

The purpose of the M2 Heavy Industrial District is to provide lands where heavy industrial activities can occur without adversely affecting residential or commercial activities.

### 16.2.2 Uses

Permitted Uses	Discretionary Uses
<u>Automotive Body Repair and Painting</u>	<u>Abattoir</u>
<u>Automotive Wrecker</u>	<u>Cannabis Production Facility</u>
<u>Bulk Fuel Depot</u>	<u>Model Unit</u>
<u>Contractor Service</u>	
<u>Industrial, General</u>	
<u>Outdoor Storage</u>	
<u>Utility Structure</u>	

### 16.2.3 Site Regulations

Minimum <u>Lot Area</u>	1000.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	30.5 m
Minimum <u>Lot Depth</u>	No minimum required

### 16.2.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	18.0 m
Maximum <u>Lot Coverage</u>	60%

### 16.2.5 Additional Regulations

- (a) Appropriate pollution controls shall be in place to reduce or eliminate the hazards of soil or groundwater contamination.
- (b) All exterior lighting on the site shall be directed downward so as to not impact any adjacent properties.
- (c) A landscaped area at least 3.0 m in width shall be required adjacent to any property line which abuts a residential or commercial district.
- (d) Any nuisance factor generated by a development, including but not limited to:
  - i) Dust, fly ash or other particulate matter;

- ii) Odorous gas or odorous matter; and
- iii) Toxic gas or any other toxic substance;
- iv) shall be contained within an enclosed on-site building.
- (e) Article 16.2.5(a) does not relieve against any compliance with any other standards established by any federal, provincial or municipal enactments.
- (f) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (g) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (h) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (i) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (j) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 16.2.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Abattoir
  - i) That the use shall not generate significant noise or odour that may impact the wider community.
- (b) Cannabis Production Facility
  - i) That the use shall be located a minimum of 50 m from any residential use or residential zoned property. For the purposes of this section only; the measurement shall be property line to property line.
- (c) Recreation Facility, Outdoor
  - i) That the use shall not adversely impact the ability of permitted uses to be carried out within neighbouring industrial properties; and
  - ii) That the use shall not limit the supply of heavy industrial land in the City, based on anticipated demand for heavy industrial lands in the next ten (10) years.

## 17.0 INSTITUTIONAL, PARKS AND AIRPORT DISTRICTS

### 17.1 I – INSTITUTIONAL DISTRICT

#### 17.1.1 Purpose

The purpose of the Institutional District is to provide areas for *schools*, community services and other institutional *uses* within the *City*.

#### 17.1.2 Uses

Permitted Uses	Discretionary Uses
<u><i>Assisted Living Facility</i></u>	<u><i>Bars and Pubs</i></u>
<u><i>Campground</i></u>	<u><i>Restaurant</i></u> (over 50 occupants)
<u><i>Campground, Special Event</i></u>	<u><i>Retail Store (General)</i></u>
<u><i>Cemetery</i></u>	
<u><i>Community Facility</i></u>	
<u><i>Community Garden</i></u>	
<u><i>Day Care Facility</i></u>	
<u><i>Emergency Protective Service</i></u>	
<u><i>Government Services</i></u>	
<u><i>Health Facility, Major</i></u>	
<u><i>Health Facility, Minor</i></u>	
<u><i>Park</i></u>	
<u><i>Recreation Facility, Indoor</i></u>	
<u><i>Recreation Facility, Outdoor</i></u>	
<u><i>Restaurant (under 50 occupants)</i></u>	
<u><i>Retail Store</i></u>	
<u><i>School</i></u>	
<u><i>Specialty Food Service</i></u>	
<u><i>Temporary Care Facility</i></u>	
<u><i>Utility Structure</i></u>	

#### 17.1.3 Site Regulations

Minimum <u><i>Lot Area</i></u>	1,000.0 m <sup>2</sup>
Minimum <u><i>Lot Width</i></u>	No minimum required
Minimum <u><i>Lot Depth</i></u>	No minimum required
Minimum <u><i>Lot Frontage</i></u>	10.0 m

