



A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 17, 2006

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, July 4, 2006
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/P-2006 / Rezoning of 12.53 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 2 / Melcor Developments Ltd.*
(Consideration of 2nd & 3rd Readings of the Bylaw)

2. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/S-2006 / Rezoning of 12.12 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 3 / Melcor Developments Ltd.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .5
3. **Land & Economic Development Manager & Land & Appraisal Coordinator – Re: *Edgar Industrial Close / Road Closure Bylaw 3361/2006 / HMI Industries Inc.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .9
 - a) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Q-2006 / Rezoning of Approximately 8.37 ha of Land from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District / Edgar Industrial Close / HMI Industries Inc.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .13
4. **Land & Economic Development Manager & Land & Appraisal Coordinator – Re: *Offer to Purchase Part of 22nd Street East of Taylor Drive, Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 / Ulmer Realty Ltd.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .15
 - a) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/U-2006 / Rezoning of Portions of Road from Road to C4 Commercial (Regional and District Shopping Centre) District / 22nd Street at Taylor Drive / Ulmer Realty Ltd.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .21

5. Parkland Community Planning Services – *Re: Adoption of New City of Red Deer Land Use Bylaw 3357/2006 / Repeal of City of Red Deer Land Use Bylaw 3156/96*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .24

(4) **REPORTS**

1. Culture Superintendent and Recreation, Parks and Culture Manager - *Re: Recreation Centre Redevelopment – Public Art – Project 1 – Exterior* . .41
2. Culture Superintendent and Recreation, Parks and Culture Manager – *Re: Red Deer Historic Arches Park* . .50
3. Recreation, Parks & Culture Manager and Projects Superintendent, Recreation, Parks and Culture – *Re: G.H. Dawe Renovation / Upgrade Project* . .60
4. Director of Corporate Services – *Re: Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF)* . .63
5. Parking Liaison, Inspections & Licensing Department – *Re: Traffic Bylaw Amendment 3186/B-2006 – Changes to Improve Clarity of the Bylaw, Wording, Update of Speed Limit Provisions to Include Annexed Lands and Implement the New City of Red Deer Parking Program Including Changes to Schedules “B”, “C”, “D” and “L”*
(Consideration of 3 Readings of the Bylaw) . .66
6. Policy Coordinator – *Re: Approval of New Council Policy 1014 – Use of City Emblems and Rescinding of Council Policy 1006 – Utilization of City Logo and Slogan Policy and Rescinding of Council Policy 1007 – Utilization of City of Red Deer Crest Policy* . .76

7. Policy Coordinator – *Re: Rescinding of Council Policy 5102 – Business Tax Levy Rate Policy and Rescinding of Council Policy 5104 – Possible Reduction of Penalties Levied on Unpaid Taxes After June 30 Policy* . .83

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3156/P-2006** – Land Use Bylaw Amendment - Rezoning of 12.53 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 2 / Melcor Developments Ltd.
(2nd & 3rd Readings) . .88
. .1
2. **3156/S-2006** – Land Use Bylaw Amendment - Rezoning of 12.12 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 3 / Melcor Developments Ltd.
(2nd & 3rd Readings) . .90
. .5

3. **3361/2006** – Road Closure Bylaw – Edgar Industrial Close / HMI Industries Inc.
(2nd & 3rd Readings) . .92
. .9
4. **3156/Q-2006** – Land Use Bylaw Amendment - Rezoning of Approximately 8.37 ha of Land from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District / Edgar Industrial Close / HMI Industries Inc.
(2nd & 3rd Readings) . .93
. .13
5. **3362/2006** – Road Closure Bylaw - Re: Offer to Purchase Part of 22nd Street East of Taylor Drive, Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 / Ulmer Realty Ltd.
(2nd & 3rd Readings) . .95
. .15
6. **3156/U-2006** – Land Use Bylaw Amendment - Rezoning of Portions of Road from Road to C4 Commercial (Regional and District Shopping Centre) District / 22nd Street at Taylor Drive / Ulmer Realty Ltd.
(2nd & 3rd Readings) . .96
. .21
7. **3357/2006** – City of Red Deer New Land Use Bylaw / Repeal of Land Use Bylaw 3156/96
(Tabling of 2nd & 3rd Readings) *See Attachment Submitted with the June 19, 2006 Agenda*
. .24
8. **3186/B-2006** – Traffic Bylaw Amendment - Changes to Improve Clarity of the Bylaw, Wording, Update of Speed Limit Provisions to Include Annexed Lands and Implement the New City of Red Deer Parking Program Including Changes to Schedules “B”, “C”, “D” and “L”.
(3 Readings) . .98
. .66



Legislative & Administrative Services

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

History

At the Monday, June 19, 2006 meeting of Council, Land Use Bylaw Amendment 3156/P-2006 was given first reading.

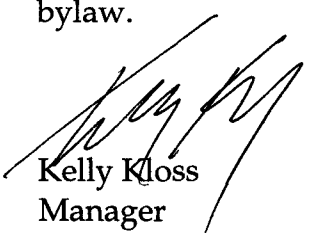
Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots.

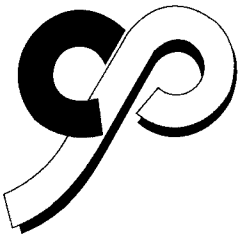
Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council consider second and third readings of the bylaw.


Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

2

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
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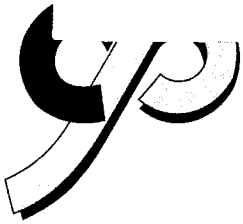
DATE: July 10, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

Parkland Community Planning Services has received comments from Red Deer County and no objections were stated.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.



DATE: June 2, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2 of the Vanier Woods neighbourhood. Rezoning is being sought for approximately 12.35 ha (30.52 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District in order to create 149 residential lots, 2 municipal reserve lots, and 2 public utility lots. The proposed uses would conform with the Vanier Woods Neighbourhood Area Structure Plan.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

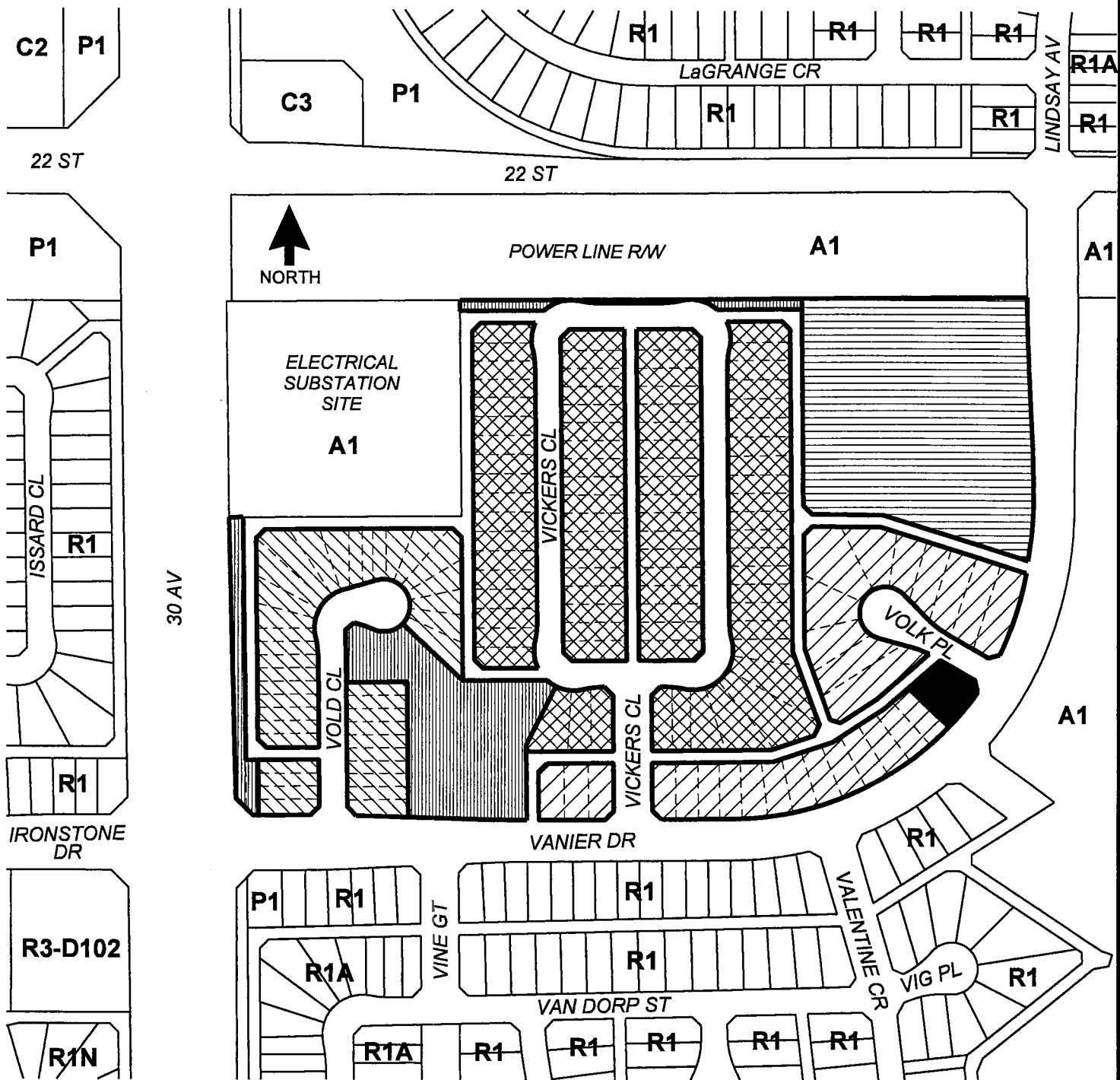
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/P-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.







The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional or Governmental)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to R2 
- A1 to PS 
- A1 to P1 

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 18, 2006

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

**Re: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.**

At the City of Red Deer's Council Meeting held July 17, 2006 a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/P-2006*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/P-2006* was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

KK/chk
/attach.

c Parkland Community Planning Services

BYLAW NO. 3156/P-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11/2006 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

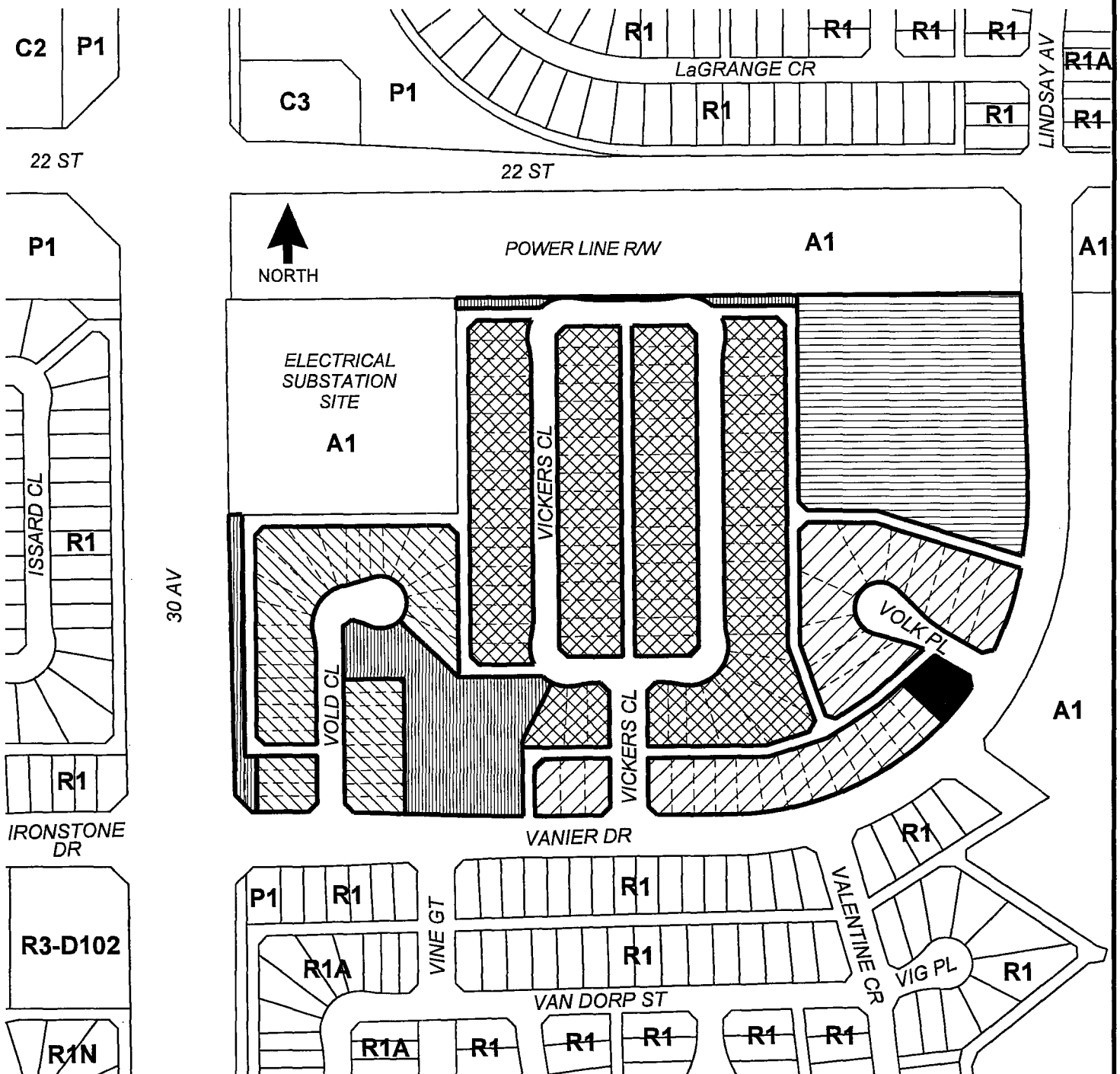
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



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- A1 - Future Urban Development
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Change from :

A1 to R1	
A1 to R1A	
A1 to R1N	
A1 to R2	
A1 to PS	
A1 to P1	

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006

Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated June 2, 2006 and July 10, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/P-2006 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No*Comments/Further Action:*

Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
Manager/chk
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- I. Watson, Graphics Administrator
- Emily Damberger, PCPS
- T. Edwards, Clerk Steno

BYLAW NO. 3156/P-2006

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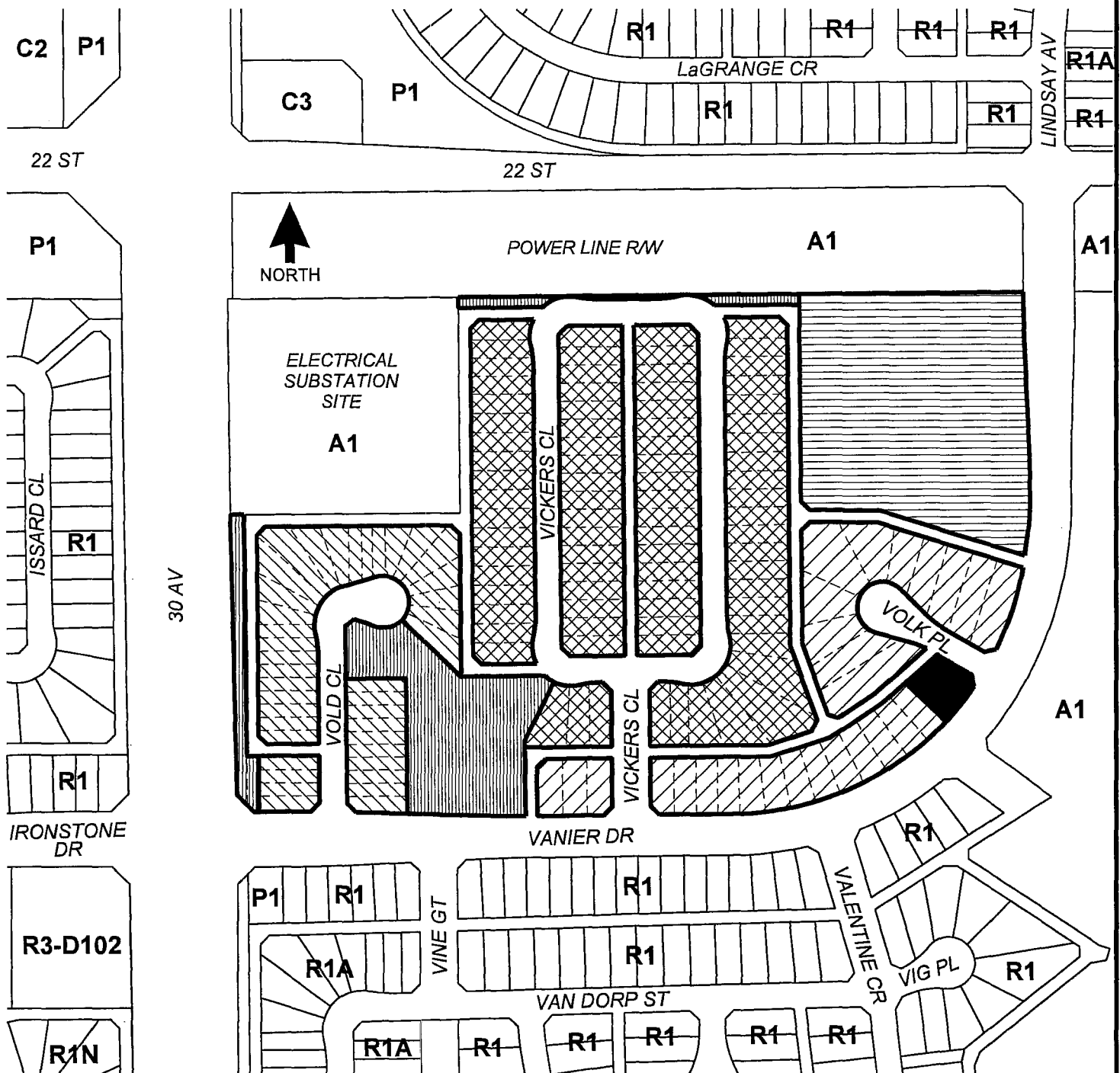
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MAYOR


CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
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Change from :

- A1 to R1
- A1 to R1A
- A1 to R1N
- A1 to R2
- A1 to PS
- A1 to P1



Legislative & Administrative Services

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

History

At the Monday, June 19, 2006 meeting of Council, Land Use Bylaw Amendment 3156/P-2006 was given first reading.

Land Use Bylaw Amendment 3156/S-2006 provides for the development of Phase 3 of the Vanier Woods neighbourhood. Approximately 12.12 ha (29.94 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. This will create 152 residential lots, 6 municipal reserve lots and 2 public utility lots. This office will now proceed with the advertising for a Public Hearing.

Public Consultation Process

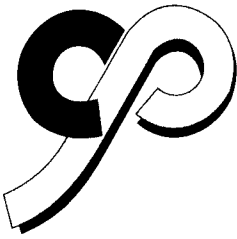
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council consider second and third readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

6

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: July 10, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

Parkland Community Planning Services has received comments from Red Deer County and no objections were stated.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.



DATE: June 2, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

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Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

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In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

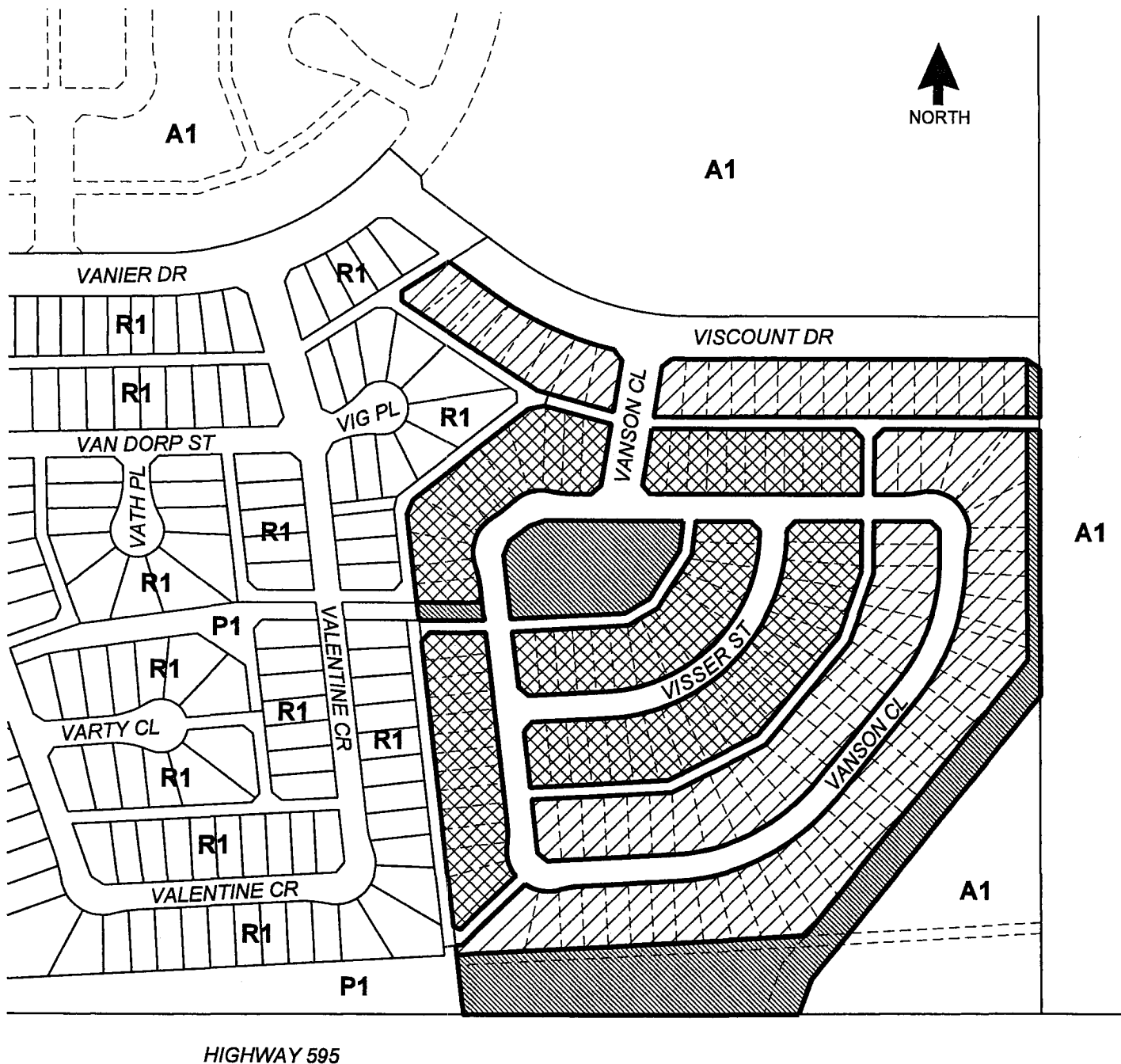
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/S-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1N 
- A1 to P1 

MAP No. 14 / 2006
BYLAW No. 3156 / S - 2006



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 18, 2006

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

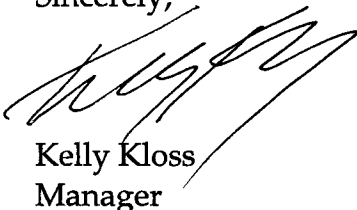
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Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.**

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Land Use Bylaw Amendment 3156/S-2006 provides for the development of Phase 3 of the Vanier Woods neighbourhood. Approximately 12.12 ha (29.94 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. This will create 152 residential lots, 6 municipal reserve lots and 2 public utility lots.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services

BYLAW NO. 3156/S-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:


1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2006 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

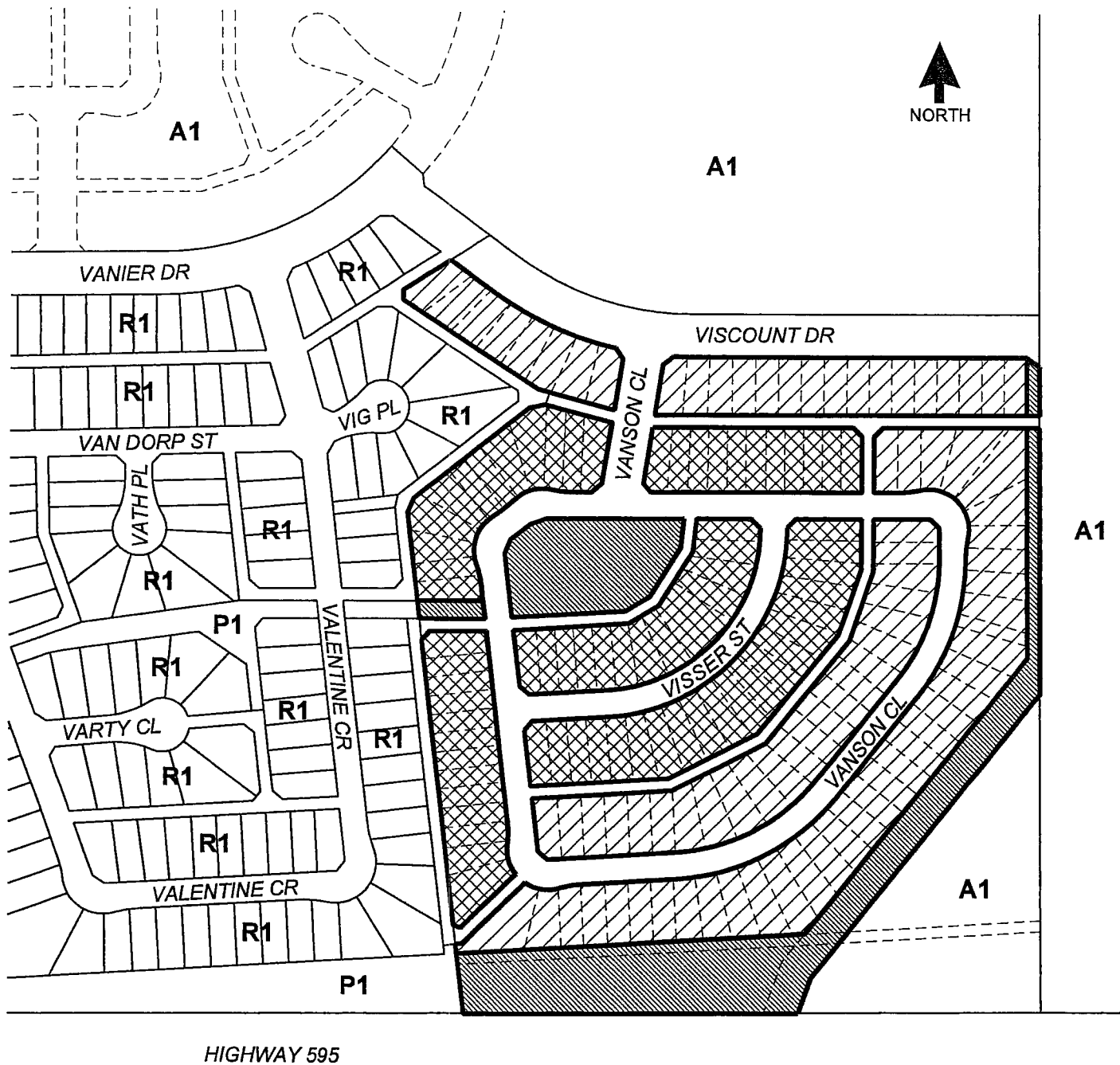
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MAYOR


CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1N - Residential (Narrow Lot)
 P1 - Parks and Recreation

Change from :

A1 to R1 
 A1 to R1N 
 A1 to P1 

MAP No. 14 / 2006
 BYLAW No. 3156 / S - 2006



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 2, 2006 and July 10, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/S-2006 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/S-2006 provides for the development of Phase 3 of the Vanier Woods neighbourhood. Approximately 12.12 ha (29.94 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. This will create 152 residential lots, 6 municipal reserve lots and 2 public utility lots. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
I. Watson, Graphics Administrator
Emily Damberger, PCPS
T. Edwards, Clerk Steno

BYLAW NO. 3156/S-2006

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1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2006 attached hereto and forming part of the bylaw.

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READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

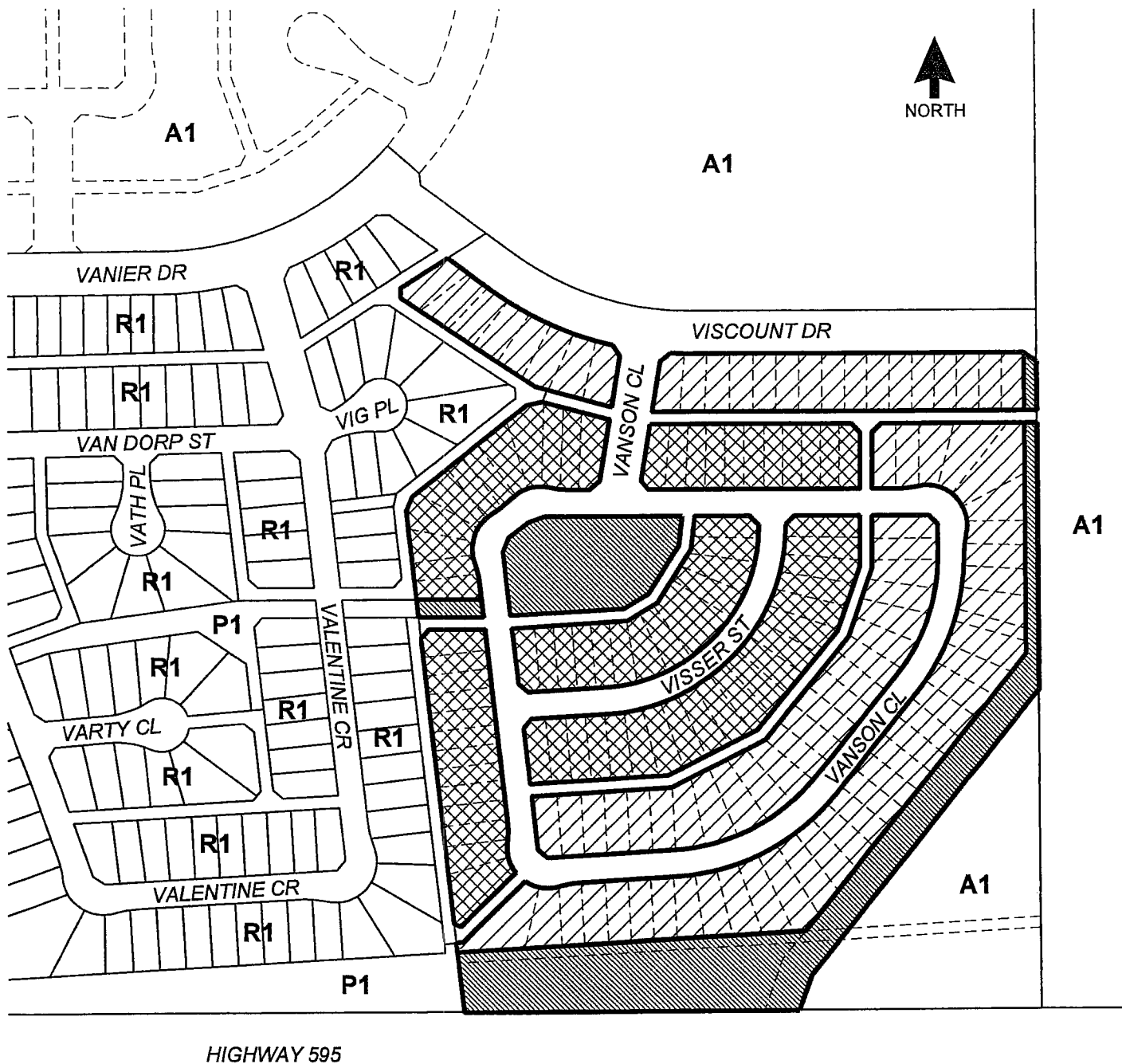
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MAYOR


CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1N 
- A1 to P1 

MAP No. 14 / 2006
BYLAW No. 3156 / S - 2006

**Legislative & Administrative Services**

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Request for Road Closure Bylaw - Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

History

At the Monday, June 19, 2006 meeting of Council, Road Closure Bylaw 3361/2006 and Land Use Bylaw Amendment 3156/Q-2006 were given first readings.

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. Land Use Bylaw Amendment 3156/Q-2006 provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council consider:

- 1) Second and third readings of Road Closure Bylaw 3361/2006 and
- 2) Second and third readings of Land Use Bylaw Amendment 3156/Q-2006.



Kelly Kloss
Manager

Memo

Date: June 9, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: Request for Road Closure Bylaw Edgar Industrial Close

Background:

Engineering Services has requested a Road Closure Bylaw for the area shown on the attached sketch. The closure is requested to facilitate the conversion of the land from road to Public Utility Lot for storm pond purposes as part of a subdivision proposed by HMI Industries. The storm pond will improve storm drainage for all lands east of Taylor Drive on Edgar Close not just the proposed subdivision area.

A report regarding the rezoning of this land appears elsewhere on this agenda.

Recommendation:

City Council approves first reading of a bylaw having the effect of closing;

"All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan _____.

Excepting thereout all mines and minerals"



Russell Crook
Land and Appraisal Coordinator

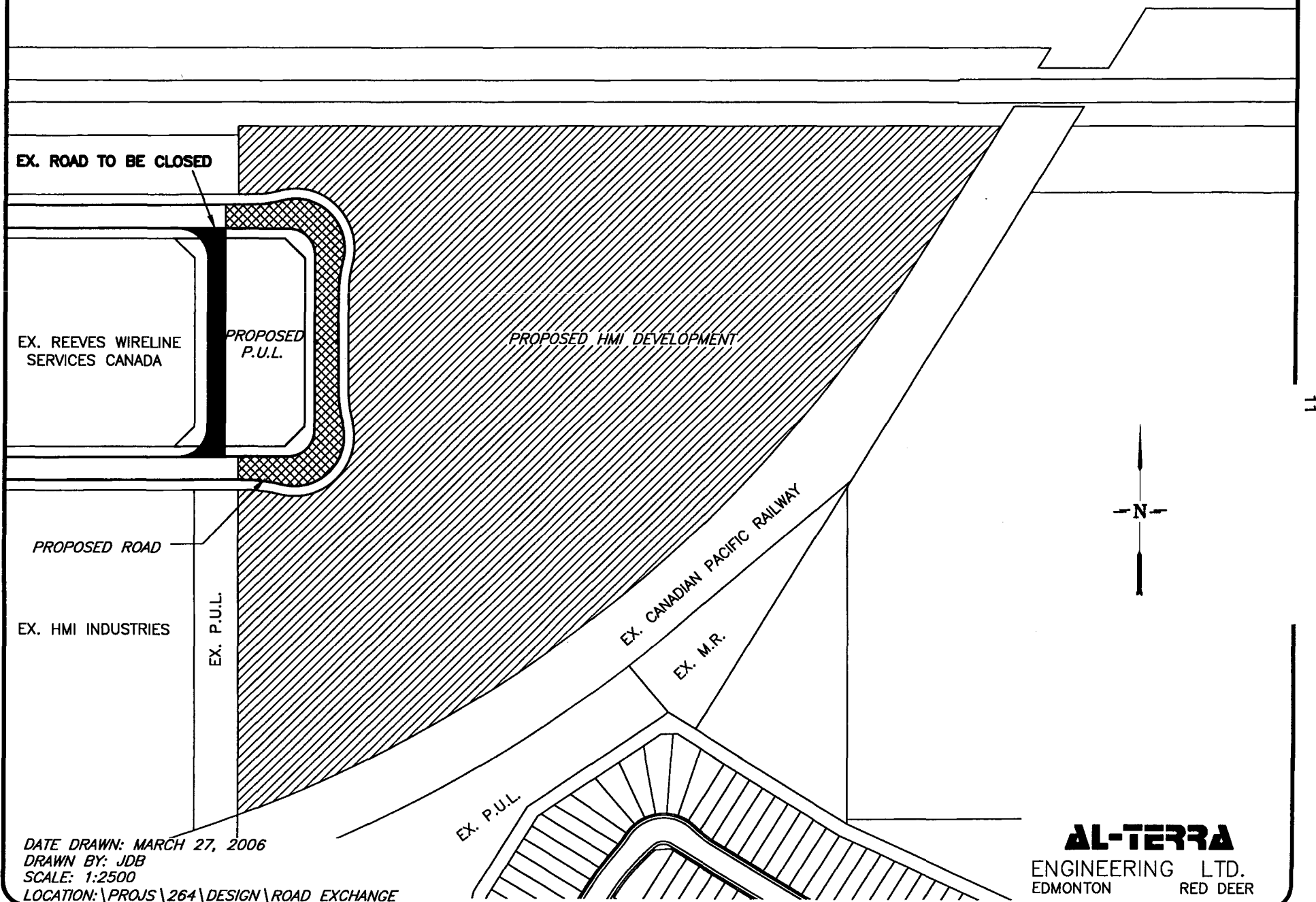


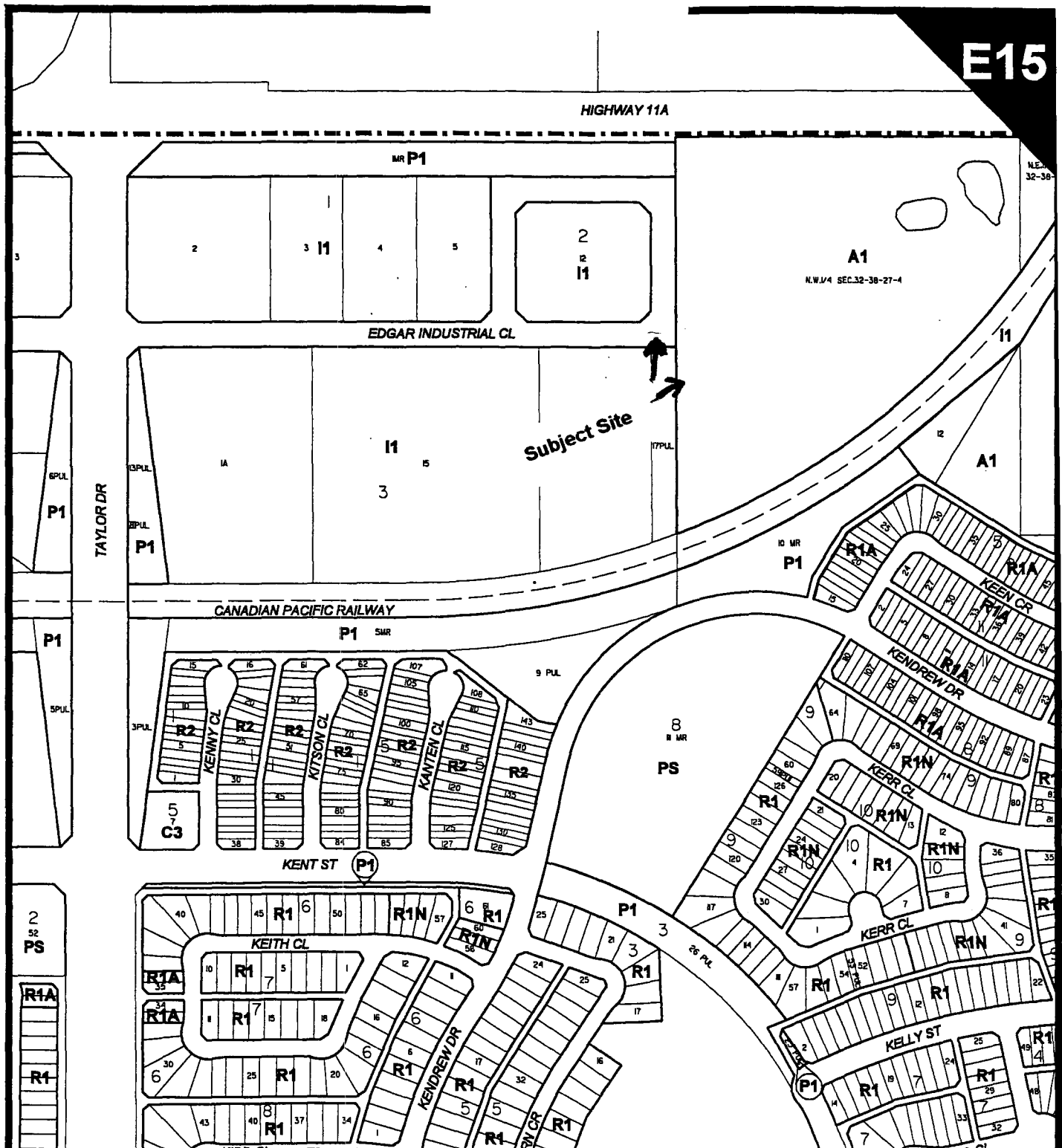
Howard Thompson
Land & Economic Development Manager

Attach.

- c. Tom Warder, Engineering Services Manager
Greg Sikora, Utilities Engineer

HMI LANDS ROAD EXCHANGE



E15

Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

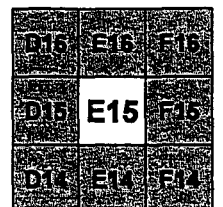
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 32

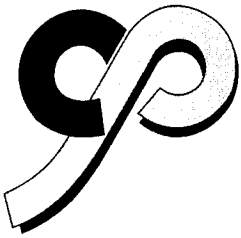
3156 / BB-98	Sept 8, 1998
3156 / D-99	Mar 29, 1999
3156 / J-2000	Apr 10, 2000
3156 / JJ-2000	Oct 23, 2000
3156 / Q-2001	May 22, 2001
3156 / T-2001	May 22, 2001
3156 / O-2002	May 21, 2002
3156 / FF-2002	July 15, 2002
3156 / D-2003	Mar 10, 2003

3156 / U-2003	June 16, 2003
3156 / DD-2003	July 14, 2003
3156 / LL-2003	Sept 8, 2003



NW¼ Sec 32
Twp 38 - Rge 27 - W4th

printed on
August 08, 2005



DATE: June 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

Proposal

HMI Industries Inc. is proposing to subdivide approximately 8.37 ha (20.68 ac.) within Edgar Industrial Park. The applicant seeks to rezone the lands from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District in order to create 2 industrial lots, 1 public utility lot, and 1 municipal reserve lot. The proposed uses would conform with the Northwest Area Structure Plan.

As part of this subdivision proposal, a partial road closure is required. This closed portion of road – approximately 2400 m² - would be required to form part of the subdivision's proposed public utility lot (PUL). This PUL may be zoned as I1, rather than P1, since the PUL is not required for public recreational use. Upon successful closure and consolidation, the lands would be rezoned to the I1 District. Appropriately, this closed connection of Edgar Industrial Close would then be reallocated approximately 50 metres to the east of its original location.

The proposed road widening of Highway 11A is in accordance with the requirements of Engineering Services. These lands would be required in order to accommodate future servicing and a future railway overpass.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

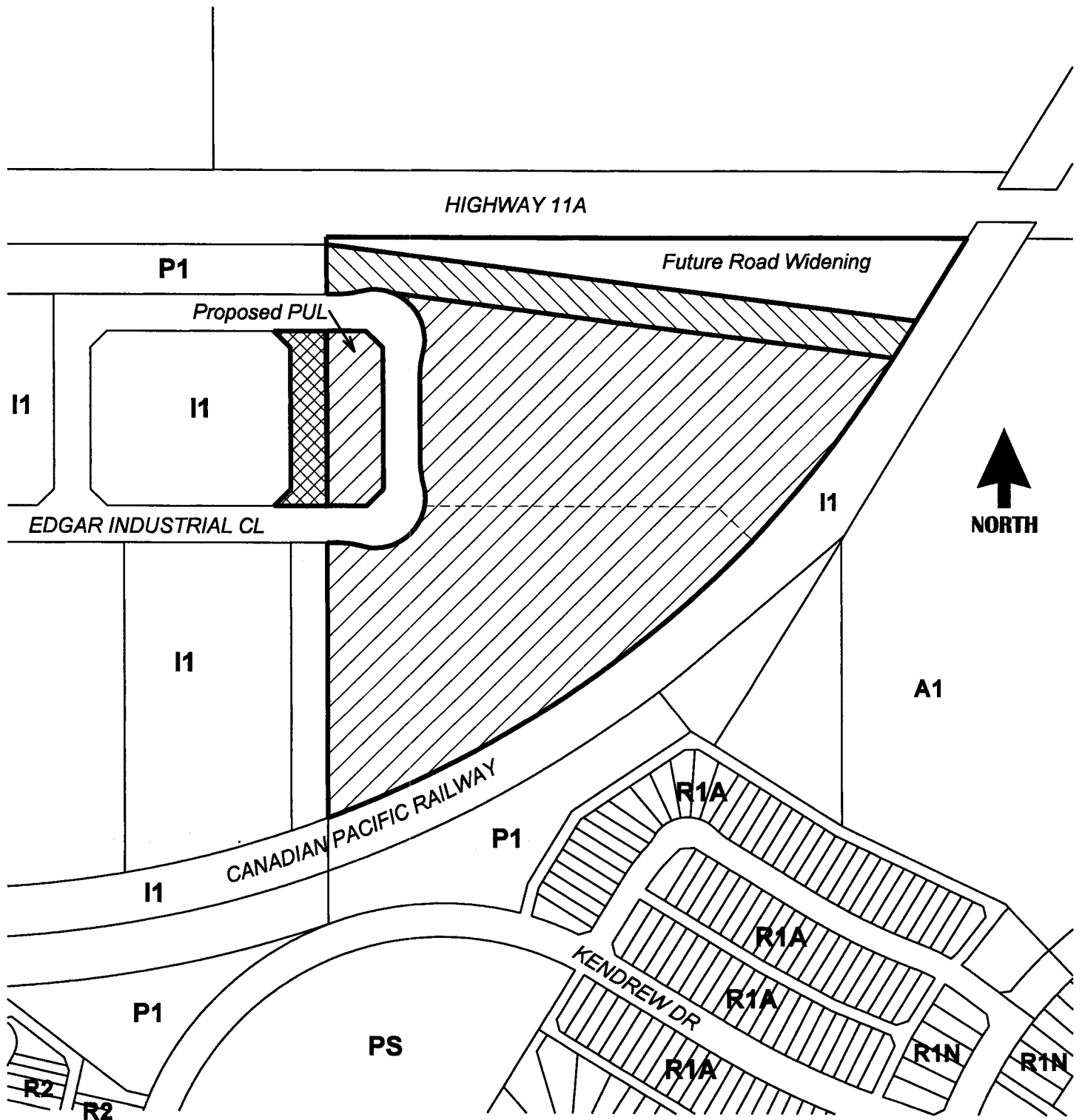
It is recommended that City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment 3156/Q-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.




The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 17, 2006

Mr. Martin Broks
Al-Terra Engineering
202, 4708 – 50 Avenue
Red Deer, AB T4N 4A1

Dear Mr. Broks:

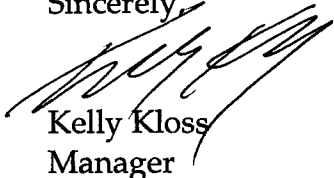
Re: Request for Road Closure Bylaw – Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

At the City of Red Deer's Council Meeting held July 17, 2006, Public Hearings were held with respect to *Road Closure Bylaw 3361/2006* and *Land Use Bylaw Amendment 3156/Q-2006*. Following the Public Hearings, *Road Closure Bylaw 3361/2006* and *Land Use Bylaw Amendment 3156/Q-2006* were given second and third readings, copies of which are attached.

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. *Land Use Bylaw Amendment 3156/Q-2006* provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

KK/chk
/attach.

c Parkland Community Planning Services
Land & Appraisal Coordinator

BYLAW NO. 3156/Q-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

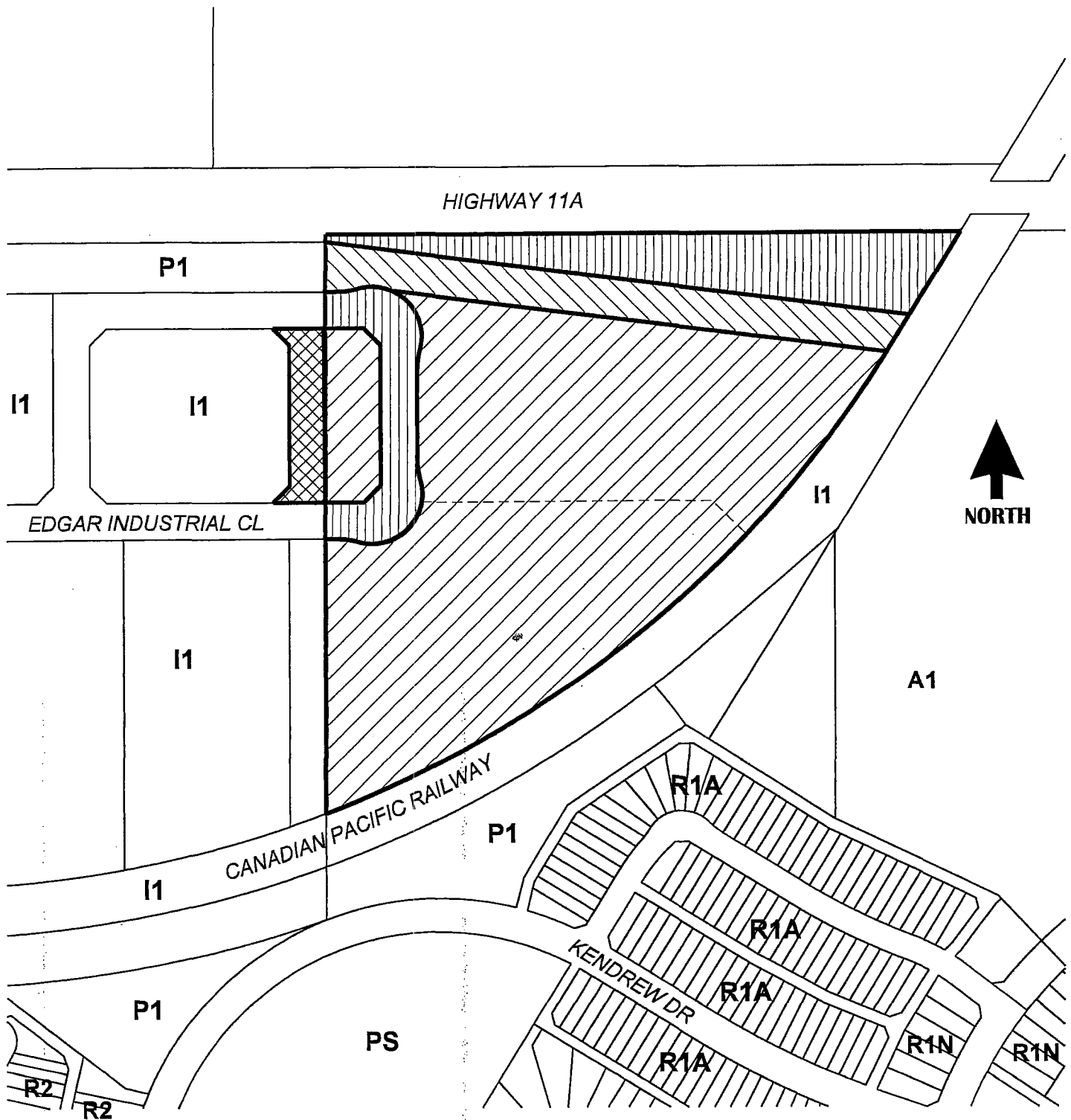
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK





The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 
 A1 to Road 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

BYLAW NO. 3361/2006

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan_____. Excepting thereout all mines and minerals”.

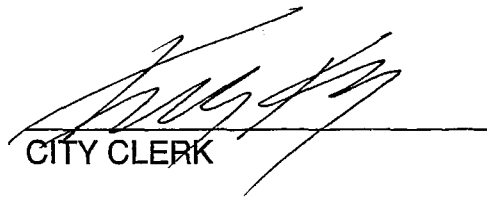
READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Edgar Industrial Close
Road Closure Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
HMI Industries Inc.

Reference Report:

Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 9, 2006 and Parkland Community Planning Services, dated June 8, 2006

Bylaw Readings:

Road Closure Bylaw 3361/2006 and Land Use Bylaw Amendment 3156/Q-2006 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

Comments/Further Action:

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. Land Use Bylaw Amendment 3156/Q-2006 provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot. This office will amend the Land Use Bylaw and distribute copies in due course. A certified copy of Road Closure Bylaw 3361/2006 is attached for your use.

Council Decision – July 17, 2006
Road Closure Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Page 2



Kelly Kloss
Manager

/chk
attchs.

- c Director of Development Services
Inspections & Licensing Manager
City Assessor
I. Watson, Graphics Administrator
Emily Damberger, PCPS
T. Edwards, Clerk Steno

BYLAW NO. 3361/2006

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:


"All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan_____. Excepting thereout all mines and minerals".

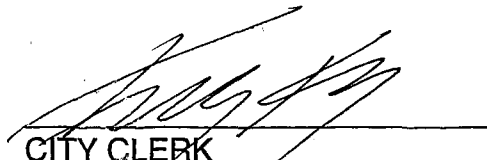
READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

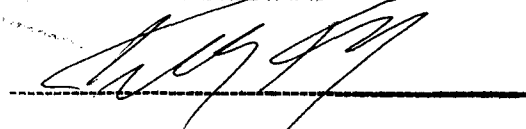
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL



BYLAW NO. 3156/Q-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

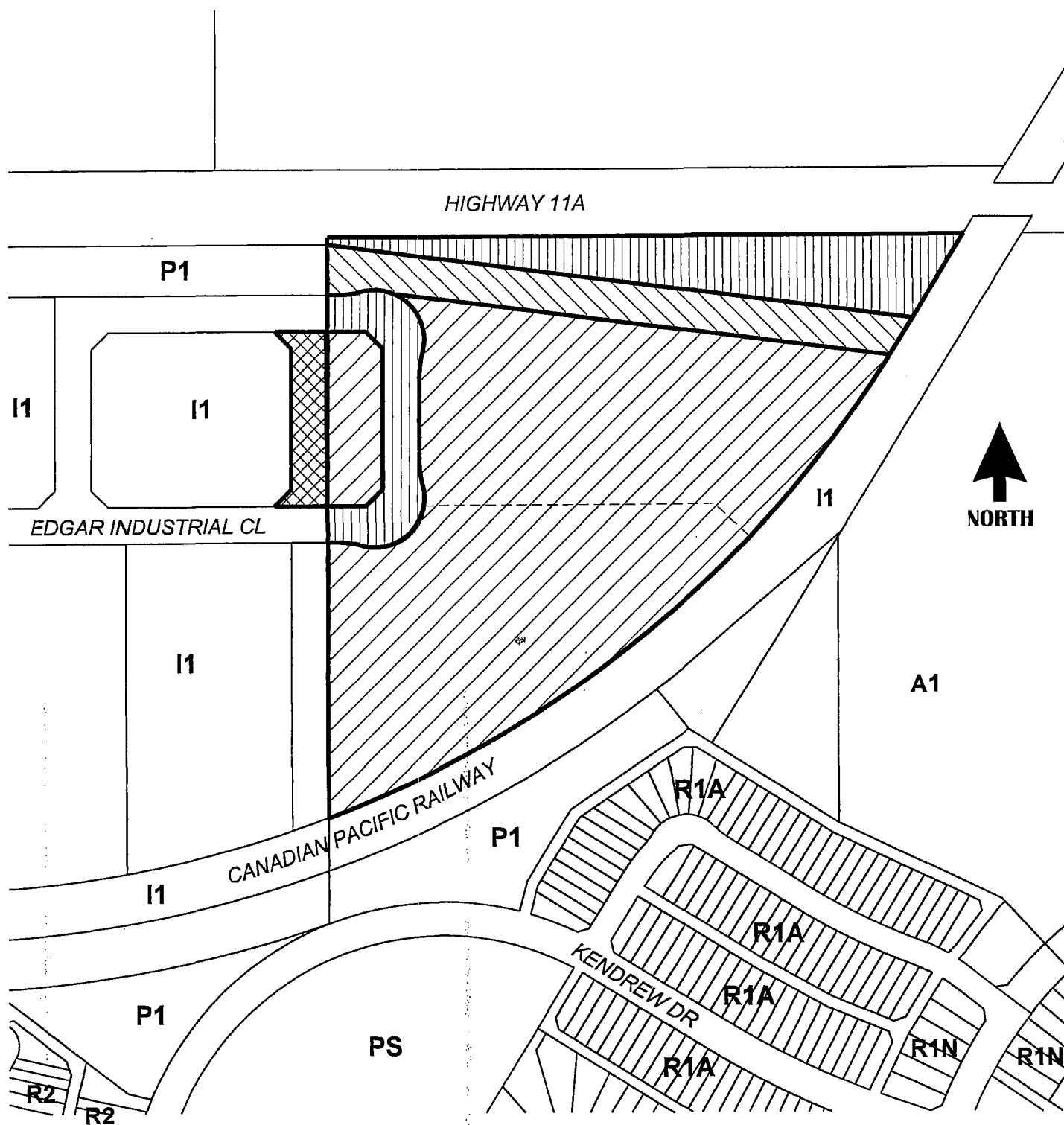
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK





The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 
 A1 to Road 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

**Legislative & Administrative Services**

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Offer to Purchase Part of 22nd Street East of Taylor Drive
Disposal of Municipal Reserve
Road Closure Bylaw 3362/2006
Land Use Bylaw Amendment 3156/U-2006
Ulmer Realty Ltd.

History

At the Monday, June 19, 2006 meeting of Council, Road Closure Bylaw 3362/2006 and Land Use Bylaw Amendment 3156/U-2006 were given first readings. A resolution regarding Disposal of Municipal Reserve was also passed.

The Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 provide for the closure and sale of road to facilitate additional parking and future development considerations by Ulmer Realty Ltd. who own the adjacent lot currently occupied by Sobeys store. Land Use Bylaw Amendment 3156/U-2006 provides for the rezoning of municipal reserve disposal and road closure to C2 Commercial (Regional and District Shopping Centre) District. These lands would then be consolidated with the adjacent commercial parcel.

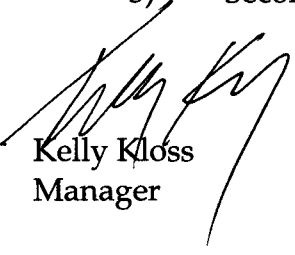
Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council consider:

- 1) Passing a resolution for the Disposal of Municipal Reserve;
- 2) Second and third readings of Road Closure Bylaw 3362/2006; and
- 3) Second and third readings of Land Use Bylaw Amendment 3156/U-2006.



Kelly Kloss
Manager

Memo

Date: June 6, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: **Offer To Purchase part of 22nd Street east of Taylor Drive
and Road Closure Bylaw**

Background:

Ulmer Realty Ltd. has expressed interest in purchasing part of 22nd Street east of Taylor Drive and part of the reserve adjacent to the east side of Taylor Drive south of 22nd Street (sketch attached). Ulmer Realty owns the adjacent lot to the south of 22nd, part of which is currently occupied by the Sobeys store, and wants this land for additional parking and future development considerations. 22nd Street is currently being relocated to the north and the intersection of Taylor and 22nd reconfigured rendering this part of the road and reserve land surplus.

The Administration supports the closure and sale of this portion of road and municipal reserve, as it is surplus to the City's needs, and the sale will provide opportunity for orderly redevelopment of this road and adjoining lands to the south. A report regarding the rezoning of this land appears elsewhere on this agenda.

Financial Implications:

Land and Economic Development have determined through an independent market value appraisal that the current fair market value for developable C2 commercial land in this area is \$18.00 per square foot. The approximate area of road to be closed and sold is 38,300 square feet (area A) less approximately 2,450 square feet of land to be acquired for road (area C) a net area of 35,850, of which approximately 6,450 square feet will be encumbered by a new storm sewer line in area A. Pursuant to the City's practice, the encumbered area will be sold at 75% of market value. The total proceeds of the sale of this part, approximately \$616,275.00 less the \$118,000.00 cost to relocate a storm line which bisected the site will be credited to the Road Right of Way Reserve. The storm line relocation is currently being carried out under a work order signed by the purchaser.

The approximate area of municipal reserve to be closed and sold is 14,700 square feet (area B) at 75% of the unencumbered market value generates \$198,450.00 to be credited to the Public Reserve Trust Fund. The discounting of the reserve lands is consistent with the City's past practice and is done in recognition of the functional obsolescence of the land due to its shape. Please note that the final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor.

Memo

Kelly Kloss

Page 2

Recommendation:

1. That City Council approve the closure and sale of 38,300 square feet, more or less, of 22nd Street east of Taylor Drive and 14,700 square feet of Lot 6MR, Block 1, Plan 942 2275, subject to the following conditions:
 1. The purchase price to be \$18.00 per square foot + GST for unencumbered land and \$13.50 per square foot + GST for encumbered and Municipal Reserve land with the final purchase price to be adjusted upon legal survey.
 2. Consolidation of the closed road and reserve land with Lot A, Block 1, Plan 032 3936.
 3. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
 4. The proceeds of the sale to be credited to the Road Right of Way Reserve and the Public Trust Reserve Fund proportionately to the areas sold.
 5. That a utility right of way be provided on the northerly five (5) meters of the road right of way to be closed.
 6. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor.

2. City Council approves first reading of a bylaw having the effect of closing:
 1. All that portion of Chrysler avenue (22nd Street) as shown on plan 5326 HW lying within plan 062_____.
Excepting thereout all mines and minerals.
 2. All that portion of addition to road as shown on plan 942 4044 lying within plan 062_____.
Excepting thereout all mines and minerals.
 3. All that portion of Taylor Drive as shown on plan 942 2275 lying within plan 062_____.
Excepting all mines and minerals.

Memo

Kelly Kloss

Page 3

3. City Council instructs administration to schedule a public hearing for the disposal of;

"All that portion of Lot R6, Block1, Plan 942 2275 lying within plan 062_____

Excepting all mines and minerals.



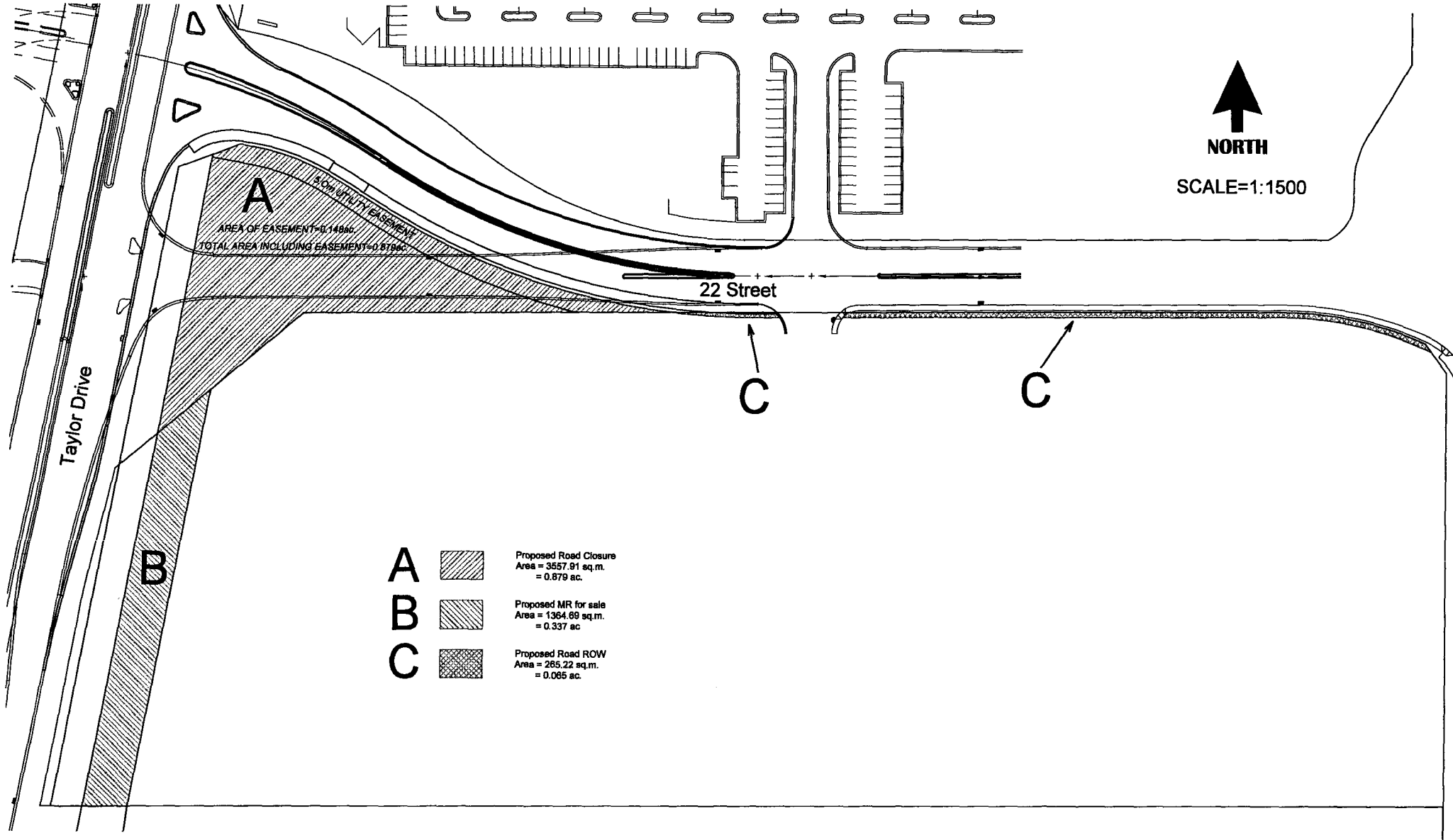
Russell Crook
Land and Appraisal Coordinator

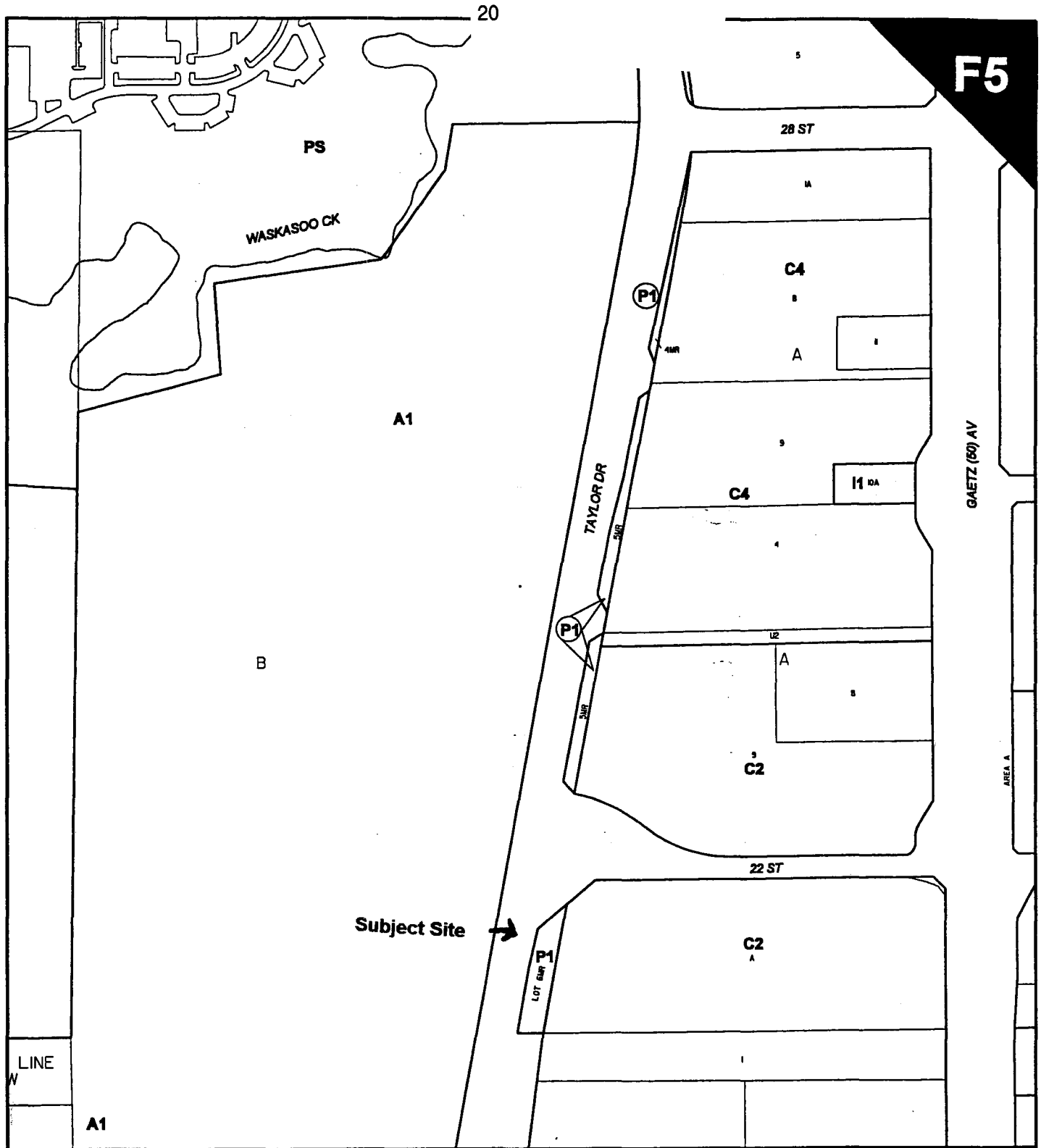


Howard Thompson
Land & Economic Development Manager

Attach.

c. Tom Warder, Engineering Services Manager
Greg Scott, Recreation Parks and Culture Manager





Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

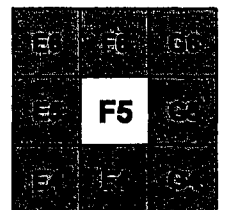
Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 05

3156 / I-97 May 5, 1997

3156 / H-99 Mar 29, 1999

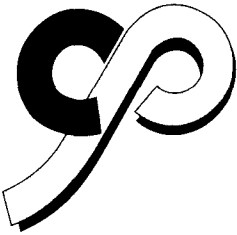
3156 / UU-2001 Dec 17, 2001



NE 1/4 Sec 05
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

see reverse for additional constraints



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: July 10, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/U-2006
22nd Street at Taylor Drive

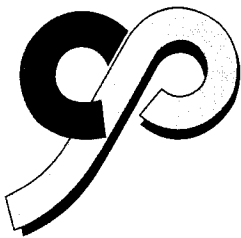
At the June 19, 2006 Council meeting, Parkland Community Planning Services' recommendation for first reading of Land Use Bylaw Amendment No. 3156/U-2006 (report dated June 8, 2006) indicated a rezoning of the subject lands to C4 Commercial (Major Arterial) District. Please note that the correct land use bylaw change is to C2 Commercial (Regional and District Shopping Centre) District. This was a typographical error as the intent of the bylaw amendment was always to rezone to C2, as was conveyed at first reading of Land Use Bylaw Amendment No. 3156/U-2006.

Furthermore, Red Deer County comments were received and no objections were stated.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.



DATE: June 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/U-2006
22nd Street at Taylor Drive

Proposal

The applicant is intending to create portions of road from an existing commercial parcel for the purpose of road widening. These portions of road would then form part of 22nd Street and would be removed from the current C4 Commercial (Regional and District Shopping Centre) District.

Also, the applicant is seeking to rezoning of an adjacent proposed municipal reserve disposal and adjacent proposed road closure to C4 Commercial (Regional and District Shopping Centre) District. Upon successful disposal and closure, these lands would then be consolidated with the adjacent commercial parcel. The partial road closure of 22nd Street reflects current road realignment construction.

The immediate commercial lands are presently undeveloped, while the easterly portion of the commercial parcel contains various commercial service facilities.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

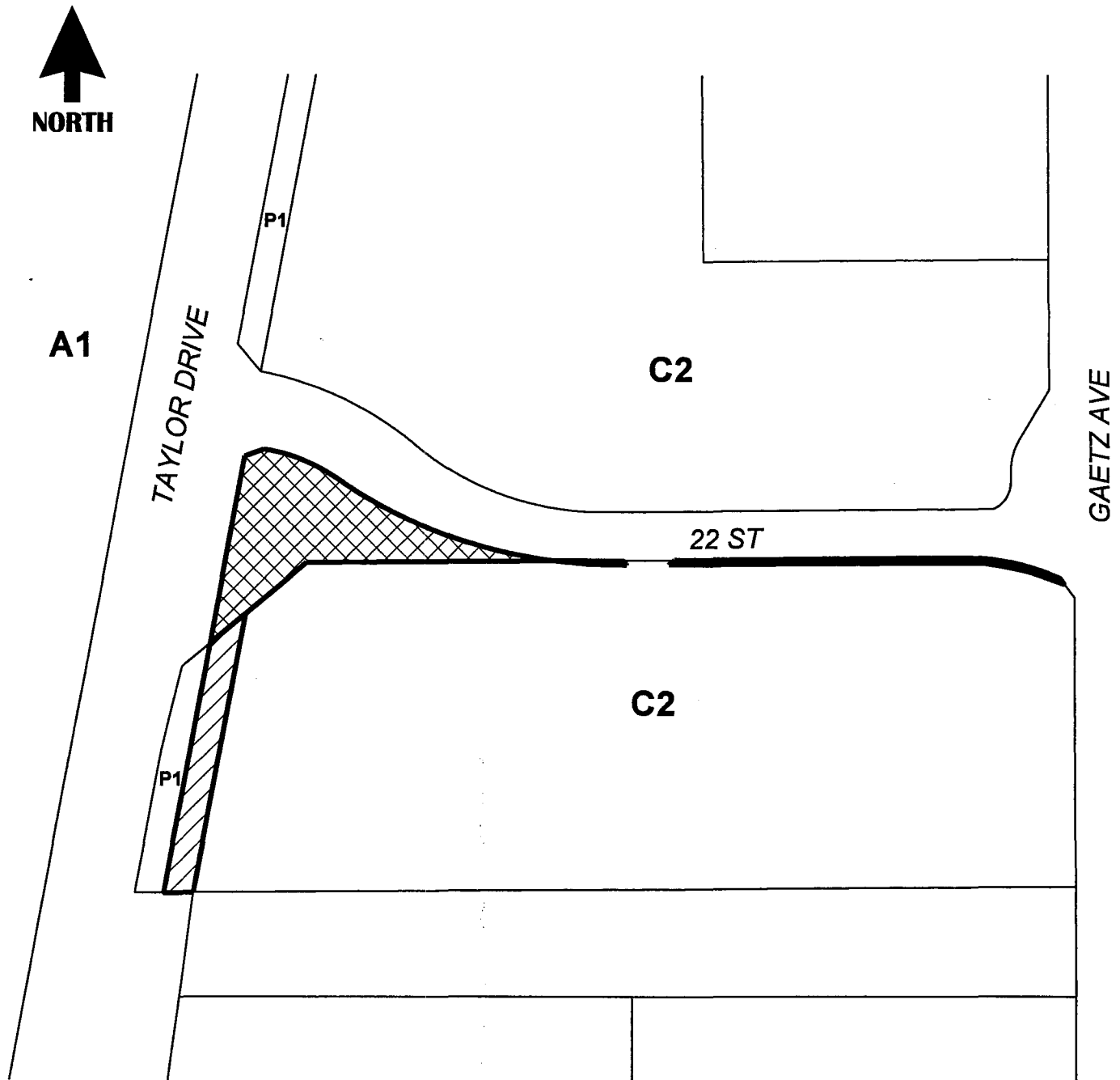
It is recommended that City Council, subject to first readings of the applicable municipal reserve disposal and road closure bylaw, proceed with first reading of Land Use Bylaw Amendment 3156/U-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES
July 18, 2006

Mr. Michael Ulmer
Ulmer Realty Ltd.
330-B Trillium Drive
Kitchener, ON N2E 3J2

Dear Mr. Ulmer:

**Re: Offer to Purchase Part of 22nd Street East of Taylor Drive
Road Closure Bylaw 3362/2006
Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/U-2006**

At the City of Red Deer's Council Meeting held July 17, 2006, Public Hearings were held with respect to *Road Closure Bylaw 3362/2006* and *Land Use Bylaw Amendment 3156/U-2006*. Following the Public Hearings, *Road Closure Bylaw 3362/2006* and *Land Use Bylaw Amendment 3156/U-2006* were given second and third For your information, copies of the bylaws are attached.

Council also passed the following resolution regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer, having considered the report from the Land and Appraisal Coordinator and the Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R6, Block 1, Plan 942 2275 lying within Plan 062_____. Excepting all mines and minerals."

..2/

Ulmer Realty Ltd.

July 17, 2006

Page 2

The Disposal of Municipal Reserve and *Road Closure Bylaw 3362/2006* provide for the closure and sale of road to facilitate additional parking and future development considerations by Ulmer Realty Ltd. who own the adjacent lot currently occupied by Sobeys store. *Land Use Bylaw Amendment 3156/U-2006* provides for the rezoning of municipal reserve disposal and road closure to C2 Commercial (Regional and District Shopping Centre) District. These lands would then be consolidated with the adjacent commercial parcel.

Please call Mr. Russell Crook, City of Red Deer Land and Appraisal Coordinator, at 342-8292, if you have any questions or require additional information regarding the land sale.

Sincerely,



Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services
Land & Appraisal Coordinator

BYLAW NO. 3362/2006

Being a bylaw to close portions of roads in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadways in the City of Red Deer are hereby closed:
 - a) "All that portion of Chrysler Avenue (22nd Street) as shown on Plan 5326 HW lying within Plan 062_____. Excepting thereout all mines and minerals."
 - b) "All that portion of addition to road as shown on Plan 942 4044 lying within Plan 062 _____. Excepting thereout all mines and minerals."
 - c) "All that portion of Taylor Drive as shown on Plan 942 2275 lying within Plan 062_____. Excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK

BYLAW NO. 3156/U-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map F5" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2006 attached hereto and forming part of the bylaw.

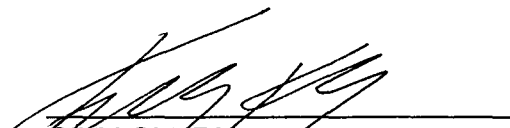
READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

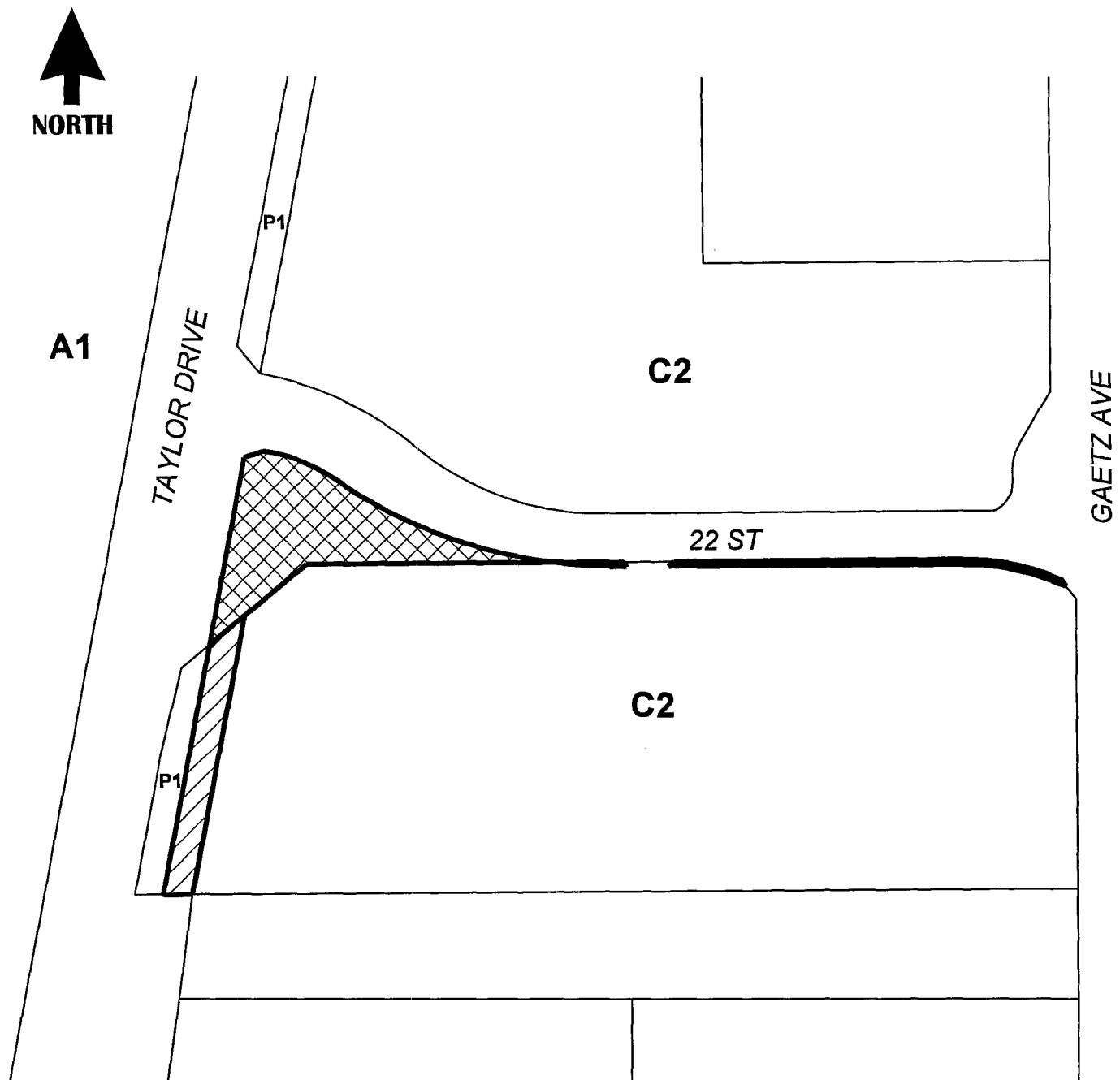
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.



MAYOR


CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: 22nd Street East of Taylor Drive
Disposal of Municipal Reserve
Road Closure Bylaw 3362/2006
Land Use Bylaw Amendment 3156/U-2006
Ulmer Realty Ltd.

Reference Report:

Land and Appraisal Coordinator and Land and Economic Development Manager, dated June 6, 2006 and Parkland Community Planning Services, dated June 8, 2006 and July 10, 2006

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Land and Appraisal Coordinator and the Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R6, Block 1, Plan 942 2275 lying within Plan 062_____. Excepting all mines and minerals."

Bylaw Readings:

Road Closure Bylaw 3362/2006 and Land Use Bylaw Amendment 3156/U-2006 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

Council Decision – July 17, 2006
Disposal of Municipal Reserve
Road Closure Bylaw 3362/2006
Land Use Bylaw Amendment 3156/U-2006

Comments/Further Action:

The Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 provide for the closure and sale of road to facilitate additional parking and future development considerations by Ulmer Realty Ltd. who own the adjacent lot currently occupied by Sobeys store. Land Use Bylaw Amendment 3156/U-2006 provides for the rezoning of municipal reserve disposal and road closure to C2 Commercial (Regional and District Shopping Centre) District. These lands would then be consolidated with the adjacent commercial parcel. This office will amend the Land Use Bylaw and distribute copies in due course. A Statutory Declaration regarding the Disposal of Municipal Reserve and a certified copy of Road Closure bylaw 3362/2006 are attached for your information.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
 Inspections & Licensing Manager
 City Assessor
 I. Watson, Graphics Administrator
 Emily Damberger, PCPS
 T. Edwards, Clerk Steno

CANADA

PROVINCE OF ALBERTA

TO WIT:

)
)
)
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)

IN THE MATTER OF SECTION 674

OF THE MUNICIPAL GOVERNMENT

ACT, 1994, CHAPTER M-26.1

I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

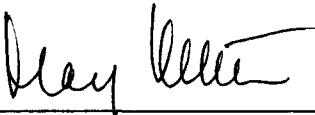
1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT the reserve lot is characterized as a municipal reserve under the current Act.
5. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of Lot R6, Block 1, Plan 942 2275
lying within Plan 062_____. Excepting all
mines and minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of)
Red Deer, in the Province of Alberta,)
this 18 day of July,)

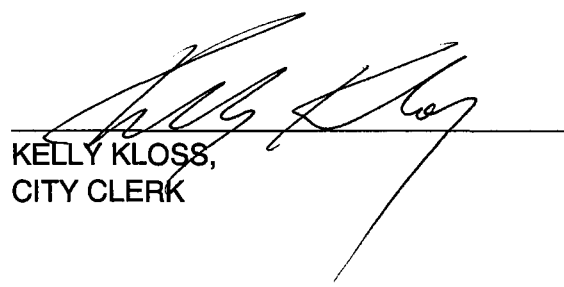
A.D. 2006.)



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

MAY MITCHELL MY COMMISSION

EXPIRES MAY 23, 2009


KELLY KLOSS,
CITY CLERK

BYLAW NO. 3362/2006

Being a bylaw to close portions of roads in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadways in the City of Red Deer are hereby closed:
- a) "All that portion of Chrysler Avenue (22nd Street) as shown on Plan 5326 HW lying within Plan 062_____. Excepting thereout all mines and minerals."
 - b) "All that portion of addition to road as shown on Plan 942 4044 lying within Plan 062 _____. Excepting thereout all mines and minerals."
 - c) "All that portion of Taylor Drive as shown on Plan 942 2275 lying within Plan 062_____. Excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

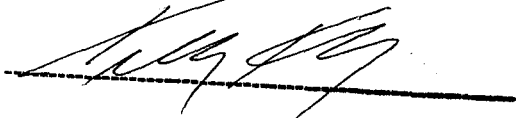
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL



BYLAW NO. 3156/U-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:


1. That "Use District Map F5" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2006 attached hereto and forming part of the bylaw.

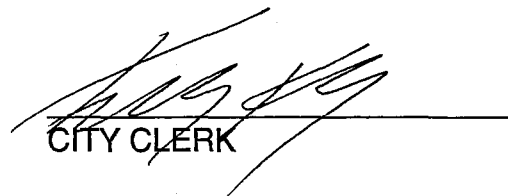
READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

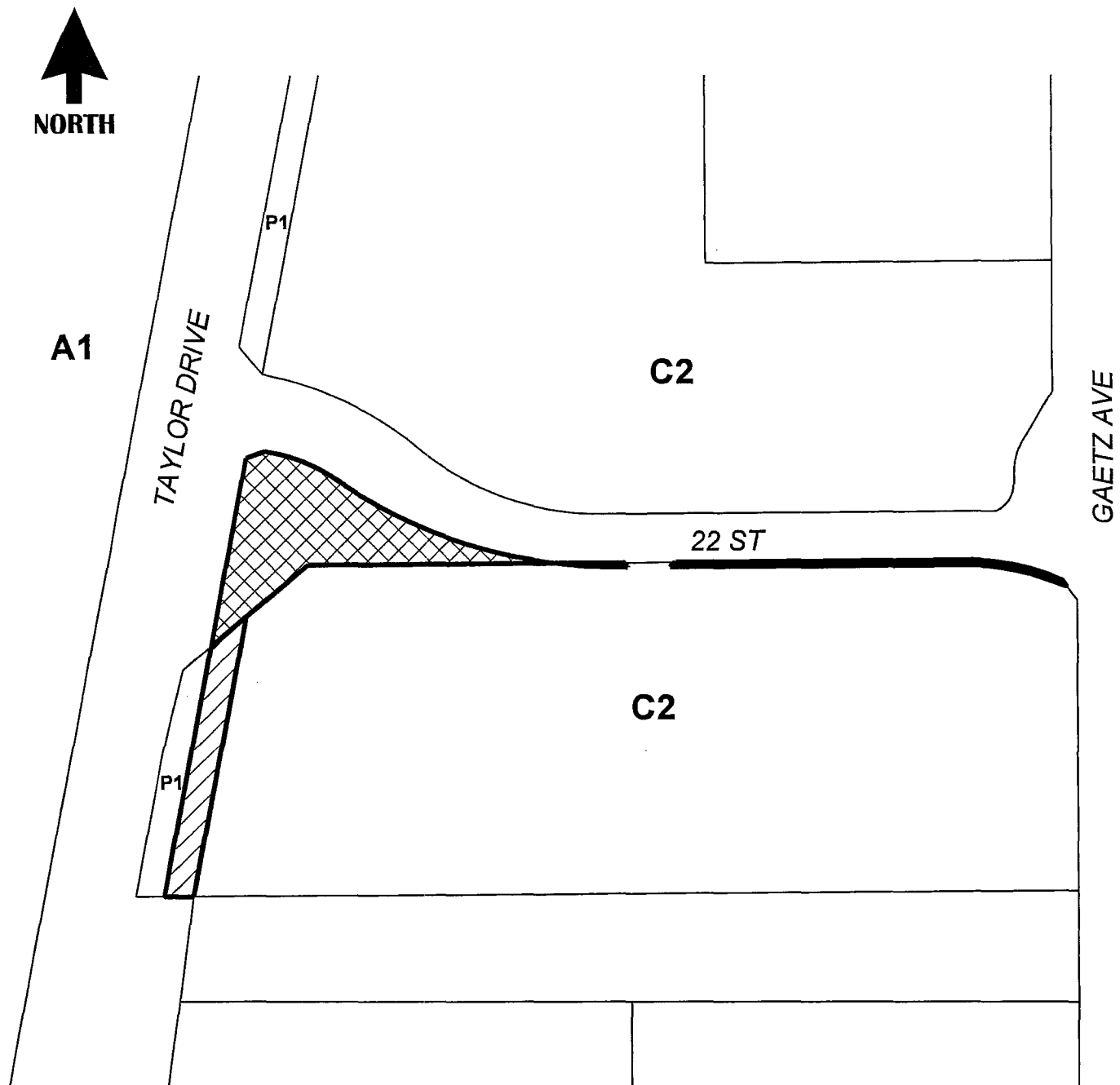
READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.



MAYOR


CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006
BYLAW No. 3156 / U - 2006

**Legislative & Administrative Services**

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Adoption of New Land Use Bylaw Amendment 3357/2006
Repeal of Land Use Bylaw 3156/96

History

At the Monday, June 19, 2006 meeting of Council, Land Use Bylaw 3357/2006 was given first reading.

Land Use Bylaw 3357/2006 is a newly formatted version of the Land Use Bylaw that incorporates changes to improve the general use of the bylaw to make it more user friendly for administration, commercial and general users. The current Land Use Bylaw 3156/96 will be repealed with the adoption of the new Land Use Bylaw 3357/2006.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Discussion

A letter from Parkland Community Planning Services is attached noting some minor changes to the new Land Use Bylaw. Comments are required from Red Deer County regarding the new Land Use Bylaw, in accordance with the Intermunicipal Development Plan.

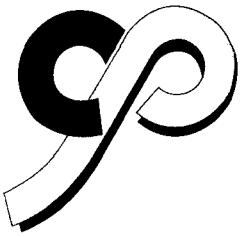
Recommendations

That following the Public Hearing, Council:

- a) Pass a resolution to amend the new Land Use Bylaw 3357/2006 regarding changes to Section 4.7 (5) (a) (i), and
- b) Table consideration of second and third reading of the bylaw until comments are received from Red Deer County.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the name and title.

Kelly Kloss
Manager



DATE: July 12, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
Public Hearing
Proposed resolutions, amendment to 1st reading

Background

Administration was requested at the time of first reading to review the proposed amendment to R1N height from 8.5 m to 10.0 m, as well as reviewing the proposed reference table containing web site links including in the "How to Use the Land Use Bylaw" insert.

R1N Building Height

Narrow lots were a test project done by Laebon Developments in Lonsdale (Lancaster Subdivision) prior to R1N being adopted by City Council. The reduced front and side yards allowed for more lots to be created in the neighbourhood as well as bringing back the front veranda to encourage a friendly community neighbourhood feel and take away from having large front garages take over these unique neighborhoods.

At that time it was not anticipated that R1N homes higher than 8.5 metres would be developed. As time has gone on and many of the lots in R1N allow for two story walkouts to be constructed. A two storey walkout cannot be constructed within 8.5 metre height due to the definition of grade.

All other residential districts allow 10.0 metres for height and Inspections and Licensing do not see that this will cause a problem in the future for R1N sites. The houses that have been taken to MPC for relaxation are usually on the two storey walkout lots that are developed in the NASP.

How To Use The Land Use Bylaw – Reference Table

Questions were raised at the time of first reading regarding the reference table included with the "How To Use The Land Use Bylaw" insert. Legislative and Administrative Services will work with Parkland Community Planning Services on an annual basis to ensure the website links are up to date.

The reference table has been revised to reflect The City's current website address as well as to remove any hyperlinks as they would not be available from the PDF version that will appear on The City's web site.

Minor Land Use Bylaw Amendment

Inspections and Licensing is proposing to amend Section 4.7(5)(a)(i) Projection Over Yards.

The current wording is: " Front Yard: An unenclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard, "

The proposed amendment is to include bay and bow windows to the list of potential projections into yards to reflect present day architectural styles.

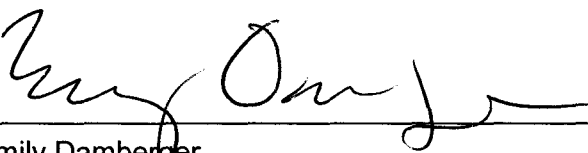
The proposed working is: " Front Yard: An unenclosed veranda, porch, balcony, chimney, **bay or bow window**, which projects not more than 1.5 m over or on a minimum front yard, "


Recommendation

That City Council includes the following resolution:

1. Proposed Land Use Bylaw 3357/2006 having received first reading, to be amended by deleting section 4.7 (5)(a)(i) and replacing it with new section:
4.7(5)(a)(i) Front Yard: An unenclosed veranda, porch, balcony, chimney, bay or bow window, which projects not more than 1.5 m over or on a minimum front yard,

City Council table the proposed amendments to the Land Use Bylaw, following the public hearing, until comments have been received by Red Deer County following the 30 day referral process in accordance with the Intermunicipal Development Plan.