#### 17.1.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	2.0 m for every 1.0 m <u>setback</u> from the <u>property line</u> , to a maximum of 30.0 m.
Maximum <u>Lot Coverage</u>	50%

#### 17.1.5 Additional Regulations

- (a) All accessory buildings or structures shall be of an architectural design that is equivalent in quality and appearance to the principal building.
- (b) Proposed vehicle and pedestrian circulation should be connected to the vehicle and pedestrian circulation on adjacent sites.
- (c) Provisions for adequate vehicle and pedestrian circulation shall be provided on all sites, to the satisfaction of the Development Authority.
- (d) For a Temporary Care Facility, this use shall not be located within 200.0 m of the property boundary of an existing school.
- (e) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (f) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (g) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (h) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (i) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 17.1.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Bars and Pubs
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
  - ii) That there shall not be a concentration of similar uses in the vicinity; and
  - iii) That the use shall not generate significant noise beyond the site that may impact the



use and enjoyment of the neighbouring properties; and

- iv) That the building should be of a scale and architectural design that complements the surrounding neighbourhood.

(b) Restaurants (over fifty (50) occupants)

- i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
- ii) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties; and
- iii) That the building should be of a scale and architectural design that complements the surrounding neighbourhood.

(c) Retail Store (General)

- i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
- ii) That the building should be of a scale and architectural design that complements the surrounding neighbourhood.

## 17.2 PR – PARKS AND RECREATION DISTRICT

### 17.2.1 Purpose

The purpose of the PR (Parks and Recreation) District is to provide a district in which land is used for the development of public parks to meet active or passive recreational and leisure pursuits at the local neighborhood, municipal or district level.

### 17.2.2 Uses

Permitted Uses	Discretionary Uses
<u>Cemetery</u>	<u>Campground</u>
<u>Park</u>	<u>Community Facility</u>
<u>Recreation Facility, Indoor</u>	
<u>Recreation Facility, Outdoor</u>	
<u>Utility Structure</u>	

### 17.2.3 Site Development Regulations

Minimum <u>Front Yard Setback</u>	8.0 m
Minimum <u>Flanking Side Yard Setback</u>	6.0 m
Minimum <u>Side Yard Setback</u>	6.0 m
Minimum <u>Rear Yard Setback</u>	8.0 m
Maximum <u>Building Height</u>	2.0 m for every 1.0 m <u>setback</u> from the <u>property line</u> , to a maximum of 30.0 m.
Maximum <u>Lot Coverage</u>	50%

### 17.2.4 Additional Regulations

- The Development Authority may issue a Development Permit subject to such conditions as are necessary to meet the purpose of this district.
- All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- Landscaping shall be in accordance with Section 11.0 Landscaping.
- Signs are permitted in accordance with Section 12.0 Sign Regulations.

### 17.2.5 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal

Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

(a) Campground

- i) That the movement of people to and from the site shall not adversely impact the enjoyment of the surrounding area; and
- ii) That the layout of the campground shall not adversely impact the character of the surrounding neighbourhood.

(b) Community Facility

- i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate neighbourhood; and
- ii) That the scale and architectural appearance of the building should be similar to the scale and architectural rhythm of other buildings within the immediate neighbourhood.

### 17.3 SEED – SPECIAL EVENT AND EXHIBITION DISTRICT

#### 17.3.1 Purpose

The purpose of the Special Event and Exhibition District is to provide areas for special events, exhibitions, festivals and related accessory uses within the City.

#### 17.3.2 Uses

Permitted Uses	Discretionary Uses
<u>Bars and Pubs</u>	<u>Retail Store (Convenience)</u>
<u>Campground</u>	<u>Retail Store (General)</u>
<u>Campground, Special Event</u>	<u>Retail Store (Liquor)</u>
<u>Community Facility</u>	
<u>Emergency Protective Service</u>	
<u>Entertainment Facility</u>	
<u>Outdoor Storage</u>	
<u>Park</u>	
<u>Recreation Facility, Indoor</u>	
<u>Recreation Facility, Outdoor</u>	
<u>Restaurant</u>	
<u>Special Event</u>	
<u>Specialty Food Service</u>	
<u>Utility Structure</u>	