 Emily Damberger
 Planner


 Tony J. Lindhout, ACP, MCIP
 City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
 Joyce Boon, Inspections and Licensing
 Don Simpson, Chapman Riebeek



DATE: June 14, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Background

Land Use Bylaw 3156/96 is a document that has grown in size through amendments, additional districts, regulations and growth of The City's boundaries. A more user friendly document for administration, subscribers, and the general public was desired.

Project Initiation

Concern from realtors, builders, city administration and the general public with regards to the ease of use of the City's Land Use Bylaw was noted by Parkland Community Planning Services and a reformatting project was proposed to improve the general use of the Land Use Bylaw.

Project Process

The Steering Committee consisted of city department representative of key users of the Land Use Bylaw:

- Legislative and Administrative Services
- Inspections and Licensing
- Land and Economic Development
- Communications
- IT Services
- City Solicitor
- Parkland Community Planning Services

The steering committee reviewed proposed formats, suggested minor amendments, and provided lists of corrections to be made. The steering committee reviewed and is in agreement with the proposed new format for the Land Use Bylaw.

The proposed format was circulated to key departments for a one month trial user test prior to being brought before City Council.

Land Use Bylaw amendments were tracked and imputed throughout the process to ensure the final proposed document was kept up to date.

The newly formatted Land Use Bylaw will be available on The City's website. Communications and IT services are currently working to create a webpage for the Land Use

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Bylaw that will include a how to page, Land Use Bylaw maps available online in a PDF version as well as linkages to Webmap.

Highlights of New Land Use Bylaw Format

The proposed newly formatted Land Use Bylaw contains the following changes in order to provide a more user friendly document:

- a) How to Use the Land Use Bylaw – directional page inserted but not forming part of the Land Use Bylaw (See Appendix 1)
- b) Reference table included providing information on where to locate documents, groups or departments that are referenced in the Land Use Bylaw (See Appendix 2)
- c) Reordering of sections within the Land Use Bylaw to group similar topics together
- d) Table of Contents for each Part of the Land Use Bylaw (See Appendix 3)
- e) Sections within the Table of Contents listed in an order of sections most frequently referred to
- f) Sign regulations have been moved into the body of the Land Use Bylaw as opposed to appearing in a schedule at the back of the document
- g) Sign graphics added for illustrative purposes (See Appendix 4)
- h) Commercial District Uses quick reference table (See Appendix 5)
- i) Quick reference regulation tables (See Appendix 6)
- j) Symbol for Districts provide for ease of searching (See Appendix 7)
- k) Text is left justified throughout entire document
- l) Figures inserted where applicable text appears in the Land Use Bylaw
- m) Definitions appear in dictionary styles
- n) Tables used throughout document to consolidate information
- o) New numbering format
- p) C2 District split into C2A and C2B
- q) Alphabetized use tables
- r) Land Use Bylaw web page to be improved to link with GIS system and includes a better guide for the user.
- s) Index

Minor Land Use Bylaw Amendments

The following minor Land Use Bylaw text amendments are proposed and have been included in the proposed new Land Use Bylaw format:

1. Removal of the “not permitted list” in I1A -
 - List of not permitted uses was not consistent with the rest of the format throughout the districts within the Land Use Bylaw.
 - All uses that are not listed within the permitted or discretionary uses within a district are already deemed not permitted.
2. Maximum height within C3 District increased from 4.6 m to 6.0 m –

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

- Request for amendment initiated by Inspections and Licensing, their department was receiving many requests for relaxations due to the 4.6 m height limitation, 6.0m maximum height now provide more flexibility for different architectural styles.
3. R1N maximum height increased from 8.5 m to 10 m –
 - All other residential districts within the Land Use Bylaw have a height maximum of 10.0 m, the amendment will make R1N dwellings conform with the other districts.
 4. Section 2.8 (3) from 3357/2006 and corresponding 13(3) from 3156/96 is amended by adding wording of “Notwithstanding any other provisions of this bylaw...”
 - This wording was added to eliminate any possible interpretation of contradiction with another section of the bylaw.
 5. Added new definitions to provide clarity to the interpretation of terms:
 - **Campground** means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.
 - **Frontage** means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.
 - **Landscaped Area** means the area of a site not covered by buildings, paving or driveways which is intended to be designed, constructed and laid out by contouring and the planting of vegetation such as trees, shrubs, lawn, plants or flowers or the installation of landscaping rock or other landscaping materials and ornaments.
 6. Additional residential landscaping regulations to reflect current policies and practices of Inspections and Licensing –
 - Section 4.7 (15) Landscaping Regulations (a) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued. (b) For the purpose of this section, completion of landscaping shall mean, at a minimum, that the landscaped area is covered by lawn.
 7. Removed “rehabilitation and corrective centre” uses from the Public Service District use tables -
 - uses intended for the rehabilitation and corrective centre can be interpreted or applied to the terms social care facility or institutional facility
 - the term “rehabilitation and corrective centre” only appears under the PS use tables and was intended to serve the Glendale Juvenile Half-Way house that can be a discretionary use within the PS District under social care facility.
 8. Updated Direct Control District and exception numbers in text form and maps.
 - Direct Control Districts 6 and 7 within bylaw 3156/96 were no longer needed and have been deleted.
 - All of the remaining direct control districts have been renumbered in the text and maps of bylaw 3357/2006.
 9. Corrected typographic errors

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

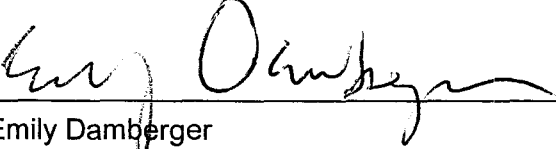
10. Correction of unintentional errors –
 - For example restaurant was listed as both a permitted and discretionary use in the C2 District. Restaurant is now a permitted use in the District.
11. The use of terms “Development Officer” and “Development Authority” throughout the entire Land Use Bylaw was clarified -
 - The entire Land Use Bylaw was reviewed by PCPS and the Inspections and Licensing Manager to ensure the use of terms “Development Officer” and Development Authority” reflected current practices.
12. Wording change to section dealing with “Application to Amend this Bylaw” –
 - Section 2.20 (1) and (4) of Land Use Bylaw and corresponding sections 31 (1) and (4) of Land Use Bylaw 3156/96 have replaced the term “City Clerk” with “Planning Department” to reflect current administrative procedure.
13. Wording change to section dealing with “Notice of Public Meeting and Hearing” -
 - Section 33 (2) of Land Use Bylaw 3156/96 currently reads as follows - “The applicant shall deposit with the City Clerk prior to scheduling a public meeting or any advertising, an amount equal to the estimated cost of the public meeting and any advertising costs.”
 - Corresponding Section 2.21 (2) of Land Use Bylaw 3357/2006 is amended and now reads – “The applicant shall make arrangements satisfactory to the City Clerk for the payment and the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.”
 - The amendment was done to provide flexibility in the payment of public hearing fees for frequent clients dealing with City Clerk’s.
14. Addition of Transition and Effective Date clause –
 - A transition clause was added in LUB 3357/2006 for applications proceeding while Land Use Bylaw 3357/2006 is being adopted to ensure applications received prior to adoption will be considered under Land Use Bylaw 3156/96
 - The effective date clause states that Land Use Bylaw 3156 will be repealed following third reading of 3357/2006.
15. Updated and revised Small Quantity Exemptions Dangerous Goods Table – updated information was provided by emergency services and included in the new 3357/2006 Land Use Bylaw.

Planning Analysis

The proposed land use bylaw 3357/2006 is a newly formatted Land Use Bylaw that will be more user friendly for administration, commercial and general users of the Land Use Bylaw.


Recommendation

That City Council proceeds with first reading of Land Use Bylaw 3357/2006.


Emily Damberger
Planner

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006



 Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
- Paul Meyette, Inspections and Licensing Manager
- Don Simpson, Chapman Riebeek
- May Mitchell, Land and Economic Development Services
- Krista Nymark, Communications
- Leigh-Ann Khoshaba, IT Services

Introduction: How to Use the Land Use Bylaw

The *Land Use Bylaw* establishes the regulations of how land may be developed. Regulations vary depending on the location and type of proposed development.

The following areas of the *Land Use Bylaw* will provide development information:

- Land Use Bylaw Maps - divide the city into land use districts *see Schedule A*
- Land Use Districts – lists uses and development standards allowed in each district *see Parts Four through Eight*
- Land Use Regulations – additional or specific requirements in addition to district regulations *see Parts Three through Eight*

Although there may be many reasons to consult the *Land Use Bylaw*, two types of particular situations may arise in which you will need to refer to the *Land Use Bylaw*.

1. You have a specific location you would like to develop:

- Step 1: Locate the property in question on the *Land Use Index Map (Schedule A)*. Turn to the applicable Land Use District Map. Each property has a district designation, for example “C1” Commercial (City Centre) District, note in which district the property is located.
- Step 2: Refer to the *Table of Contents (Parts Four through Eight)* and locate the property’s district and regulations pertaining to the district. In the district you will find a list of permitted and discretionary uses, and any specific regulations.
- Step 3: Review *Part Three, General Regulations Applicable to All Districts* for any additional regulations that may apply to your site, land use, district or building.

2. You have a specific type of development proposed but not a specific location:

- Step 4: Review the districts listed in the Table of Contents for districts that may allow your development proposal or refer to the index for a topic search.
- Step 5: Review the Land Use Bylaw Maps for location of districts or locate the districts using web map from the City of Red Deer’s web page <http://www.city.red-deer.ab.ca>

Discuss your proposal with Parkland Community Planning Services (being the planning agency for The City of Red Deer) and with The City of Red Deer Inspections and Licensing department. *If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190 or Parkland Community Planning Services (403)343-3394, or pcps@pcps.ab.ca .*

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 2

A list of reference materials links is provided to assist you in finding information regarding documents referred to in the *Land Use Bylaw*.

Reference	Location
"Class A" Liquor License	http://www.aglc.gov.ab.ca/pdf/5222.pdf
Alberta Building Code	http://www.municipalaffairs.gov.ab.ca/ss/building.cfm
Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation guidelines	http://www.cmhc-schl.gc.ca/en/index.cfm
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/canadanursery/cnla/publications.lasso & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.fireplanning.com/nationalfirecodeofcanada.html
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
Red Deer Visitor and Convention Bureau	http://www.city.red-deer.ab.ca/
Riverside Meadows Area Redevelopment Plan	http://www.pcps.ca/
Riverside Meadows Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Safety Codes Act	http://www.qp.gov.ab.ca/index.cfm

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Taxi Business Bylaw	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

APPENDIX 3

Part Four: Residential Districts and Regulations

4.1 R1 Residential (Low Density) District

- (1) R1 Permitted and Discretionary Uses Table:
- (2) R1 Residential (Low Density) District Regulations:

4.2 R1A Residential (Semi-Detached Dwelling) District

- (1) R1A Permitted and Discretionary Uses Table:
- (2) R1A Residential (Semi-Detached Dwelling) Regulations.....

4.3 R1N Residential (Narrow Lot) District.....

- (1) R1N Permitted and Discretionary Uses Table:
- (2) R1N Residential (Narrow Lot) Regulations.....

4.4 R2 Residential (Medium Density) District.....

- (1) R2 Permitted and Discretionary Uses Table:
- (2) R2 Residential (Medium Density) Regulations
- (3) R2 Residential (Medium Density) Site Location.....

4.5 R3 Residential (Multiple Family) District

- (1) R3 Permitted and Discretionary Uses Table:
- (2) R3 Residential(Multiple Family)Regulations.....
- (3) R3 Residential(Multiple Family) Site Development.....

4.6 R4 Residential (Manufactured Home) District

- (1) R4 Permitted and Discretionary Uses Table:
- (2) R4 Residential (Manufactured Home) Regulations

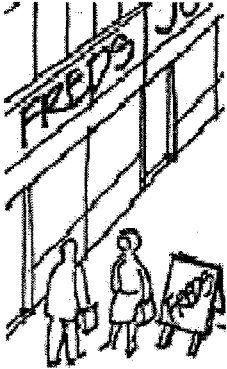
4.7 Residential District Regulations

- (1) General Regulations
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- (3) Accessory Residential Structures.....
- (4) Objects Prohibited or Restricted in Yards.....
- (5) Projections Over Yards
- (6) Corner Sites Restrictions (Site Lines).....
- (7) Vehicular Access to Lots from Public Roadways.....
- (8) Home Occupations
- (9) Secondary Suites Development Regulations
- (10) Home Music Instructor/Instruction.....
- (11) Bed & Breakfasts
- (12) Temporary Home Stay Accommodations.....
- (13) Garden Suite Building Regulations
- (14) Temporary Building Permits

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 4

A-board means a self supporting
A-shaped local advertising sign which
is set upon the ground and has no
external supporting structure;



A-board sign for illustrative purposes

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
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APPENDIX 5

USES	C1	C1A	C2A	C2B	C3	C4
Above ground storage tanks	D*		D*		D*	D*
Accessory building or use	D	D	D	D	D*	D
Commercial Entertainment Facility	D		D			
Commercial Recreation Facility	P	D	D	D		P
Commercial Service Facility	P	P	P	P	D*	P
Dangerous Goods Occupancy	D	D		D	D*	D
Drinking Establishment	D*	D*	D*	D*		
Dwelling units above the ground floor	P		D	D	D	
Health and Medical Services						
Home Occupations	D	D	D	D	D	
Hostel	D	D				D
Hotel or Motel	P	D	D			D
Institutional Service Facility	P	D				
Late Night Club	D	D				
Liquor, Beer or Wine Sales			D			
Manufacturing		D				
Merchandise Sales/Rental	P*	P*/D	P*	P*	P*	P*/D*
Motor Vehicle Service and Repair	D*		D*	D*	D*	
Multiple Family Building	D*	D				
Office	P	P	P*			
Office-Medical					D*	
Outdoor Display of Goods						D
Parking Lot	D	D	D	D		
Parking Structure	D	D				
Restaurant	P	P	P	D	D	P
Service and Repair of Goods	P*	D	P*	P*	P*	P*
Signs: a-board	P	P	D	D		
Signs: awning and canopy	P	P	P	P	P	P
Signs: billboards	P*	P*				P*/D*
Signs: fascia	P	P	P	P	P	P
Signs: free standing	P	P	P	P	D	P
Signs: neighbourhood	P	P				
Signs: painted wall	D	D	D	D		P
Signs: projecting	P	P	P	P	P	P
Signs: under canopy	P	P	D	D	D	P
Signs: wall	D	D				
Social Care Residence	D	D				
Transportation, Utility or Communication Facility		D	D	D	D*	D
Warehouse		D*				D
P = Permitted Use D = Discretionary Use Blank = Use Not Allowed						

*refer to district for exceptions and regulations

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 6

General Regulations	C1	C1A	C2 A&B	C3	C4
Floor Area Minimum: Dwelling units	37.0 m ² maximum – 3 times site area	37.0 m ²	55.0 m ²	55.0 m ²	n/a
Floor Area Maximum: Commercial	nil	1/3 of site area (ground floor)	Gross leasable floor area shall not exceed 1/3 of site area	1/3 of site area	1/3 of site area
Building Height Maximum:	Controlled by maximum floor area ratio	As approved by the Commission	3 storeys	1 storey (6.0 m max) unless the approval allows dwelling units above the ground floor , then a 2 nd storey is allowed	3 storeys

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 7

4.1 R1 Residential (Low Density) District

A black rectangular box containing the white text "R1".

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

Comments:

Please remember to bring your copy of the new Land Use Bylaw that was previously distributed to Council Members for the July 17, 2006 Council meeting.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006
TO: Emily Damberger, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Reference Report:

Parkland Community Planning Services, dated July 12, 2006 and June 14, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated July 12, 2006, re: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006, hereby amends Land Use Bylaw 3357/2006 by:

Deleting Section 4.7 (5)(a)(i)

4.7 (5) (a) (i) Front Yard: An enclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard.

and replacing it with the following revised Section:

4.7 (5) (a) (i) Front Yard: An unenclosed veranda, porch, balcony, chimney, bay or bow window, which projects not more than 1.5 m over or on a minimum front yard.”

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated July 12, 2006, re: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006, hereby tables consideration of second and third reading of the bylaw for up to four weeks to allow for comments by Red Deer County, in accordance with the Intermunicipal Development Plan.”

Report Back to Council: Yes

Comments/Further Action:

Once comments are received from Red Deer County, this item can then be re-submitted for Council's consideration.



Kelly Kloss
Manager

/chk

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager



COUNCIL MEETING OF JUNE 19TH , 2006

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: CITY OF RED DEER NEW
LAND USE BYLAW 3357/2006**



Land Use Bylaw

No. 3357/2006

Introduction: How to Use the Land Use Bylaw

The *Land Use Bylaw* establishes the regulations of how land may be developed. Regulations vary depending on the location and type of proposed development. The following areas of the *Land Use Bylaw* will provide development information:

- Land Use Bylaw Maps - divide the city into land use districts *see Schedule A*
- Land Use Districts – lists uses and development standards allowed in each district *see Parts Four through Eight*
- Land Use Regulations – additional or specific requirements in addition to district regulations *see Parts Three through Eight*

Although there may be many reasons to consult the *Land Use Bylaw* two types of particular situations may arise in which you will need to refer to the *Land Use Bylaw*.

1. You have a specific location you would like to develop:

- Step 1: Locate the property in question on the *Land Use Index Map (Schedule A)*. Turn to the applicable Land Use District Map. Each property has a district designation, for example “C1” Commercial (City Centre) District, note in which district the property is located.
- Step 2: Refer to the *Table of Contents (Parts Four through Eight)* and locate the property’s district and regulations pertaining to the district. In the district you will find a list of permitted and discretionary uses, and any specific regulations.
- Step 3: Review *Part Three, General Regulations Applicable to All Districts* for any additional regulations that may apply to your site, land use, district or building.

2. You have a specific type of development proposed but not a specific location:

- Step 4: Review the districts listed in the Table of Contents for districts that may allow your development proposal or refer to the index for a topic search.
- Step 5: Review the Land Use Bylaw Maps for location of districts or locate the districts using web map from the City of Red Deer’s web page <http://www.city.red-deer.ab.ca>

Discuss your proposal with Parkland Community Planning Services (being the planning agency for The City of Red Deer) and with The City of Red Deer Inspections and Licensing department. *If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190 or Parkland Community Planning Services (403)343-3394, or pcps@pcps.ab.ca .*

A list of reference materials links is provided to assist you in finding information regarding documents referred to in the *Land Use Bylaw*.

Note: This page is intended only to assist users and does not form part of the Bylaw.

Reference	Location
"Class A" Liquor License	http://www.aglc.gov.ab.ca/pdf/5222.pdf
Alberta Building Code	http://municipalaffairs.gov.ab.ca/ss_Building.htm
Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation Guidelines	http://www.cmhc-schl.gc.ca/en/flash.html
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/Page.asp?PageID=122&ContentID=841 & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.nationalcodes.ca/nfc/index_e.shtml
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
Red Deer Visitor and Convention Bureau	http://www.city.red-deer.ab.ca/
Riverside Meadows Area Redevelopment Plan	http://www.pcps.ca/
Riverside Meadows Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Safety Codes Act	http://www.qp.gov.ab.ca/index.cfm
Taxi Business Bylaw	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

Note:

This page is intended only to assist users and does not form part of the Bylaw.

BYLAW NO. 3357/2006

Being a Bylaw to amend and repeal Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1.5 Transition

- (1) Notwithstanding the repeal of Land Use Bylaw 3156/96, by the Bylaw, any decision of the Development Authority or the Subdivision and Development Appeal Board, made thereunder and any development permit or occupancy permit issued thereunder shall be deemed for all purposed to have been made or issued under this Bylaw.
- (2) An appeal commenced respecting a decision under Land Use Bylaw 3156/96 and amendments thereto shall be continued to its conclusion under Bylaw 3156/96 as if this Bylaw had not come into force, and the former Bylaw had remained in force.
- (3) Any amendments to Land Use Bylaw 3156/96 having received first or second reading thereunder shall be deemed to have received the required first or second reading under the Bylaw and upon receiving third reading shall constitute an amendment to this Bylaw.

1.6 Effective Date

- (1) This Bylaw comes into force and takes effect upon the date of its third reading.
- (2) Land Use Bylaw 3156/96 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2006.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2006.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2006.

MAYOR

CITY CLERK

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Bylaw No. 3357/2006

Being a Bylaw of The City of Red Deer in the Province of Alberta to regulate and control the use and development of land and buildings within the city of Red Deer.

The Council of The City of Red Deer in the Province of Alberta enacts as follows:

Part One: Title, Definitions, General Operative Clauses

1.1 Title

This Bylaw shall be known as the “Land Use Bylaw”.

1.2 General Operative Clauses

(1) Purpose of the Land Use Bylaw

The purpose of this Bylaw is to regulate and control or to prohibit the use and development of land and buildings within The City to achieve the orderly, economical and beneficial development and use of land and patterns of human settlement for the overall greater public interest and for that purpose, amongst other things:

- (a) to divide The City into districts,
- (b) to prescribe for each district the one or more uses of land and buildings that:
 - (i) are permitted, with or without conditions,
 - (ii) may be allowed as discretionary uses, with or without conditions,
- (c) to establish the office of one or more development officers,
- (d) to establish a method of making decisions on applications for development permits and issuing development permits, and
- (e) to provide the manner in which notice of the issuance of a development permit is to be given.

(2) Application of the Land Use Bylaw

This Bylaw applies to all buildings, land, and development within The City, including signs, except:

- (a) the use of a building or part thereof as a temporary campaign headquarters or polling station for a federal, provincial or municipal election or referendum,
- (b) the construction and maintenance of:
 - (i) public utilities on public thoroughfare, utility easement, utility lot or parking areas; and
 - (ii) City transit shelters.
- (c) a temporary building, which is erected in connection with the construction or alteration of an approved development,
- (d) the temporary storage of construction material on a site near or adjacent to a site upon which a building is being erected or altered,
- (e) notices, signs, placards or bulletins required to be displayed under the provisions of federal, provincial or municipal legislation or displayed by or on behalf of The City or on behalf of a department, a commission, board, committee or official of The City authorized for such purposes,
- (f) notices or signs for the guidance, warning or restraint of persons in respect of the premises on which they are displayed,
- (g) a sign or notice offering a site on which it is placed or a building or part of a building thereon for rent or for sale, provided that the area of such sign or notice shall not exceed 1 m² in a residential district or 2.5 m² in any other district,
- (h) the erection of patios provided that they are not covered by a roof,
- (i) any non-structural alterations, renovations or maintenance in R1, R1A, R1N and R2 districts, other than residential basement developments.
- (j) Minor structures not exceeding 1.8 m in height which are ancillary to residential uses, such as barbecue, tent for camping, dog house, lawn sculpture, bird feeder, raised planting beds or other similar structures.
- (k) Landscaping, where the existing grade and natural surface drainage pattern is not materially altered, except where landscaping forms part of a development for which a development permit has been issued.
- (l) Accessory buildings with a floor area of 10.0 m squared or less and height of 2.4 m or less, including garden sheds, workshops, potting sheds and other similar structures provided that they are moveable and provided they otherwise comply with the provisions of section 3.5 of this Bylaw.

1.3 Definitions

In this Bylaw,

Accessory Building means a secondary building on a site, the use of which is subordinate and incidental to that of the principal building and includes a garage, carport, greenhouse, playhouse, treehouse, tool shed, garden shed or workshop but does not include a temporary building.

Accessory Use means a use which is subordinate and incidental to that of the principal use.

Act means the Municipal Government Act.

Adult Entertainment means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.

Adult Mini-Theatre means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises, and wherein each separate viewing area has a capacity of less than 20 seats.

Amusement Arcade means any facility where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee.

Animal Services means the treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals as a principal use.

Appeal Board means the Subdivision and Development Appeal Board.

Arterial Road means any roadway identified as an arterial road in the city of Red Deer Cost Share Arterial Roadway Transportation System Bylaw.

Assisted Living Residence means a residential building, or a portion of a residential building, which provides permanent or long term accommodation, in private or semi-private units, for one or more persons with chronic or declining conditions requiring current and ongoing medical care, which is provided in-house by a care organization that coordinates all necessary health and support services.

Bed & Breakfast means a detached or semi-detached dwelling occupied by the property owner or the Bed & Breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

Boarding House means a dwelling in which the proprietor lives on site and supplies for a fee sleeping accommodation with board for more than two persons, but does not include a bed and breakfast operation.

Boundary means the registered property line of a site.

Boundary, Front means the boundary of a site adjacent to a street. In the case of a corner site, the front boundary is deemed to be the shorter of the two boundaries which are common with the streets.

Boundary, Rear means the boundary of a site lying opposite the front boundary.

Boundary, Side means the boundaries of a site connecting the front with the rear boundary.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building Inspector means a Safety Codes Officer of The City.

Call Centre means a minimum 15,000.0 ft² facility with more than 50 employees who provide information on sales, goods and services, takes orders for sales, goods and services, and/or provide technical after sales support to customers by telephone, e-mail or, other telecommunication technologies but does not include other office uses.

Campground means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.

Cemetery means land that is set apart or used as a place for the burial of dead human bodies or other human remains or in which dead human bodies or other human remains are buried. A cemetery may include a crematorium as an accessory use.

Clearing and Grading means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

Collector Road means any roadway listed in Schedule "C" of the Transportation System Bylaw.

Container Class means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock, 7th Edition" as may be amended from time to time.

Commercial Entertainment Facility means an enclosed facility in which:

- (a) a fee is charged to the public for the provision of a performance, or
- (b) a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance and,

without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night club.

Commercial Recreational Facility means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bingo halls, bowling alleys, casinos, fairs, gymnasiums, racquet courts, roller skating, and simulated golf.

Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency commercial school or day care but does not include office.

Commission or "M.P.C." means the Municipal Planning Commission.

Corner Site means and includes any lot which is adjacent to:

- (a) the intersection of two streets, or
- (b) the intersection of two lanes, or
- (c) the intersection of a lane and a street.

Cremation means the reduction of the human body to ashes by heat.

Crematorium means an establishment the only business of which is to conduct cremations and may not conduct the business of a Funeral Home as define by this bylaw.

Dangerous Goods Occupancy, unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the Transportation of Dangerous Goods Control Act, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "B".

Day Care Adult means a facility providing care and/or supervision for seven or more adults for more than three but less than 24 consecutive hours in a day.

Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator's own children) for more than three but less than 24 consecutive hours in a day.

Detached Dwelling Unit means a free standing residential building constructed on site and containing one dwelling unit.

Development means:

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority includes:

- (a) a person appointed as a Development Officer under this Bylaw, and/or
- (b) the Commission.

Discretionary Use means a use of land, building or other structure that may be permitted by the Commission after due consideration is given of the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses approved by the Commission.

District means a land use district established under this Bylaw.

Drinking Establishment (adult entertainment prohibited) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a "Class A" Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

Drinking Establishment (adult entertainment permitted) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a "Class A" Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

Dwelling Unit means a self contained building or a portion thereof used by a household, containing sleeping, cooking and sanitary facilities and intended as a permanent residence but does not include a retirement home or a social care residence.

Escarpment Area means a Site, any part of which lies within the shaded areas shown on Figure 4 within Part 2, or the corresponding Land Use District Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

Financial Services means the provision of services related to financial matters, including the deposit or lending of money, the sale of financial investments and the provision of financial planning services.

Flood Fringe means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.

Flood Risk Area means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and the Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.

Flood Risk Overlay means the Flood Risk Overlay, Figure 16 within Part 7, adopted by this Bylaw, which identifies the flood risk and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.

Floodproofing means with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

Floodway means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.

Floor Area of a building means the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building.

Frontage means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.

Funeral Home means an establishment which must provide for the arrangement of funerals, the holding of funeral services, the preparation of the dead for burial or cremation.

Gaming or Gambling Establishment means any premises wherein or whereon games of chance or percentage are the principal use of the premises and includes such premises as bingo halls and casinos.

Garage means a building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Garden Suite means a small, temporary, portable, one bedroom dwelling unit limited to occupancy by elderly parents of the registered owner and located upon the same lot as an existing single detached residence occupied by such registered owner.

Grade means the lowest level of finished ground elevation adjoining a building at any exterior walls.

Gross Leasable Floor Area or GLA means the sum of the areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer.

Home Music Instructor/Instruction means the instruction of students in musical instruments, voice and music theory for formal educational purposes from a dwelling unit, subject to section 4.7 (10).

Home Occupation means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations.

Hostel means short term lodging for travellers where patrons pay for accommodation.

Household means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities.

Institutional Housing means any public or non profit housing which is designed for the treatment or care of persons who are in an institutional setting such as a monastery, nunnery or religious retreat or for residents incapable of independent living but does not include a social care residence or retirement home.

Industrial Support Service means development, excluding offices, providing support services to industry, but limited to the following uses: duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade or construction contractor.

Institutional Service Facility means the facility for the purposes of public administration and service, and without limiting the generality of the foregoing, may include libraries, museums, auditoriums, kindergartens, schools, colleges, places of worship or assembly, hospitals, private clubs, and facilities for government, fire and police protection, justice, institutional housing and related services.

Lane means a public roadway not exceeding 9.2 m in width, which provides a secondary means of access to a site.

Landscaped Area means an area designed, constructed and laid out as a lawn, with or without shrubs, trees or flowers or other ornaments incidental to a landscaped area.

Lap Dancing means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

Late Night Club means a facility, the primary purpose of which is to host late night events where:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale;
- (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.;
- (c) the event is held for the purpose of gain or profit;
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) music, noise or sound of any kind or source, including but not limited to amplified recorded or computer generated music, amplified recorded or computer generated sounds, live music sound or band music is performed or played.

Low Impact Commercial Use means the conducting of merchandise sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling in a residential district in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses.

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

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

Multi-attached Building means a residential building containing three or more dwelling units which share common walls and each of which has a separate entrance, whether located on a single site or adjoining individual lots.

Multiple Family Building means a building containing three or more dwelling units.

Office means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.

1:100 Year Flood Elevation means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

Outdoor Display means the outdoor display of goods-intended for sale or rent.

Permitted Uses means the use of land or a building which in a land use district table appears under the heading 'Permitted Uses'.

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

Principal Building means a building which:

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

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

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

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

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

Retirement Home means a residential building, or a portion of a residential building, which provides permanent or long term accommodation for retired persons, which has common facilities for the preparation and consumption of food exclusively for and by the residents, in which common lounges, recreation facilities and medical care facilities may be provided for the exclusive use of the residents, and in which each resident occupies a private unit.

Secondary Suite means a second self-contained dwelling unit in a detached dwelling, which meets the requirements of section 4.7 (9) and any other applicable requirements or regulations of this Bylaw.

Semi-detached Dwelling Unit means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

Service Station means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

Signs where any type of sign is referred to in this Bylaw, such sign shall have the definition set forth in the sections 3.3 and 3.4.

Site means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not.

Site, Corner means a site abutting two streets. For the purpose of this definition, a street shall not include a lane, walkway, parking lot or other public place.

Social Care Residence means a residential building, or a portion of a residential building, which provides temporary or short-term accommodation for persons requiring specialized care in the form of supervisory, nursing, medical, counselling or homemaking services.

Storey, first means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

Street means a registered street or public roadway and does not include a lane and walkway.

Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas.

Tandem Parking means parking spaces laid out in such a way that one or more vehicles block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.

Temporary Building means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an "Accessory Building".

Temporary Home Stay Accommodations means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).

Tourist means a person on vacation away from that person's ordinary place of residence.

Trailer means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

- (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

Transportation, Communication or Utility Facility means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

Utilities mean public utilities as defined in the Act, with the exception of waste management.

Warehouse means a building for the indoor storage of goods or merchandise but does not include a building the principle use of which is the sale of goods.

Yard means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.

Yard, Front means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Yard, Rear means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Yard, Side means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

1.4 Establishment of Districts

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

A1	Future Urban Development District
A2	Environmental Preservation District
C1	Commercial (City Centre) District
C1A	Commercial (City Centre West) District
C2A	Commercial Regional (Shopping Centre) District
C2B	Commercial District (Shopping Centre) District
C3	Commercial (Neighbourhood Convenience) District
C4	Commercial (Major Arterial) District
DC	Direct Control District (which may be subdivided into sub-districts designated by number)
I1	Industrial (Business Service) District
I1A/BSR	(Light Industrial and Business Service – Residential) District
I2	Industrial (Heavy Industrial) District
P1	Parks and Recreation District
PS	Public Service (Institutional or Governmental) District
R1	Residential (Low Density) District
R1A	Residential (Semi-Detached Dwelling) District
R1N	Residential (Narrow Lot) District
R2	Residential (Medium Density) District
R3	Residential (Multiple Family) District
R4	Residential (Manufactured Home) District

- (2) The following subdistricts are established, which may qualify or limit the uses in a land use district:

D	Density (dwelling units per hectare) District
HP	Historical Preservation District
HS	Historical Significant District
V	Vertical Height District

(3) District Delineation Rules

- (a) A district may be referred to by the letter or letters and the number set in front of the name of the district listed above.
- (b) The boundaries of land use districts shall be as set out in the Use District Maps attached as Schedule "A" and the parcels within such districts shall have the permitted and discretionary uses, and shall be subject to the building regulations which are set out in this Bylaw for that District.

- (c) Where the application of the above rules does not determine the exact location of the boundary of a district as that applies to a specific parcel or parcels of land, the Council either on its own motion or upon written application by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.
- (d) Where a parcel is located on or adjacent to an escarpment area and has more than one land use district applicable to the parcel, the boundary between the two land use districts shall be the top of the slope of the escarpment.
- (e) After the Council has fixed a district boundary under section 1.4 (3)(c), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
- (f) The decisions of the Council with respect to boundaries or portions thereof fixed by it shall be recorded and maintained by The City Clerk.
- (g) Notwithstanding the foregoing, the permitted and discretionary uses for any parcel of land shall be subject to such restrictions or limitations as may be contained in any Area Structure Plan or Area Redevelopment Plan which applies to that parcel. The following are examples of how this principle is intended to operate:
 - (i) in an R1 District, a two-storey home with a walkout basement is, by implication a permitted use. However, if a statutory Plan for a particular area shows two-storey homes with walkout basements being allowed only on certain designated R1 parcels, then the permitted use for the parcels where two-storey homes with walkout basements are not shown on the plan shall be deemed to be restricted so as not to allow two-storey homes with walkout basements on those parcels, or
 - (ii) in a PS District, institutional service facilities are a permitted use and that would include elementary, middle and high schools. However, if the intended use of a particular PS District shown in a statutory plan is limited to an elementary school, then the permitted use of "school" for that particular parcel shall be deemed to be limited to an elementary school.

1.5 Transition

- (1) Notwithstanding the repeal of Land Use Bylaw 3156/96, by the Bylaw, any decision of the Development Authority or the Subdivision and Development Appeal Board, made thereunder and any development permit or occupancy permit issued thereunder shall be deemed for all purposes to have been made or issued under this Bylaw.
- (2) An appeal commenced respecting a decision under Land Use Bylaw 3156/96 and amendments thereto shall be continued to its conclusion under Bylaw 3156/96 as if this Bylaw has not come into force, and the former Bylaw had remained in force.
- (3) Any amendments to Land Use Bylaw 3156/96 having received first or second reading thereunder shall be deemed to have received the required first or second reading under the Bylaw and upon receiving third reading shall constitute an amendment to this Bylaw.

1.6 Effective Date

- (1) This Bylaw comes into force and takes effect upon the date of its third reading.
- (2) Land Use Bylaw 3156/96 as amended is hereby repealed.

Part Two: Administrative Duties and Responsibilities, Procedures, Bylaw Amendments and Council Guidelines

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2.1 Development Officer

- (1) Council shall appoint one or more Development Officers who shall be designated officers within the meaning of the *Municipal Government Act*.
- (2) The Commission may act in place of a Development Officer.

2.2 Permission Required for Development

- (1) Except as provided for in section 1.2(2), no person shall commence any development unless the development conforms to this bylaw and a development permit, if required, has been issued.
- (2) No person shall perform any clearing or grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with The City in respect of the affected lands which contains provisions governing site preparation.
- (3) All clearing and grading operations must conform with the guidelines contained in The City of Red Deer Engineering Design Guidelines, as amended from time to time.
- (4) Notwithstanding anything in this bylaw, no development, redevelopment, clearing or grading is permitted in an escarpment area, as shown for illustrative purposes in Part 1, Figure 1, without a development permit.

2.3 Method of Development Permit Application

- (1) An application for a development permit shall be made to the Development Authority in writing in the form prescribed by the Development Officer.

2.4 Plans and Information Required for Development Permit

- (1) Every application for a development permit shall be accompanied by the following:
 - (a) site plans in the quantity specified by the Development Officer, showing the following information:
 - (i) north arrow,
 - (ii) scale of plan,
 - (iii) legal description of property,
 - (iv) municipal address,

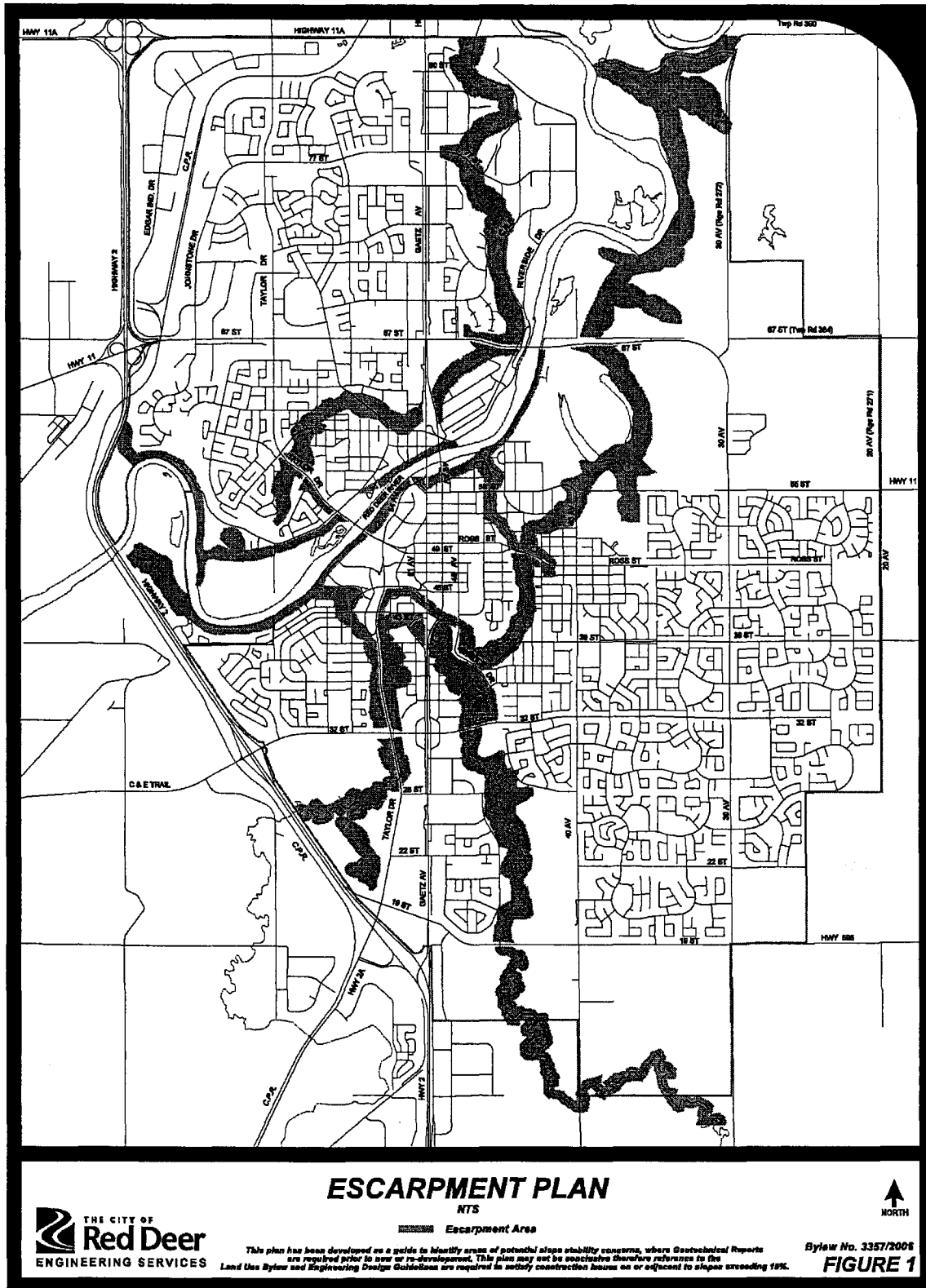


Figure 1-Escarpment Plan

- (v) property lines shown and labelled,
 - (vi) Bylaw property line setbacks, shown and labelled,
 - (vii) side yard requirements, shown and labelled,
 - (viii) location of sidewalks and curbs,
 - (ix) location of any building (dimensioned to property lines) or structure including utility poles, retaining walls, trees, landscaping and other physical features both existing and proposed on the site,
 - (x) dimensioned layout of parking areas, entrances and exits,
 - (xi) abutting streets, avenues and lanes shown and labelled,
 - (xii) existing utilities shown in streets, avenues and lanes,
 - (xiii) all easements shown and labelled,
- (b) plans showing floor plans, elevations and perspective of the building, including a description of exterior finishing materials, in the quantity specified by the Development Officer,
- (c) proof of ownership or authority to apply for development.
- (d) if a building or site is identified in the Heritage Significance District section 7.6 (2)(c), and where the demolition of the existing building or site is proposed, the applicant shall submit the comments of the heritage Preservation Committee as required under section 7.6 (2)(a).
- (2) Notwithstanding the foregoing, the Development Officer may accept an application for consideration without all of the information listed above.
- (3) The Development Officer may require that an application for a development permit be accompanied by survey plans of the site prepared by an Alberta Land Surveyor in the quantity specified by the Development Officer.
- (4) All drawings required to be submitted shall be drawn on substantial, standard drafting material to a scale of not less than 1:100 or such lesser scale as the Development Officer may approve and shall be fully dimensioned, accurately figured, explicit and complete.

- (5) The Development Authority may require that an applicant for a Development Permit/Subdivision attend a public meeting in the manner required by the Development Authority to allow input on the intended development.
- (6) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or clearing or grading within an escarpment area, the applicant shall provide as part of its application for a development permit:
 - (a) the proposed development plan showing representative cross-sections of the slope in the escarpment area both prior to the development and following development and final grading; and
 - (b) a geotechnical study and report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of The City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.
 - (c) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts.

2.5 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
 - (a) natural surveillance – design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent space;
 - (b) access control – design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements; and
 - (c) territorial reinforcements – design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.

- (2) The Development Authority may include in development permits for buildings and land uses listed in section 2.5 conditions to ensure adherence to C.P.T.E.D. principles.

2.6 Land Titles

- (1) The Development Authority is not required to examine the title to any land or to make any enquiry to discover whether or not the use of a building or land is affected by any City bylaw or any federal or provincial legislation or with any condition of any easement, covenant, building scheme or agreement.
- (2) An applicant whose development permit is approved nevertheless remains responsible to ensure that the development as constructed conforms to all applicable laws and regulations.

2.7 Development Officer's Decisions on Permit Applications

- (1) The Development Officer shall:
 - (a) approve applications for permitted uses which conform with this bylaw, with or without conditions as provided for in this bylaw, or
 - (b) consider and exercise discretion with respect to applications for development permits for discretionary uses, temporary uses, and temporary buildings, accessory uses and accessory buildings, and to approve such applications when in the Development Officer's opinion the proposed development meets the intent of this bylaw, and is consistent with previous decisions of the Commission, subject to such conditions as the Development Officer deems necessary or advisable.
- (2) The Development Officer may deal with applications for discretionary uses, temporary uses, temporary buildings, accessory uses or accessory buildings or may, when the Development Officer deems it necessary or advisable, refer such applications to the Commission.
- (3) The Development Officer shall refer to the Commission those matters requiring the specific approval of the Commission under this bylaw and any other matter which in the opinion of the Development Officer does not comply with the intent of this bylaw.

2.8 Municipal Planning Commission Decisions on Permit Applications

- (1) Notwithstanding any other provisions of this bylaw, the Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, provided the proposed development would not:

- (a) unduly interfere with the amenities of the neighbourhood, or
- (b) materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
- (c) contravene the intent of a statutory plan, provided that the proposed development conforms with the use prescribed for the site in this bylaw.

2.9 Public Notification

- (1) When a Development Officer approves an application for a development permit the Development Officer shall immediately cause a notice to be published once in a newspaper circulating in the city stating the location of the property for which the application has been made and the development approved.

2.10 Conditions of Issuing a Development Permit

- (1) The Development Authority may require as a condition of issuing a development permit, that the applicant enter into an agreement with The City to do all or any of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development,
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both.
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development,
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities,
 - (e) to pay an off-site levy or redevelopment levy.
- (2) In addition to the matters referred to in section 650 of the Act, the Development Authority may require as a condition of issuing a development permit or as part of a development agreement, that the applicant:

- (a) pay to The City the costs incurred by The City or paid to its engineers, planners, or any other person, for the preparation or reviewing of site development plans, construction drawings, material testing, inspections, public hearings or public meetings and for any other engineering, planning, and legal costs and expenses to which The City is put in connection with the preparation, administration, and enforcement of the development agreement,
 - (b) to give security to ensure that the terms of the agreement under this section are carried out.
- (3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under section 2.4(6) may:
 - (a) determine that the site is unsuitable and refuse to issue a development permit; or
 - (b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the escarpment area. Such conditions may include but shall not be limited to the following:
 - (i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of The City;
 - (ii) a requirement that the development be constructed in accordance with:
 - (1) a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil support conditions to ensure that short and long term structural damage is not incurred;
 - (2) a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for the design of a weeping tile system or other drainage measures; and
 - (3) a requirement that the Professional Engineer who provided the geotechnical study and report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the geotechnical study and report.

2.11 Refusal or Issuing of a Development Permit

- (1) If the Development Authority finds the proposed development will not comply with this or any other City bylaw, it may refuse the application, notify the applicant in writing of the reasons why the development permit will not be issued and return one copy of the filed plans.
- (2) If the Development Authority finds that the erection or alteration of a building will comply in all respects with the provisions of this bylaw:
 - (a) as applied for and not subject to conditions, or
 - (b) with such changes and conditions as are necessary to ensure that such development will so comply, it shall return one copy of the plans to the applicant, with the changes and conditions of compliance, if any are required, endorsed thereon, and issue a development permit with any changes and conditions endorsed thereon or attached thereto.
- (3) The Development Authority may approve an application to make structural alterations to a non-conforming building, which will not result in the building being conforming, provided that the alterations are minor, such as the installation of doors, windows, and awnings.
- (4) No development permit shall be issued while a decision of the Commission or any appeal from it is pending, or until the time for filing an appeal has expired.