#### 17.3.3 Site Regulations

Minimum <u>Lot Area</u>	1,000.0 m <sup>2</sup>
Minimum <u>Lot Width</u>	No minimum required
Minimum <u>Lot Depth</u>	No minimum required
Minimum <u>Lot Frontage</u>	10.0 m

#### 17.3.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	6.0 m
Maximum <u>Building Height</u>	2.0 m for every 1.0 m <u>setback</u> from the <u>property line</u> , to a maximum of 30.0 m.
Maximum <u>Lot Coverage</u>	50%

#### 17.3.5 Additional Regulations

- (a) Proposed vehicle and pedestrian circulation should be connected to the vehicle and pedestrian circulation on adjacent sites.
- (b) Provisions for adequate vehicle and pedestrian circulation shall be provided on all sites, to the satisfaction of the Development Authority.
- (c) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (d) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (e) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (f) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (g) Signs are permitted in accordance with Section 12.0 Sign Regulations.

#### 17.3.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Retail Store (Convenience)
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
  - ii) That the building should be of a scale and architectural design that complements the surrounding neighbourhood.
  - iii) A Retail Store (Convenience) shall be limited to 7 consecutive days of operation per calendar year or less, excluding the time used to erect and dismantle temporary structures.
- (b) Retail Store (General)
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
  - ii) That the building should be of a scale and architectural design that complements the surrounding neighbourhood.
  - iii) A Retail Store (General) shall be limited to 7 consecutive days of operation per calendar year or less, excluding the time used to erect and dismantle temporary structures.
- (c) Retail Store (Liquor)
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the immediate surrounding neighbourhood; and
  - ii) That the building should be of a scale and architectural design that complements the

surrounding neighbourhood.

- iii) A Retail Store (Liquor) shall be limited to 7 consecutive days of operation per calendar year or less, excluding the time used to erect and dismantle temporary structures.

## 17.4 AIR – AIRPORT DISTRICT

### 17.4.1 Purpose

The purpose of the AIR Airport District is to establish a district for the safe movement and storage of aircraft, including all facilities and uses related or accessory to aircraft and aircraft operation, and to accommodate uses that promote economic diversification on airport lands.

### 17.4.2 Uses

Permitted Uses	Discretionary Uses
<u>Agriculture</u> (hay crop only)	<u>Recreation Facility, Indoor</u>
<u>Aircraft Sales, Service and Rental</u>	<u>Recreation Facility, Outdoor</u>
<u>Airport</u>	<u>Temporary Lodging Facilities</u>
<u>Bulk Fuel Depot</u>	
<u>Emergency Protective Service</u>	
<u>Flight Charter Services</u>	
<u>Flight Training</u>	
<u>Utility Structure</u>	

Amended by  
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### 17.4.3 Site Development Regulations

Minimum <u>Front Yard Setback</u>	3.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Rear Yard Setback</u>	3.0 m
Maximum <u>Building Height</u>	As required by AVPA Regulations or 10.0 m, whichever is less
Maximum <u>Lot Coverage</u>	60%

### 17.4.4 Site Development Regulations for Leased Areas

Minimum Airside <u>Setback</u>	0.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	3.0 m
Minimum <u>Setback Abutting Roadway</u>	6.0 m
Maximum <u>Building Height</u>	As required by AVPA Regulations or 10.0 m, whichever is less
Maximum <u>Lot Coverage</u>	60%

#### 17.4.5 Additional Regulations

- (a) The Development Authority shall have regard for any applicable regulations within the Camrose Airport Vicinity Protection Area (AVPA) Plan.
- (b) Agriculture uses, and accessory buildings associated with Agriculture uses, shall not require a Development Permit.
- (c) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (d) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (e) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (f) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (g) Signs shall be permitted in accordance with Section 12.0 Sign Regulations.