2.12 Revocation of Development Permit

- (1) The Development Officer may revoke a development permit if:
 - (a) there is a contravention of any condition under which such permit was issued,
 - (b) the permit was issued in error, or
 - (c) the permit was issued on the basis of incorrect information.

2.13 Limit on Frequency of Development Permit Applications

- (1) When an application for a development permit for a discretionary use or building has been refused, another application for a permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least 6 months after the date of the previous refusal.
- (2) Where there are reasonable grounds to do so, the Development Authority may, in its sole discretion and with the concurrence of an applicant, do any of the following:

- (a) reconsider an approved site elevation, or
- (b) reconsider, review, modify or clarify the terms of the conditions attached to an approved development permit.

2.14 Failure to Commence Development

- (1) A development permit shall cease to be valid 12 months after the date on which it was issued unless, prior to the expiry of that time, the applicant has commenced development or the Development Authority grants an extension of time, except as provided for in subsection (3).
- (2) The Development Authority may grant an extension of a development permit for a period of not more than, two consecutive one year extensions beyond the expiry date of the initial permit, provided that the proposed development still complies with the provisions of this bylaw. If the applicant has not commenced development within the extended time period, the development permit ceases to be valid.
- (3) Once work has been initiated in connection with a project approved by a development permit, the permit remains valid until the work is completed, provided that the project is substantially completed within two years of the date the permit was initially issued or within two years of the date that any extension of the permit is granted. If the work is not substantially completed within that time, then the permit shall be deemed to have expired.

2.15 Failure to Complete Development

- (1) A development must be completed to municipal standards within two years of the start of construction, failing which the Development Officer may direct that the site be returned to its original condition or to a state acceptable to the Development Officer.

2.16 Termination of Discretionary Uses

- (1) Notwithstanding anything in this bylaw, the right of any person to use land for a discretionary use approved by the Development Authority shall be deemed to have terminated six months after the date that such use ceased to be conducted upon the site.

2.17 Notice of Appeal Hearings

- (1) The Subdivision and Development Appeal Board shall give written notice of the hearing of a development appeal to:
 - (a) the parties specified in the *Municipal Government Act*,

- (b) the Applicant for the development permit, if such Applicant is not the Appellant,
 - (c) the owner of the land which is the subject of the development permit, if such owner is not the Appellant,
 - (d) the development authority or subdivision authority whose order, decision, or development permit is the subject of the appeal,
 - (e) the owners of all parcels of land within 60 m of the land which is the subject of the development permit; and
 - (f) any other persons who the Subdivision and Development Appeal Board considers to be affected by the appeal and who should be notified.
- (2) If the Chairman of the Subdivision and Development Appeal Board is of the opinion that it is necessary or desirable, he or she may direct that notice of the hearing be published in a newspaper once a week for two consecutive weeks in a newspaper circulating in Red Deer.

2.18 Certificate of Occupancy

- (1) No person shall occupy any building or land for a permitted or discretionary use approved in a development permit unless an occupancy permit has been issued and remains in effect.
- (2) No development may be occupied before an occupancy permit has been issued and the conditions of such permit, if any, have been complied with. This provision applies to newly-constructed buildings, newly-renovated buildings and to existing buildings whose use has changed.
- (3) An occupancy permit must be issued before premises may be occupied, if:
 - (a) the premises are newly-constructed or newly-renovated, or
 - (b) in the case of existing premises, the use has changed.
- (4) No occupancy permit shall be issued until:
 - (a) the erection, alteration, or addition has been completed in accordance with the plans and specifications, and the applicable provisions of the Safety Codes Act,
 - (b) the terms and conditions of the building permit have been complied with.
- (6) On completion of a building or alterations and additions thereto, or in the event that the use of land is changed, the owner or occupant of the land shall apply to the Development Authority for an occupancy permit.

- (7) On receipt of an application for an occupancy permit, the Development Authority shall issue an occupancy permit if the building, alteration, addition or change in use, together with all ancillary works, have been completed in accordance with the approved plans and specifications, the applicable provisions of the Safety Codes Act and the terms and conditions of the development and building permits.
- (8) An occupancy permit shall be in writing and shall contain the following information:
- (a) the name of the owner,
 - (b) the municipal address of the property,
 - (c) the legal description of the property,
 - (d) a statement as to whether or not the development complies with an approved development permit or the permitted uses for the subject property and other requirements of this bylaw,
 - (e) the number of parking or loading spaces provided:
 - (i) on the site,
 - (ii) on an adjacent site with particulars thereof,
 - (iii) on a municipal parking lot,
 - (f) such other information as the Development Officer deems appropriate,
 - (g) signature of the Development Officer, and
 - (h) date of issue.
- (9) An occupancy permit shall be displayed by the owner of a building in a conspicuous and easily accessible location within the building and the Development Officer or designate shall have the right to inspect such permit at any reasonable time.
- (10) The issuance of an occupancy permit shall not relieve an applicant from using a building as otherwise required by any law.
- (11) If the Development Officer finds that the proposed occupancy will comply with the provisions of this bylaw either unconditionally or subject to certain conditions, he shall furnish the applicant with a certificate to that effect with the conditions of the occupancy, if any, endorsed thereon or attached thereto and shall return to the applicant a copy of the plans obtained from him.

2.19 Land Use Bylaw Amendment Application

- (1) Proposed amendments to this bylaw shall be submitted in writing to the Planning Department, and in the case of a proposed amendment which affects a particular parcel or parcels rather than the municipality as a whole, shall be accompanied by the following supporting material:
 - (a) a letter from the registered owner(s) and any other person beneficially interested in the parcels particularly affected,
 - (b) a statement from the applicant containing reasons in support of the proposed amendment,
 - (c) traffic, market, land use or feasibility studies and neighbourhood surveys required by The City Administration,
 - (d) payment of all costs of advertising and holding any public meeting required by the Planning Department, and
 - (e) copies of any maps, documents or other material.
- (2) At the discretion of the Planning Department, the following additional material may be required, where appropriate:
 - (a) drawings done on standard drafting material, fully dimensioned, accurately figured, explicit and complete,
 - (b) a neighbourhood area structure plan or area redevelopment plan, including the affected area and showing a level of detail acceptable to the Planning Department.
- (3) Subsection (1) and (2) applies to Land Use Bylaw amendments initiated by The City or the Planning Department, except that no undertaking to pay the costs of public information meetings is required.
- (4) The Planning Department shall forward a copy of the application to amend this bylaw to all relevant City departments for comment. The Planning Department shall confirm to the applicant that the application has been received and shall advise the applicant of the time and date Council will consider the application.

2.20 Decision of Council on Bylaw Amendment

- (1) The Council in considering an application to amend this bylaw, after examining the proposed amendment for content and considering the written comments and recommendation of the Mayor and/or City Manager and the Planning Department, may at its sole discretion:

- (a) refuse the application,
- (b) refer the application for further information,
- (c) pass first reading of an amending bylaw,
- (d) defeat first reading of an amending bylaw, or
- (e) pass first reading of an alternative amendment to this bylaw.

2.21 Notice of Public Hearing for Bylaw Amendment

- (1) Should first reading of an amending bylaw be passed, Council shall hold a Public Hearing respecting the amending bylaw in accordance with the provisions of the *Municipal Government Act*.
- (2) The applicant shall make arrangements satisfactory to the City Clerk for the payment of the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.

2.22 Limit of Frequency of Applications for Amendments

- (1) When an application for a change in land use designation has been refused, another application for a similar change in land use designation for the same parcel of land may not be made until at least six months after the date of refusal.

2.23 Guidelines

- (1) The City Manager is authorized to establish and implement planning guidelines, standards and procedures in accordance with the Council's Planning and Development Policy. These guidelines outline the procedure to be followed or factors to be considered by the Development Authority with respect to particular types of development, including but not limited to communications towers and redevelopment in existing neighbourhoods.

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3.1 Parking Spaces and Areas

- (1) Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as specified below, notwithstanding the provisions of Parts 4-8:

Table 3.1 Parking Requirements

USES	PARKING SPACES
Churches	1.0 per 8.0 seats
Auditorium, Arena	1.0 per 10.0 seats
Health Care (excluding Hospitals)	2.5 per 93.0 m ²
Hospitals, Social Care Residences or similar use	1.0 per 93.0 m ² of gross floor area
Commercial & Industrial	
Adult Mini-Theater	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less
Call Centre	8.0 stalls per 93.0 m ² (gross leasable floor area)
Commercial Recreation Facility: Racquet Sports Facility Gaming Establishments/Bingo Bowling Alleys All other uses	4.0 per court 1.0 per 2.3 seats 5.0 per alley plus, 5.0 for staff 1.0 per 2.0 participants (at maximum capacity) plus 1.0 per 20.0 m ² (gross leasable floor area)
Commercial Entertainment Facility	1.0 per 5.0 seats
Commercial Service Facility, excluding Funeral Homes	2.5 per 93.0 m ²
Drinking Establishment	1.0 per 4.0 seats
Funeral Homes	1.0 per 5.0 seats
Hotels, Motels and Hostels	1.0 per guest room
Local Convenience Shopping Centres	5.1 per 93.0 m ² (gross leasable floor area)
Manufacturing and Industrial Plants, Wholesale, Servicing and Repair Establishments, Research, Laboratories and Transportation, Communication or Utility Facility	3.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment (The Development Authority may vary this regulation to accommodate more labour intensive uses)
Warehousing, Storage Buildings and Yards	1.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment
Merchandise Sales and/or Rentals: Sales/Rental Areas Office Areas Warehouse Warehouse Sales	5.1 per 93.0 m ² 2.0 per 93.0 m ² 1.0 per 93 m ² 5.1 per 93 m ²

USES	PARKING SPACES
Offices	2.0 per 93.0 m ²
Regional & District Shopping Centre	5.1 per 93.0 m ² (gross leasable floor area)
Repair Services	2.0 per 93.0 m ²
Restaurants	1.0 per 4.0 seats
Vehicle and Equipment Sales	2.0 per 93.0 m ²
Schools	
Public or Private Elementary and Junior High Schools	1.0 space for each classroom
Public or Private Senior High Schools	0.3 space for each student
Colleges, Business or Commercial or Technical Schools	1.0 per 10.0 seats, plus auditorium requirements where applicable
Residential	
Detached Dwelling	2.0 per unit
Semi-detached Dwelling	2.0 per unit
Multi-attached Building	2.0 per unit
Multiple Family Building	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be clearly identified as guest parking
Lodging and Boarding Houses	1.0 per 2.0 persons being accommodated
Retirement Home	0.5 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Assisted Living Residence	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Secondary suite with two or fewer bedrooms	1.0 parking spaces
Secondary suite with more than two bedrooms	2.0 parking spaces

- (2) Notwithstanding section 3.1(1), all residential development in the C1 District shall meet the residential parking standards as specified above.
- (3) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.
- (4) Where there are multiple uses of a site within a shopping centre, parking shall be calculated on the basis of total shopping centre parking space requirement, rather than calculating the parking requirements for each individual use.

- (5) In all other cases where there are multiple uses of a site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site.
- (6) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement.

3.2 Parking Standards

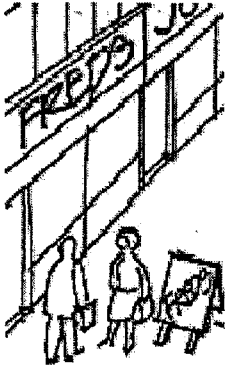
- (1) All parking areas must have access to individual parking spaces by means of unobstructed maneuvering aisles satisfactory to the Development Authority.
- (2) A parking space must be located either:
 - (a) on the same site as the building or use in respect of which it is required, or
 - (b) with the approval of the Development Authority, on another site not more than 100.0 m away (herein called “adjacent site”) from the building or use in respect of which it is required.
- (3) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by The City.
- (4) In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- (5) A parking space shall be at least 2.6 m in width and 5.5 m in depth.
- (6) Parking areas required for multi-attached buildings and multiple family buildings shall be paved.
- (7) Parking aisles shall be at least 6.0 m in width.

3.3 Sign Regulations

No sign shall be erected, enlarged, changed or structurally altered except in conformity with this bylaw and the sign regulations stated in sections 3.3 and 3.4.

- (1) The following definitions shall be used to define signs in this Land Use Bylaw:

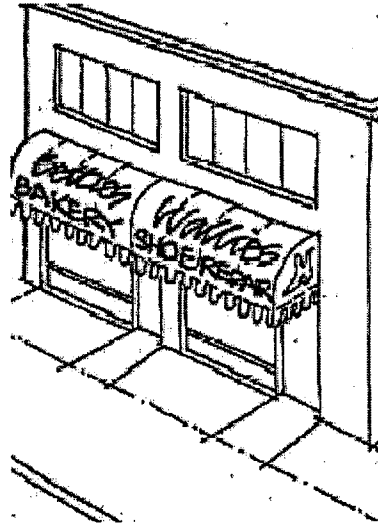
A-board means a self supporting A-shaped local advertising sign which is set upon the ground and has no external supporting structure.



A-board sign for illustrative purposes

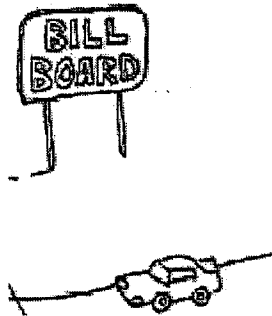
Accessory Tenants means businesses, which have leased land or buildings or space within a building from the principal business on a site;

Awning Sign means a non-illuminated local advertising sign which is painted on or affixed flat to the surface of an awning.



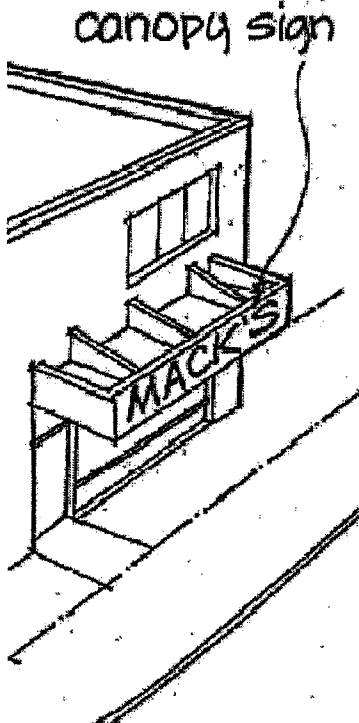
Awning sign for illustrative purposes

Billboard means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays third-party advertising.



Bill board sign for illustrative purposes

Canopy means a non-retractable, solid projection which extends from the wall of a building and includes a structure commonly known as a theatre marquee, but does not include normal architectural features such as lintels, sills, mouldings, architraves, awnings and pediments.



Canopy sign for illustrative purposes

Construction Sign means a sign located on a site where construction is planned and which contains general information about the intended construction.

Corner Lot for the sole purpose of section 3.4 (9) means that portion of any site abutting two streets.

Directional Sign means a sign which indicates the distance and/or direction to a place of business or other premises indicated on the sign.

Canopy Sign means a local advertising sign attached to or constructed in or on a face of a canopy or marquee but does not include an under canopy sign;

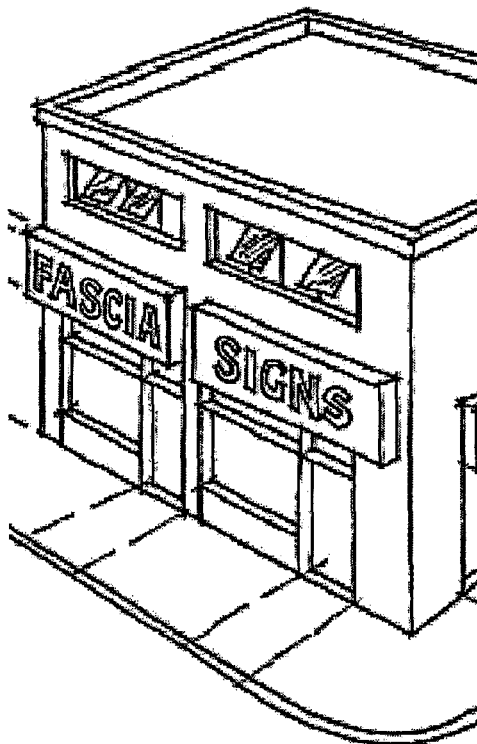
Election Sign means any sign used to promote a candidate or party during a municipal, school board, provincial or federal election or any election held pursuant to the Local Authorities Election Act.

Electric Sign means a sign which utilizes an electrical energy source.

Existing Billboard means a billboard that has been approved prior to the adoption of Land Use Bylaw No. 3357/2006.

Façade means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

sign.

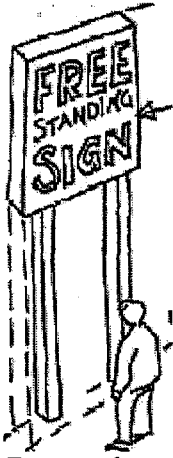


Fascia sign for illustrative purposes

Flashing Sign means a sign which contains an intermittent or flashing light source.

Fascia Sign means a local advertising attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party advertising sign or painted wall

Free Standing Sign means a local advertising sign that is supported independently of a building wall or structure but does not include a temporary sign.



Free standing sign for illustrative purposes

Frontage means the minimum straight line distance between the intersection of the side lot lines and the front lot lines.

Frontage for the sole purpose of section 3.4 (9) means that portion of any site abutting the street.

Height of Sign means the vertical distance measured from the highest point of the sign or sign structure to grade.

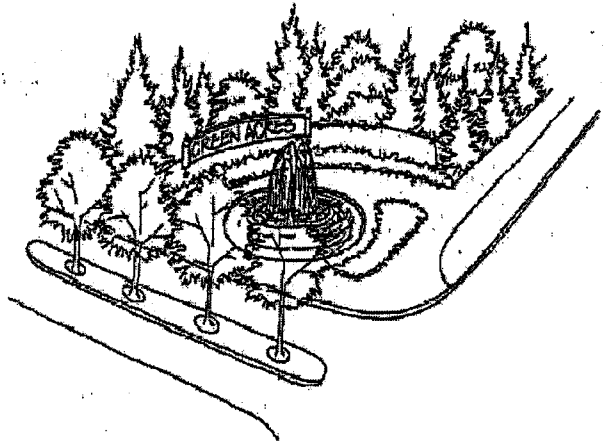
Identification means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person.

Inflatable Sign means a sign or other advertising device which is designed to be inflated with air or a lighter-than-air gas and to be anchored or affixed to a building or

to the ground.

Local Advertising Sign means a sign which advertises the business on the property where the sign is located.

Neighbourhood Identification Sign means a sign which states the name of a community area and may contain a logo, symbol or map which is related to the community name.



Neighbourhood identification sign for illustrative purposes

Owner means a person, or the authorized agent of such person, in lawful possession or control of a sign.

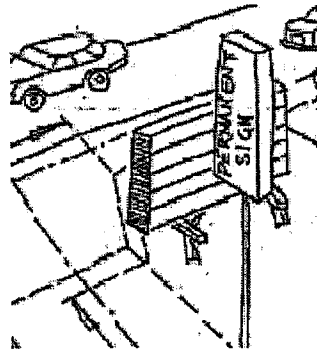
Painted Wall Sign means a sign which is painted directly upon any outside surface or other part of a building advertising products, services, or activities which need not relate to

products, services, or activities provided for at the property on which the sign is located and also includes supergraphics.



Painted wall sign for illustrative purposes

and includes sign commonly known as mobile signs, temporary signs, inflatable signs, or devices or banners, whether tethered to a building or no, vehicles placed in a location for advertising purposes, but does not include A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business.

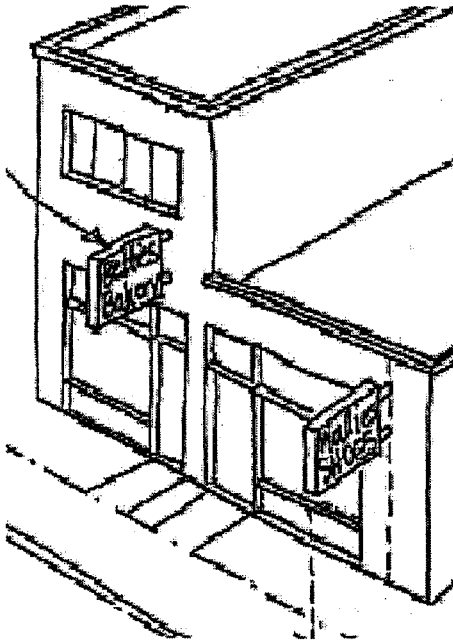


Portable sign for illustrative purposes

Portable Sign means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support

Projecting Sign means a sign which projects from a structure or a building face and includes a sign in the shape of a canopy but does not include a canopy sign or an awning

sign.



Projecting sign for illustrative purposes

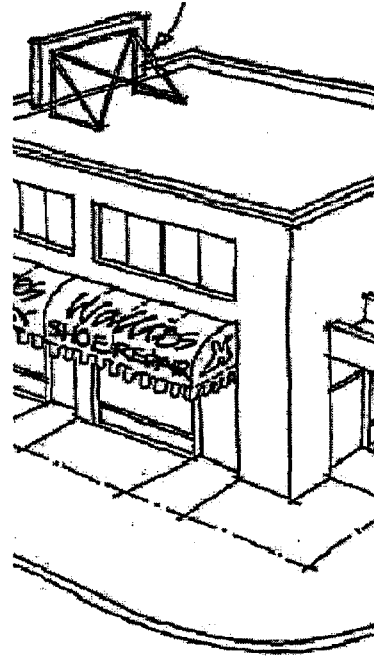
Property Management Sign means a sign that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information.

Reader Board means a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

Real Estate Sign means a sign erected on a site by the owner or agent of the owner of the site, advertising the site for sale or lease but does not include an inflatable

sign.

Roof Sign means a sign or logo which is erected upon or above a roof or parapet of a building but does not include an inflatable sign.



Roof sign for illustrative purposes

Rotating Sign means a local advertising sign or portion of a local advertising sign which moves in a revolving manner, but does not include a clock.

Sign includes any device used to identify or advertise a place of business or a product, whether words or numbers are used or not.

Sign Area means the entire surface area of a sign on which advertising copy could be placed and includes any frame or

embellishment which forms an integral part of the display, but does not include landscaping and in the case of a double-face or multi-face sign, the average of the total area of all sign faces.

Sign Permit means permission in writing given by the Development Officer to erect or place a sign in accordance with the land use bylaw or any variance thereto.

Sign Structure means a structure designed to support a sign and may consist of a single pole or be a wall or an integral part of the building.

Sponsor means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

Sponsor Recognition means the identification, by name and/or logo, of an individual or organization.

Subdivision means a neighbourhood of approximately 160 acres.

Subdivision Identification Sign means a sign containing general information about a new subdivision such as the name of the

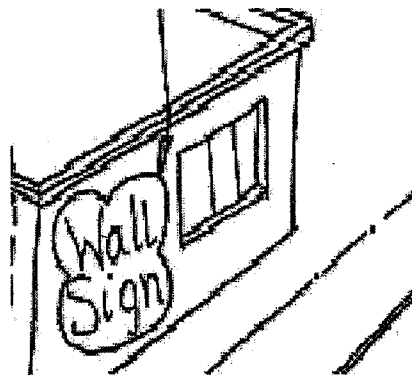
subdivision or the name of the developer.

Supergraphics means a graphic design painted on a building, which does not convey a defined advertising message or logo and includes a mural.

Third-party Advertising means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

Under-Canopy Sign means a local advertising sign which is suspended beneath a canopy.

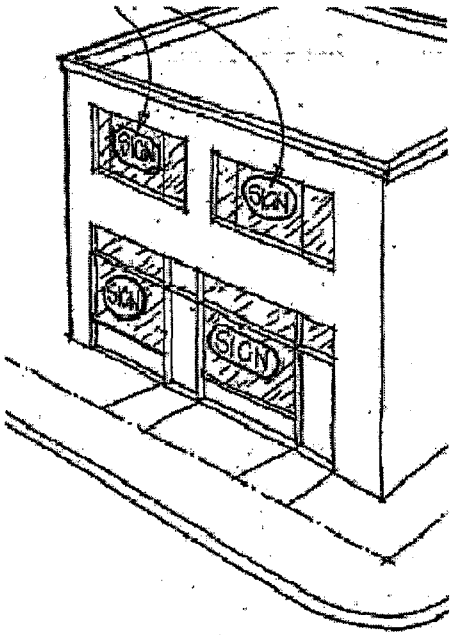
Wall Sign means a sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign and may display general advertising.



Wall sign for illustrative purposes

Window Sign means a local advertising sign which is painted on, attached to or installed

inside a window for the purpose of being viewed from outside the premises.



Window sign for illustrative purposes

Reference to land use districts in this section means the respective land use district established in the Land Use Bylaw.

(2) Sign Regulation Procedures

- (a) Duties of the Development Officer pursuant to sign regulations,
- (b) The Development Officer may by notice in writing:
 - (i) direct the owner to correct the condition of any sign or remove any sign within 30 days of receipt of the notice where, in the opinion of the Development Officer, that condition or sign constitutes a violation of this bylaw or any permit hereunder, has become unsightly or is unsafe;
 - (ii) order the owner to stop work on a sign if it is proceeding in contravention of this bylaw;
 - (iii) order the owner to stop work on a sign if a permit has not been issued.

(3) Sign Permit and Requirements

- (a) Except as provided in section 3.3(4), no person shall place, replace, erect or use any sign without first obtaining a sign permit.
- (b) A person who fails to comply with any of the provisions of sections 3.3 and 3.4 shall be guilty of an offence and subject to the penalties set out therein.
- (c) The Development Officer shall issue a sign permit if the sign complies with the provisions of the Land Use Bylaw.
- (d) The sign permit shall bear the date on which it is issued and if active work is not commenced within the period of 12 months from the date of its issuance, the sign permit shall expire and become invalid, unless the Development Officer approves an extension of time which must be requested by the owner.
- (e) Provided the sign is erected within 12 months of the date of issue of the permit, the permit shall continue in force from year to year.
- (f) An application for a sign permit shall include the following:
 - (i) the name and address of:
 - (1) the sign company responsible for the sign; and

- (2) the owner of the sign; and
 - (3) the registered owner of the land or premises upon which the sign is to be erected.
- (ii) a site plan designating location and setback requirements;
- (iii) a plan showing the following construction details:
 - (1) the overall dimensions of the sign and the total sign area;
 - (2) the amount of projection from the face of the building, where applicable;
 - (3) the amount of projection over City Property, where applicable;
 - (4) the height of the top and the bottom of sign above City streets, sidewalks, or the average ground level at the face of the building or sign;
 - (5) the distance to aerial power lines from freestanding signs.
- (g) Normal maintenance of a sign in accordance with an existing permit does not require a new permit.
- (h) Whenever the conditions of installation require unusual structural provisions, the Development Officer, if he deems it necessary in the interest of public safety, may require that a structural drawing be prepared by and bear the seal of a professional engineer.
- (i) Upon application by the Owner the Municipal Planning Commission may consider a relaxation of only the size, dimension, area or distance separation for any sign, and the Municipal Planning Commission may, if it considers that the request is reasonable, grant a relaxation for those items only.

(4) Signs Not Requiring a Sign Permit

- (a)** The following signs shall not require a sign permit but must comply with the regulations of the Land Use Bylaw as amended, where applicable:

 - (i)** signs, notices, placards or bulletins required or permitted to be displayed;
 - (ii)** under the provision of federal, provincial or municipal legislation;
 - (iii)** by or on behalf of the federal, provincial or municipal government; or
 - (iv)** on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government.
- (b)** Advertising signs displayed in or on buses, bus shelters, bus stop seats or on garbage or recycling bins located on streets under an agreement with the City;
- (c)** Signs located in or on taxi cabs, under the Taxi Business Bylaw;
- (d)** Signs located inside a building, including permanent tenant identification signs located inside an enclosed shopping mall;
- (e)** The name or address of a building when it is sculptured or formed out of the fabric of the building face;
- (f)** Street numbers or letters displayed on a premises where together the total copy area is less than 1.2 m²;
- (g)** A fascia sign which is attached to a residential dwelling unit or its accessory buildings and states no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.28 m²;
- (h)** A fascia sign or a canopy sign which is attached to a building other than a residential dwelling unit and states no more than:

 - (i)** the name or address of the building;
 - (ii)** the name of the person or institution occupying the building; and
 - (iii)** the activities carried on in the building including hours of operations and rates charges, provided the total sign area does not exceed 1.5 m²;
- (i)** A real estate property management sign provided that the total sign area does not exceed 1.0 m² in R1, R1N, R1A, R2, R3 and R4 Districts;

- (j) A real estate or property management sign provided that the total sign area does not exceed 6.0 m square in any other district;
- (k) Signs placed on a premises for the guidance, warning or restraint of persons;
- (l) Window signs, unless otherwise stated in this section;
- (m) A-Board signs located within the boundaries of lots in the I1, I2, C1 and C1A land use districts provided that:
 - (i) such signs may not display third-party advertising; and
 - (ii) in the I1 and I2 Districts such signs may not be placed on any portion of a lot which abuts an arterial road; and
 - (iii) provided these signs meet the requirements in section 3.4 (1)
- (n) Candidates' election signs only during the following time frames:
 - (i) between September 1 of an election year and the date of the election, in the case of an election under the Local Authorities Election Act, and
 - (ii) between the date the election is officially called and the date of the election, in the case of elections for Federal and Provincial public office,
 - (iii) and provided that the signs comply with section 3.4 (12).
- (o) Directional signs with an area less than 1.4 m²;
- (p) Construction signs, provided they conform to the following requirements:
 - (i) there shall not be more than a total of four construction signs per site, and:
 - (1) in residential subdivisions, the total area of all four construction signs shall not exceed 6.4 m²; and
 - (2) in commercial and industrial subdivisions, the total area of all four construction signs shall not exceed 25 m².
- (q) No individual construction sign in a residential area may exceed 3.2 m² in area;
- (r) All construction signs must be located on private property;
- (s) Construction signs shall be professionally designed and maintained to the satisfaction of the Development Officer; and

- (t) Construction signs may be erected within a period starting not earlier than six months before the date of intended construction and ending three months following the completion of construction, but in no case shall a construction sign be erected for a maximum total time period of 18 months.

(5) Sign Owner's Responsibility

- (a) Neither the granting of a sign permit, nor the approval of the plans nor any inspections made by the Development Officer shall in any way relieve the Owner from full compliance with the Land Use Bylaw or other applicable legislation.
- (b) The Owner of a sign shall permit any Safety Code Officer to enter the Owner's premises at any reasonable time for the purpose of inspecting the sign or administering or enforcing this bylaw.
- (c) The owner of a sign shall at all times maintain the sign in a proper and safe state of repair and shall not allow or permit the sign to become dilapidated or unsightly.
- (d) Unless otherwise allowed in this section, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.

(6) General Regulations, Structural Provisions

- (a) All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this section.

(7) Safety Provisions

- (a) No person shall:
 - (i) erect or maintain any sign that is in contravention of this or any other City bylaw;
 - (ii) erect a sign or sign structure on any exterior stairway, fire escape, fire tower or balcony serving as a horizontal exit; or
 - (iii) erect a sign so that any portion of the surface or supports will interfere in any way with any of the following:
 - (1) any opening necessary for a standpipe, required light, ventilation or exit from the premises;
 - (2) the free use of any window above the first storey; or

(3) the free passage from one part of a roof to another part of the same roof;

- (b) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Engineering Services Development Officer;
- (c) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

(8) Illumination Provisions

- (a) No person shall place flashing signs at locations closer than 23.0 m to any dwelling in a residential district.
- (b) No person shall place flashing signs, revolving beacons, readograms, stationary lights or coloured signs at locations which may, in the opinion of the Engineering Services Development Officer, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.
- (c) No permit shall be issued for and no person shall erect, install or maintain an electric sign, unless it conforms with the Alberta Safety Codes Act and regulations thereto.

(9) Projection Over City Property – Overhanging Sign

- (a) Except for an A-board sign for which a permit has been issued under this bylaw or an election sign pursuant to section 3.4(12), no person shall erect a sign upon or over City property (including rights of ways, easements and utility lots), or within any setbacks required by the Land Use Bylaw without:

- (i) the approval of the Development Officer; and

- (ii) entering into an encroachment agreement binding upon the owner of the land or building to which the sign is attached, and containing provisions to:

- (1) indemnify the City;

- (2) place and maintain insurance; and

- (3) charge the land with any costs incurred by the City.

- (b) no person shall erect a sign so that any part of the sign or the sign structure projects into or over a lane at a clearance less than 4.6 m above grade; and

- (i) within a distance of 7.5 m from the intersection of the boundaries of two streets, two lanes, or a street and a lane, no person shall erect a sign in such a manner that:
 - (1) a vertical line from the outer edge of the sign intersects the sidewalk below at a point less than 1.5 m from the face of curb;
 - (2) any part of the sign is less than 0.9 m from any utility pole or a pole supporting traffic signals or signs;
- (ii) no person shall place or construct a sign extending over a street or lane where the street or lane is less than 10.0 m wide.

(10) Insurance

- (a) The owner of any sign that overhangs City property, where a permit has been issued, shall be responsible for maintaining in force an insurance policy naming the City as an additional insured and shall provide evidence of such insurance to the City on demand.

(11) License Fee

- (a) Where a sign is permitted on City land, the owner shall pay to the City an annual license fee in an amount as established by Council from time to time.

(12) Permit Fee

- (a) The permit fee for a sign is determined by the Permit Fee Bylaw.

(13) Revocation of Sign Permit

- (a) The Development Officer may revoke any sign permit where:
 - (i) a sign for which such permit was issued violates the conditions of the permit or any of the provisions of this bylaw; or
 - (ii) the owner is in breach of any of the provisions of this bylaw.

3.4 Sign Regulation by Type

(1) A-board Signs

(a) A-board Signs shall:

- (i)** be of a painted finish, be neat and clean, and be maintained in such condition; and
- (ii)** be of a size not exceeding 0.61 m wide by 0.92 m high, and not less than 0.30 m wide by 0.61 m high.

(b) A-board Signs placed on City property within a C1 or C1A District:

- (i)** may only be placed on the boulevard or sidewalk in front of the business being advertised within 1.0 m of the face of the curb; and
- (ii)** shall be placed as close as practical to a parking meter, where applicable.

(c) The Development Officer may issue a sign permit to permit one A-board sign to be erected in the boulevard of a collector or arterial road near a C3 district subject to the following conditions:

- (i)** the C3 site for which the permit is issued shall be 40.0 m or more from a collector or arterial road;
- (ii)** the A-board sign is erected for or on behalf of one tenant in the C3 site;
- (iii)** not more than one A-board sign may be issued for the C3 site;
- (iv)** the arterial or collector road on which the site is located is the one that provides the closest access to the C3 site;
- (v)** the sign may remain at its approved location only during the business hours of the permit holder;
- (vi)** the sign permit shall expire two years from the date of its issue; and
- (vii)** subject to compliance with the distance requirements of this bylaw, the sign is to be placed as close as possible to the C3 site.

(2) Subdivision Identification Signs

(a) A Subdivision Identification Sign must meet the following requirements:

- (i)** it must be professionally designed and maintained;

- (b) The appearance and contents of the sign must be approved by the Development Officer;
- (c) It must be located on private property adjacent to the entry of the subdivision;
- (d) It may not exceed 12.0 m² in area unless the sign is located more than 100.0 m from a roadway and is approved by the Development Officer;
- (e) Not more than one sign for each entrance to the subdivision;
- (f) It may be approved for a period of up to five years;
- (g) The Development Officer may approve one-year renewals of the permit for a Subdivision Identification Sign after the initial five-year term, provided that the sign remains properly maintained, there are still lots available for sale and the continued presence of the sign will not adversely affect any municipal interests in the land on which the sign is erected.

(3) Awning Signs, Canopy Signs and Under Canopy Signs

- (a) Awning signs shall not project from the building to a point greater than where a perpendicular line from the front edge of the awning will intersect the sidewalk 0.6 m from the face of curb.
- (b) Canopy signs may be attached to the sides and front of the canopy, and such signs may extend the entire length and width of the canopy.
- (c) Under canopy signs may be hung from the canopy provided such signs shall not:
 - (1) extend beyond the sides or the front of such canopy; and
 - (2) exceed a vertical dimension of 1.5 m.
- (d) No person shall erect an awning sign, a canopy sign or an under canopy sign unless such sign:
 - (i) is securely hung and anchored to the building to which it is attached;
 - (ii) the structure to which it is attached is capable of resisting all stresses resulting from dead weight, snow and wind loads;
 - (iii) is at clearance of not less than 2.8 m from the grade of the sidewalk;
 - (iv) does not project more than 3.0 m from the face of the building or structure to which it is attached.

- (e) Projecting signs installed over or above canopies shall not be supported by the canopy.

(4) Billboard Signs

- (a) A billboard sign shall not:
 - (i) be more than 3.10 m high, and not more than 6.10 m long;
 - (ii) have a maximum height above grade of more than 6.1 m;
 - (iii) have a maximum area exceeding 19.0 m²;
 - (iv) not be located closer than 3.0 m to any property line;
 - (v) not be erected, constructed, altered or used anywhere within The City except as provided by this and other bylaws of The City.
- (b) The land and the sites in and about where the billboards are permitted shall be at all times maintained in a neat and clean manner, free from all loose papers and rubbish. A second face may be required on the billboard where the back of the billboard is visible to pedestrian or vehicle traffic.
- (c) An existing billboard may be relocated on the same site with the approval of the Development Officer.

(5) Fascia Signs

- (a) Fascia signs shall not be located above any portion of a street, or project over public property unless there is a minimum clearance from grade of 2.5 m and a maximum projection of 0.4 m.
 - (i) a fascia sign shall not exceed 15 % of the visible area of the façade of each wall of the building on which it is located;
 - (ii) a fascia may be illuminated.

(6) Freestanding Signs

- (a) A freestanding sign may be allowed in a setback area as established in the Land Use Bylaw and is subject to the condition that it be removed or relocated at the owner's expense upon 30 days written notice from the City.
- (b) In a PS (Public Service) site of less than 8.0 hectares freestanding signs are subject to the following regulations:
 - (i) one freestanding sign shall be allowed per lot frontage for the purpose of identifying the use or building on that lot;

- (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) the maximum area of the freestanding sign shall not exceed 2.0 m²;
 - (iv) the maximum height of the freestanding sign shall not exceed 4.5 m;
 - (v) free standing signs shall not identify any accessory tenants within the principle building;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the impression of flashing or intermittent lights. Reader board signs are however permitted;
 - (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case section 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping may be required at the base of the sign.
- (c) In PS (Public Service) sites of 8.0 – 17.0 hectares, freestanding signs are subject to the following regulations:
- (i) one sign may be allowed per lot frontage for the purpose of identifying the said use or building;
 - (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) the maximum sign area shall not exceed 8.0 m² for the first 15.0 m of frontage plus 0.3 m² for each additional 10.0 m of frontage to a maximum sign area of 9.2 m²;
 - (iv) the maximum height of a sign shall not exceed 9.0 m;
 - (v) up to 25% of the sign area may be allowed for the purpose of identifying any accessory tenants within the principal building;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the

impression of flashing or intermittent lights. Reader board signs are however permitted;

- (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping at the base of the sign may be required.
- (d) On Public Service (PS) sites greater than 17.0 hectares, a freestanding sign with sponsor recognition is permitted for so long as the site remains greater than 17.0 hectares in size and subject to the following regulations:
- (i) one sign may be allowed per lot frontage for the purpose of identifying the said use or building;
 - (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) at the discretion of the Development Authority, a sign area greater than 9.2 m²;
 - (iv) the maximum height of a sign shall not exceed 9.0 m;
 - (v) up to 25% of the sign area excluding the area of any reader board may be allowed for the purpose of identifying any accessory tenants within the principal building or for the use of sponsor recognition;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the impression of flashing or intermittent lights. Reader board signs are however permitted;
 - (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case section 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping at the base of the sign may be required.
- (e) In a C2A (Regional Shopping Centre) District, freestanding signs are subject to the following regulations:

- (i) one sign up to a maximum area of 40.0 m² may be allowed per site for the purpose of identifying the said centre and the tenants collectively; or
 - (ii) for the purpose of identifying the said centre and the tenants collectively, one sign not exceeding 25.0 m² in area may be allowed per arterial road frontage;
 - (iii) provided that in either case the maximum height of sign shall be 9.0 m.
- (f) In a C2B (District Shopping Centre) district, freestanding signs are subject to the following regulations:
 - (i) only one sign may be allowed for the purpose of identifying the said centre and the tenants collectively, except that an additional auxiliary sign may be allowed for a gas bar which auxiliary sign shall not exceed 2.0 m²;
 - (ii) the maximum sign area shall be 9.3 m²;
 - (iii) the maximum height of a sign shall be 9.0 m for signs abutting an arterial street and 7.5 m for signs abutting any other street, and where signs are located at the corner of an arterial and any other street, the lower maximum limit shall apply.
- (g) A minimum separation distance of 50.0 m shall be maintained between freestanding signs located on the same site.
 - (i) Distance requirements between freestanding signs shall not apply to entrance or exit signs used for the purpose of directing traffic, providing:
 - (ii) those signs do not display any advertising message, excluding a logo; and
 - (1) the sign area does not exceed 2.0 m².
 - (iii) In the C1, C1A and C4 Districts there shall be a maximum of two signs per site.
 - (iv) Notwithstanding section 3.4(6)(g)(iii) where the site is at the corner of two or more arterial roads, one additional sign may be allowed on the site.
- (h) The maximum area of a freestanding sign:
 - (i) in the A1, P1 and R1 Districts is 2.0 m²;

- (ii) in the C3 District is 5.0 m²;
 - (iii) in the C1, C2A, C2B, C1A, 11 and 12 Districts is 12.0 m²;
 - (iv) in the C4 and DC(2) Districts is 18.5 m² where the site is adjacent to an arterial road; where there is a service road between the site and the arterial road, a 25.0 m² free-standing sign may be allowed.
- (i) The maximum height of a freestanding sign:
- (i) in the A1, P1, R1 and C3 Districts is 4.5 m;
 - (ii) in the C1, C2A, C2B, C1A, 11, 12 and DC(2) Districts is 9.0 m;
 - (iii) in the C4 District is 12.0 m.
- (j) The bottom of freestanding signs:
- (i) in C3 Districts shall be a minimum of 2.8 m above grade; and
 - (ii) in all other Districts where such signs are allowed, shall be a minimum of 3.6 m above grade, unless a lesser distance is approved by the Engineering Services Development Officer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require.

(7) Neighbourhood Identification Signs

- (a) A neighbourhood identification sign may be erected by a developer at the entrances to a subdivision, subject to the developer entering into a Development Agreement to the satisfaction of Engineering Services and dealing with the precise location, number, size, design and character of the sign and making provision for the perpetual maintenance and care of the sign.
- (b) Neighborhood identification signs shall:
- (i) be for neighbourhood identification purposes only;
 - (ii) display no advertising; and
 - (iii) be constructed of maintenance free material wherever possible.
- (c) A neighborhood identification sign shall not:
- (i) encroach upon a utility right-of-way; or
 - (ii) affect traffic safety.

(8) Painted Wall Signs

- (a) A painted wall sign shall not exceed 3.1 m in height and 9.14 m in length.
- (b) Only one sign per wall is permitted.
- (c) Notwithstanding section 3.4(8)(b), a supergraphic may be the entire length of an exterior wall providing the design has been approved by the Municipal Planning Commission.

(9) Portable, Temporary, Inflatable Signs and Banners

(a) Intent:

- (i) portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Third party advertising is not permitted on portable signs with the exception only of promotions of not for profit organizations;
- (ii) the portable sign owner or licensee, not the City will determine which tenant(s) shall have the benefit of the portable sign; and
- (iii) a portable sign being used to advertise activities or events with the exception of not for profit organizations may only be located on a site where the event or activity is taking place.

(b) Districts in which Portable Signs are allowed:

- (i) Subject to the provisions of this part, portable signs are a permitted use in C1, C1A, C3, C4, I1, I2 and discretionary in all other districts.

(c) Specific locations in which Portable Signs are allowed:

- (i) no portable sign is allowed on any site which contains an A-board;
- (ii) the landowner or a lessee with the consent of the landowner of a site for which a portable sign is proposed may apply for a portable sign permit;
- (iii) an application for portable sign permit must include a site plan showing the proposed location of the portable sign, all dimensions of the sign including height and face area of the sign, the design of the sign including a photograph of same, the type of construction, material and finish of the sign, the manner of stability and support of the sign, the distance from curb lines, property lines and driveway locations;

- (iv) notwithstanding (iii) herein, a portable sign must be wholly located on the property of the landowner who has been granted a permit;
- (v) notwithstanding (i), (ii), (iii), or (iv) above, no portable sign shall be located closer than 100 linear metres to any other portable sign' and
- (vi) a portable sign may only be located at the specific location for which a permit is granted.

(d) Portable Sign Standards:

- (i) a portable sign shall be installed, serviced, removed, and accessed from within the property on which the sign is located;
- (ii) a portable sign shall not exceed 4.0m² per face, nor shall any such sign exceed 3.0m in height from grade;
- (iii) no portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;
- (iv) a portable sign shall not interfere with pedestrian and/or vehicular traffic;
- (v) notwithstanding (iv) above, no portable sign shall be located closer than 1.5 m to a property line or within 3.0 m of any access/egress to/from a property or within 10.0 m of any intersection;
- (vi) a portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires;
- (vii) a portable sign shall be removed immediately on ceasing to be in use; and
- (viii) a portable sign in use, shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 24 hours of knowledge of same coming to the attention of the permit holder.

(e) Permit and Fees:

- (i) no portable sign shall be erected without a permit and if applicable, a validating marker or ID tag from the City of Red Deer

Inspections and Licensing Manager; the fee payable for a sign permit for a portable sign shall be \$85.00;

- (ii) an applicant for a portable sign permit shall provide all of the information required by these provisions, and include such other information as the Inspections and Licensing Manager may reasonably require;
- (iii) no portable sign may be placed other than at a location approved by the Inspections and Licensing Manager and shown on a site plan forming part of the permit application;
- (iv) the maximum length of a permit is 60 days. The maximum duration of display at one location for each portable sign shall be 60 days twice a year, provided, however, that no portable sign shall remain at one location for more than 60 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;
- (v) portable signs shall be removed on or before the date on which the permit expires; and

(f) Short Term Seasonal Activity Portable Signs:

- (i) on application the Inspections and Licensing Manager may in his/her sole discretion permit the placement of a portable sign for short term seasonal activities but in any event for a period not exceeding 30 days. The license fee for such permit shall be \$25.00.

(g) Inflatable Signs:

- (i) except as enumerated herein, all provisions applicable to portable signs generally shall apply to inflatable signs;
- (ii) an inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored;
- (iii) an inflatable sign shall not exceed the maximum free standing sign height allowable for the district;
- (iv) there shall be a maximum of 1 inflatable sign per site, but no inflatable sign shall be permitted on the site containing any other portable sign;

- (v) an inflatable sign may be placed on a site twice within a calendar year, but for not more than 30 days at a time; and
- (vi) an inflatable sign may not be located on the roof of a structure.

(h) Banners:

- (i) a banner shall not be displayed at any one site for longer than 90 consecutive days and for no more than 180 days within a calendar year;
- (ii) the application for a permit respecting a banner shall indicate the location and the area the banner will cover but in no circumstance will a banner be permitted on any structure other than a permanent building;
- (iii) notwithstanding the above, a banner size shall not exceed 10% of the gross area of the face of the structure to which it is attached;
- (iv) a banner shall be maintained in good condition and promptly removed if damaged; and
- (v) except as enumerated herein, all provisions applicable to portable signs generally shall apply to Banners.

(i) Exception:

- (i) These provisions do not apply to portable signs including banners erected by the City or the RCMP as warning signs in connection with traffic speed or safety.

(10) Projecting Signs

- (a) No projecting sign shall be erected so that the bottom thereof is less than 2.8 m above the sidewalk; provided however, where traffic lights may be obscured in the opinion of the Engineering Services Development Officer, the minimum requirement for the bottom of the projecting sign may be increased to a height of 3.6 m or more above the sidewalk.
- (b) All projecting signs shall maintain the required clearance from overhead power and service lines as required forth under The *Electrical Protection Act*.
- (c) The maximum area of a projecting sign shall be 4.5 m².
- (d) The nearest edge of a projecting sign shall not be set off more than 0.3 m from the building face.

(11) Wall Signs

- (a)** Wall signs shall be securely fastened to walls and shall not be entirely supported by an unbraced parapet wall.
 - (i)** The maximum horizontal dimension of a wall sign shall be 6.1 m.

(12) Election Signs

- (a)** Election signs may be placed on private or public property (with the approval of the owner/public authority).
 - (i)** Election signs are permitted on municipal property only as designated by the City Council.
 - (ii)** No encroachment of an election sign from private property onto municipal property will be permitted unless it is at a designated location.
 - (iii)** Election signs must be located at least 3.0 m from the back of sidewalk or if there is no sidewalk, the back of curb.
 - (iv)** Election signs on public property may not exceed 3.0 m² in size nor 3.6 m in height.
 - (v)** Candidates shall remove their election signs from public and private property within 48 hours after the close of the voting stations on election day and ensure that the site is cleaned up and that the holes are filled with a mixture of topsoil and grass seed.
 - (vi)** If a candidate fails to remove his or her election signs within 48 hours after the voting stations close on election day, the Designated Officers may remove them and the candidate shall be liable for the cost of removal.
 - (vii)** When an election sign interferes with work being carried out by City work crews or contractors doing work on behalf of the City, the crews may remove and dispose of such signs.
 - (viii)** Designated Officers employed by the City may remove any election signs which have been erected, affixed, posted or placed on any City property in contravention of this bylaw.
 - (ix)** A candidate whose name appears on an election sign which is in contravention of this bylaw shall be guilty of an offence under this bylaw.

(13) Offensive Signage

- (a) No sign shall be erected which promotes intolerance, hatred or ridicule of any race, religion or other segment of society.
- (b) No billboard, wall sign, or painted wall sign, including supergraphics or portable sign shall be allowed to advertise adult entertainment or services which feature nudity.

3.5 Accessory Building Regulations

(1) An accessory building:

- (a) shall not be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site; and
- (b) may not be erected or placed over a gas line if the accessory building is on a permanent foundation.

(2) No accessory building or buildings designed or intended to be used for a workshop shall be erected on a site in a C1 District if the ground floor area of such accessory building or buildings exceeds 40% of the ground floor area of the principal building on the site.

(3) Where an accessory building is allowed to be located over a sewer or water line it shall be a condition of such approval that:

- (a) the owner provides at his expense an agreement registered by caveat on the title to the site, releasing The City from, and agreeing to indemnify The City for, any damage to such service lines or buildings on or adjacent to the site, and
- (b) an accessory building shall not enclose the service valves or shut off valves of that line.

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

- (a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6.0 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6.0 m or the width of the easement plus 0.5 m from the lane,
- (b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building

shall be not less than 6.0 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,

- (c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6.0 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,
- (d) notwithstanding section 3.5(4)(a),(b), and (c), a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.

3.6 Landscaping Regulations

- (1) The Developer shall submit detailed landscape design plans with the application for development for approval by the Development Authority in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.
- (2) In addition to the requirements section 2.4, the landscape design plan shall include the following additional information:
 - (a) common botanical names,
 - (b) planting standards - excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m, and
 - (c) number of trees and shrubs.
- (3) The detailed landscape design plans shall include landscape details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect.
- (4) Landscape details shall consist of not less than the following standards:
 - (a) deciduous trees - minimum calliper 60.0 millimetres (measured 450.0 millimetres from ground level),
 - (b) coniferous trees - minimum height 2.5 m,

- (c) deciduous shrubs – minimum #2 container class,
 - (d) coniferous shrubs – minimum #2 container class.
- (5) In the Major Entry Area, the following minimum standards shall be met:
- (a) one tree is required for each 40.0 m² of landscape area,
 - (b) the proportion of deciduous and coniferous shall be approximately 50:50,
 - (c) where new tree plantings are otherwise required, existing trees having a height of 2.5 m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changed,
 - (d) two deciduous shrubs are required for each 100.0 m² of landscape area,
 - (e) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.
- (6) Notwithstanding the above requirements, minimum landscaping area scheme will require the following:
- (a) 4 trees - 2 deciduous and 2 coniferous,
 - (b) 6 shrubs - 4 deciduous and 2 evergreen.
- (7) The use of landscaping is required adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest, and
- (8) The landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs.
- (9) Where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells.
- (10) The landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls, or some other form or combination of landscaping treatments.

- (11) The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.
- (12) The applicant shall, as a condition of Development Permit approval, provide an Irrevocable Letter of Credit to The City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:
 - (a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the development, then the amount specified in the Irrevocable Letter of Credit shall be paid to The City on demand for its use absolutely, and
 - (b) Engineering Services shall not release the Irrevocable Letter of Credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the date of receiving a written request for the applicant to perform said inspection.

3.7 Loading Spaces

- (1) The minimum required number of loading spaces:
 - (a) In C1, C1A, C2A, C2B, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.
 - (b) In I1 and I2 districts, one loading space opposite each loading door with a minimum of one for each 1,858.0 m² of floor space shall be provided.
- (2) Loading Space Standard:
 - (a) A loading space shall be located on the same site as the building or use in respect of which it is required.
 - (b) A loading space situated within a setback distance from a street or lane shall not be counted for the purposes of this section.
 - (c) A loading space shall be designed, located and constructed so that:
 - (i) it is reasonably accessible to any vehicle intended to be accommodated there,
 - (ii) it can be properly maintained, and

- (iii) it is satisfactory to the Development Authority in size, shape, location and construction.
- (d) A loading space shall be at least 2.6 m wide, having an area of at least 28.0 m², and have an overhead clearance of at least 3.6 m.
- (e) A loading space and the driveway which provides access thereto shall be surfaced as directed by the Development Authority and be properly maintained.

3.8 Outdoor Storage and Maintenance

- (1) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane. Fencing and screening are subject to approval by the Development Authority.
- (2) This section shall not limit the customary display of any commodities or goods intended and permitted to be sold on the site, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises.
- (3) Storage of any materials as cited in this section shall not be permitted in the required front yard setback of any site.
- (4) No storage of any kind shall be permitted in the side yard of site in the C1, C1A, C2A, C2B, C3, C4 and DC Districts.

3.9 Projection Over Yards

- (1) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
- (2) On a site in any district, an exterior fire escape not more than 1.2 m wide, provided that in commercial districts an exterior fire escape must be constructed at least 3.6 m above grade.

3.10 Number of Buildings per Site

- (1) Not more than one principal building shall be erected on a lot unless an overall site plan, which provides for one or more groups of buildings, has been approved by the Development Authority.

3.11 Restrictions on Corner Site Lines

- (1) No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9 m in height on a portion of a corner site determined as follows:
 - (a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2), or
 - (b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3.0 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2).
- (2) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 m of the intersection of a driveway or lane and a road. (for illustrative purposes see Part 3, Figure 2).

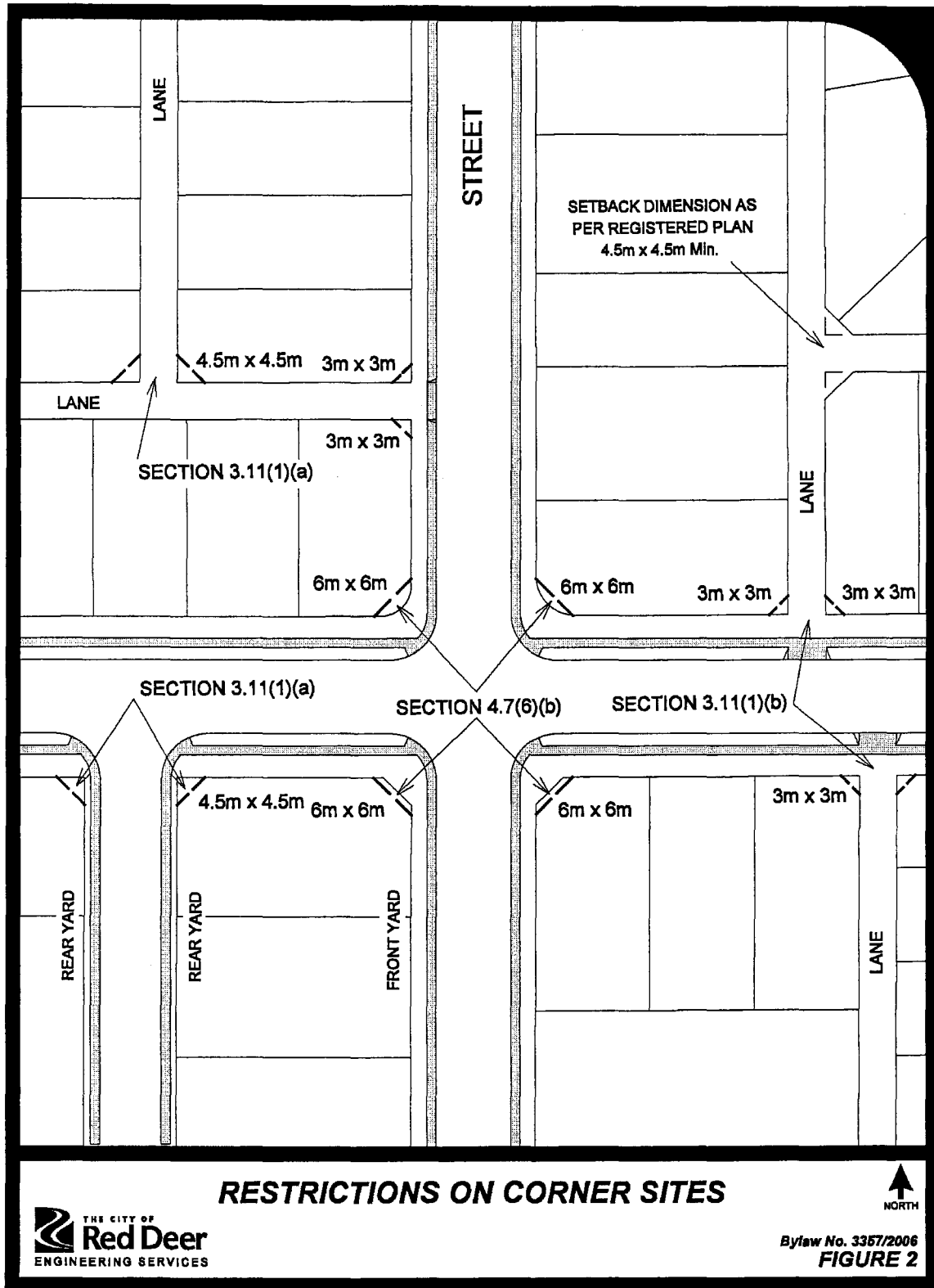


Figure 2-Restrictions on Corner Sites

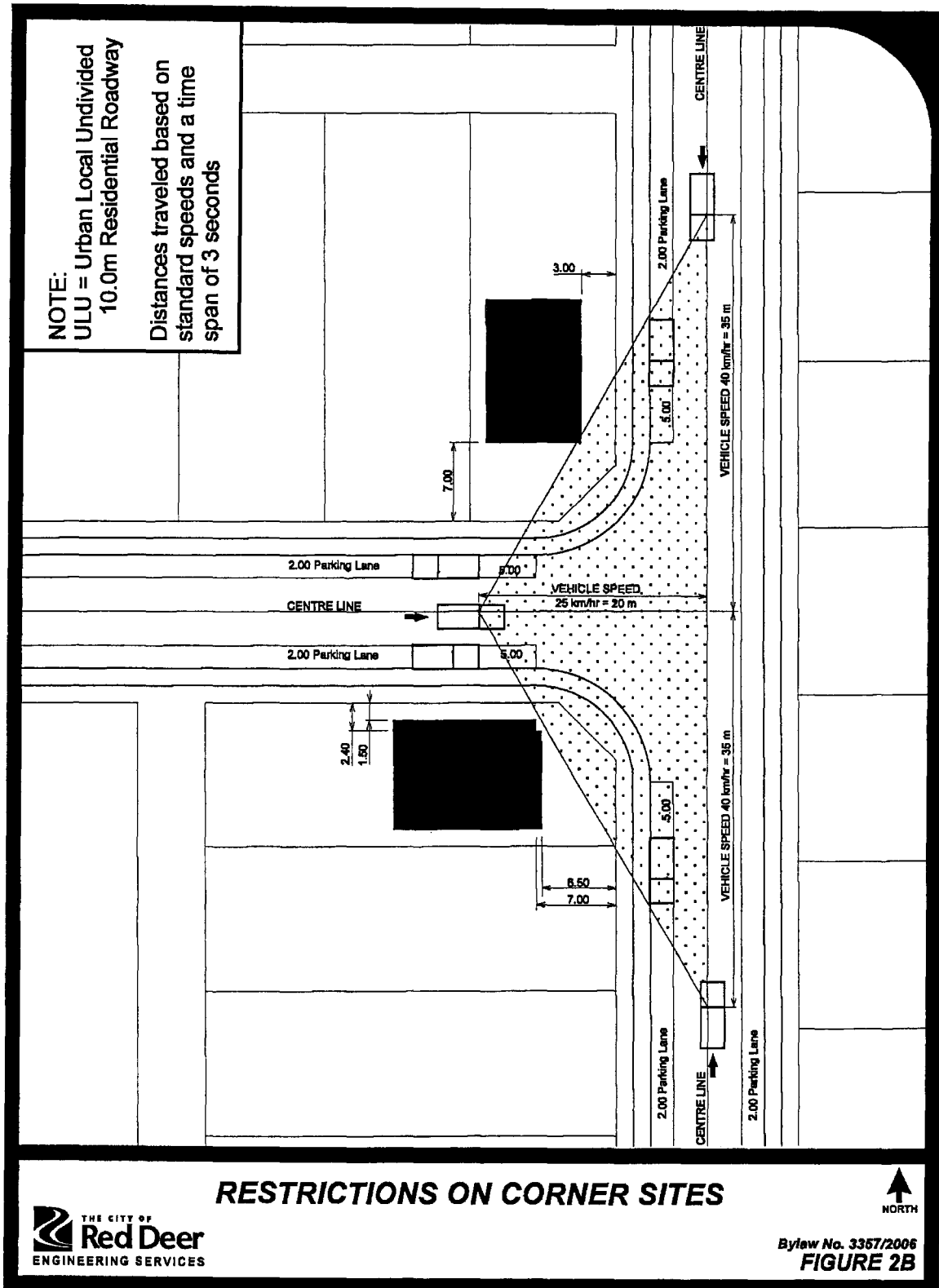


Figure 2B-Restrictions on Corner Sites

3.12 Major Entry Areas Development Standards

General Purpose

The general purpose of these standards is to establish architectural, landscaping and site planning development criteria for the purpose of ensuring that development along major commercial corridors leading into the city is visually attractive and does not prejudice pedestrian and traffic safety and the function of the adjacent public roadways.

(1) Application

- (a) All lands situated within the major entry areas identified, for illustrative purposes in Part 3, Figure 3, shall be subject to the Landscaping Regulations of this section which shall be applied in conjunction with the requirements of other sections of this Bylaw, provided however, that where the provisions of the Landscaping Regulations conflict with any other section of this bylaw, the Landscaping Regulations shall take precedence.
- (b) The Development Authority shall apply the Landscaping Regulations in conjunction with a development permit application involving new development or when any existing development is, in the opinion of the Development Authority, substantially enlarged or increased in intensity.
- (c) Where a development permit was issued for the use, building or development prior to September 14, 1992, such use, building or development shall be deemed conforming to the Landscaping Regulations, however, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to such regulations.

(2) Building Regulations

- (a) All buildings on a lot shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority.
- (b) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
- (c) Any business premises or multiple occupancy building having a gross floor area greater than 2,000.0 m² or a single wall length greater than 30.0 m visible from an adjacent public road, other than a lane, shall comply

with the following design criteria, to the satisfaction of the Development Authority:

- (i) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest, and
 - (ii) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- (d) Vehicular entrances and exits, as well as on site and off site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on site and off site vehicular traffic and pedestrian circulation pattern.
- (e) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- (f) Development on adjoining lots shall be integrated by direct on site access connections to provide opportunities for convenient and free flowing traffic movements between lots where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configurations and location of existing buildings.
- (g) Notwithstanding any other provision of this bylaw, no billboard signs shall be permitted on lands situated in the major entry areas.
- (h) Notwithstanding any other provision of this bylaw, individual business identification signs located on the facades of buildings upon lands situated in the major entry areas shall be similar as to proportion, construction materials and placement.
- (i) The design, placement and scale of the sign shall be to the satisfaction of the Development Authority so as to ensure that the signage does not detract from the overall appearance of the development and the major entry area, and is not obtrusive.
- (j) Gas bars, minor and major service stations and drive-through fast food services shall be developed in accordance with the following additional criteria:
 - (i) the design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public

roadways, and minimizing traffic circulation conflicts both off site and on site, and

- (ii) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal buildings, with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

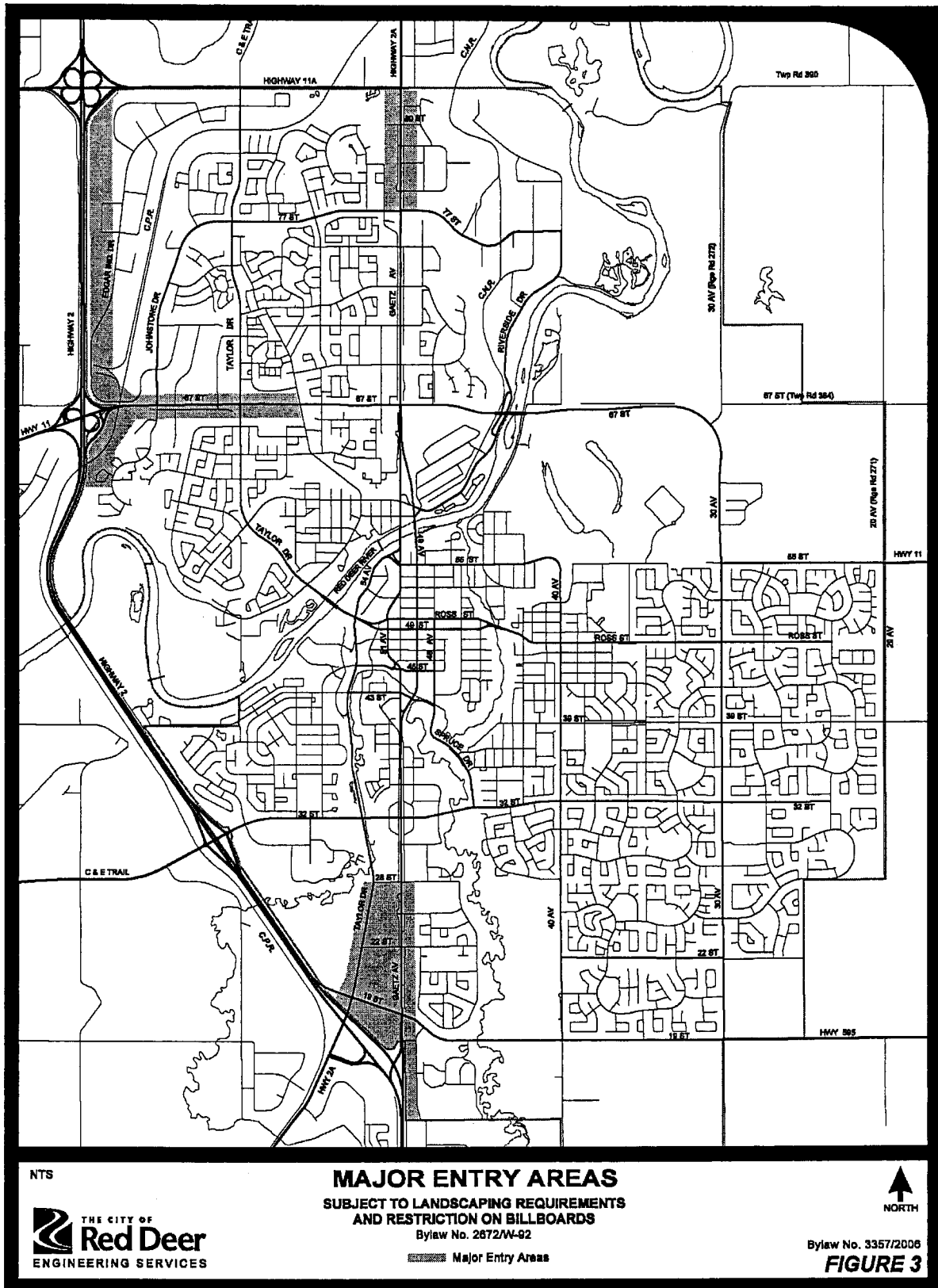


Figure 3-Major Entry Areas

3.13 Roof Drainage

- (1) All roof drainage shall be directed onto the site or as specified by the Development Authority.

3.14 Similar Use Permit

- (1) The list of discretionary uses for any land use district shall be deemed to include any use which is, in the opinion of the Commission, consistent with the overall intent of the land use district and similar to a listed permitted or discretionary use.

3.15 Building Heights

- (1) The height of a building is the vertical distance measured from the average grade to the highest point of the building.
- (2) The highest point of a building shall be determined without considering an elevator housing, roof stairway entrance, water tank, ventilating fan, skylight, steeple, chimney, smokestack, fire wall, parapet wall, roof sign, aerial array, flag pole or similar device or feature not structurally essential to the building.

3.16 Building Moving Permit

- (1) No person shall cause any building to be moved from or to a site within The City without a moving permit issued by the Development Officer, and such permit may not be issued until:
 - (a) notice of intent to move has been given to the owners or occupants of all parcels located within 60.0 m of the site(s),
 - (b) MPC has approved the move.
- (2) An application for a moving permit may be made to the Development Officer and shall include a complete description of the building, its intended use and such other information as may reasonably be required by the Development Officer.
- (3) When issuing a permit, the Development Officer may make the permit subject to such reasonable conditions as are necessary to ensure the safe movement of the building.

3.17 Satellite Dish Antennas

- (1) No satellite dish antenna:
 - (a) shall be located in a front or side yard abutting a street,

- (b) shall be illuminated, or
 - (c) shall exhibit or display any advertising.
- (2) Satellite dish antennas greater than 0.8 m in diameter may not be erected in any residential district in such a manner that any part thereof is more than 3.0 m above the grade level, without the approval of the Development Authority.
- (3) Satellite dish antennas 0.8 m in diameter or less:
- (a) in the case of a residential structure with a pitched roof, no portion of the satellite dish antenna may be located above the highest point of the pitched roof, without the approval of the Development Authority,
 - (b) in the case of a residential structure with a flat roof, may be attached to the building's fascia or soffit or any lower location.

3.18 Utility Regulation Stations

- (1) The Commission may approve the erection of a gas, electricity or waterworks pumping, regulating, transformer or storage building or equipment, on a site, notwithstanding that such development does not conform to the area or side yard requirements of this bylaw.

3.19 Electrical Overhead Wiring Separation Distance

- (1) No building which exceeds 4.4 m in height may be constructed so that any part of it is closer than 4.3 m to a boundary which is adjacent to existing overhead wiring.
- (2) No building which is less than 4.4 m in height may be constructed so that any part of it is closer than 2.5 m to a boundary which is adjacent to existing overhead wiring.
- (3) In order to accommodate electrical wiring and equipment, the Development Authority may require the registration of an easement as a condition of the issuance of a development permit.
- (4) Where there is a difference between the setback required under this section and the setback required under Parts 4-8 of this bylaw, the greater distance shall prevail.

3.20 Fence Regulations

- (1) No person shall erect or cause to be erected or shall have or maintain on any property located in the City of which he is the owner, occupant, tenant or lessee:

- (a) any barbed wire fence or other barbed wire structure or any fence which is surmounted by nails, sharpened spikes, broken glass or other dangerous objects or materials; or
 - (b) any electrified fence.
- (2) Subsection (1)(a) shall not apply:
 - (a) where barbed wire is placed on a fence at a height of not less than 1.83 m above the level of ground on a fence in a non residential district;
 - (b) where the fence is located on land designated A-1 Future Urban Development District under this land use bylaw.
- (3) A fence in a residential district or other district in which the principle use is residential, must meet the following requirements:
 - (a) the portion of a fence which is located between the front of the building and the rear property line or along the rear property line may not exceed 2.0 m in height;
 - (b) the portion of a fence which is located between the front of the building and the front property line may not exceed 0.9 m in height.
- (4) For the purpose of subsection (3) the height of a fence is measured from ground level to the top of the fence, except where the fence is located on a retaining wall, in which case the height of the fence shall include the height of the retaining wall.
- (5) The Development Authority may grant a relaxation to the height requirement set out in subsection 3.20 (3).
- (6) No development permit is required for a fence in a residential district or other district in which the primary use is residential except unless a height relaxation under section 3.30 (5) is requested.
- (7) No development permit is required for a fence in a non residential district.

3.21 Cremation Regulations

- (1) The use of a crematorium, retort or cremation chamber must not result in any noise, odor, smoke or other nuisance which emanates beyond the boundaries of the premises on which the use takes place.

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4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

(1) R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary Suite, subject to section 4.7(9) and only where pre-designated in an area structure plan or an area redevelopment plan.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Assisted Living Residence in a single family dwelling.
(iii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to subject to section 4.7 (11).
(iv)	Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, Assisted Living Residence, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(v)	<p>"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.</p> <p>(1) Sales of new homes from a show home.</p> <p>(2) Home occupations which will generate additional traffic subject to section 4.7(8).</p>
(vi)	Garden Suite subject to section 4.7(13).
(vii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(viii)	Municipal services limited to Police, Emergency Services and/or Utilities.
(ix)	Signs: Freestanding Sign subject to section 3.4 and for uses listed in 4.1(1)(b)(ii) & (vii).

(2) R1 Residential (Low Density) District Regulations**(a) Table 4.1 R1 Regulations**

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

4.2 R1A Residential (Semi-Detached Dwelling) District**R1A****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

(1) R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Semi-detached dwelling unit.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, Assisted Living Residence, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(v)	Home music instructor/instruction (six students), subject to section 4.7(10).
(vi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vii)	Municipal services limited to Police, Emergency Services and/or Utilities.
(viii)	Sales of new homes from a show home.

(2) R1A Residential (Semi-Detached Dwelling) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

- (d) R1A district is subject to any applicable residential regulations listed within section 4.7.

4.3 R1N Residential (Narrow Lot) District

R1N

General Purpose

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

(1) R1N Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
(v)	Sales of new homes from a show home.

(2) R1N Residential (Narrow Lot) Regulations

- (a) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.
- (b) In order to ensure a pleasing neighbourhood appearance, there shall be a common architectural theme, with the house oriented to the street and including such features as front porches and decks for any narrow lot development. The proposed theme shall be approved by the Development Authority.
- (c) The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

- (d) Identical houses with similar front elevations must be separated by a minimum of one lot unless finishing treatments (colour/front elevations) are substantially different to the satisfaction of the Development Authority.
- (e) The Development Authority shall require a graduated transition between different house styles which shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs. House setbacks shall be staggered.
- (f) Side windows shall be arranged to keep the incidence of windows facing each other to a minimum in above grade storeys. No window shall face directly into a bedroom. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
- (g) In order to ensure that the front landscape is not dominated by either garages or driveways, there shall be no front driveways or front yard garages allowed in this district.
- (h) In order to ensure that there is access to the rear yard, all lots in this District shall have rear lane access.
- (i) The front yard shall have a tree or shrub plantings.
- (j) No more than 33% of the “net residential area” (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing. (R1N).
- (k) For the purpose of this section, “total development area” means the total area of land which is designated residential in the Neighbourhood Area Structure Plan.

(l) Table 4.3 R1N Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m
Site Coverage	Maximum - 45% (includes garage and accessory buildings) Minimum – 6 m x frontage
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	5.0 m
Side Yard Minimum	Detached dwelling: 1.25 m, except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	36.6 m
Landscaped Area	35% of site area

Regulations	Requirements
Parking Spaces	2 stalls in the back of lot
Lot Area Minimum	Detached dwelling 380.0 m ²
Frontage Minimum	Detached dwelling 10.5 m
Lot Width at Rear of Lot	9.2 m

- (m) R1N district is subject to any applicable residential regulations listed within section 4.7.

4.4 R2 Residential (Medium Density) District

R2

General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

(1) R2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary suite legally in existence before April 5, 2004.
(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3).
(ii)	Amateur radio tower.
(iii)	Assisted living residence.
(iv)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(v)	Day Care Facility, Day Care Adult, Social Care Residence or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(vi)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	Garden suite subject to section 4.7(13).
(viii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Multi-attached dwelling unit building.
(xi)	Multiple family building.

(b) Discretionary Uses *continued*

- (xii) Municipal services limited to police, emergency services and/or utilities.
- (xiii) Public and quasi-public buildings.
- (xiv) Retirement home.
- (xv) Semi-detached dwelling unit.

(2) R2 Residential (Medium Density) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (c) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(d) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed three storeys
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

Regulations	Requirements
	Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multi-family: 66% of building height and in no case less than 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit Multi-attached : 185.0 m ² per internal unit, 240.0 m ² per end unit Multi-family (no separate bedroom): 74.0 m ² per dwelling unit Multi-family (one bedroom): 111.0 m ² per dwelling unit Multi-family (more than one bedroom): 139.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit Multi-attached building: 22.0 m, 6.1 m per each unit Multiple family building: 19.5 m

- (e) R2 district is subject to any applicable residential regulations listed within section 4.7.

(3) R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2)(d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

4.5 R3 Residential (Multiple Family) District

R3

General Purpose

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

(1) R3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10).
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
(iv)	Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
(v)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3).
(ii)	Assisted living Residence.
(iii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iv)	Day Care Facility, Day Care Adult, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan. On any site where a place of worship or kindergarten or school or social care residence or daycare facilities was approved prior to Dec. 7, 1998, any of the above uses may be interchanged.
(v)	Detached or semi-detached dwelling unit in existence before January 12, 2004.
(vi)	Home music instructor/instruction (six students), subject to section 4.7(10).
(vii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(viii)	Multi-attached building more than 35 dwelling units per hectare.
(ix)	Multiple family building more than 35 dwelling units per hectare.
(x)	Retirement home.
(xi)	Secondary suite legally in existence before April 5, 2004.
(xii)	Social care residence.

(2) R3 Residential (Multiple Family) Regulations**(a) Table 4.5 R3 Regulations**

Regulations	Requirements
Floor Area Minimum	<p>Detached dwelling: Frontage in m x 6.0 m</p> <p>Semi-detached dwelling: 65.0 m² for each unit</p> <p>Multi-attached: 60.0 m² for each unit</p> <p>Dwelling unit in a multiple family building: 37.0 m²</p> <p>Unit in assisted living residence or retirement home: 23.0 m²</p>
Site Coverage	40% (includes garage and accessory buildings) except within multi-family, assisted living residence, retirement home or social care residences on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
Building Height Maximum	<p>2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed 3 storeys.</p> <p>For multi-family, assisted living residence, retirement home or social care residences 4 storeys, except on sites located within the boundaries of the Greater Downtown Action Plan, where there is no maximum.</p>
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	<p>Detached dwelling: 1.5 m</p> <p>Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m</p> <p>Special residential: 3.0 m</p> <p>Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p>

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>For multi-family, assisted living residence, retirement home or social care residences:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the Commission, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the Commission, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area except for multi-family, assisted living residence, retirement home or social care residences on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site area is required.
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached dwelling unit: 232.0 m² per dwelling unit</p> <p>Multi-attached :185.0 m² per internal unit, 240.0 m² per end unit</p> <p>Muti-family (no separate bedroom): 74.0 m² per unit</p> <p>Muti-family (one bedroom): 111.0 m² per unit</p> <p>Muti-family (more than one bedroom): 139.0 m² per unit</p> <p>For multi-family, assisted living residence, retirement home or social care residences:</p> <ul style="list-style-type: none"> ▪ In all cases subject to section 4.5(3)(a). ▪ No separate bedroom and unit in a retirement home and assisted living residence: 55.0 m² per unit ▪ One Bedroom: 82.0 m² per unit ▪ More than one bedroom :102.0m² per unit
Frontage Minimum	<p>Detached dwelling: 12.0 m</p> <p>Semi-detached dwelling: 7.6 m per unit</p> <p>Multi-attached building: 22.0 m, 6.1 m per each unit</p> <p>Multiple family building: 19.5 m</p>

- (b) R3 district is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(2), the minimum site area is subject to approval of the Commission.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.

4.6 R4 Residential (Manufactured Home) District**R4****General Purpose**

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

(1) R4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10).
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Manufactured home.
(iv)	Manufactured home park.
(b) Discretionary Uses	
(i)	Garden suite subject to section 4.7(13).
(ii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(iv)	Neighbourhood identification signs subject to section 3.4.

(2) R4 Residential (Manufactured Home) Regulations

(a) Notwithstanding subsection (b), the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

(b) Table 4.6 R4 Regulations

Regulations	Requirements
Floor Area Minimum	55.0 m ²
Building Height Maximum	1 storey
Front Yard Minimum	6.0 m Manufactured Home Units (Subdivision or Condominium Sites) – 6.0 m per setback list
Side Yard Minimum	1.5 m on right side facing lot from street; 2.35 m on left side
Rear Yard Minimum	6.0 m
Landscaped Area	35% of site area

Regulations	Requirements
Parking	Manufactured home park as required by the development authority Manufactured home units (subdivision or condominium sites): 2 stalls on site
Site Area	Manufactured home park: as required by the development authority Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 350.0 m² ▪ Double wide: minimum 418.0 m²
Frontage Minimum	Manufactured home park: 11.0 m Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 11.0 m ▪ Double wide: minimum 14.0 m

- (c) R4 district is subject to any applicable residential regulations listed within section 4.7.

4.7 Residential District Regulations

(1) General Regulations

- (a) Notwithstanding the district regulations, where an approved subdivision plan or a proposed subdivision plan within these use districts, R1, R1A, and R2 comprises of at least 5 sites, the Development Officer shall establish the front yard setbacks required.
- (b) Notwithstanding regulations listed in Tables 4.1, 4.2, and 4.4, in lane less subdivisions, in districts R1, R1A, and R2, one of the side yards for a detached dwelling shall be:

 - (i) 1.5 metres where a garage or carport is attached to or is an integral part of the principal building, or
 - (ii) 3.0 metres where a garage or carport is to be provided in the rear yard of the said land, or
 - (iii) 5.0 metres where a garage or carport is to be attached to the principal building at a later date, or
 - (iv) in the event that the front building line of the said lands is 21.0 metres in length or greater, the minimum side yard in one side of the site shall be 10% of such building line. The minimum side yard on the other side of the site in the case subsection (i) hereof applies, 10% of the said building line; in the case subsection (ii) or (iii) applies, 3.0 metres or 5.0 metres respectively as the case may be.
- (c) Notwithstanding regulations listed in Tables 4.1, 4.2, 4.3, and 4.4, the Development Officer may deem that an existing building or lot within the following tolerances of the requirements complies with regulations listed in Tables 4.1, 4.2, 4.3, and 4.4, within the districts R1, R1N, R1A, and R2, namely:

 - (i) not less than 90% of the minimum: Front Yard, Side Yard (except within R1N, minimum 1.2 m), Rear Yard, Site Area, or Frontage,
 - (ii) not less than 95% of the minimum floor area, and
 - (iii) not less than 98% of the minimum landscaping area.
- (d) In calculating the minimum floor area for an odd and irregular shaped site within districts R1, R1A and R2:

- (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot, and
 - (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.
- (e) Within R2 and R3, notwithstanding district regulations stated in Tables 4.4, and 4.5, the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (f) Within R2 and R3, resident amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for a retirement home, assisted living residence and social care residence shall be provided. Resident amenity areas may include, for example, sitting rooms, dining rooms, patios and landscaped areas. The calculation of resident amenity areas shall exclude other common areas, for example spaces for on-site or visiting health care professionals, accessory retail and accessory services, or storage areas.

The following tables are a summary of the general residential regulations that are applicable to all residential districts and specific regulations applicable to single detached dwelling units, manufactured homes, semi-detached dwelling units, multi-attached dwelling units, and multi-family dwelling units. For more detailed regulations refer to each residential district.

General Residential Regulations

General Regulations	R1	R1A	R1N	R2	R3*	R4
Site Coverage Maximum: includes garage and accessory buildings	40%	40%	45% note: 6.0 m x frontage minimum	40%	40%	n/a
Building Height Maximum: measured from average of the lot grade	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m, apartment 3 storeys	2 storey, maximum 10.0 m, apartment 3 storeys	One storey maximum
Front Yard Minimum:	6.0 m	6.0 m	5.0 m	6.0 m (multi-family 7.5 m)	6.0 m	6.0 m
Side Yard Minimum: Special Residential	n/a	3.0 m	n/a	3.0 m	See district	n/a
Rear Yard Minimum:	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	6.0 m
Lot Depth Minimum:	30.0 m	30.0 m	36.6 m	30.0 m	30.0 m	n/a
Landscaping Minimum:	35% of site area	35% of site area	35% of site area	35% of site area	35% of site area	35% of site area
Parking:	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	2 stalls in the back of lot	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	Mobile home parks**, 2 stalls on site for units
Lot Width at Rear of Lot	n/a	n/a	9.2 m	n/a	n/a	n/a

Note: Table is for reference only and does not form part of the land use bylaw.

*refer to district for exceptions and regulations.

**As required by the Development Authority.

Detached Dwelling Regulations (Manufactured Home in R4)

Detached Dwelling (Manufactured Home in R4)	R1	R1A	R1N	R2	R3*	R4
Floor Area Minimum:	Frontage in m x 6.0 m but not less than 72.0 m ²	Frontage in m x 6.0 m but not less than 72.0 m ²	Frontage in m x 6.0 m	Frontage in m x 6.0 m	Frontage in m x 6.0 m but not less than 72.0 m ²	55.0 m ²
Side Yard Minimum:	1.5 m	1.5 m	1.2 m*	1.5 m	1.5 m	1.5 m on right side facing lot from street; 2.35 m on left side
Frontage Minimum:	12.0 m	12.0 m	10.4 m	12.0 m	12.0 m	11.0m for Mobile Home (MH) units; Single wide 11.0m; Double wide 14.0 m
Lot/Site Area Minimum:	360.0 m ²	360.0 m ²	380.0 m ²	360.0 m ²	360.0 m ²	MH Parks**: Single wide 350.0 m ² ; Double wide 418.0 m ²

Multi-Family Dwelling Regulations

Semi- Detached Dwelling	R1A	R2	R3*
Floor Area Minimum:	72.0 m ² per unit	65.0 m ² per unit	72.0 m ² per unit
Side Yard Minimum: (without side entry)	1.5 m	1.5 m	1.5 m
Side Yard Minimum: (with side entry)	2.4 m	2.4 m	2.4 m
Frontage Minimum:	7.6 m per unit	7.6 m per dwelling unit	7.6 m per unit
Lot Area Minimum:	232.0 m ² per dwelling	232.0 m ² per dwelling	232.0 m ² per dwelling

Multi-Attached Dwelling Regulations

Multi-Attached Dwelling	R2	R3*
Floor Area Minimum:	60.0 m ² per unit	60.0 m ² per unit
Side Yard Minimum: (without side entry)	1.8 m	1.8 m
Side Yard Minimum: (with side entry)	2.4 m	2.4 m
Frontage Minimum:	22.0 m 6.1 m, per unit	22.0 m 6.1 m, per unit
Lot Area Minimum:	185.0 m ² per internal unit; 240.0 m ² per end unit	185.0 m ² per internal unit; 240.0 m ² per end unit

Note: Table is for reference only and does not form part of the land use bylaw.

*Refer to district for exceptions and regulations.

**As required by the Development Authority

Semi-Detached Dwelling Regulations

Multi-Family Dwelling	R2	R3*
Side Yard Minimum:	66% of building height, not less than 3.0 m	See district
Lot Area Minimum: no separate bedroom	74.0 m ² per dwelling unit	See district
Lot Area Minimum: one bedroom	111.0 m ² per dwelling unit	See district
Lot Area Minimum: more than one bedroom	139.0 m ² per dwelling unit	See district
Frontage:	19.5 m	See district

Note: Table is for reference only and does not form part of the land use bylaw.

**As required by the Development Authority.

(2) Redevelopment in Existing Neighbourhoods

- (a) Notwithstanding regulations listed in Tables 4.1, 4.2, and 4.4, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street within districts R1, R1A, and R2.
- (b) Section 4.7(2)(a) shall not apply to development applications which comply with Section 7.7 in districts R1 and R1A.

(3) Accessory Residential Structures

- (a) In addition to the requirements of section 3.5 when allowed in a residential land use district an accessory building shall not:
 - (i) exceed one storey or 4.5 metres in height, or
 - (ii) occupy more than two thirds of the width of the rear yard of any site, or
 - (iii) be located in the front yard of a residential district unless approved by the Development Authority, or
 - (iv) be erected or placed in the rear yard of a site within 0.9 metres of the side or rear boundary of the site, provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites, or
 - (v) be used as a dwelling.

(4) Objects Prohibited or Restricted in Yards

- (a) Except for one commercial vehicle of gross vehicle weight rating not exceeding 4,500 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.
- (b) No person shall allow:
 - (i) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for:

- (1) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October of any year;
 - (2) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or
 - (3) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.
- (c) In any residential district, not more than one trailer shall be parked on any site.
- (d) No person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:
- (i) A trailer parked in an approved campground.
 - (ii) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.
 - (iii) A self-container trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:
 - (1) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (2) the owner of the site has obtained approval from the Development Authority;
 - (3) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;

- (4) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (5) no fees shall be charged for overnight parking;
 - (6) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.
- (iv) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty-first day of October each year providing:
- (1) the owner of the site obtains approval from the Development Authority;
 - (2) no rent or fees are paid for the use of the site or facilities;
 - (3) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority.

(5) Projections over Yards

Except as provided in this Part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:

- (a) On a site in a residential district:
- (i) Front Yard: An unenclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard,
 - (ii) Rear Yard: An unenclosed veranda or balcony, which projects not more than 3.0 m over or on a minimum rear yard,
 - (iii) Side Yard:
 - (1) a canopy, eaves, or chimney, which projects not more than one half of the minimum side yard required for the site,
 - (2) unenclosed steps, including a landing, not more than 0.6 m above grade, which projects not more than 0.9 m into the minimum side yard; except, that no steps, landings, or

balconies may project into a 3.0 metre side yard required in a laneless subdivision, unless provisions are made for a garage or carport, or vehicular access to the rear of the property.

(6) Corner Sites Restrictions (Site Lines)

- (a) All corner sites are subject to section 3.11.
- (b) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 metres of the intersection of a driveway or lane and a road (for illustrative purposes see Part 3, Figure 2).

(7) Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where a development permit for an R2 or R3 development authorizes access from the parking area of the development to a lane which is adjacent to a residential district, the owner of the property being developed shall be required, as a condition of the granting of the development permit, to enter into a development agreement:
 - (i) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to the City Policy in effect from time to time for local improvements of that nature.

(8) Home Occupations

- (a) Home Occupations are intended to permit the use of residential premises for purposes related to business, provided that such use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. Accordingly it is intended that a home occupation may not involve any retail or industrial activity on the site.
- (b) A home occupation, notwithstanding its inclusion in any land use district as a permitted or discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the regulations contained in this section.

- (c) No person shall operate or permit or allow the operation of a home occupation without being the holder of a valid and subsisting home occupation license.
- (d) Application for a home occupation license may be made at the Inspections and Licensing Department at City Hall. In addition to providing such information as the Inspections and Licensing Department shall require, the applicant shall pay the fees prescribed in the License Bylaw.
- (e) Where a home occupation is a discretionary use, the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (f) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.
- (g) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to the Development Officer under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the *Municipal Government Act* requiring the person to cease the home occupation ('Stop Order').
- (h) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the *Municipal Government Act*.
- (i) Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to Council, provided that such appeal must be made within 30 days of the date of the revocation. Council's decision on the Appeal shall be final.
- (j) The following regulations apply to all home occupations:
 - (i) a home occupation shall not be staffed by any person other than a resident of the home,
 - (ii) not more than two adult residents of the home are permitted to work in the home occupation,
 - (iii) no advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is

noticeable from the exterior of the property, whether visual or otherwise,

- (iv) a home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights, or other nuisance,
 - (v) outside storage of equipment material or goods in connection with a home occupation is prohibited,
 - (vi) not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto,
 - (vii) there shall be no storage or use of hazardous, noxious or dangerous goods in connection with any home occupation,
 - (viii) a home occupation shall be confined to a maximum of 30.0 m² (322.0 square feet) or 20% of the net floor area of the dwelling unit, whichever is less,
 - (ix) a home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met,
 - (x) an accessory building may not be constructed or used for the sole purpose of a home occupation,
 - (xi) a home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval.
- (k) Notwithstanding section 4.7 (8)(a) or any other provision of this bylaw, the holder of a home occupation license (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:
- (i) the Licensee shall notify the Development Officer two weeks prior to the date of the proposed sale,
 - (ii) the sale may run for one day only,
 - (iii) admission to the sale shall be by invitation only and the sale may not be generally advertised, and

- (iv) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

(9) Secondary Suites Development Regulations

General Purpose

These regulations provide opportunities for landowners to create more choices in the range of affordable housing, in a manner which is compatible with other residential uses and which ensures that a detached dwelling with a secondary suite retains the curb appearance, the level of activity and the primary function of a detached dwelling (as opposed to a semi-detached dwelling).