#### 17.4.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) For all Discretionary Uses in this district, the Applicant shall demonstrate to the Development Authority that:
  - i) The use shall not adversely impact the operational ability of the Airport; and
  - ii) The use shall not remove land that could be used for the future expansion of the Airport.
- (b) Temporary Lodging Facilities
  - i) Shall not exceed 25% of the Gross Floor Area of the Building.
  - ii) Must be used and operated by the business within which it is located.
  - iii) Are to be used only in relation to aircraft operations.



## 17.5 UR - URBAN RESERVE DISTRICT

### 17.5.1 Purpose

The purpose of the UR Urban Reserve District is to allow for agricultural and rural land use activities and a limited range of other uses that do not inhibit the future use of these lands for urban development.

### 17.5.2 Uses



Uses Permitted Uses	Discretionary Uses
<u>Accessory Detached Dwelling Unit</u>	<u>Animal Hospital</u>
<u>Agriculture</u>	<u>Campground</u>
<u>Bed and Breakfast</u>	<u>Kennel</u>
<u>Campground, Special Event</u>	
<u>Day Care Facility</u>	
<u>Family Day Home</u>	
<u>Greenhouse and Market Garden</u>	
<u>Home Occupation</u>	
<u>Home Office</u>	
<u>Mobile Home</u>	
<u>Pet Service</u>	
<u>Recreation Facility, Outdoor</u>	
<u>Secondary Suite</u>	
<u>Single Detached Dwelling</u>	
<u>Utility Structure</u>	

### 17.5.3 Site Regulations

Minimum <u>Lot Area</u>	1.0 ha
Minimum <u>Lot Width</u>	50.0 m
Minimum <u>Lot Depth</u>	50.0 m

### 17.5.4 Site Development Regulations

Minimum <u>Front Yard Setback</u>	6.0 m
Minimum <u>Flanking Side Yard Setback</u>	3.0 m
Minimum <u>Side Yard Setback</u>	1.5 m
Minimum <u>Rear Yard Setback</u>	6.0 m

Maximum <u>Building Height</u>	<u>Principal Building</u> : 8.5 m <u>Accessory Buildings</u> : 12.2 m
Maximum <u>Density</u>	One (1) unit per <u>lot</u>

#### 17.5.5 Additional Regulations

- (a) Agriculture uses, and accessory buildings associated with Agriculture uses, shall not require a Development Permit.
- (b) A Council approved Area Structure Plan shall be required prior to subdivision in this district or rezoning from this district.
- (c) The Development Authority shall not approve discretionary uses that would be prejudicial to the future economical subdivision, servicing and development of such lands for future urban use on a planned basis.
- (d) The Development Authority may specify a length of time a use may operate in this district, having regard for future development of the land.
- (e) All development shall be subject to the site development regulations in Section 9.0 General Regulations.
- (f) All uses which include specific use regulations in Section 9.0 General Regulations shall be subject to the regulations within the applicable section.
- (g) Parking shall be in accordance with Section 10.0 Parking and Loading Requirements.
- (h) Landscaping shall be in accordance with Section 11.0 Landscaping.
- (i) Signs shall be permitted in accordance with Section 12.0 Sign Regulations.

#### 17.5.6 Discretionary Use Criteria and Considerations

An applicant applying for a discretionary use shall demonstrate, to the satisfaction of the Development Authority that the proposed use conforms to all relevant sections of the Municipal Development Plan and will not adversely impact the surrounding community. Should the use have more than a potential minor impact based on the criteria the application shall be declined. In carrying out this assessment the Development Authority shall consider the following criteria as it applies to the respective use:

- (a) Animal Hospital
  - i) That the use shall not generate significant noise or odour beyond the site that may impact the use and enjoyment of the neighbouring properties.
- (b) Campground
  - i) That the movement of people to and from the site shall not adversely impact the enjoyment of the surrounding area; and
  - ii) That the layout of the campground should not adversely impact the character of the surrounding neighbourhood; and
  - iii) That the campground shall not impact the ability for agricultural activities to be carried out.
- (c) Kennel
  - i) That the use shall not generate significant noise or odour beyond the site that may

impact the use and enjoyment of the neighbouring properties.