- (a) A secondary suite may be developed only in a detached dwelling and only in those Land Use Districts where it is listed as a use.
- (b) Permitted use secondary suites must be pre-designated in an area structure plan or an area redevelopment plan.
- (c) Only one secondary suite shall be allowed per principal building.
- (d) A secondary suite shall not be allowed in an accessory building.
- (e) A secondary suite shall not exceed 40% of the total floor area of the principal building, including upper floors and basement combined, or 90.0 m² (969.0 square feet), whichever is less, and shall not be smaller than 38.0 m² (approximately 400.0 square feet).
- (f) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite take access, may be located on any front building elevation facing a public street.
- (g) Parking requirements:
 - (i) A secondary suite with two or less bedrooms shall have one off-street parking space, and secondary suite with more than two bedrooms shall have two off-street parking spaces.
 - (ii) The parking requirement for a secondary suite is in addition to the parking requirement for the main dwelling unit as set out in section 3.1 and 3.2 of this bylaw.

- (iii) Parking spaces for the secondary suite shall be available for the exclusive and unrestricted use of the occupants of the secondary suite.
- (iv) Parking spaces for a secondary suite must be located in one of the following locations:
 - (1) In an attached or detached garage; or
 - (2) In the rear yard, or
 - (3) In the side yard to the rear of the front yard setback.
 - (4) Tandem parking shall not be allowed.
- (v) Only on lots where the parking space(s) for a secondary suite in the location described in subsection (iv) cannot reasonably be provided, the Development Authority may allow the parking space to be located within the front yard setback, provided that a minimum of 20% of the front yard setback remains landscaped and that tandem parking shall not be allowed.
- (h) A principal building containing a detached dwelling with a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple.
- (i) Not more than 10% of the total number of lots in the R1 Residential (Low Density) District within an area structure plan or an area redevelopment plan may be pre-designated for “secondary suite development.”

(10) Home Music Instructor/Instruction

- (a) No person shall undertake home music instruction without being the holder of a valid and subsisting discretionary use development permit and/or a business license.
- (b) “Home music instructor/instruction”, notwithstanding its inclusion in any land use district as a permitted use or as a discretionary use, constitutes a conditional use right, provided that such use must be in accordance with the regulations contained in this section.
- (c) Where home music instructor/instruction is a discretionary use the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to an application being considered by the Commission.
- (d) The following requirements shall be met:

- (i) home music instruction which is allowed as a permitted use shall not involve more than two students simultaneously, and home music instruction which is allowed as a discretionary use shall not involve more than six students simultaneously,
- (ii) advertising may not be posted at the site,
- (iii) home music instruction shall not be allowed to constitute a principle use on any property,
- (iv) home music instruction shall not cause excessive vehicular traffic and/or on-street and/or off-street parking that are uncharacteristic to the particular residential neighbourhood, nor shall home music instruction in any other way cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood,
- (v) a private garage may not be used for the purpose of home music instruction, unless, to the satisfaction of the Development Authority, alternative provisions have been made for the accommodation of the required minimum two parking spaces for residential properties and adequate provisions have been taken to contain noise,
- (vi) a home music instructor may hold an annual recital at the site.

(11) Bed & Breakfasts

General Purpose

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the city to operate bed and breakfasts from detached or semi-detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be experienced by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the city. Specifically it is expected that a bed and breakfast will not cause noise, vehicle and pedestrian traffic, on-street or off-street parking or social activities exceeding that which are prevalent in the neighbourhood in which it is located.

- (a) A bed & breakfast may be allowed as an accessory use to a detached or a semi-detached dwelling, within those land use districts in Parts 4-8 of this bylaw in which it is listed as a discretionary use.
- (b) Application for a discretionary use development permit to establish and operate a bed & breakfast may be made at City Hall. Upon approval of a discretionary use development permit the applicant shall apply to The City for an occupancy certificate and an annually renewable business license prior to opening the bed & breakfast facility.
- (c) In addition to providing such information as the Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.
- (d) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by The City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by The City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on The City's inventory list is the application site, shall be notified of the said information session.
- (e) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (f) When needed the Development Officer shall review the performance of all approved bed and breakfasts in The City based on any complaints received about any bed and breakfast during the previous year, and take a report to the Development Authority advising of the actions taken with respect to such complaints and proposing any recommendations on additional steps to be taken by The City with respect to relevant contraventions of this bylaw.
- (g) Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, vehicle or pedestrian traffic, parking or social activities.
- (h) The Development Authority may impose conditions of approval on a discretionary use development permit.
- (i) The following additional regulations shall apply to all bed & breakfasts:

- (i) The property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.
- (ii) No full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.
- (iii) The maximum length of stay for a guest at a bed & breakfast shall be 14 nights in any 30 day period.
- (iv) The planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the curb appearance of a detached or a semi-detached dwelling, including landscaping of a minimum of 20% of the front yard.
- (v) Except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, a bed & breakfast may occupy not more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (additional outside access is optional).
- (vi) Notwithstanding subsection (v), at no time shall more than eight guests be accommodated.
- (vii) Guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals.
- (viii) Except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw. The interior parking stalls in a tandem parking stall set will not be counted towards fulfilling the minimum parking requirements (see definition of "Tandem Parking"). The combined width of parking spaces provided in the rear yard may not exceed 85% of the rear lot width.

- (ix) No meals may be served on the premises of a bed & breakfast, with the exception of breakfast to overnight guests only.
- (x) No other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.
- (xi) There shall be no secondary suite or garden suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.
- (xii) At the discretion of the Development Authority, a bed & breakfast may have one sign (approximately 0.27 m² in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Officer. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material, or with such architectural controls as may be required by the developer of a subdivision. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.”

(12) Temporary Home Stay Accommodations

- (a) Temporary Home Stay Accommodations are permitted in any residential district but only during such period of time as may be specified in a declaration issued by the Mayor. The Mayor may issue such a declaration but only where the following has occurred:
 - (i) The Red Deer Visitor and Convention Bureau has advised the Mayor that a survey of the hotels, motels and commercial Bed & breakfast operations in the Red Deer Area has satisfied the Red Deer Visitor and Convention Bureau that hotels, motels and commercial Bed & breakfast operations in the Red Deer area are substantially booked,
 - (ii) An event is being held in the Red Deer area, for which additional overnight accommodation is required and therefore the Visitor and Convention Bureau has requested that the Mayor make the necessary declaration to allow the operation of a temporary home stay accommodation.

- (b) For the purposes of this section, the term 'Red Deer area' means the city of Red Deer, County of Red Deer, County of Lacombe and the town and villages therein.

(13) Garden Suite Building Regulations

- (a) A Garden Suite shall:

- (i) not be located in the front yard,
- (ii) not exceed one storey in height,
- (iii) maintain a minimum side yard of 1.5 m,
- (iv) maintain a rear yard of:
 - (1) 2.0 m when there is a lane,
 - (2) 2.0 m when there is no lane and the garden suite has a blank wall facing the rear parcel line,
 - (3) 3.0 m when there is no lane and the garden suite has a window opening on the wall facing the rear parcel line.
 - (4) have a minimum separation distance of 2.4 m from the principal building and 1.5 m from all other buildings on the same site,
- (v) not to be located on any site which contains two or more permanent dwelling units.

- (b) Garden Suites:

- (i) are a temporary use and are subject to annual review,
- (ii) shall not be occupied by any person other than a parent or parents or cognitively impaired adult, of the registered owner of the lot upon which it is situate,
- (iii) shall not, in combination with the principal residence, result in site coverage in excess of 40% of the area of the lot, and
- (iv) shall be located on the lot in a location approved by the Development Authority.

- (c) The registered owner shall remove the Garden Suite from the said lot within 6 months:
 - (i) upon the occupant for whom such dwelling unit was approved ceasing to occupy it, and
 - (ii) upon the registered owner ceasing to occupy the principal building on the lot.
- (d) Approval of a Garden Suite shall be subject to an agreement between the registered owner of the lot and The City, satisfactory to The City, to enforce performance of the requirements of this section.

(14) Temporary Building Permits

- (1) A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:
 - (a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority,
 - (b) a residential land use district provided that:
 - (i) no such temporary building shall have a floor area exceeding 16.5 square metres, be more than 3.0 metres in height or be set back less than 1.2 metres from the side property line; and
 - (ii) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;
 - (iii) there shall be no more than one temporary building per site;
 - (iv) a temporary building being used as a garage must be placed in the rear yard only;
 - (v) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority;
 - (vi) the temporary building must be set back at least 1.2 metres from the property line; and

- (vii) the building is completed in accordance with terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months, unless renewed by the Development Authority for a further term, and that such building will comply with this Bylaw and all other City bylaws.
- (2) If an owner fails to comply with the terms and conditions of a temporary building permit, the Development Authority may remove or cause to be removed such building as the case may be, the costs of which shall be charged against the lands upon which the temporary building is situated and shall be payable by the owner to The City on demand.
- (3) A temporary building may not be used as a dwelling.

(15) Landscaping Regulations

- (1) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued.
- (2) For the purpose of this section, completion of landscaping shall mean, at the minimum, that the landscaped area is covered by lawn.

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USES	C1	C1A	C2A	C2B	C3	C4
Above Ground Storage Tanks	D*		D*		D*	D*
Accessory Building or Use	D	D	D	D	D*	D
Commercial Entertainment Facility	D		D			
Commercial Recreation Facility	P	D	D	D		P
Commercial Service Facility	P	P	P	P	D*	P
Dangerous Goods Occupancy	D	D		D	D*	D
Drinking Establishment	D*	D*	D*	D*		
Dwelling units above the ground floor	P		D	D	D	
Health and Medical Services						
Home Occupations	D	D	D	D	D	
Hostel	D	D				D
Hotel or Motel	P	D	D			D
Institutional Service Facility	P	D				
Late Night Club	D	D				
Liquor, Beer or Wine Sales			D			
Manufacturing		D				
Merchandise Sales/Rental	P*	P*/D	P*	P*	P*	P*/D*
Motor Vehicle Service and Repair	D*		D*	D*	D*	
Multiple Family Building	D*	D				
Office	P	P	P*			
Office-Medical					D*	
Outdoor Display of Goods						D
Parking Lot	D	D	D	D		
Parking Structure	D	D				
Restaurant	P	P	P	D	D	P
Service and Repair of Goods	P*	D	P*	P*	P*	P*
Signs: a-board	P	P	D	D		
Signs: awning and canopy	P	P	P	P	P	P
Signs: billboards	P*	P*				P*/D*
Signs: fascia	P	P	P	P	P	P
Signs: free standing	P	P	P	P	D	P
Signs: neighbourhood	P	P				
Signs: painted wall	D	D	D	D		P
Signs: projecting	P	P	P	P	P	P
Signs: under canopy	P	P	D	D	D	P
Signs: wall	D	D				
Social Care Residence	D	D				
Transportation, Utility or Communication Facility		D	D	D	D*	D
Warehouse		D*				D
P = Permitted Use D = Discretionary Use Blank = Use Not Allowed						

Note: Table is for reference only and does not form part of the land use bylaw

*refer to district for exceptions and regulations

General Commercial Regulations

General Regulations	C1	C1A	C2 A&B	C3	C4
Floor Area Minimum: Dwelling units	37.0 m ² maximum – three times site area	37.0 m ²	55.0 m ²	55.0 m ²	n/a
Floor Area Maximum: Commercial	nil	1/3 of site area (ground floor)	Gross leasable floor area shall not exceed 1/3 of site area	1/3 of site area	1/3 of site area
Building Height Maximum:	Controlled by maximum floor area ratio	As approved by the Commission	3 storeys	1 storey (6.0 m max.) unless the approval allows dwelling units above the ground floor , then a 2 nd storey is allowed	3 storeys
Front Yard Minimum:	Commercial nil, subject to section 5.7 (2) and 3.19 Residential 7.5 m or as required by the Commission	6.0 m	9.0 m	6.0 m	15.0 m
Side Yard Minimum:	Commercial nil, subject to 5.7(2) and 3.19 unless the side yard abuts a lane, then it shall be 1.5 m Residential as required by the Commission	-Nil, when there is a constructed lane -3.8 m on one side when there is no lane - 3.0 m when it abuts a street	9.0 m	1.5 m, unless the side yard abuts a residential parcel, then shall be 3.0 m	-Nil, when there is a constructed lane -3.8 m on one side when there is no lane - 3.0 m when it abuts a street
Rear Yard Minimum:	Commercial 1.5 m, subject to 5.7(2) and 3.19 Residential as required by the Commission	3.0 m	9.0 m	3.0 m unless the rear yard abuts a lane, then it maybe 1.5 m, 15% of site area	3.0 m
Landscaping Minimum:	Commercial nil Residential 15% unless as required by the Commission	15% of site area	15% of site area	15% of site area	40% of minimum front yard , if Development Authority requires elsewhere on site, then 15% of the site area may be required to be provided

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General Regulations	C1	C1A	C2 A&B	C3	C4
Parking:	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	Commercial 5.1 spaces for every 93 m ² of subject to sections 3.1 & 3.2 Residential subject to sections 3.1 & 3.2	Commercial 5.1 spaces for every 93 m ² of gross leasable floor area subject to sections 3.1 & 3.2 Residential subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2
Loading Spaces Minimum:	One opposite each loading door with a minimum of one subject to section 3.7 & 5.7 (3)	One opposite each loading door with a minimum of one subject to section 5.7(3) & 3.8	One opposite each loading door with a minimum of one per building subject to section 5.7(3) & 3.8	One opposite each loading door with a minimum of one which may be used as a parking space, subject to approval from the Development Authority	One opposite each loading door with a minimum of one per building subject to section 5.7(3) & 3.8
Site Area Minimum:	278.0 m ²	900.0 m ²	C2A 3.0 ha C2B 1.0 ha C2B Maximum 3.0 ha	378.0 m ² Maximum 4047.0 m ²	1393.0 m ² Maximum 4.0 ha
Frontage minimum:	7.5 m	2.0 m	n/a	7.5 m	30.0 m

n/a = Not Applicable

Note: Table is for reference only and does not form part of the land use bylaw

*refer to district for exceptions and regulations

5.1 C1 Commercial (City Centre) District

C1

General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

(1) C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	Hotel or motel.
(v)	Institutional service facility.
(vi)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery.
(vii)	Office.
(viii)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(ix)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) awning and canopy signs,
	(3) under canopy signs,
	(4) fascia signs,
	(5) free standing signs,
	(6) neighbourhood identification signs,
	(7) projecting sign, and
	(8) existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Commercial entertainment facility.
(iv)	Dangerous goods occupancy.
(v)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vi)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vii)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).

(b) Discretionary Uses *continued*

- (viii) Funeral home
- (ix) Home occupations subject to section 4.7 (8).
- (x) Hostel.
- (xi) Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
- (xii) Multiple family building, including ground floor dwelling units.
- (xiii) Late night club subject to section 5.7(7).
- (xiv) Parking lot/parking structure.
- (xv) Signs (subject to section 3.3 and 3.4):
 - (1) painted wall signs and,
 - (2) wall signs.
- (xvi) Social care residence.
- (xvii) Transportation, communication or utility facility.

(2) C1 Commercial (City Centre) Regulations**(a) Table 5.1 C1 Regulations**

Regulations	Requirements
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	Controlled by maximum floor area ratio
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

- (b) C1 district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:
 - (i) Building Fronts – All Buildings:
 - (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
 - (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
 - (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
 - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
 - (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
 - (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
 - (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
 - (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

(ii) Building Fronts - Commercial Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2)** On the side facing a street, buildings shall be constructed:
 - (a)** to the property line,
 - (b)** to the setback line from the property line provided for in Section 5.7(2)(a),
 - (c)** or to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (b).
- (3)** In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4)** A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5)** Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6)** The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7)** Display windows shall be provided adjacent to each retail front entrance.
- (8)** The minimum ground floor height shall be 3.6 m.
- (9)** As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10)** Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11)** Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to residential buildings
- (2)** Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3)** The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4)** Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5)** Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6)** Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

(3) Heritage Buildings

- (a)** For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.
- (b)** The Development Officer shall as part of their normal circulation process, refer any development proposal on a heritage property or a property abutting a heritage property to the Heritage Preservation Committee for comment.
- (c)** The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.
- (d)** Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

(4) Gaetz-Ross Heritage Area

- (a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 48 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
- (b) All building front development criteria listed in subsections (i) to (iii) also apply to all developments in the Gaetz-Ross Heritage area.
- (c) Any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accentuated.

(5) Setbacks

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (b) The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

5.2 C1A Commercial (City Centre West) District

C1A

General Purpose

The general purpose of this District is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve The City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.

(1) C1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 m ² (16,146 sq ft.).
(iii)	Office.
(iv)	Restaurant.
(v)	Signs (subject to section 3.3 and 3.4):
(1)	a-board signs,
(2)	awning and canopy signs,
(3)	under canopy signs,
(4)	fascia signs,
(5)	free standing signs,
(6)	neighbourhood identification signs,
(7)	projecting sign, and
(8)	existing billboards.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Any development legally existing or legally approved prior to the passing of this bylaw deemed to be a discretionary use duly approved by the Development Authority.
(iii)	Commercial recreation facility.
(iv)	Dangerous goods occupancy.
(v)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vi)	Funeral home.
(vii)	Late night club subject to section 5.7(7).
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Hotel, motel, or hostel.
(x)	Manufacturing of any articles.
(xi)	Merchandise sales and/or rental.
(xii)	Multiple family building.
(xiii)	Parking lot/parking structure.

(b) Discretionary Uses *continued*

- (xiv) Service and repair of any articles.
- (xv) Signs (subject to section 3.3 and 3.4):
 - (1) roof signs
 - (2) wall signs, and
 - (3) painted wall signs.
- (xvi) Social care residence.
- (xvii) Transportation, communication or facility.
- (xviii) Warehouse in the existing structure.

(2) C1A Commercial (City Centre West) Regulations**(a) Table 5.2 C1A Regulations**

Regulations	Requirements
Floor Area	Minimum - dwelling units 37.0 m ² Maximum – one third of site area (ground floor)
Building Height Maximum	As approved by the Commission
Front Yard Minimum	6.0 m
Side Yard Minimum	-Nil, when there is a constructed lane -3.8 m on one side when there is no constructed lane -3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m ²
Frontage Minimum	20.0 m

- (b)** C1A district is subject to any applicable commercial regulations listed within section 5.7.

5.3 C2A Commercial (Regional Shopping Centre) District

C2A

General Purpose

The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.

(1) C2A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel.
(iii)	Office in total not to exceed 10% of the gross leasable area of the whole shopping centre.
(iv)	Restaurant.
(v)	Service and repair of goods traded in the C2A (regional shopping centre) district, excluding motor vehicles.
(vi)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs,
	(3) free standing signs, and
	(4) projecting signs.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Commercial entertainment facility.
(iv)	Commercial recreation facility.
(v)	Dangerous goods occupancy.
(vi)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vii)	Dwelling units above the ground floor.
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Hotel or motel.
(x)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(xi)	Parking lot.
(xii)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) under canopy signs, and
	(3) painted wall signs.
(xiii)	Transportation, communication or utility facility.

(2) C2A Commercial (Regional Shopping Centre) Regulations**(a) Table 5.3 C2A Regulations**

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3).
Site Area Minimum	3.0 ha

(b) C2A district is subject to any applicable commercial regulations listed within section 5.7.

5.4 C2B Commercial (District Shopping Centre) District

C2B

General Purpose

The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, offices and dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situated only.

(1) C2B Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor, machinery, fuel and liquor, beer or wine sales.
(iii)	Service and repair of goods traded in C2B, district, excluding motor vehicles.
(iv)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs,
	(3) free standing signs, and
	(4) projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Commercial recreation facility.
(iii)	Dangerous goods occupancy.
(iv)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Dwelling units above the ground floor.
(vi)	Home occupations subject to section 4.7(8).
(vii)	Liquor, beer or wine sales.
(viii)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(ix)	Health and medical services.
(x)	Parking lot.
(xi)	Restaurant.
(xii)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) under canopy signs, and
	(3) painted wall signs.
(xiii)	Transportation, communication or utility facility.

(2) C2B Commercial (District Shopping Centre) Regulations**(a) Table 5.4 C2B Regulations**

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha

(b) C2B district is subject to any applicable commercial regulations listed within section 5.7.

5.5 C3 Commercial (Neighbourhood Convenience) District

C3

General Purpose

The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).

(1) C3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Merchandise sales and/or rental, servicing the neighbourhood only, excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, machinery, fuel, and liquor, beer or wine sales.
(ii)	Service and repair of goods traded in the C3 district, (serving the neighbourhood only).
(iii)	Signs (subject to section 3.3 and 3.4):
(1)	awning and canopy signs,
(2)	fascia signs, and
(3)	projecting signs.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use (serving the neighbourhood only and subject to section 3.5).
(iii)	Commercial service facility (serving the neighbourhood only).
(iv)	Dangerous goods occupancy, where required, in association with a dry cleaning business.
(v)	Dwelling unit above the ground floor.
(vi)	Restaurant.
(vii)	Home occupations subject to section 4.7 (8).
(viii)	Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only).

(b) Discretionary Uses *continued*

- (ix) Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use:
 - (1) is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and
 - (2) will operate during business hours compatible with the business hours of other businesses on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.
- (x) Office – medical (serving the neighbourhood only).
- (xi) Signs (subject to section 3.3 and 3.4):
 - (1) under canopy signs,
 - (2) free standing signs,
- (xii) Transportation, communication or utility facility (serving the neighbourhood only).

(2) C3 Commercial (Neighbourhood Convenience) Regulations**(a) Table 5.5 C3 Regulations**

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area
Building Height Maximum	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
Rear Yard Minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
Site Area	Minimum 378.0 m ² Maximum 4047.0 m ²
Frontage:	Minimum 7.5 m

(b) C3 district is subject to any regulations listed within section 5.7.

5.6 C4 Commercial (Major Arterial) District

C4

General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

(1) C4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Merchandise sales and/or rental (minimum floor area for a building or a comprehensively designed group of buildings – 929.0 m ² (there is no minimum floor area for the units within the building(s)).
(iv)	Restaurant.
(v)	Service and repair of goods traded in the C4 district.
(vi)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs,
	(3) free standing signs
	(4) projecting signs,
	(5) painted wall signs, and
	(6) existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Dangerous goods occupancy.
(iv)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
(vi)	Funeral Home.
(vii)	Hotel, motel or hostel.
(viii)	Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).
(ix)	Outdoor display of goods traded in the district.

(b) Discretionary Uses *continued*

- (x) Signs (subject to section 3.3 and 3.4):
 - (1) billboard signs except on sites fronting:
 - (a) Gaetz Avenue and Taylor Drive between 28th Street and the southern boundary of the city,
 - (b) Gaetz Avenue between 77th Street and the northern boundary of the city,
 - (c) 67th Street between 59th Avenue and the western boundary of the city, and
 - (d) 19th Street between Gaetz Avenue and Taylor Drive.
- (xi) Transportation, communication or utility facility.
- (xii) Warehouse.

(2) C4 Commercial (Major Arterial) District Regulations

(a) Table 5.6 C4 Regulations

Regulations	Requirements
Floor Area	One third of site area
Building Height Maximum	Three storeys
Front Yard Minimum	15.0 m
Side Yard Minimum	-Nil, when there is a constructed lane -3.8 m on one side when there is no constructed lane -3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area Minimum	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Minimum 1393 m ² Maximum 4.0 ha
Frontage	Minimum 30.0 m

- (b) C4 district is subject to any applicable commercial regulations listed within section 5.7.

(3) C4 Commercial (Major Arterial) Site Development

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

5.7 General Commercial District Regulations

(1) Site Development

- (a) Within C1, C1A, C2A, C2B, C3, and C4 Districts the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (b) Within C1 and C1A Districts, where a drinking or gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining neighbourhood.
- (c) All buildings in the C1 and C1A Districts shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).
- (d) If strict adherence to C2A, C2B and C4 corresponding regulations listed in Tables 5.3, 5.4 & 5.6 prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Commission may relax the requirements of the corresponding regulations.
- (e) Notwithstanding uses listed in sections 5.3(1)(b), 5.4(1)(b) or 5.6(1)(a) and (b), a gaming or drinking establishment in a C2A, C2B or C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.

(2) Additional Setbacks

(a) Setbacks from Streets:

- (i) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding section 2.8(1) this setback shall not be relaxed.
- (ii) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with section 5.1(3)(b) of the Land Use Bylaw.
- (iii) Notwithstanding subsections (i) and (ii) the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

 - (1) 55 Street (Gaetz Avenue to 42A Avenue) – See Figures 5, 6 & 7
 - (2) Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 8, 9 & 10
 - (3) 40 Avenue (44 Street to 52 Street) – See Figures 11 & 12
 - (4) 45 Street (Taylor Drive to 51 Avenue) – See Figure 13
- (iv) Subsection (i) and (ii) shall not apply to:

 - (1) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback;
 - (2) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.
- (v) The minimum front and side yard setbacks shown in Figure 4 for illustrative purposes, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in section 5.1(3)(b) of the Land Use Bylaw:

- (1) Any historic building identified in sections 7.5 to 7.6 of the Land Use Bylaw,
 - (2) New construction for which the Development Authority has granted approval as a historical “echo” or “replica” building, or
 - (3) Any building located within the Red Deer Main Street Programme boundary.
- (vi) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line for illustrative purposes on Figure 4, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
- (1) Development within the setback area is non-structural.
 - (2) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
 - (3) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
 - (4) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines,
 - (5) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

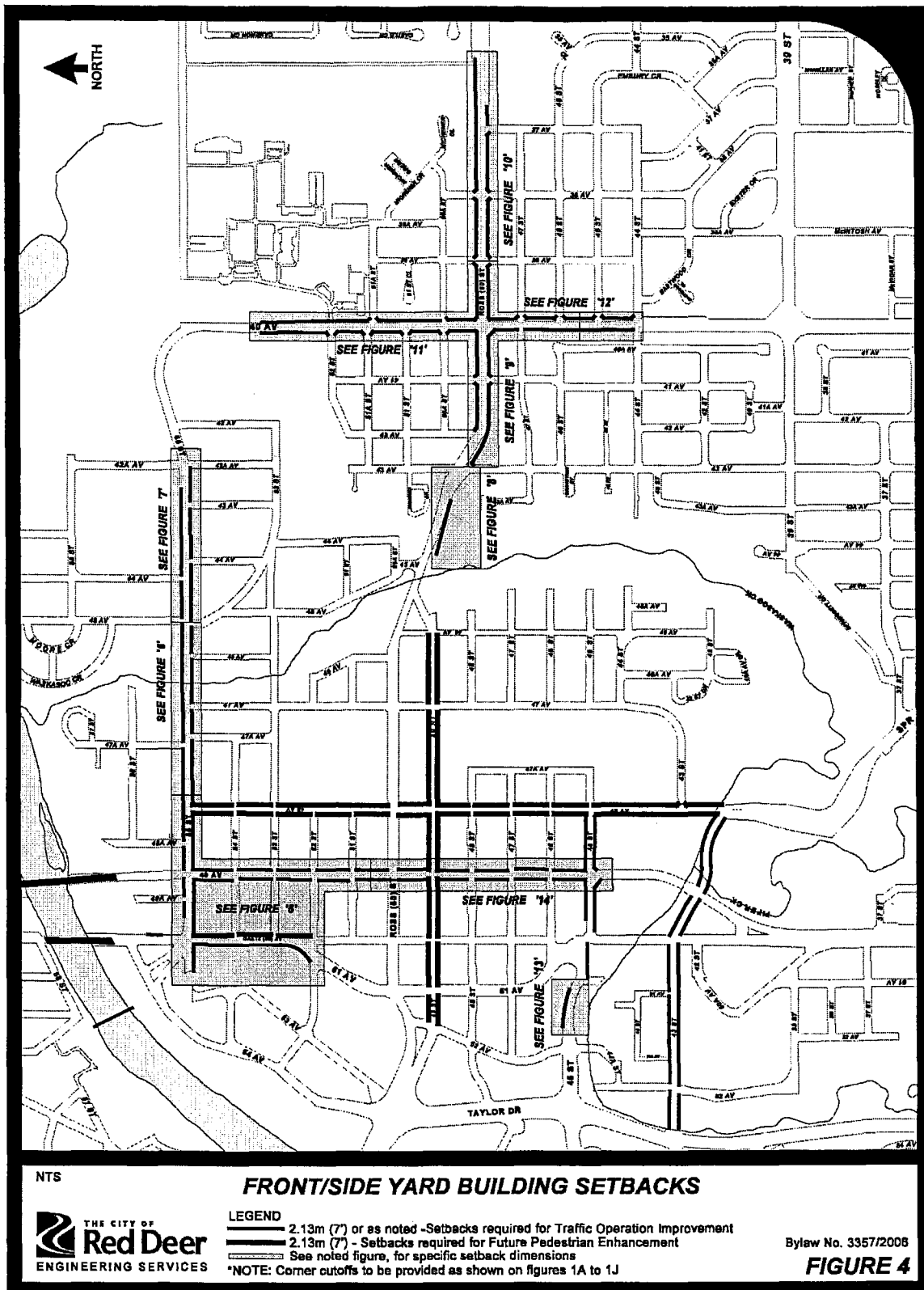


Figure 4-Front/Side Yard Building Setbacks

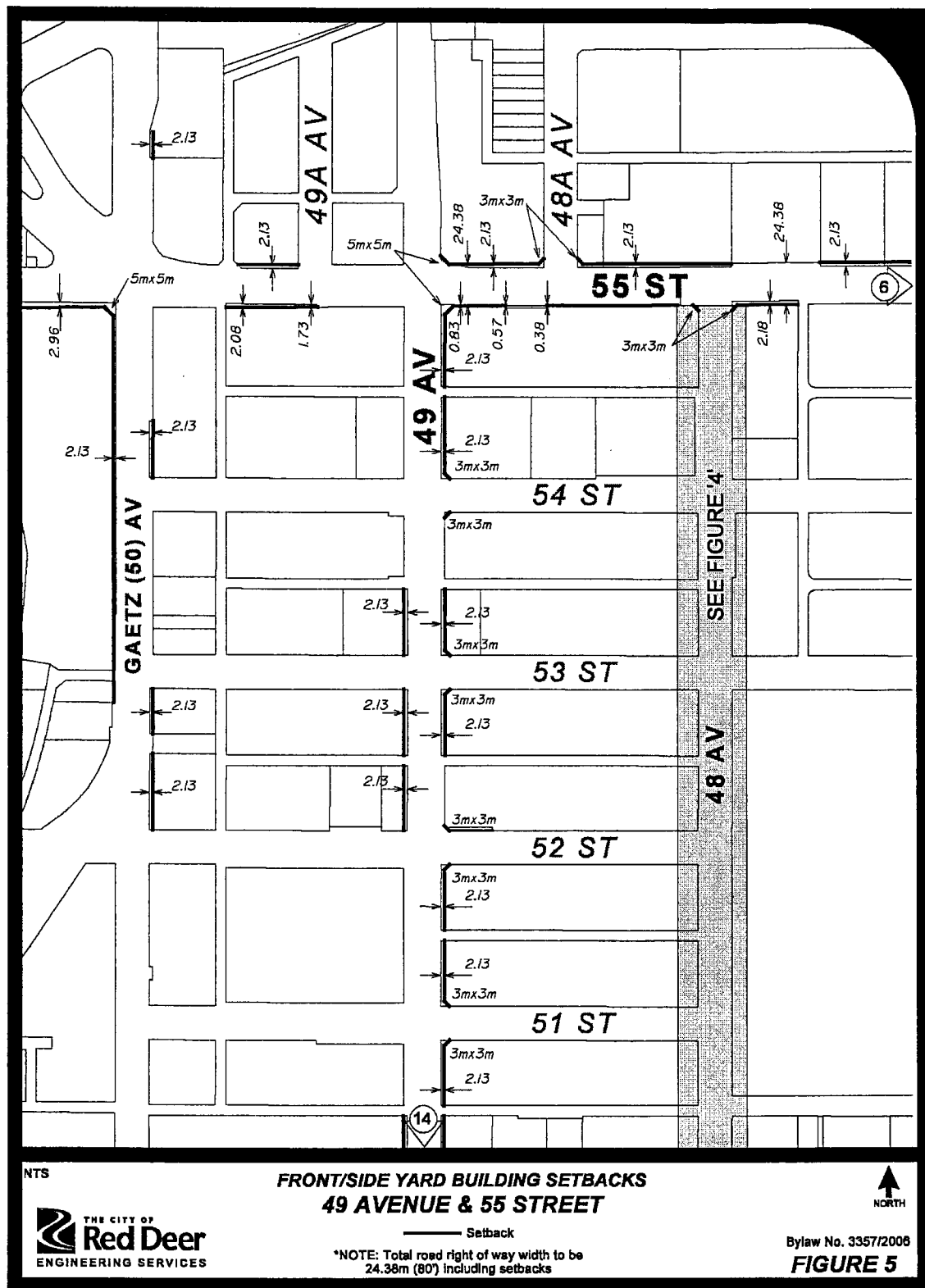


Figure 5-Front/Side Yard Building Setbacks 49th Avenue & 55 Street

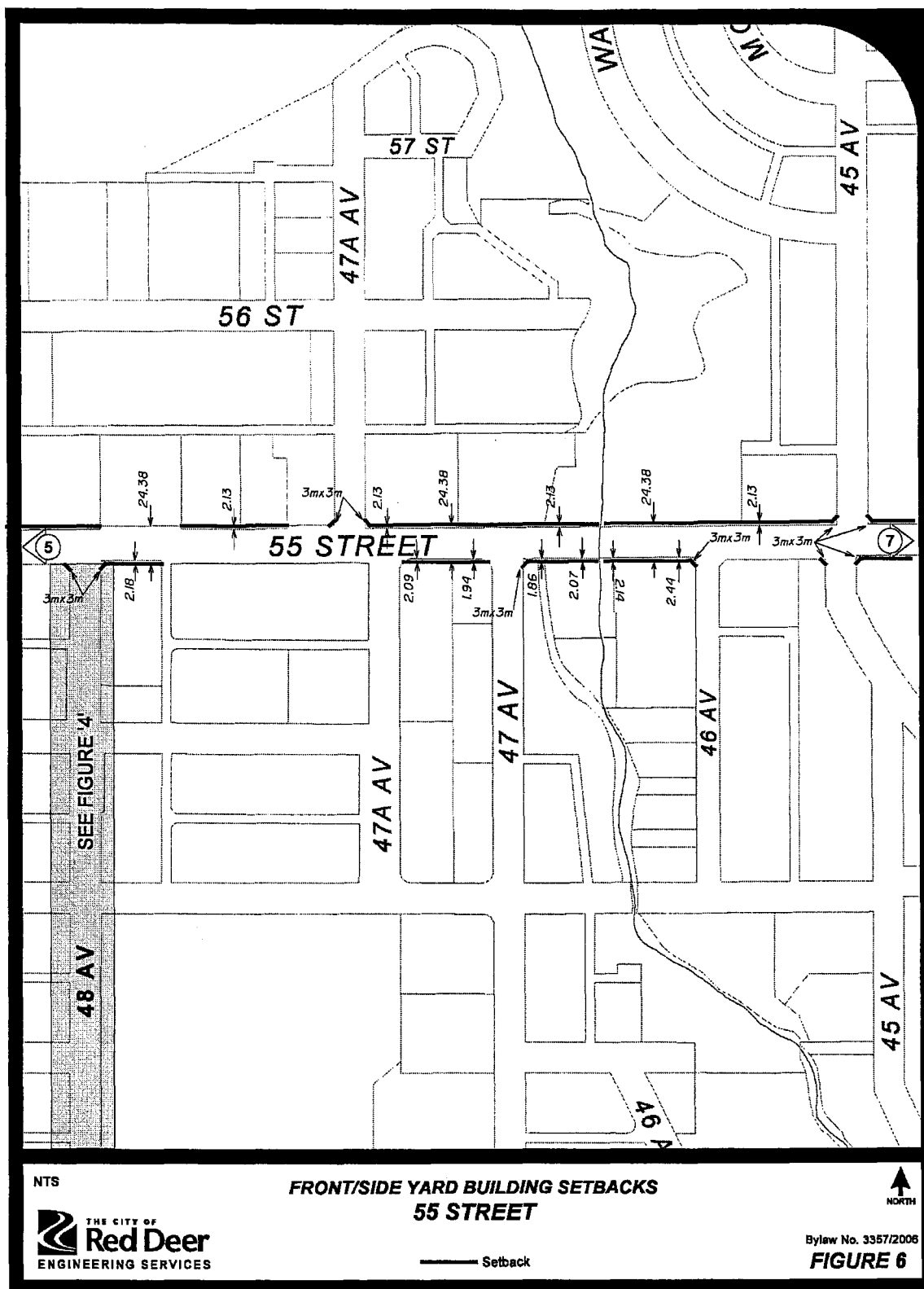


Figure 6-Front/Side Yard Building Setbacks 55 Street

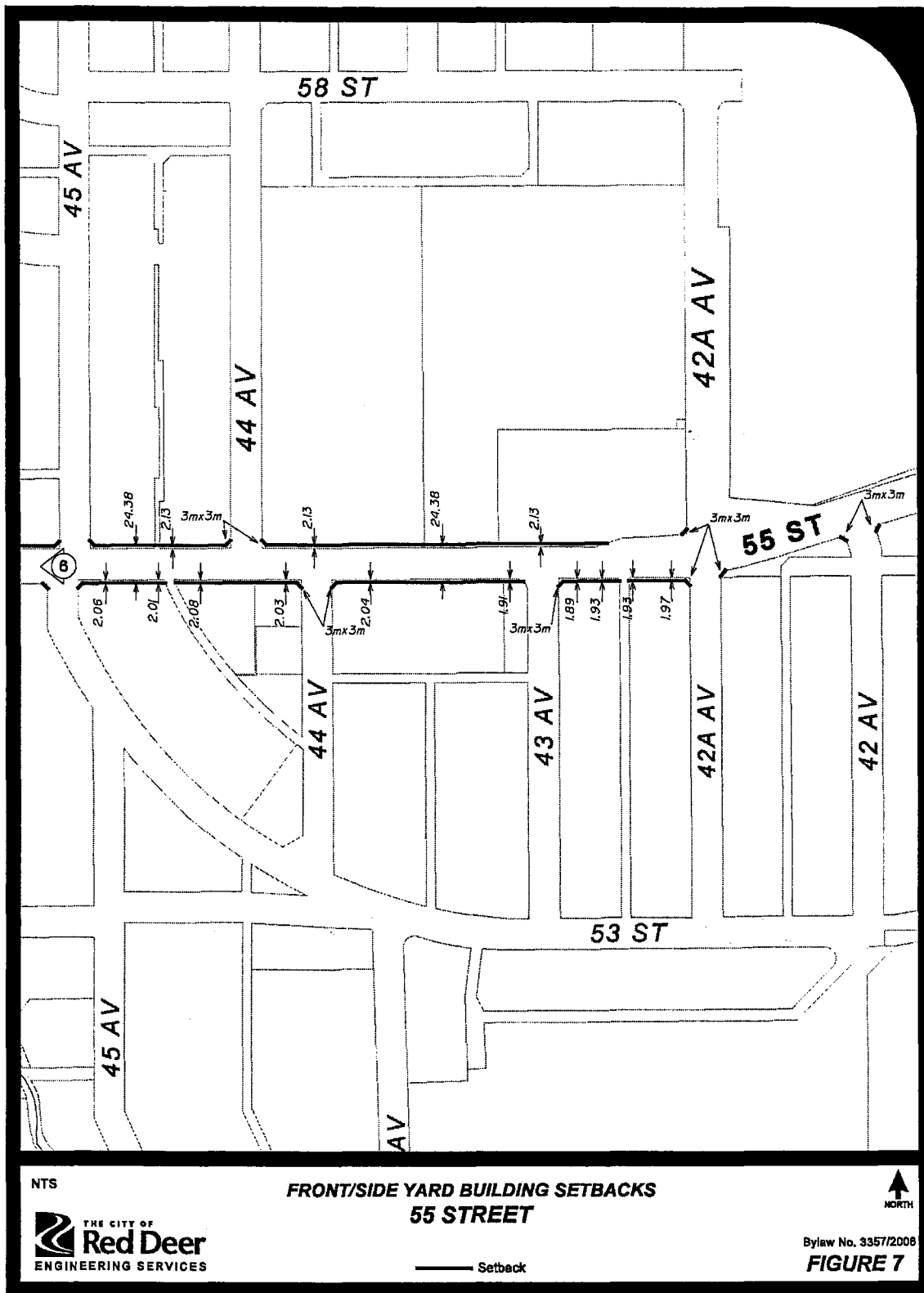


Figure 7-Front/Side Yard Building Setbacks 55 Street

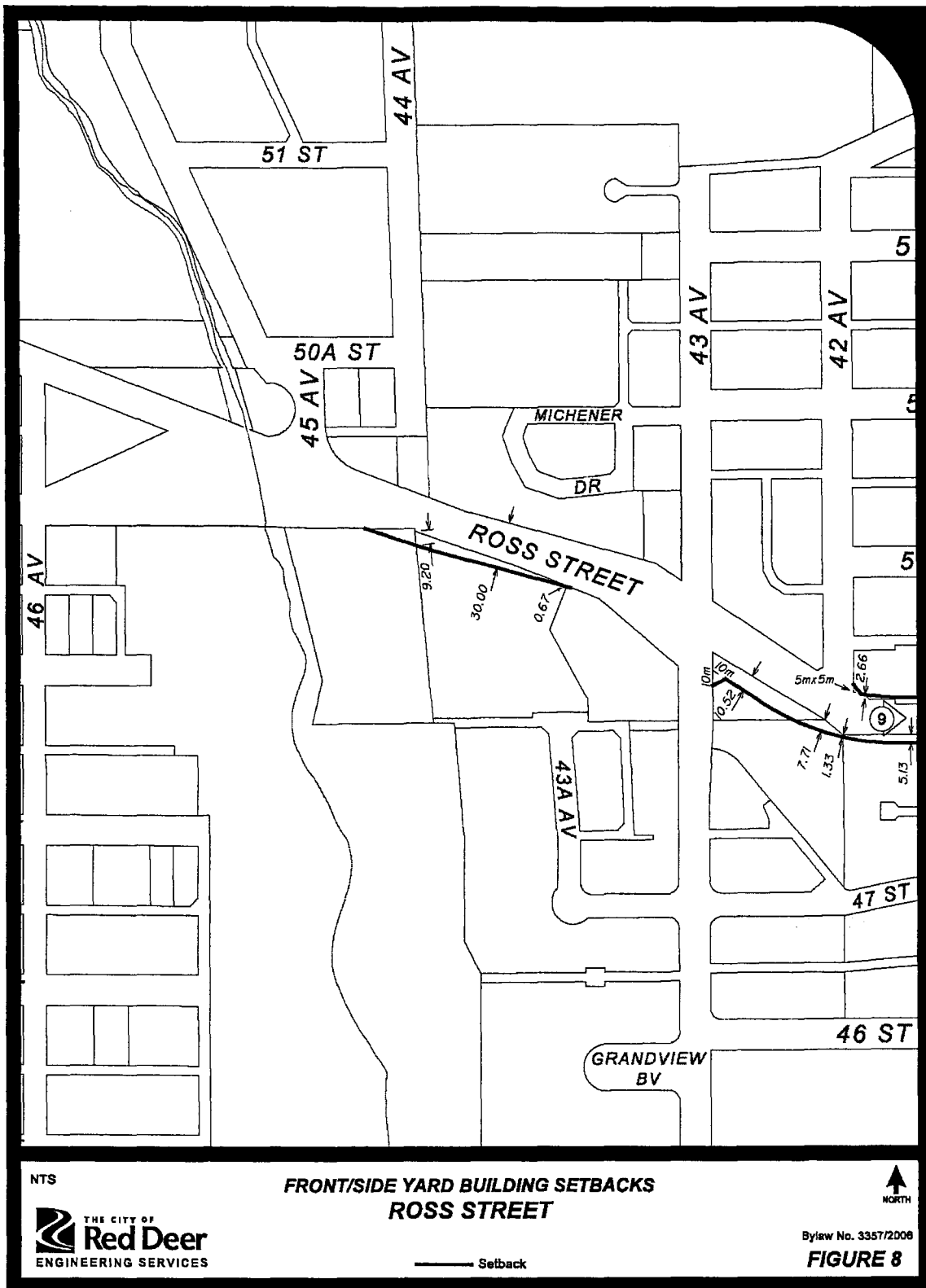


Figure 8-Front/Side Yard Building Setbacks Ross Street

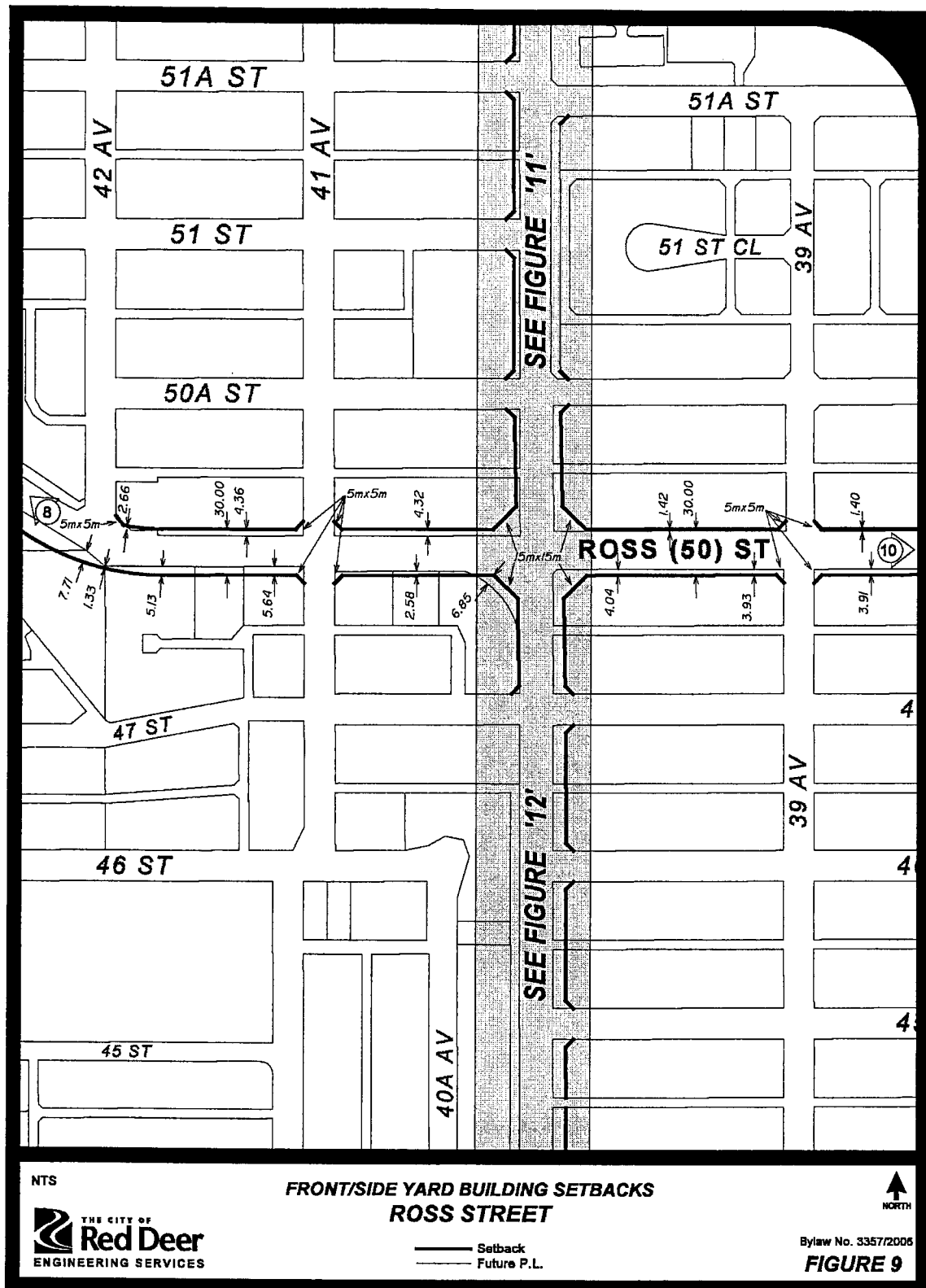


Figure 9-Front/Side Yard Building Setbacks Ross Street

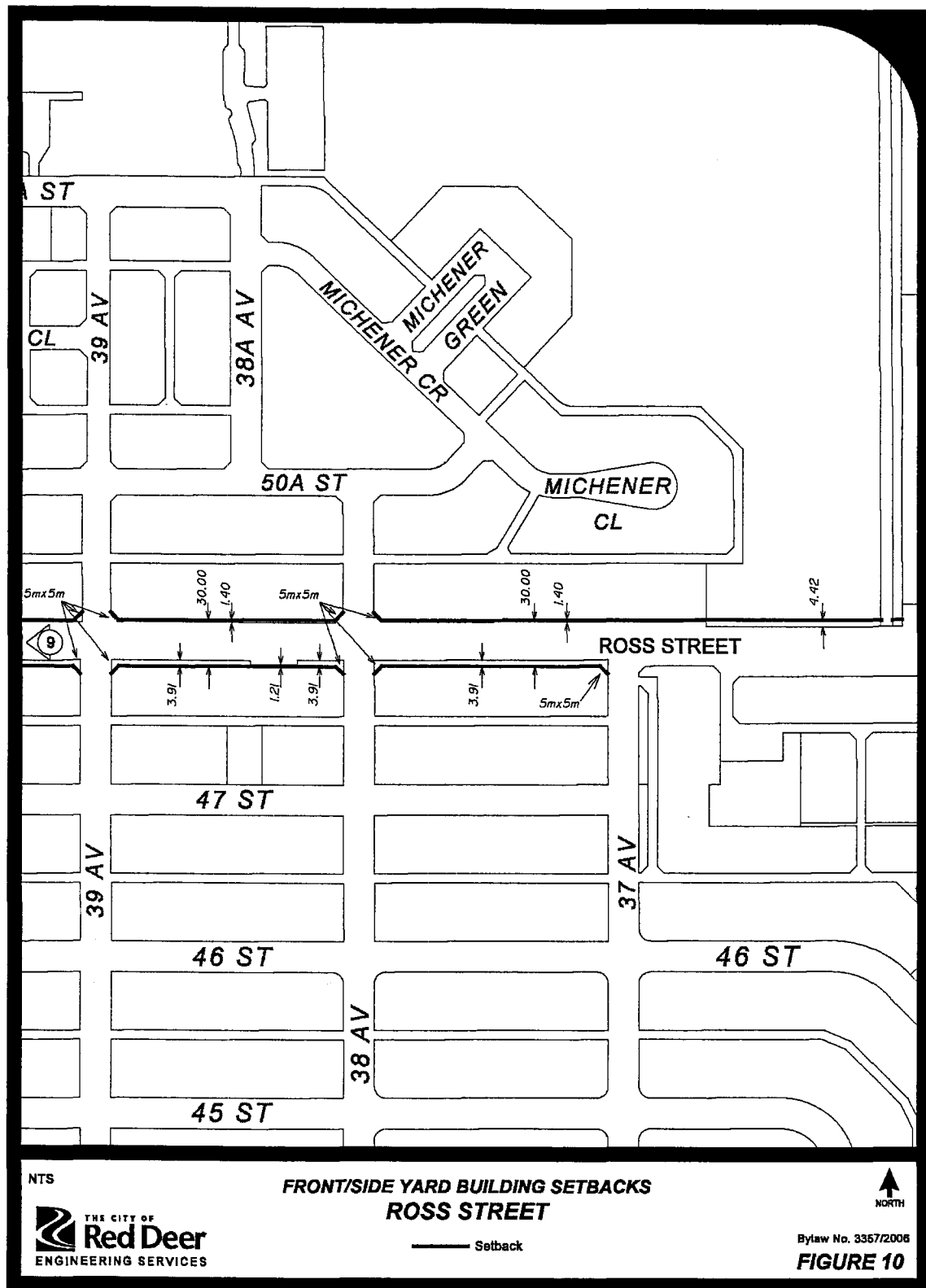


Figure 10-Front/Side Yard Building Setbacks Ross Street

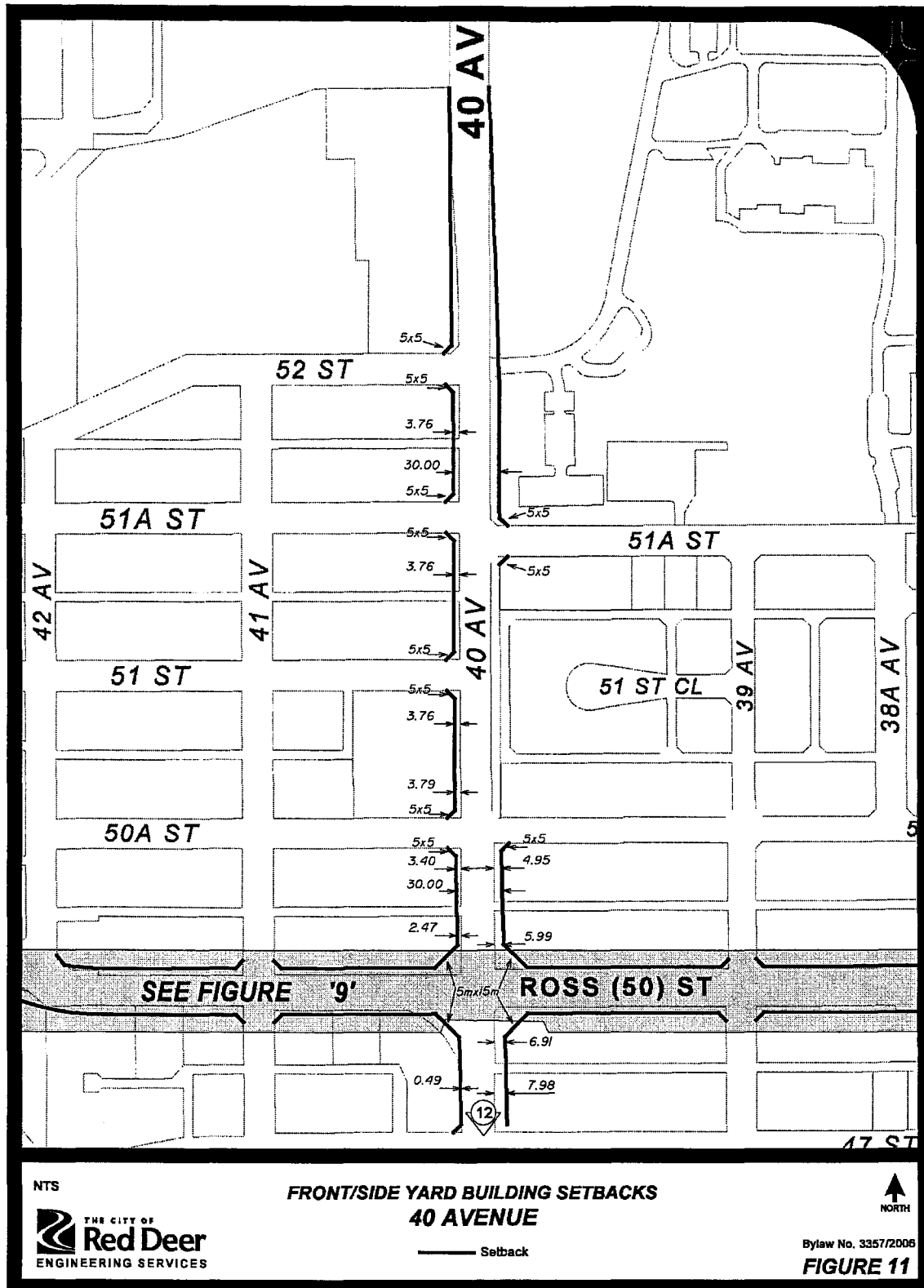


Figure 11-Front/Side Yard Building Setbacks 40 Avenue

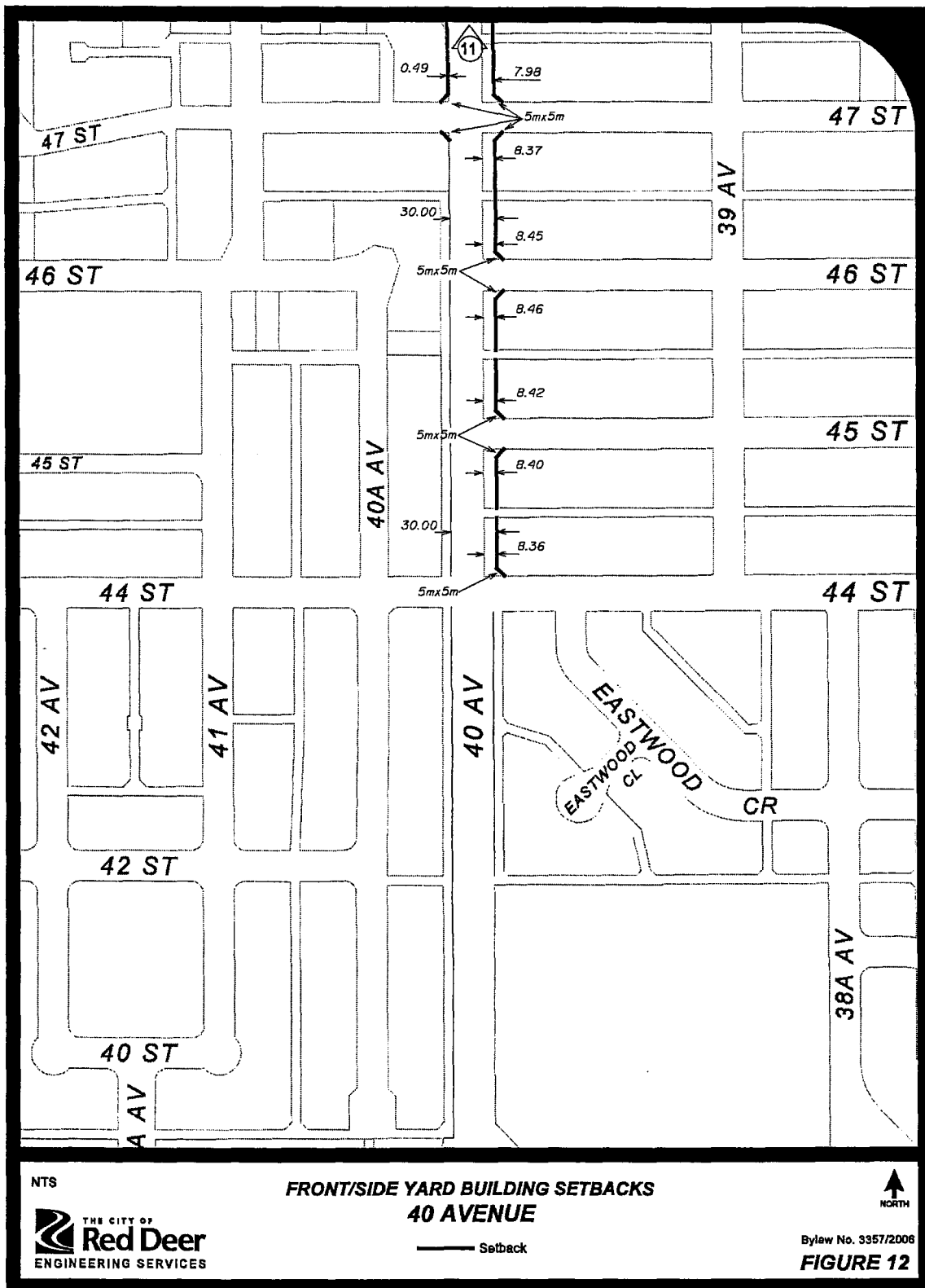


Figure 12-Front/Side Yard Building Setbacks 40 Avenue

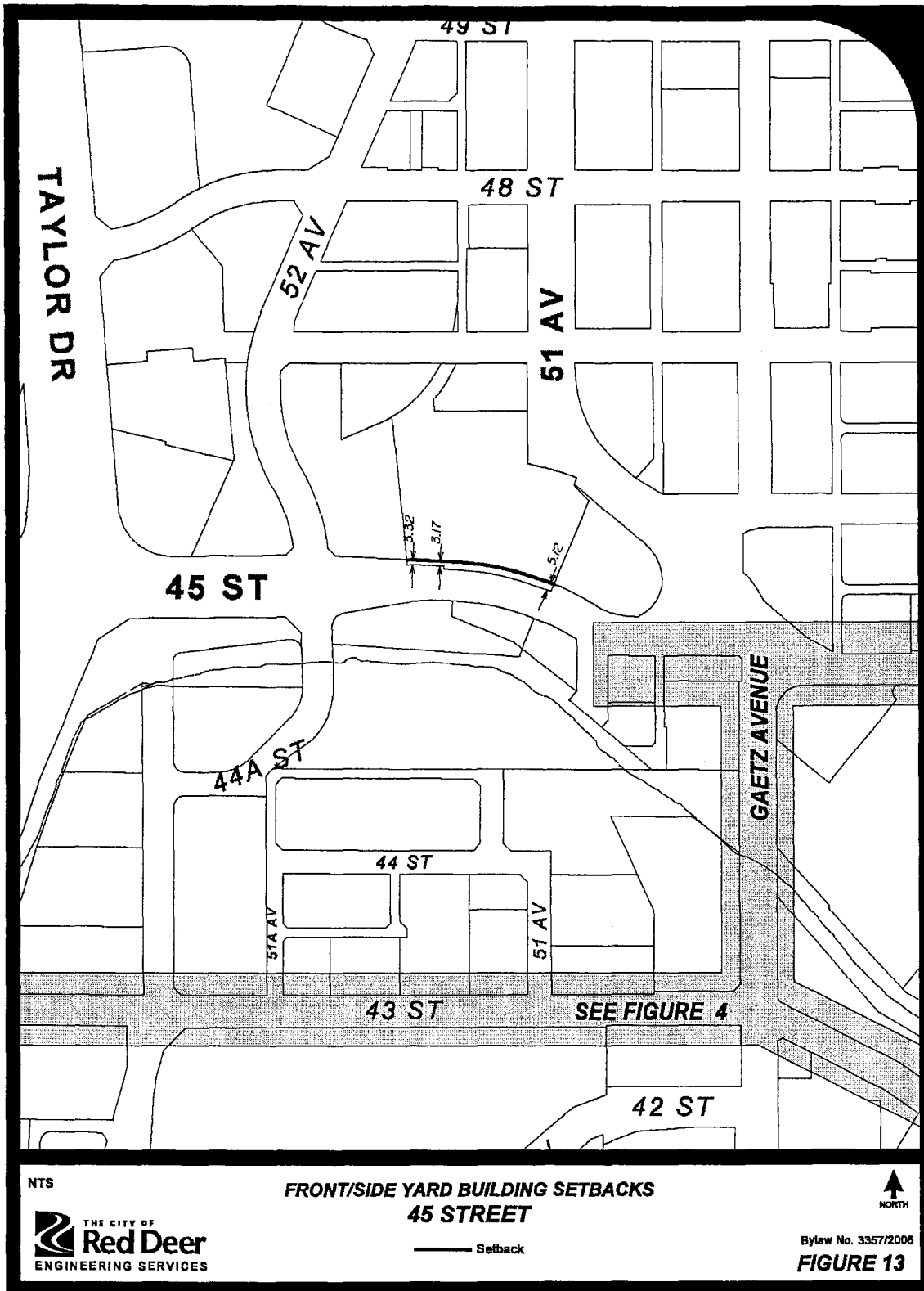


Figure 13-Front/Side Yard Building Setbacks 45 Street

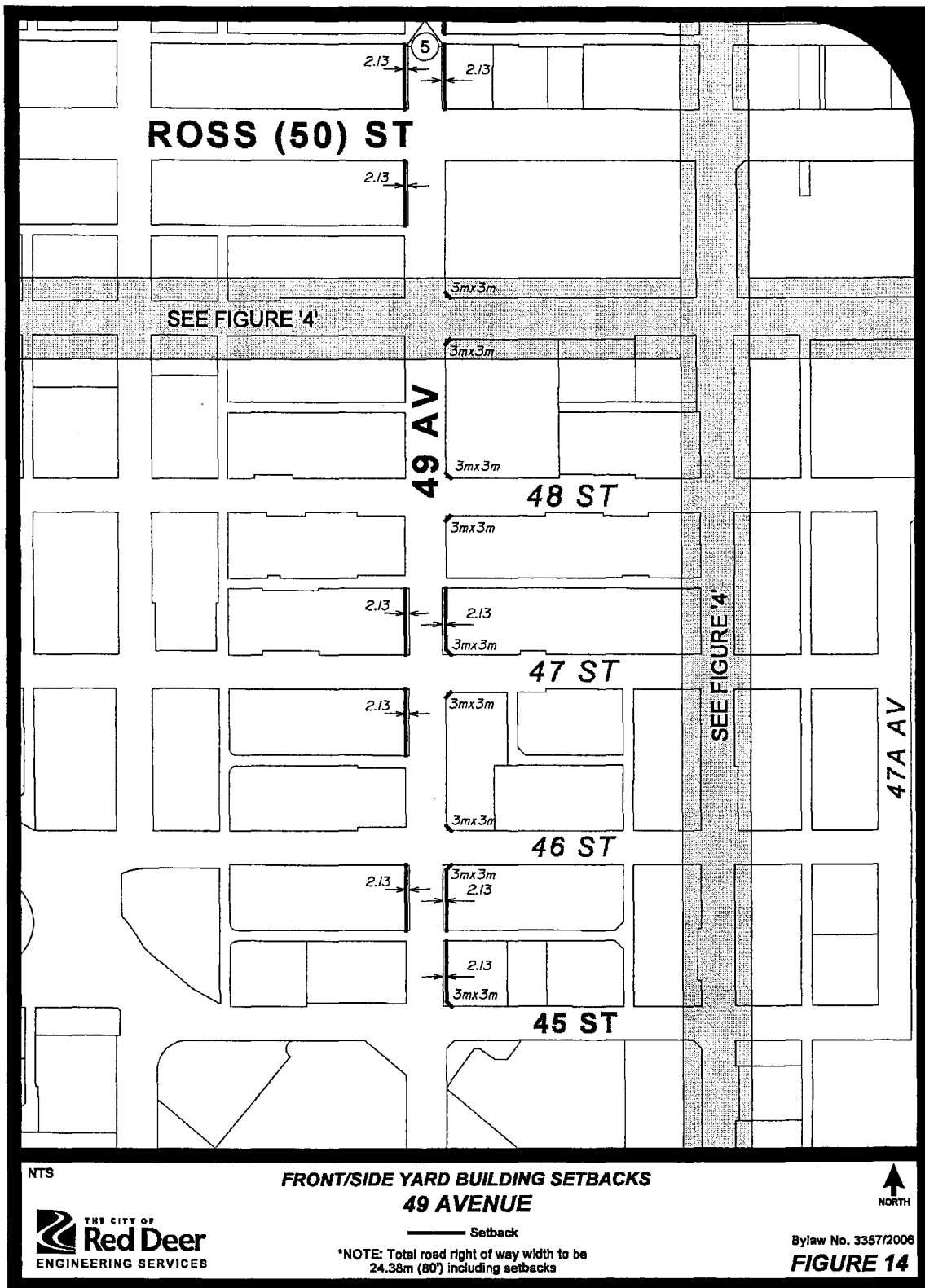


Figure 14-Front/Side Yard Building Setbacks 49 Avenue

(3) Loading Spaces

- (a) Load space standards subject to section 3.7 (2).
- (b) Minimum Required Number of Loading Spaces:
 - (i) In C1, C1A, C2A, C2B, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.

(4) Projection Over Yards

- (a) All projections over yards are subject to section 3.9.
- (b) The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:
 - (i) On sites in commercial and/or industrial districts, a canopy if:
 - (1) the canopy is at least 3.6 m above the surface of the yard, and
 - (2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

(5) Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where access from a lane adjacent to an R1, R1A, R1N, R2, R3 or R4 District is required to give access to a commercial use in a C1, C1A, C2A, C2B, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site, as a condition of the granting of the development permit or as a provision of a development agreement:
 - (i) to pay for up to 100.0% of the cost of the construction of a paved lane, or
 - (ii) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to The City policy in effect from time to time for local improvements of that nature.

(6) Low Impact Commercial Use

- (a) General Purpose: Low impact, commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.
- (b) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from The City of Red Deer.
- (c) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (d) Notwithstanding subsection (c), the following uses shall not be allowed as low impact commercial uses:

 - (i) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
 - (ii) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
 - (iii) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.
 - (iv) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
 - (v) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.

(e) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:

- (i) The lot frontage may not exceed 30.5 m.
- (ii) The low impact commercial use must be operated from a building resembling a detached dwelling.
- (iii) Development on the lot shall comply with the regulations of the underlying residential district, and, if applicable, those of the underlying historic preservation district or historic significance district.

(f) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per staff person on duty.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per staff person on duty.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93.0 m ² floor area or part thereof plus 1.0 parking space per staff person on duty.
Residential	2.0 parking spaces per dwelling unit.

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use,
- (ii) parking spaces shall not be allowed in the front yard or the side yards or a principle building,
- (iii) parking spaces shall be screened from the front street view,
- (iv) access to the parking spaces shall be off the rear lane only,
- (v) all employee and commercial vehicles shall be parked on-site, and
- (vi) for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.

- (g) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (h) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (i) Outside storage or display of any kind shall not be permitted.
- (j) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (k) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed 1.0 m by 1.2 m in size and may not exceed a maximum height of 1.8 m. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (l) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

(7) Late Night Club

- (a) In considering an application for a new late night club or for renovations to an existing late night club, whether as a principal use or ancillary use, the Development Authority shall obtain and consider a report from the RCMP and where an application is granted, the Development Authority shall require the developer to:
 - (i) demonstrate provision of adequate parking within 150.0 m of the site,
 - (ii) provide adequate outside lighting in the area, and
 - (iii) if the proposed development abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise and visual impacts from the late night club will not negatively affect the adjoining neighbourhood.

(b) A late night club shall meet the following regulations:

- (i) gross floor area not to exceed a maximum of 557.0 m²,
- (ii) building occupancy not to exceed a maximum of 300 persons, and
- (iii) shall be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186.0 m².

(8) Drinking Establishments

(a) Drinking establishment (adult entertainment prohibited), in considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or main use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site,
 - (2) provide adequate outside lighting in the area, and
 - (3) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (iv) require that a drinking establishment (adult entertainment prohibited) meets the following regulations:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,
 - (2) building occupancy not to exceed a maximum of 300 persons, and
 - (3) be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing

drinking establishment or late night club if either of which has a gross floor area greater than 186.0 m².

- (b) Drinking establishment (adult entertainment permitted), in considering an application for approval of a renovation to an existing drinking establishment which proposes to include adult entertainment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or main use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site, and
 - (2) provide adequate outside lighting in the area.
- (iv) require that a drinking establishment (adult entertainment permitted) meets the following regulations:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,
 - (2) building occupancy not to exceed a maximum of 300 persons,
 - (3) be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing drinking establishment or late night club of either of which has a gross floor area greater than 186.0 m², and
 - (4) be located on a lot the boundary of which is not less than 150.0 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150.0 m from Nash (68th) Street or Orr Drive.
- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

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

The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.4(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

(1) I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	Industrial support services.
(v)	Identification, local advertising and general advertising on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs, and
(6)	projecting signs.
(7)	A-Board signs located within the boundaries of the lot, provided that subject to section 3.4:
(a)	such signs may advertise only the businesses situated on such lot,
(b)	such signs may not be placed on any portion of a lot which abuts an arterial road.
(vi)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(vii)	Service stations.
(viii)	Warehouse and storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).

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8.1 Direct Control District No. 1 DC(1) (See Map M12)**DC(1)****(1) DC(1) Permitted and Discretionary Uses Table**

(a) Permitted Uses (The following uses are allowed on existing lots:)	
(i)	Accessory use subject to section 3.5.
(ii)	Any similar use that is approved by Council.
(iii)	Commercial recreation facility.
(iv)	Financial services.
(v)	Institutional service facility (excluding institutional housing).
(vi)	Media and related production services.
(vii)	Merchandise sales (indoor only).
(viii)	Offices.
(ix)	Restaurants (no drive through windows).
(x)	Service and repair of goods traded in this district.
(xi)	Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs, and
(4)	free standing signs.
(xii)	Trade/Commercial School (indoor only).

(2) Direct Control District No. 1 Regulations**(a) Table 8.1 DC(1) Regulations**

Regulations	Requirements
Maximum Signs	One free standing sign per lot
Site Area Minimum	1.26 ha or existing lot size at the date this land use district comes into effect
Parking	Subject to sections 3.1 & 3.2, no front yard parking at the date this land use district comes into effect
Front Yard Minimum	18.0 m
Building Height Maximum	2 storeys to a maximum of 10.0 m measured from the average of the lot grade
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped

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

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

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

The general purpose of this District is to provide land which will be used for low density residential development.

(1) DC(2) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Mail sorting and distribution centre.
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs,
(6)	projecting signs,
(7)	wall signs.

(2) Direct Control District No. 2 Regulations

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

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

- (b) Any outdoor storage must be screened to the satisfaction of the Development Authority.
- (c) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.3 Direct Control District No. 3 DC(3) (See Maps L14, L15, K15,L16)

(1) DC(3) Permitted and Discretionary Uses Table

DC(3)

(a) Permitted Uses	
(i)	Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a discretionary use, and
(ii)	Any use approved by the Council for the land within this use district having regard to the adopted Area Redevelopment Plan.

(2) Direct Control District No. 3 Regulations

- (a) The regulations applicable to I1 district apply to the site known as the West Yards comprising the lands legally described as follows:

Lot	Block	Plan
8		72 NY
1	3	802 0453
3	7	1355KS
4	7	1355KS
6	7	4695MC
10PUL	8	942 3529
9	8	942 3529
1	8	5551KS
R	7	1034KS
R10	6	3724TR
8A	7	3824TR
1A	7	922 2656
5A	7	922 2656
9	7	832 2364

- (b) The regulations applicable to C1 District apply to the site of a used car sales lot comprising the lands legally described as follows:

Lots 8 and 9, Plan 72NY

8.4 Direct Control District No. 4 DC(4) (See Map M13)

DC(4)

(1) DC(4) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Two restaurants in the existing building.
(ii)	Existing tele-theatre racetrack betting facility.
(b) Discretionary Uses	
(i)	Any use approved by Council.

(2) Direct Control District No. 4 Regulations

- (a) Traffic: In order to ensure that the site is suitable for any discretionary uses, the owner shall submit a traffic study completed by a qualified traffic engineer.
- (b) Site Development: Any redevelopment proposal for this site shall be accompanied by a complete set of elevations for Council review; these elevations shall feature a high degree of architectural quality, particularly in terms of the north and south elevations.
- (c) Landscaping: Any redevelopment of the site shall include extensive landscaping and shall not be less than that required in adjacent C4 sites.
- (d) Parking Standards: Parking standards shall be as required in the C4 District.
- (e) Other Standards: Council may impose any other conditions necessary to ensure the satisfactory redevelopment of this site.

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

DC(5)

(1) DC(5) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Any uses approved by Council.

(2) Direct Control District No. 5 Regulations

- (a)** The Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

8.6 Direct Control District No. 6 DC(6) (See Map L15)**DC(6)****(1) DC(6) Uses Table**

(a) Uses (that will be considered by City Council)	
(i)	Two restaurants in the existing building.
(ii)	Accessory building or use to any of the above.
(iii)	Commercial recreation facility.
(iv)	Commercial entertainment facility.
(v)	Commercial service facility.
(vi)	Drinking establishment (adult entertainment prohibited) subject to section 5.7(8).
(vii)	Home occupations subject to section 4.7(8).
(viii)	Hotel or motel.
(ix)	Institutional service facility.
(x)	Merchandise sales, excluding: <ul style="list-style-type: none"> (1) agricultural and industrial vehicles or machinery, and fuel. (2) a food store, a pharmacy or a drug store (restrictive covenant placed by 422984 Alberta Ltd. / Westfair Foods against this entire site).
(xi)	Multiple family building.
(xii)	Office.
(xiii)	Parking lot or parking structure in conjunction with any of the above uses.
(xiv)	Restaurant, excluding against a portion of this site: any fast food outlet or restaurant specializing in the sale of hamburgers (restrictive covenant placed by McDonalds Restaurants of Canada Ltd.).
(xv)	Signs - identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: <ul style="list-style-type: none"> (1) awning, canopy and marquee signs, (2) under canopy signs, (3) fascia signs, (4) free standing signs, (5) painted wall signs, (6) projecting signs.

(2) Direct Control District No. 6 Regulations**(a) Table 8.3 DC(6) Regulations**

Regulations	Requirements
Building Height	As approved by City Council
Front Yard Minimum	6.0 m

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

The following development standards shall apply:

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

- (i) high quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes,
- (ii) pedestrian oriented store fronts emphasizing special window and entrance treatments,
- (iii) incorporation of cantilevers and canopies,
- (iv) tasteful colour schemes,
- (v) aesthetics of each building must be pleasing from all elevations and shall feature street oriented design elements including street level windows for all elevations visible from adjacent public roadways,
- (vi) warehouse type buildings are not permitted,
- (vii) no outdoor storage areas are permitted,
- (viii) all waste containers must be enclosed, screened and/or be fully integrated into the overall building or site development,
- (ix) development must be complementary to the downtown and emphasize uses that would attract patrons, both during the day and evening,

- (x) development should strive to produce a seamless connection to the area south of 48th Street which will include a City park site,
- (xi) development should facilitate and encourage pedestrian movement within the site and to adjacent developments. Site to include sidewalks incorporating the use of paving stones and public area landscaping, lighting and street furniture,
- (xii) all signage, lighting and street furniture must complement the overall building theme,
- (xiii) landscaping:
 - (1) must be of high quality, incorporating mature plantings,
 - (2) perimeter of site must be landscaped including all adjoining road boulevard areas surrounding the site; in lieu of the boulevard landscaping required by the developer, the minimum onsite landscaping requirement is 10% of site area rather than the 15% of site area required on adjoining properties in the area,
 - (3) all perimeter and boulevard landscaping must be a continuation of the overall onsite landscaping plan,
 - (4) landscaping should be comprehensive throughout the development and appear seamless among the various components of the development,
 - (5) landscaping should be designed to screen parking areas and tie public areas to the commercial areas.
- (c) Vehicle access to site:
 - (i) all vehicle site access is restricted to either 52nd Avenue or 48th Street,
 - (ii) vehicle access from 52nd Street is restricted to a common access point with, and adjoining, the existing McDonalds restaurant access,
 - (iii) vehicle access from 48th Street will be restricted to one common access point located approximately midway between 52nd Avenue and Taylor Drive.
- (d) Prospective developers of the site are encouraged to be innovative in their site design. They should examine opportunities for such features as landscaped covered parking which could maximize the use of the site, use

of decorative and/or unique fencing, feature walls, flags, banners, sculptures, and extensive use of hard and soft landscaping.

(3) Site Development

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

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

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

(1) DC(7) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Hair replacement salon in the existing building.
(ii) Any permitted use listed in the R3 Residential (Multiple Family) District.
(b) Discretionary Uses
(i) Any discretionary use listed in the R3 Residential (Multiple Family) District.

(2) Direct Control District No. 7 Regulations

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

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



General Purpose

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

(1) DC(8) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any permitted use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building.
(ii)	Hotel units as the only commercial use in the multiple family building.
(iii)	One multiple family building.
(b) Discretionary Uses	
(i)	Any discretionary use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building, with the exception of warehouse, outdoor display of goods traded in the district, drinking establishment (adult entertainment permitted), gaming establishment, dangerous goods occupancy and restaurant.
(ii)	A drinking establishment (adult entertainment prohibited, subject to section 5.7(8)) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use.
(iii)	Restaurant.

(2) Direct Control District No. 8 Regulations

- (a)** The C4 and R3 District will be used as a guide for the Municipal Planning Commission.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

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

General Purpose

DC(9)

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

(1) DC(9) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Park.
(ii) One multiple family building.
(b) Discretionary Uses
(i) Any ancillary uses approved by City Council.

(2) Site Development

- (a)** The R3 District will be used as a guide by City Council in considering standards for the multiple family building; the P1 District will be used as a guide by City Council in considering standards for the park development.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

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

DC(10)

General Purpose

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

(1) DC(10) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Group of buildings as described above in section 8.10 General Purpose.
(ii) Park.
(b) Discretionary Uses
(i) Any ancillary uses approved by the Development Authority.

(2) Direct Control District No. 10 Regulations

- (a) Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit shall be as follows:
 - (i) manor house = 60 years of age,
 - (ii) semi-detached/triplex = 55 years of age.
- (b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.
- (c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.
- (d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.
- (e) Landscaping shall include a berm and enhanced vegetation on the west side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

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

DC(11)

General Purpose

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

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

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

(2) Site Development

- (a)** All development standards will be as stated in the C2B Commercial (District Shopping Centre) District.

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

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

(1) DC(12) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Dwelling units above the ground floor.
(iii)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery, and fuel.
(iv)	Office.
(v)	Service and repair of goods traded in the district, excluding motor vehicles.
(vi)	Signs subject to section 3.3 and 3.4:
(1)	a-board signs,
(2)	awning and canopy signs,
(3)	under canopy signs,
(4)	fascia signs,
(5)	free standing signs,
(6)	neighbourhood identification signs, and
(7)	projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Detached dwelling and accessory buildings, existing legally at the time of adoption of bylaw.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Multiple family building.
(v)	Multi-attached building.
(vi)	Parking lot.
(vii)	Signs subject to section 3.3 and 3.4: painted wall signs and wall signs.

(2) Direct Control District No. 12 Regulations**(a) Table 8.4 DC(12) Regulations**

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

(3) Site Development

- (a) All buildings in the DC(12) District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The rear elevation and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).
- (b) The minimum rear yard setback of 1.5 m required for commercial uses under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

- (c) The minimum side yard setback of 1.5 m required for commercial uses on a corner lot under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback, or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (d) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.13 Direct Control District No. 13 DC(13) (See Map L16)**DC(13)****General Purpose**

The general purpose of this district is to provide for residential redevelopment which enhances the area's proximity to the river and permits a blend of destination type retail or commercial uses, while maintaining an active residential neighbourhood. This will be accomplished by incorporating appropriate building orientation, architectural design, and provision of community amenities. The district is to permit a mix of small scale commercial developments that includes developments in which the proprietor both lives and works on site and boutique style uses, as well as a blend of residential uses. Development will be consistent with the objectives of the Riverside Meadows Area Redevelopment Plan.

(1) DC(13) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Detached dwelling.
(ii)	Home occupations subject to section 4.7(8).
(iii)	Private garage.
(b) Discretionary Uses	
(i)	Any combination of uses (ii) through (v) on the ground floor of a multiple family building.
(ii)	All uses in existence at January 15, 2001 are deemed to be discretionary uses under the bylaw provided that the use does not expand, takes place in a building that is existing at the time the bylaw is passed, and that the use is continuous. Discontinuance of a use for 6 months or more will render such use in non-compliance of this bylaw.
(iii)	Merchandise sales and/or rental provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building but excludes sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores.
(iv)	Multiple family building.
(v)	Office and commercial service uses provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
(vi)	Office, commercial service facility, restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores), and service and repair of goods traded within the Direct Control District, provided that they are contained in a renovated structure which has significant architectural features characteristic of residential style buildings.

(b) Discretionary Uses *continued*

- | | |
|--------|--|
| (vii) | Restaurants provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building. |
| (viii) | Service and repair of goods traded within the Direct Control District, provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building. |

(2) Site Development

- (a) All development must comply with the guidelines provided in the Riverside Meadows Area Redevelopment Plan including Appendix C.
- (b) Development should generally be consistent with the R2 Residential Medium Density District requirements with attention paid to careful integration of compatible, low impact commercial uses in residential style buildings.

(3) Development Standards

- (a) Maximum building height: three storeys, unless the additional requirements of the Riverside Meadows Area Redevelopment Plan are met.
- (b) Council delegates its authority with respect to all other development standards to the Development Authority.
- (c) All development applications must be referred to the Community Association for comment.

8.14 Direct Control District No. 14 DC(14) (See Map L16)**General Purpose****DC(14)**

The general purpose of this district is to accommodate development of a place of worship and/or redevelopment of residential and mixed commercial-residential uses in a manner that is compatible with the neighbourhood and the Riverside Meadows Area Redevelopment Plan.

(1) DC(14) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Multi-attached building.
(ii)	Place of Worship.
(b) Discretionary Uses	
(i)	Home occupations subject to section 4.7(8).
(ii)	Mixed use residential-commercial development which may consist of dwelling units above the ground floor and ground floor office, personal service uses, or commercial service uses.

(2) Direct Control District No. 14 Regulations**(a) Table 8.5 DC(14) Regulations**

Regulations	Requirements
Floor Area Minimum	Multi- attached residential – 60.0 m ² / unit Residential above ground floor – 37.0 m ² / unit Commercial - Nil
Building Height Maximum	3 storeys
Landscaped Area	25%
Parking Spaces	Subject to sections 3.1 & 3.2

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

(3) Site Development

(a) The site plan, the architectural treatment of buildings, the provision of landscaped open space, and the parking layout are to comply with the intent and recommendations of the Riverside Meadows Area Redevelopment Plan.

- (b) All commercial development or mixed commercial-residential development shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The elevations and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other neighbouring buildings. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).
- (c) In addition, all residential development shall generally follow the requirements of the R2 Residential (Medium Density) District with specific site plans approved by the Development Authority.
- (d) All commercial or mixed commercial-residential development shall generally be subject to the requirements of the C3 district with specific site plans approved by the Development Authority.

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

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(1) DC(15) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Detached dwelling.
(iii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iv)	Home music instructor/instruction (two students), subject to section 4.7(10).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary suite subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	Amateur radio tower.
(iii)	Bed & breakfast, subject to section 4.7(11).
(iv)	Garden suite subject to section 4.7(13).
(v)	Home music instructor/instruction (six students), subject to section 4.7(10).

(2) Direct Control District No. 15 Regulations**(a) Table 8.6 DC(15) Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwelling unit frontage in m x 6.0 m
Site Coverage Maximum	40% includes garage and accessory buildings
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m.

Regulations	Requirements
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	360.0 m ²
Lot Frontage Minimum	12.0 m

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

- (i) not less than 90.0% of the minimum front yard, side yard, rear yard, site area, or frontage,
- (ii) not less than 95.0% of the minimum floor area,
- (iii) not less than 98.0% of the minimum landscaping area.

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

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

(3) Redevelopment of Existing Neighbourhood

Notwithstanding section 8.15(2), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage.

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

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

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

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

(1) DC(16) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & breakfast, subject to section 4.7(11).
(iii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iv)	Home occupations which will generate additional traffic subject to section 4.7(8).
(v)	Multi-attached building.
(vi)	Multiple family building.

(2) Direct Control District No. 16 Regulations

- (a)** The applicable regulations listed in section 4.7(1) and table 4.4 under the R2 Residential (Medium Density) District.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and

architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

(3) Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of “universal design principles” as generally defined by the building industry refer to section 8.16 general purpose.
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location.
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard.
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare.
- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of sections 3.1 and 3.2, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons.
- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between The City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with sections 3.1 and 3.2 of this Land Use Bylaw.

(4) Redevelopment of Existing Neighbourhoods

Notwithstanding subsection 8.16(2)(a), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

8.17 Direct Control District No. 17 DC(17) (See Map L16)**DC(17)****General Purpose**

This district will allow single family or semi-detached residential development and allow for the careful integration of certain low impact commercial service uses in residential style buildings in a manner that is compatible with the neighbourhood and the Riverside Meadows Area Redevelopment Plan.

(1) DC(17) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Detached dwelling.
(ii)	Home occupations subject to section 4.7(8).
(iii)	Private garage.
(iv)	Semi-attached dwelling units.
(b) Discretionary Uses	
(i)	Commercial service facility within a building which has a residential style appearance, excluding a funeral home, commercial school, automotive service or repair or associated uses, any gaming or gambling establishment or late night club, and any adult entertainment or related use.
(ii)	Office located within a building which has a residential style appearance.
(iii)	Retirement home, seniors care or seniors nursing facility within a residential style building which is considered by the Development Authority to meet the intent of the land use district.

(2) Site Development

All development shall generally follow the development standards and regulations of the R1A Residential (Semi-Detached Dwelling) District. All low impact commercial service development must complement the adjacent residential area. A residential component within each low impact commercial service development is encouraged, such as a residential suite above an office, but not required. Because the intent is to develop low impact, small scale commercial service uses, only one business shall be allowed per building. The site plan, the building orientation, the scale, the architectural treatment of buildings, and the provision of landscaped open space as well as the parking layout shall be subject to the approval of the Development Authority and are to comply with the intent and recommendations of the Riverside Meadows Area Redevelopment Plan.

(3) Development Standards

- (a) Maximum building height: two storeys
- (b) Parking: at the discretion of the Development Authority. Parking to be reviewed based on development design and safety considerations.
- (c) Council delegates its authority with respect to all other development standards to the Development Authority.

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

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

(1) DC(18) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Apartment building to a maximum of 95 units.
(ii) Townhouse units to a maximum of 7 units.
(b) Discretionary Uses
(i) As approved by Council

(2) Development Standards

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District.
- (b) Site Development: The apartment building shall be handicapped accessible with an elevator.
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade; the townhouses are to comply to the R2 Residential (Medium Density) District.
- (d) Parking Standards: Parking Standards shall be as required in the R2 district, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) Traffic: In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by The City of Red Deer.
- (f) Site area: Minimum site area is to be 1 hectare.

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

DC(19)

General Purpose

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

(1) DC(19) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the C1A Commercial (City Centre West) District.
(ii)	Maximum 40 bed combined non-medical detoxification centre and overnight shelter.
(b) Discretionary Uses	
(i)	All uses listed as discretionary in the C1A Commercial (City Centre West) District.

(2) Development Standards

- (a)** The existing building is deemed to meet all development standards with the exception of landscape area.
- (b)** Landscape area is to be 15% of site area which is to include perimeter landscaping around the north parking area.
- (c)** Existing metal fence to be removed within 30 days of occupancy.
- (d)** Any development standards listed in this district as well as those as set out in Parts 2, 3 and 5 of the Land Use Bylaw are delegated by Council to the development officer.

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

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

(1) DC (20) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Restaurant.
(iv)	Merchandise sales and/or rental, excluding:
(1)	all uses where the primary focus is adult oriented merchandise and/or entertainment,
(2)	liquor,
(3)	motor vehicles,
(4)	machinery and,
(5)	fuel.
(v)	Health and medical services.
(vii)	Signs subject to section 3.3 and 3.4:
(1)	awning and canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs, and
(6)	projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use.
(ii)	Service and repair of goods traded in this district.
(iii)	Dangerous good occupancy, where required, in association with a dry cleaning business.

(2) Direct Control District No. 20 Regulations

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

(3) Site Development

- (a) In order to ensure that the new development on this site matches the character and scale of the existing surrounding neighbourhood, all uses and development standards prescribed for this district, site plan, site access, pedestrian environment, the provision of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.
- (b) The relationship of the use to adjacent residential areas will be a factor in considering the site plan and architectural treatment of the building.

8.21 Direct Control Districts General Regulations

- (1) The general purpose of this District is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this bylaw that could be used to achieve the same result.
- (2) All land use applications in the District shall be evaluated on their merits by Council.
- (3) Council will establish the appropriate development standards or may delegate this responsibility to the Municipal Planning Commission.

8.22 Exceptions Respecting Land Use

(1) Areas Specifically Designated for a Particular Use

- (a) In addition to the list of discretionary uses set out in the applicable land use district, those sites shall have the following additional discretionary uses and the Commission shall determine the floor area, yard requirements, building height, parking and loading requirements:
 - (i) 40 Avenue and Ross Street (south side only) motor vehicle service and repair (no sales), car wash and drive-in,
 - (ii) Lot 33, Block 1, Plan 772 2593 food establishment,
 - (iii) 41 Avenue and Ross Street (southeast corner only) motor vehicle service and repair (no sales), car wash and drive-in,

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

- (b) On those sites listed below, medical offices and related facilities and related commercial services are discretionary uses provided that such offices shall not be located on any floor of the building which contains a dwelling unit. Parking lots are also a discretionary use for Block 4, Plan 6564 E.T.:
 - (i) Block 4, Plan 6564 E.T. (5101 – 5129 39 Street & 5102-5130 38 Street)
 - (ii) Lot 1, Block J, Plan 3999 R.S. (3939-50A Avenue),
 - (iii) Lot 2, Block J, Plan 3999 R.S. (3947-50A Avenue),
 - (iv) 5102-5130 38 Street and 5101 – 5129 39 Street.

- (c) On Lot 58, Block 14, Plan 792-0555 (88 Howarth Street), the development of C2B uses, except lounges, bars and amusement arcades may be allowed as discretionary uses, provided that landscaped buffers of 10 m and 3 m be developed along Howarth Street and the lane respectively, and be subject to all other provisions of the C2B Districts.
- (d) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses:
 - (i) One basement dwelling in a detached dwelling in addition to the uses listed in the R1 Use Table on:
 - (1) Lot 3C, Block E, Plan 792-3164 (5853-71 Street).
 - (ii) Alberta Amateur Hockey Association Training Program and distribution of materials on:
 - (1) Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1, 7875 - 48 Avenue).
 - (iii) Use by Youth and Volunteer Centre on:
 - (1) W 1/2 of Lot 39, Lot 40, Block B, Plan K8 (4633-49 Street),
 - (2) Lots 41-42, Block B, Plan K8 (4637-49 Street).
 - (iv) Basement dwelling suite on:
 - (1) Lot 1, Block 4, Plan 4194 M.C. (414 Terrace Park).
 - (v) Office by Canadian Paraplegic Association on:
 - (1) Lots 3-4, Block 5, Plan 762-0870 (#4, 7803 - 50th Avenue).
 - (vi) Tea house, lodging and boarding house, and gift store in association with a bed and breakfast operation on:
 - (1) Lots 38-40, Block A, Plan K8 (4631-50 Street).
 - (vii) Dry waste disposal site on:
 - (1) The portion of the N.E. 1/4 of Section 33-38-27-4 which lies west of Railway Plan No. 1813 M.C. and the portion of Lot R5, Block 4, Plan 772-0064 which lies in the S.E. 1/4 of Section 33-38-27-4.