## 17.6 DC – DIRECT CONTROL DISTRICT

### 17.6.1 Purpose

The purpose of the DC District is to enable Council to exercise particular control over the use and development of land or buildings within a designated site. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

### 17.6.2 Application to Redistrict a Site to a Direct Control District

- (a) A DC District shall only be applied to a site to regulate a specific proposed development under the following circumstances:
  - i) The proposed development exceeds the development provisions of the closest equivalent conventional district;
  - ii) The proposed development requires specific/comprehensive regulations to ensure land use conflicts with neighbouring properties are minimized;
  - iii) The site for the proposed development has unique characteristics that require specific regulations; or
  - iv) The ongoing operation of the proposed development requires specific regulations.
- (b) In addition to the application requirements outlined in Subsections 3.2 and 3.3 the Development Authority shall require the applicant to:
  - i) Submit the proposed Direct Control District provision against which new developments will be evaluated;
  - ii) Submit a narrative explaining why the Direct Control Provision is warranted, having regard for the criteria specified in Article 17.6.2(a);
  - iii) Contact all adjacent landowners located within 60.0 m of the site of the proposed development at least twenty-one (21) days prior to submission of a Rezoning Application and outline the details of the application and solicit comments on the application;
  - iv) Document any opinions or concerns, expressed by anyone who responds to the application, and what modifications were made to address their concerns; and
  - v) Submit the documentation as part of the Rezoning Application.

### 17.6.3 Uses

- (a) All uses listed in the DC District Regulations shall be deemed permitted uses subject to Council approval.

### 17.6.4 Site Development Regulations

- (a) Council may impose standards and conditions it considers appropriate to regulate a use.
- (b) Council may decide on a Development Permit application or may delegate the decision to the Development Authority with directions that it considers appropriate.
- (c) Where there are no alternative regulations provided in the site specific DC District provisions,

*Council* or the *Development Authority* may refer to a corresponding conventional land use *district* or any part of this Bylaw to determine land use regulations, which may be applied to a prospective direct control *development* application.

## **17.7 DC-H – DIRECT CONTROL (HERITAGE) DISTRICT**

### **17.7.1 Purpose**

The purpose of the Direct Control (Heritage) District is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance: areas of unique character or special concern, as identified in an approved Statutory Plan; or areas or sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific, or aesthetic interest.

### **17.7.2 Application**

- (a) This District shall only be applied:
  - i) where specified by an approved Statutory Plan; or
  - ii) to those historical resources that have been designated by the Minister or by Council, in accordance with the Historical Resources Act.

### **17.7.3 Uses**

- (b) A Development Permit may be issued for those uses prescribed for the land, in an approved Statutory Plan, or those uses consistent with its designation under the Historical Resources Act.

### **17.7.4 Site and Development Regulations**

- (a) All developments shall comply with the development regulations contained in an approved Statutory Plan, except that any regulations or conditions applying because of designation of a historical resource under the Historical Resources Act, shall take precedence.
- (b) In the case of designated historical resources, any application to demolish, alter, restore, or repair a building or structure, or to excavate or otherwise disturb land, shall require prior written authority, in accordance with the Historical Resources Act.
- (c) A development may also be evaluated with respect to its compliance with: the policies of an applicable Statutory Plan; the General Regulations of this Bylaw; and the regulations of Abutting Zones.
- (d) Signs, unless otherwise specified, shall comply with the regulations found in this Bylaw.
- (e) All regulations in this Bylaw shall apply to development in the Direct Control District unless such regulations are specifically excluded or modified in a Direct Control District.

### **17.7.5 Information Requirements**

- (a) In addition to the information normally required for a development permit application under this Bylaw, the applicant shall submit all information specified in an applicable Statutory Plan and a narrative explaining how the proposed use or development would be consistent with the intent of the District.
- (b) If the development permit application concerns a historical resource designated under the Historical Resources Act, a Copy of the Minister's written approval or Council's written approval, as may be required, shall be submitted with the application.

- (c) The Development Authority may request any additional information they deem appropriate in order to determine whether the proposed use or development is consistent with an approved Statutory Plan.

**18.0 LAND USE DISTRICT MAP**