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

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

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

(i) Apartments on:

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

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

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

(ii) Upholstery business on:

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

(iii) Semi-detached dwelling on:

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

(iv) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446 m² building and a 716 m² addition to the welding shop:

(1) Lot 1, Block 7, Plan 952 0967 (2827 30 Avenue).

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

(i) Prosthetic services on:

(1) Lot 1A, Block 2, Plan 862-1950 (4926-55 Street).

(ii) Photographic studio on:

(1) Lot 7, Block E, Plan K9 (4419 - 55 Street).

(iii) Hair salon on:

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

(iv) Detached dwelling with 2 basement units on:

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

(v) Contractor's business on:

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

(vi) One basement dwelling suite on:

(1) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent).

(vii) A maximum 4,700 m² call centre operation in the south-east portion of the Bower Place Shopping Centre (former Zellers store) on:

(1) Block 6B, Plan 942 2669 (4900 Molly Banister Drive).

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

(i) office for a utility locating service on:

(1) Lot 4, Block 42, Plan K5 (4507 - 48 Avenue).

(h) On the following lots below or portions thereof designated R1, development of semi-detached dwellings may be allowed as a discretionary use subject to the guidelines and objectives as stated in Riverside Meadows Area Redevelopment Plan Bylaw No. 3261/2000:

Lot	Block	Plan	Street Address
1	4	4963 TR	6010 - 58A Street
2	4	4963 TR	6014 - 58 A Street
3	4	4963 TR	6018 - 58A Street
4	4	4963 TR	6022 -58A Street
5	4	4963 TR	6026 - 58A Street
6	4	4963 TR	6030 - 58A Street
7	4	4963 TR	6034 - 58A Street
8	4	4963 TR	6038 - 58A Street

Lot	Block	Plan	Street Address
9	4	4963 TR	6042 - 58A Street
7-9	1	506 AH	5702 – 60 Avenue
18	D	1846 TR	5841 – 60 Avenue
19	D	1846 TR	5837 – 60 Avenue
20	D	1846 TR	5833 – 60 Avenue
22	D	952 0065	5829 60 Avenue
1A	2	1030 NY	5713 – 60 Avenue
1A & 1B	2	748 TR	6001 & 6003 – 59 Street
2A & 2B	2	748 TR	6005 & 6007 – 59 Street
3A	2	748 TR	6011 – 59 Street
4A & 4B	2	748 TR	6017 & 6019 – 59 Street
5A & 5B	2	748 TR	6021 & 6023 – 59 Street
6A & 6B	2	748 TR	6025 & 6027 – 59 Street
7A & 7B	2	748 TR	6029 & 6031 – 59 Street
8A & 8B	2	748 TR	6033 & 6035 – 59 Street
15	1	952 0065	5716 – 60 Avenue
16 & 17	1	952 0065	5802 & 5804 – 60 Avenue
18 & 19	1	952 0065	5806 & 5808 – 60 Avenue
20 & 21	1	952 0065	5810 & 5812 – 60 Avenue
22 & 23	1	952 0065	5814 & 516 – 60 Avenue
24 & 25	1	952 0065	5818 & 5820 – 60 Avenue
3 & 4	1	506 AH	5712 – 60 Avenue
5 & 6	1	506 AH	5708 – 60 Avenue
4 & 5	2	506 AH	5709 – 60 Avenue
6 & 7	2	506 AH	5705 – 60 Avenue
8 & 9	2	506 AH	5701 – 60 Avenue
6	10	5325 MC	5622 – 60 Avenue
7	10	5325 MC	5626 – 60 Avenue
8	10	5325 MC	5630 – 60 Avenue
9	10	5325 MC	5634 – 60 Avenue
4	10	6795 MC	5614 – 60 Avenue
5	10	6795 MC	5618 – 60 Avenue
5A	10	6795 MC	5620 – 60 Avenue
1	10	5325 MC	5602 – 60 Avenue
2	10	5325 MC	5606 – 60 Avenue
3	10	5325 MC	5610 – 60 Avenue
23 & 24	D	952 0065	5823 & 5821– 60 Avenue
25 & 26	D	952 0065	5819 & 5817 – 60 Avenue
27 & 28	D	952 0065	5815 & 5813 – 60 Avenue
29 & 30	D	952 0065	5811 & 5809 – 60 Avenue
1 & 2	2	934 AJ	5831 – 58 A Street
21 & 22	2	872 1703	5827 – 58 A Street & 5826 – 58A Street
6 - 8	2	934 AJ	5821 – 58 A Street

Lot	Block	Plan	Street Address
9 & 10	2	934 AJ	5817 – 58 A Street
11-13	2	934 AJ	5811 – 58 A Street
18	2	762 1867	5806 – 58 Avenue
19A & 19B	2	762 1867	5804 & 5802 – 58 Avenue
8A & 8B	8	456 NY	5526 & 5528 – 60 Avenue
5A & 5B	8	6241 MC	5514 & 5516 – 60 Avenue
6A & 6B	8	6241 MC	5518 & 5520 – 60 Avenue
7A & 7B	8	6241 MC	5522 & 5524 – 60 Avenue
4A & 4B	8	222 NY	5510 & 5512 – 60 Avenue
2A & 2B	8	6241 MC	5502 & 5504 – 60 Avenue
3A & 3B	8	6241 MC	5506 & 5508 – 60 Avenue

- (i) In addition to the foregoing subsection (h), all legally existing uses, within the Riverside Meadows Area Redevelopment Plan (Bylaw 3162/2000) which are in existence at the time of passage of Land Use Bylaw Amendment 3156/NN-2000, (January 15, 2001) are deemed henceforth to be discretionary uses under the bylaw provided that they are carried out in a building which was in existence as of January 15, 2001.
- (j) Notwithstanding the land use district in which it is situated, where a residential building within the Riverside Meadows Area Redevelopment Plan, in existence at the time of passing of this bylaw (January 15, 2001), is partially or fully destroyed by accidental means, it may be replaced subject to the design and elevations being acceptable to the Development Authority.
- (k) A low impact commercial use which complies with the provisions of section 5.7(8) may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.
- (l) Notwithstanding anything in this bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units must comply with the regulations applicable to the R1A district.
- (i) Lot 47 (4635 – 48 Street) and Lot 48 (4631 – 48 Street) Block C Plan 992 6203.
 - (ii) Lot 22 and Lot 23 Block C Plan K8 (4602B and 4602A – 47 Street).
 - (iii) Lot 33 and Lot 34 Block D Plan K10 (4621A and 4621B – 47 Street).
 - (iv) Lot 19A Block F Plan 3591 P (4612 – 44 Street).
 - (v) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B –

- 45 Street).
 - (vi) Lot 19A (4309 – 46 Avenue) and Lot 20A (4310 – 45A Avenue) Block A Plan 2354 AE.
 - (vii) Lot 1 (4505 – 46 Avenue) and Lot 2 (4503 – 46 Avenue) Block K Plan 4900 R.
 - (viii) The most southerly sixty two and one half (62 ½) feet of Lots 1, 2, 3 and 4 and all of Lot 5, Block J Plan 4900 R (4601 – 46 Avenue).
 - (ix) Lots 45 and 46 Block J Plan 922 1244 (4519A and 4519B – 47 Street).
 - (x) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street).
 - (xi) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street).
 - (xii) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street).
 - (xiii) Lots 49 and 50, Block B, Plan 042 1756 (4644 – 48 Street and 4801 – 47 Avenue).
 - (xiv) Proposed Lots 5A and 6A Block F Plan 042 6407 (4642 – 44 Street).
- (m) Notwithstanding anything in this bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.
- (i) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building (4606 – 47 Street).
 - (ii) Lots 6 and 7 Block I Plan 4900 R – a four unit multi-attached building (4526 – 47 Street).
 - (iii) The south 100' (one hundred feet) of Lots 1 to 4 Block F Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys (4405 – 47 Avenue).
 - (iv) Lot Z, Block E, Plan 3591 P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum height of three storeys.
 - (v) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys.
- (n) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:
- (i) Notwithstanding section 6.3(1) of this land use bylaw, one new two storey building for the uses of paint supply, mixing paint, sale and distribution of automotive related finishes and parts may be built on Block N, Plan 3051HW (5825 Kerry Wood Drive) and may be expanded to include Lot 1, Block N, Plan 1861KS, if Lot 1, Block N, Plan 1861KS is consolidated by Plan of Survey with Block N, Plan 3051HW. This permitted use is subject to review of the building design by the Riverside Meadows Community Association and Municipal Planning Commission. The building is

to be designed with a commercial appearance; outside storage will be allowed provided it is adequately screened. All other standards are contained in sections 6.3(2) and 6.3(3). This land use exception will expire on July 15, 2010.

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

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

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

(q) Signs, as listed within the C3 Commercial (Neighbourhood Convenience) District and which comply with the provisions of section 3.3 of this bylaw, may be allowed as a discretionary use on Lot 1, Block 23, Plan 892 1574.

(2) Areas Specifically Exempted from a Particular Use

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

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

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

(i) a gaming or drinking establishment:

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

Part Nine: Land Use Bylaw Enforcement

9.1	Enforcement	2
9.2	Offences and Penalties	2

9.1 Enforcement

- (1) The provisions of this bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the *Municipal Government Act*.
- (2) A Designated Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
 - (a) complaints from the public that premises are being used contrary to the bylaw,
 - (b) the observations of a designated officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this bylaw.
- (3) For the purpose of inspecting premises pursuant to this bylaw and the *Municipal Government Act*, the following shall be Designated Officers:
 - (a) a Bylaw Officer,
 - (b) a Safety Codes Officer,
 - (c) the Development Officer or anyone designated by the Development Officer,
 - (d) Compliance Officer

9.2 Offences and Penalties

- (1) No person shall:
 - (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, 551, 645;
 - (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.

- (2) A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to the specified penalty set out in Schedule "C", or in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10, 000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.
- (3) Where a Bylaw Officer reasonably believes that a person has contravened any provision of this Bylaw, the Bylaw Officer may, in addition to any other remedy at law, serve upon the person a violation ticket, in the form provided under the Provincial Offences Procedures Act, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.
- (4) Where a person is convicted of a second, third or subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".
- (5) This section shall not prevent any Bylaw Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from laying an information in lieu of issuing a violation ticket.
- (6) A Bylaw Officer who believes on reasonable grounds that a sign is not authorized pursuant to the Bylaw may remove and impound the sign:
 - (a) in the case of a sign for which a permit is issued, after 7 days notice to the sign permit holder, delivered to the address shown on the sign permit; or
 - (b) in the case of a sign for which no permit has been issued, without prior notice to any person.
- (7) Notwithstanding subsection (6), a Bylaw Officer may not remove a sign which is located in or upon or which is affixed to a building without either the consent of the owner of the building, the consent of the owner of the sign or a court order.
- (8) Following the impounding and removal of a sign, the Development Officer for the City shall cause a notice to be sent to the owner of the sign (if known) or to the owner of the premises from which the sign is removed, 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 Schedule "C" of this Bylaw.

- (9) An impounded sign which has not been redeemed within 60 days of the date of service of notice as specified in subsection (8), may be disposed of by the City without further notice to any person and without any liability to compensate the owner of the sign.

(b) Discretionary Uses *continued*

- (iv) Billboard signs, except on sites fronting subject to section 3.4:
 - (1) Gaetz Avenue between 28th Street and the southern boundary of the City,
 - (2) Gaetz Avenue between 77th Street and the northern boundary of the City,
 - (3) on 67th Street between 59th Avenue and the western boundary of the City, and
 - (4) on sites adjacent to Highway 2 within the City boundary.
- (v) Crematorium
- (vi) Dangerous goods occupancy.
- (vii) Restaurant.
- (viii) Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery.
- (ix) Sale of horse, stock, and light flatdeck and cargo trailers.
- (x) Sign identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
 - (1) wall signs.
- (xi) Transportation, communication or utility facility.
- (xii) Trade/commercial schools (maximum capacity of 60 persons).

(2) I1 Industrial (Business Service) District Regulations

(a) Table 6.1 I1 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

(b) I1 district is subject to any applicable residential regulations listed within section 6.4.

(c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major

arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

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

The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.4 (2)(b) in which nuisance factors have a high probability of occurring.

(1) I2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
(b) Discretionary Uses	
(i)	Auction Mart, including livestock.
(ii)	All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii)	Manufacturing, processing, distribution, repair, servicing, and/or rental facilities.

(2) I2 Industrial (Heavy Industrial) District Regulations**(a) Table 6.2 I2 Regulations**

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

(b) I1 district is subject to any applicable residential regulations listed within section 6.4.

(3) Site Location

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

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

I1A/BSR

General Purpose

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

(1) I1A/BSR Permitted and Discretionary Uses Table

(a) Permitted Uses	
(ii)	Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.
(iii)	Dwelling units above the ground floor with one of the following located on the ground floor: <ul style="list-style-type: none"> (1) office, (2) merchandise sales and/or rental excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine, (3) restaurants excluding drive through fast food restaurants, (4) commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or (5) financial institutions.
(iv)	Financial institutions.
(v)	Home occupations subject to section 4.7(8).
(vi)	Industrial support services, excluding dangerous goods, oilfield services and/or construction trade or contractors and provided it takes place in a building existing as of July 15, 2003 .
(vii)	Multi-attached or multiple family dwelling units.
(viii)	Restaurants excluding drive through fast food restaurants.
(ix)	Service and repair of goods traded in the District (excludes service stations and/or car washes) approved prior to July 15, 2003.
(x)	Signs (subject to sections 3.3 and 3.4): <ul style="list-style-type: none"> (1) awning signs, and canopy signs, (2) fascia signs (advertising the name of the business and services only), (3) freestanding signs in existence as of July 15, 2003 and the replacement of

- these signs to a maximum of the existing height and size, and
- (4) projecting signs.
- (xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:
- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
 - (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
 - (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
 - (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
 - (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
 - (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
 - (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
 - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it does as of July 15, 2003.
 - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
 - (c) The operation of which meets the performance standards set out in sections 6.4(2) and 6.4(3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
 - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.
- (xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

(b) Discretionary Uses

- (i) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.
- (ii) Offices (professional and medical).
- (iii) Trade / commercial schools.
- (iv) Service and repair of goods traded in the District (excludes service stations and/or car washes).

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

I1A/BSR district is subject to any applicable regulations listed within 6.4. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(a) Table 6.3 I1A/BSR Regulations

Regulations	Requirements
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence
Outside storage	Not permitted
Signage	All signage to generally comply with the C-3 Commercial (Neighbourhood Convenience) District signage standards and regulations

(3) Site Development

- (a) Within this district, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash where the land can be used for the development of the public amenity area (town square or commercial village) as described in the Riverside Meadows Area Redevelopment Plan.
- (b) New development/redevelopment is expected to incorporate such features as awnings, planters, and architectural treatment and detailing compatible

with surrounding development. Buildings should incorporate pedestrian or street oriented design elements (e.g. recessed entrance ways, street level windows, awnings, appropriate landscaping, parking in the rear where possible).

6.4 General Industrial District Regulations

(1) Site Development

- (a) Within the I1A/BSR, I1, and I2 Districts site plans, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b) It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

(2) Industrial Standards Definitions

(a) Industrial Standard I

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

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

(b) Industrial Standard II

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

(3) General Industrial Performance Standards

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.

- (b) In addition to meeting the requirements of section 6.4(2), development of an industrial site shall comply with the following:

- (i) the minimum front yard of a site in any industrial district may be used only for:
 - (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
 - (2) driveways having access to a street or streets at locations to be approved by the Commission,
 - (3) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
 - (4) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.
- (ii) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:
 - (1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority,

or

(2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or

(3) a combination of (1) and (2) hereof.

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

(4) Projection Over Yards

(a) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

(i) On sites in industrial districts, a canopy if:

(1) the canopy is at least 3.6 m above the surface of the yard,
and

(2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

(5) Vehicular Access to Lots from Public Roadways

(a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

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7.1 A1 Future Urban Development District**A1****General Purpose**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

(1) A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
	(1) awning signs, and
	(2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.

(2) A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2

Regulations	Requirements
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

7.2 A2 Environmental Preservation District

A2

General Purpose

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

(1) A2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Natural vegetation.
(ii)	Parks.
(b) Discretionary Uses	
(i)	Cemetery.
(ii)	Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site.
(v)	Utilities.

(2) A2 Environmental Preservation District Special Provisions and Regulations

- (a) All regulations of this district are subject to Commission approval.
- (b) After the passing of this bylaw, no permanent building shall be erected on any site in this district.
- (c) Trees shall not be cut, felled or removed without prior approval of the Commission.
- (d) No aggregate extraction will be allowed.

7.3 P1 Parks and Recreation District

P1

General Purpose

The general purpose of this District is to provide land for parks and recreation areas and facilities for the use and enjoyment of the public at large.

(1) P1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Formal parks including trees, shrubs, flowers, lawns, pedestrian walks, statuary, ornamental ponds and fountains and any other use normally comprised in a formal floral or ornamental garden and campgrounds.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Bowling greens.
(iii)	Community centres.
(iv)	Curling rinks.
(v)	Day care facilities.
(vi)	Enclosed hockey, ice skating or roller skating rinks.
(vii)	Exhibition buildings or amphitheatres.
(viii)	Golf courses or golf driving ranges.
(ix)	Identification information on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	projecting signs, and
(5)	free standing signs.
(x)	Outdoor rinks.
(xi)	Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots.
(xii)	Parking ancillary to a permitted or discretionary use.
(xiii)	Sports fields.
(xiv)	Swimming pools.
(xv)	Sports stadiums.
(xvi)	Tennis courts.
(xvii)	Utilities.

(2) P1 Parks and Recreation District Regulations

(a) Table 7.2 P1 Regulations

Regulations	Requirements
Front Yard Minimum	15.0 m
Side Yard Minimum	15.0 m from any street, otherwise 7.5 m
Rear Yard Minimum	15.0 m from any street, otherwise 7.5 m
Landscaped Area	As required by the Recreation, Parks and Culture Manager
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

(3) Site Development

- (a)** Within the P1 Parks and Recreation District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

7.4 PS Public Service (Institutional or Government) District

PS

General Purpose

The general purpose of this District is to provide land for those uses that are public or quasi-public in nature.

(1) PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	Institutional service facility.
(iv)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(b) Discretionary Uses	
(i)	Assisted living residence.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.: <ul style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.
(iii)	At the Red Deer College site, situate upon the following lands namely: <ul style="list-style-type: none"> (1) Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th meridian. (2) Residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to education of students at Red Deer College.
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	Identification signs on the following types subject to sections 3.3 and 3.4: <ul style="list-style-type: none"> (1) awning, canopy signs, (2) under canopy signs,

- (3) fascia signs,
- (4) projecting signs, and
- (5) free standing signs.
- (viii) Offices for community oriented groups which have recreation as part of their programs.
- (ix) Parking ancillary to any permitted or discretionary use.
- (x) Private clubs or organizations.
- (xi) Retail sales of goods required in connection with a use approved under this table.
- (xii) Retirement home.
- (xiii) Social care residence.
- (xiv) Utilities.

(2) PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to Commission approval
Side Yard Minimum	Subject to Commission approval
Rear Yard Minimum	Subject to Commission approval
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

(3) Site Development

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

7.5 HP Historical Preservation Overlay District

HP

General Purpose

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

(1) HP Permitted and Discretionary Uses Table

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

(2) Historical Preservation Overlay District Regulations

- (a) Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Development Authority.
- (b) The relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout, shall be subject to approval by the Development Authority.

(3) Historical Preservation Buildings and Sites

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP - 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP - 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP - 3	3. St. Luke's Anglican Church	4929-54 Street	Lots 9-11, Block 14, Plan K	Registered
HP - 4	4. Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered / Municipal
HP - 5	5. North Cottage School	5704-60 Street	Lot S, Plan 4596 NY	Registered
HP - 6	6. Parsons House	4801-49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered / Municipal
HP - 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered / Municipal
HP - 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP - 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
HP - 10	10. Presbyterian Ladies College	5300 - 39 Avenue	Lot 1, Block 10, Plan 892 0192	Municipal
HP - 11	11. J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP - 12	12. Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP - 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP - 14	14. Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP - 15	15. Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

7.6 HS Historical Significance Overlay District

HS

General Purpose

The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

(1) HS Permitted and Discretionary Uses Table

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

(2) Historical Significance Overlay District Regulations

- (a) The owner must give 45 days notice to The City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 7.6(3)(c). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

- (b) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.
- (c) The buildings and/or sites, which are included in this district, are listed as follows:

Inventory of Historical Significant Resources

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402-55 th Street	Parcel C, Plan 837 H.W.
HS - 2	Arlington Hotel	4905-51 st Ave	Lots 1-5, Block 10, Plan H
HS - 3	Bank Manager's Residence	4742-56 th Street	Lot 12, Block C, Plan K1
HS - 4	Bawtinhimer Garage	4925-48 Street	Lot 12 (part) 13, Block 20, Plan K.
HS - 5	Botterill Residence	4637 Ross Street	Lots 41-43, Block A, Plan K-8
HS - 6	Bower Barn Gothic Roof Barn Sunnybrook Farm	4701-30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 7	Bower Residence	4701-30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H
HS - 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H
HS - 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467
HS - 11	Cenotaph	4900 Block, Ross Street	No Legal
HS - 12	Cole/G.W. Smith Residence	5142-44 th Street	Lot 15, Block 1, Plan 6077 HW
HS - 13	Dawe Residence	4124-52 nd Street	Lots 8 & 9, Block 12, Plan 3586AE

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230-58 Street	Lot D1, Plan 4154 R.S.
HS -15	Drill Hall #2 (Red Deer Memorial Centre)	4214-58 th Street	Lot E, Plan 3962 H.W.
HS - 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H
HS - 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900
HS - 18	Eventide Funeral Home (St. Luke's Hall)	4930-54 th Street	Lots 1 - 3, Block 13, Plan K (only south 12 of Lot 3)
HS - 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS
HS - 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ
HS - 21	F.W. Galbraith Residence	5810-45 th Ave	Lot 1, Block 5, Plan 961 H.W.
HS - 22	Gaetz Manufacturing Building	4840-51 th Street	Lots 1 & 2, Block 29, Plan K
HS - 23	Gaetz Memorial United Church	4758 Ross Street	NW ¼, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.
HS - 24	Grandview Lodge	5011-43 rd Ave	Lot 8, Block 6, Plan 5470 HW
HS - 25	Greene Block	5001 Ross Street	Lots 18 – 19, Block 10, Plan H
HS - 26	Hallman Residence	4617-48 th Street	Lot 32-33, Block C, Plan K8 (excluding E 10' of Lot 32)
HS - 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6, Block 15, Plan K
HS - 28	Heritage Square	4600 Block 47 th Avenue	Lot 1, Block C, Plan 842-2092
HS - 29	Huestis Residence	5201-47 th Ave	Lots 9-11, Block N Plan 6901 R
HS - 30	J. Weddell Residence	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544
HS - 31	Johnstone Residence	5509-48A Ave	Lot B, Block A, Plan 1995 ET
HS - 32	La France Residence	4922-55 th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.
HS - 33	MacKenzie/Ellis Residence	5343-46 th Ave	Lot 10A, Block G, Plan 1500 R.S.

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW
HS - 35	McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC
HS - 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.
HS - 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH
HS - 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H
HS - 39	William Moore Residence	5555-45th Ave	Lot 8, Block A, Plan 955 M.C
HS - 40	Murrin/Routledge Residence	4736-56th Street	Lot 15, Block C, Plan 5947 AM
HS - 41	Nachtman Residence	4630-45th Street	Lot 9, Block E, Plan 3591 P
HS - 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801-48th Street	Lots 21-22, Block 25, Plan K
HS - 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11 Plan 795 HW
HS - 44	Payne Residence	4634-49th Street	Lots 5 - 8, Block A, Plan K-8
HS - 45	Pettepher Residence	5045-45th Ave	Lots 3 & 4, Block 1, Plan K9
HS - 46	Piper Creek/ Twilight Lodge	4820-33rd Street	Lot 2, Block 8 Plan 1621 NY
HS - 47	Pollock Residence	4629-46th Street	Lots 37-40, Block E, Plan 3591 P
HS - 48	Old Post Office/ Federal Building	4909 Ross Street	Lots 20-29, Block 18, Plan H
HS - 49	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, Plan 795 HW South 20' of 21
HS - 50	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H
HS - 51	Raymond Gaetz Residence	4763- 56th Street	Lot 30, Block A, Plan 647 K.S.
HS - 52	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342
HS - 53	Red Deer College Arts Centre	5700-32nd Street	Lot 3, Plan 812 2461
HS - 54	A.H. Russell Residence	5938-45th Ave	Lot 1 & 2, Block 3, Plan 1292 A.0
HS - 55	Scott Block/Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS
HS - 56	Simpson Residence	5820-45th Ave	Lot 2, Block 5, Plan 961 H.W

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 57	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.
HS – 58	Telning Residence	4520-46th Street	Lot 12 & 13, Block J, Plan 4900 R
HS – 59	Thatcher Residence	5401-48th Avenue	Lot 1, Block 33, Plan 656 NY
HS – 60	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.
HS – 61	Tucker Residence	3534-45th Ave	Lot 5A, Block 5, Plan 78 RS
HS – 62	Wallace Residence	4755-56th Street	Lots 25-26, Block A Plan K1
HS – 63	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview	Lots 5-8 and 10-27, Block 9, Plan 1514 HW
HS – 64	Water Tower (Horton Spheroid)	3536-46th Ave	Lot 9, Block 22, Plan 1919 KS
HS – 65	Wong Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H
HS – 66	49A Avenue Houses	5511-49A Ave	Lots 7-9, Block 3, Plan 7075 AE
		5514-49A Ave	Lots 7-9, Block 2, Plan 7075 AE
		5517-49A Ave	Lots 10-11, Block 3, Plan 7075 AE
		5520-49A Ave	Lots 16 & 17, Block 2, Plan 002 3098
		5521-49A Ave	Lots 12-13, Block 3, Plan 7075 AE
		5526-49A Ave	Lots 13-15, Block 2, Plan 7075 AE
		5525-49 A Ave	Lot 19, Block 3 Plan 922 3300
		5527-49A Ave	Lot 20, Block 3, Plan 922 3300
HS – 67	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR
HS – 68	Ceremonial Trees Central School	5100 Block 47th Avenue	
HS – 69	Ceremonial Trees Coronation Park	4500 Block Ross Street	
HS – 70	Ceremonial Trees Cronquist House	Bower Ponds	
HS - 71	Ceremonial Trees Red Deer & District Museum	4525-47A Ave	

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 72	Ceremonial Trees Pioneers' Lodge	47th Avenue	
HS – 73	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078
HS – 74	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S
HS – 75	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4
HS – 76	Ceremonial Trees Centennial 1967	4900 Block, 48th Street	
HS – 77	Gaetz Lakes Sanctuary		
HS – 78	Great West Lumber Co. Site	Bower Ponds	
HS – 79	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939
HS – 80	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.
HS – 81	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.
HS – 82	Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762- 1616
HS – 83	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET
HS – 84	Snell Residence Site	4915-48th Ave	Lot 14, Block 38 Plan 832 0062
HS – 85	Stone Wall, Everglades Apartments	4319-51st Ave	Lot 15B, Block 6, Plan 862 2144
HS – 86	Towers at Checkmate Court	4902-37th Street	Plan 902 1647
HS – 87	Willow Tree	4700-55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952
HS – 88	Wishart Cabin Site	Gaetz Lake Sanctuary	
HS – 89	Farthing Block	4930 Ross Street	Lot 7, Block 17, Plan H
HS – 90	Park Hotel (Park Place)	4918-4920 Ross Street	Lots 10 – 15, Block 17, Plan H
HS – 91	Golden Circle	4620 – 47 Avenue	Lot 1, Block C Plan 842 2029
HS – 92	Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS

7.7 Mature Neighborhood Parkvale Overlay District

General Purpose

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

(1) Permitted And Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

(2) Application

- (a) The regulations in this District apply to the construction of any new principle or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown for illustrative purposes in Part 7, Figure 15.
- (b) An application for development approval shall include a site plan which shows:

 - (i) existing and proposed grades;
 - (ii) existing and proposed landscaping and buildings;
 - (iii) proposed building demolition, if any;
 - (iv) the height of main floor above grade;
 - (v) the location of proposed fences;
 - (vi) the location of existing side yard windows in any adjacent building; and
 - (vii) the location of all underground/overhead utility services and their connection points to any building.

- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.
- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
 - (i) contact the Parkvale Community Association and each owner of property located within a distance of 30.0 m of the Site of the proposed development (the “affected parties”);
 - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
 - (iii) document the comments of the affected parties with respect to the proposed development;
 - (iv) describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and
 - (v) submit as part of the Development Application documents showing the foregoing requirements have been complied with.
 - (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.

(3) Development Regulations for Residential Buildings

- (a) Maximum building width for all residential structures: 12.2 m
- (b) Minimum side yard: 1.5 m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43 m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building,

facing the street.

- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height on the side parcel boundary, then angles inward and up at a maximum 45 degree slope to the maximum permitted total building height.
- (i) The main floor shall not be located higher than 1.2 m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.
- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.

- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

(4) Development Regulations for Accessory Buildings

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2 m.
- (c) Accessory buildings shall be designed to compliment the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

(5) Regulations for Vegetation and Landscaping

- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
 - (i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level);
 - (ii) coniferous trees – minimum height 2.5 m;
 - (iii) deciduous shrubs – minimum 0.6 m height; and
 - (iv) coniferous shrubs – minimum 0.4 m height or spread.
 - (v) landscaping in a front yard shall consist of at least one tree and one shrub.

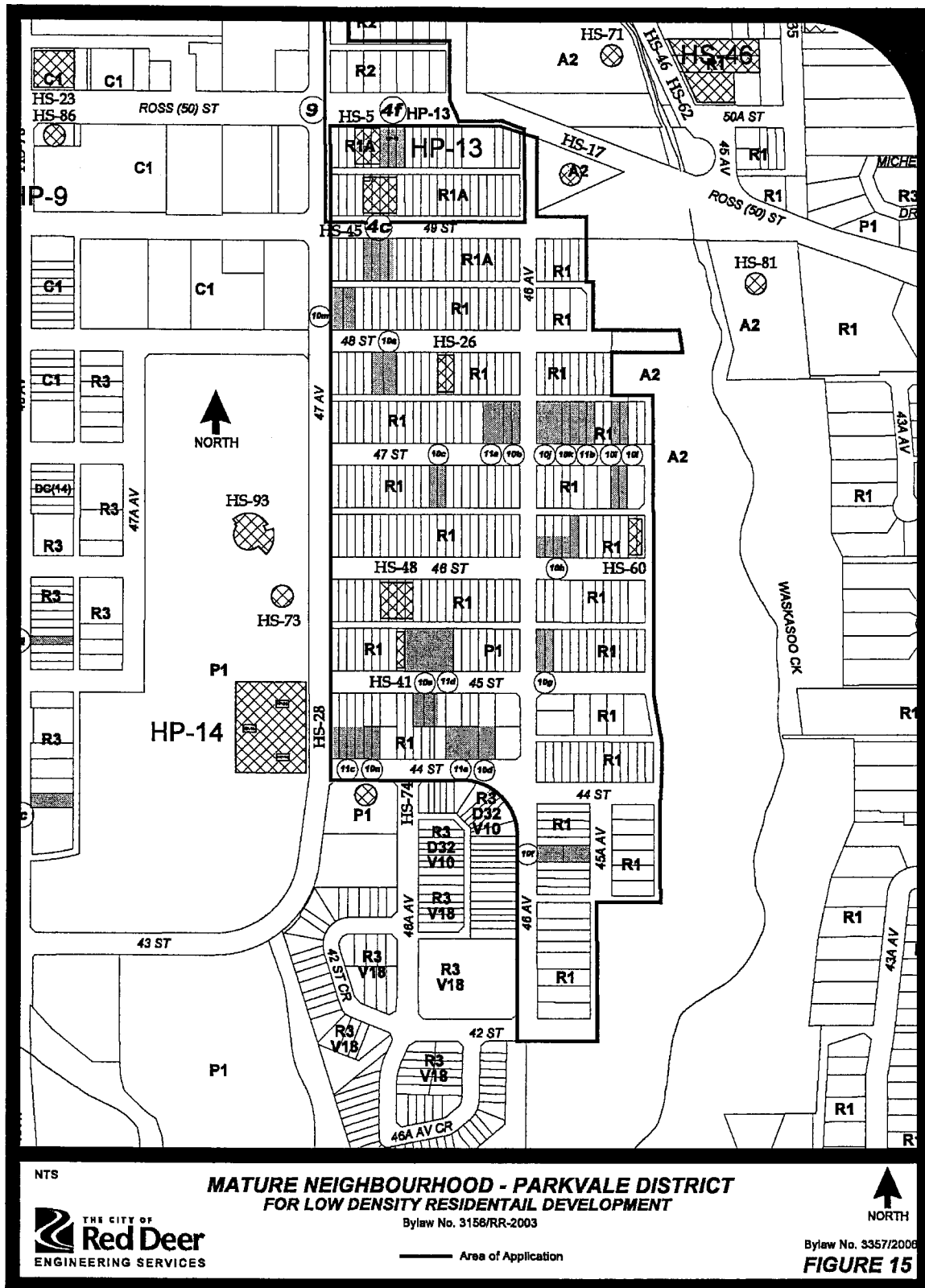


Figure 15-Mature Neighbourhood - Parkvale District

7.8 Vertical Height Overlay District

General Purpose

The general purpose of this sub-district is to establish the maximum permitted height on any site in any use district.

(1) Method of Application

- (a) If a site does not possess a V designation, the maximum permitted height shall be determined by the regulation of the applicable use district.
- (b) In a district with a V designation, the maximum permitted height of a building, expressed in metres, is determined by the number following the letter "V" on the use district map.

The following example is for illustrative purposes:

R 3.V18 means R 3 uses are permitted and the building shall not exceed a height of 18.0 m above grade.

7.9 Flood Plain Overlay Provisions

(1) Flood Risk Overlays

- (a) Figure 16 shown for illustrative purposes, shall apply to any site included in flood fringe and floodway areas identified therein.
- (b) The general purpose of these provisions is to provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

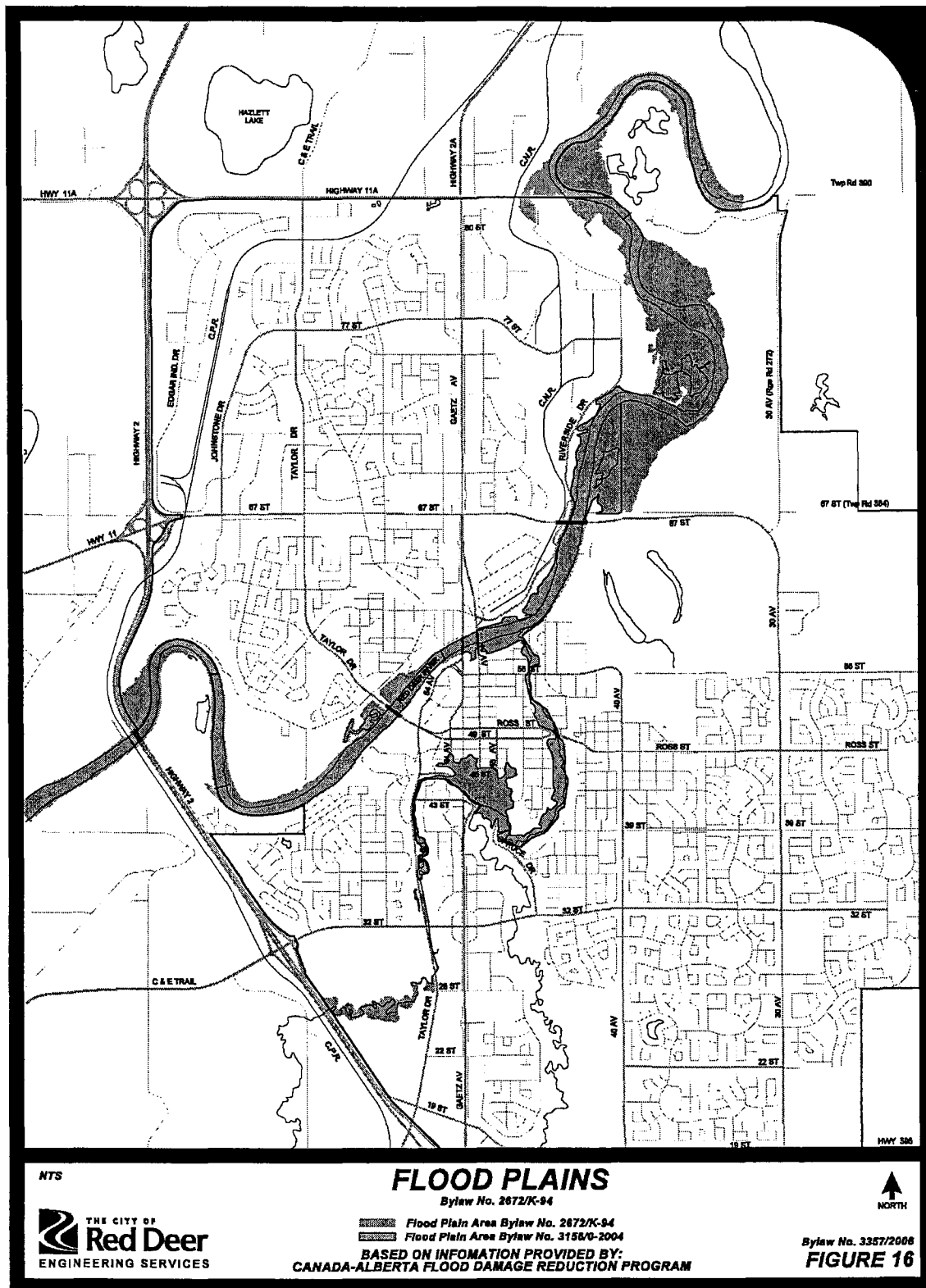


Figure 16-Flood Plains

Note: This figure is shown for illustrative purposes.

(2) Floodway Uses

- (a) The only uses permitted in the floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways.

(3) Flood Fringe Uses

- (a) In the flood fringe area, the permitted and discretionary uses listed in the district in which the site is located shall continue to apply. Where the provisions of the flood risk overlay appear to be in conflict with the regulations of such district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the district.
- (b) Industrial, commercial, institutional, or residential development will not be permitted in the flood fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
- (c) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the flood fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Planning Department.

(4) Regulations

- (a) No new buildings will be allowed in the floodway.
- (b) Before a development permit is issued for the construction of any development within the flood fringe, the Development Authority may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
 - (i) Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas,
 - (ii) the floodproofing of habitable rooms, electrical panels and heating units, and openable windows,
 - (iii) basement drainage and site drainage, and
 - (iv) information on grade elevation in relation to the 1:100 year flood elevation.

- (c) Except as provided in subsections (d) and (e), the Development Authority shall not issue a development permit until it is satisfied that adequate flood proofing exists.
- (d) The Development Authority shall permit minor renovations and repairs to an existing building, whether structural or not, in the flood fringe without requiring the flood proofing of a building.
- (e) The Development Authority may allow additions to an existing building in the flood fringe without requiring the flood proofing of the existing building(s).

7.10 Density Overlay District

General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

(1) Method of Application

- (a) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter “D” on the site in a district map. The following is an example for illustration purposes only:
 - (i) R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.
- (b) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:
 - (i) Site area expressed in hectares x density restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.
- (c) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district.

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Tower, amateur radio– Sections 4.1, 4.2, 4.3, 4.4, 8.15, 8.16
Trade/commercial schools – Sections 6.1, 6.3, 8.1
Trailer – Sections 1.3, 3.11, 4.7, 6.1, 8.22
Utilities – Sections 1.3, 2.4, 2.9, 4.1, 4.2, 4.3, 4.4, 7.1, 7.2, 7.3, 7.4,
V (vertical height district) – Sections 1.4, 7.8
Vehicle, motor sales, service or repair – Sections 1.3, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 6.3, 8.12, 8.13, 8.22
Vertical Height District– Sections 1.4, 7.8
Warehouse – Sections 1.3, 3.1, 5.2, 5.6, 6.1, 6.3, 8.6, 8.8, 8.22
Yard, front – Sections 1.3, 3.6, 3.8, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 6.1, 6.2, 6.3, 6.4, 7.1, 7.3, 7.4, 7.7, 8.1, 8.2, 8.6, 8.12, 8.15
Yard, rear – Sections 3.5, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 6.1, 6.2, 6.3, 6.4, 7.1, 7.3, 7.4, 8.2, 8.6, 8.12, 8.15
Yard, side – Sections 2.4, 3.5, 3.8, 3.18, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 6.1, 6.2, 6.3, 7.1, 7.4, 7.7, 8.1, 8.2, 8.6, 8.12, 8.15

Schedule "A"

Land Use Bylaw District Maps

Schedule "B"

Small Quantity Exemptions for Dangerous Goods

The existence of the following quantities of dangerous goods on a site will not be considered to constitute dangerous goods occupancy. Any quantities in excess of this amount will constitute a dangerous goods occupancy and must be approved the Emergency Services Department of the City.

Designated Hazardous Materials Sites Table

Occupancies where dangerous goods are stored or handled in quantities in or exceeding the amounts listed below are Designated Hazardous Materials Sites

1.1	Mass Explosion Hazard ¹	Any	
1.2	Severe Fragment Projection ¹	Any	
1.3	Predominant Fire Hazard ¹	Any	
1.4	No Significant blast Hazard ¹	50	Kg
1.5	Insensitive Substance (Mass Hazard) ¹	250	Kg
1.6	Extremely Insensitive Substances ¹	250	Kg
2.1	Flammable Gases ²	100	L or Kg
6.1	Compressed Gases ²	1000	L
6.2	Toxic Gases	Any	
6.1	Flammable Liquids	250	L
6.2	Combustible Liquids (incl. Waste Oil)	1000	L
4.1	Flammable Solids	25	Kg
4.2	Spontaneous Combustible Material	25	L or Kg
4.3	Dangerous When Wet Material	25	L or Kg
5.1	Oxidizing Substances	50	L or Kg
5.2	Organic Peroxides	1	L or Kg
6.1	Toxic Materials	5	L or Kg
6.2	Infectious Substances	Any	
7	Radioactive Materials ³	Any	
8	Corrosives	250	L/Kg
9	Miscellaneous Dangerous Goods	250	L/Kg

¹ Any amount that requires license from Explosive Branch (Natural Resources Canada)

² Amounts listed are the equivalent liquid measure of the container

³ Any amount that requires license from Atomic Energy Regulators

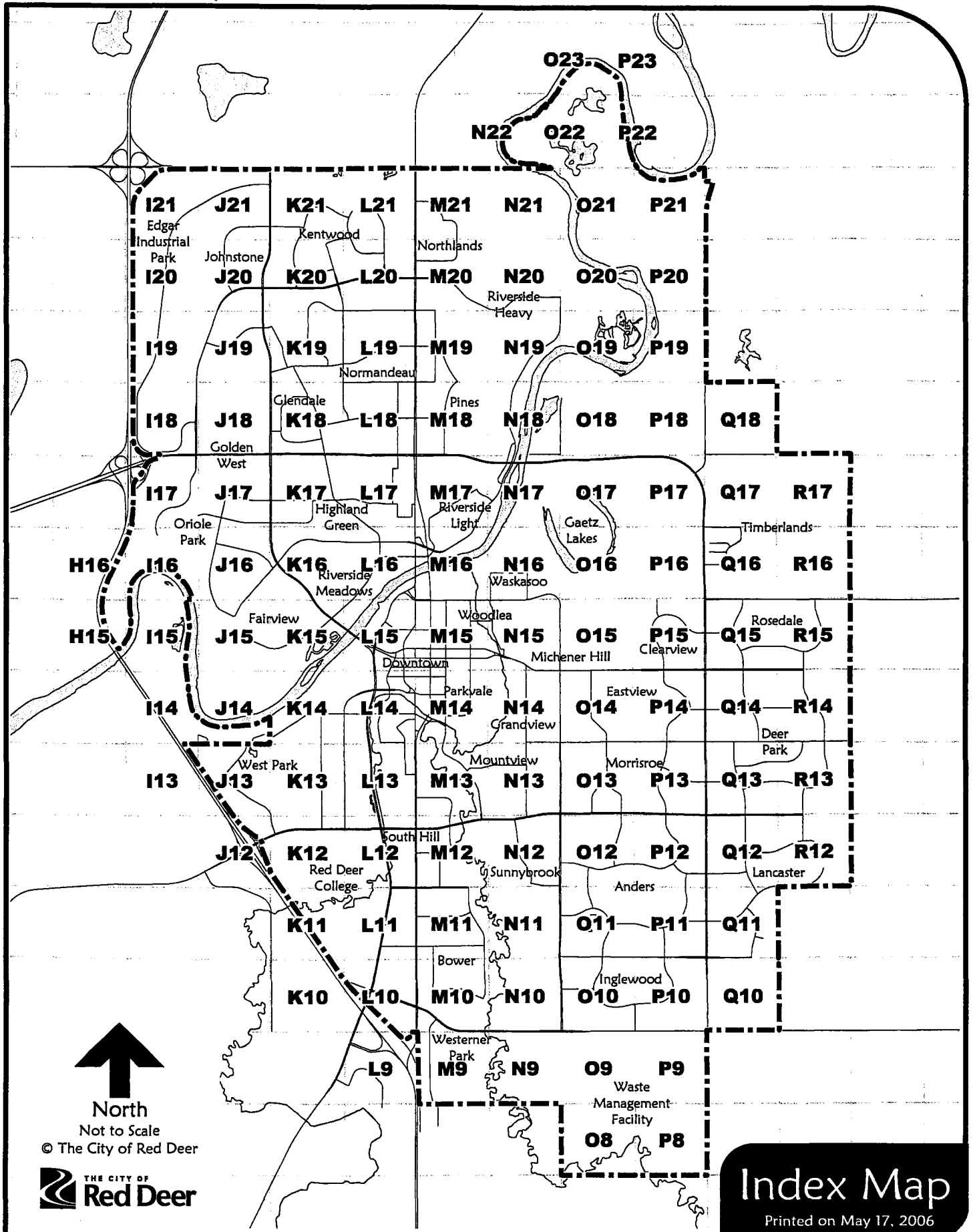
Schedule "C"
Specified Penalties for Offences under the Land Use Bylaw

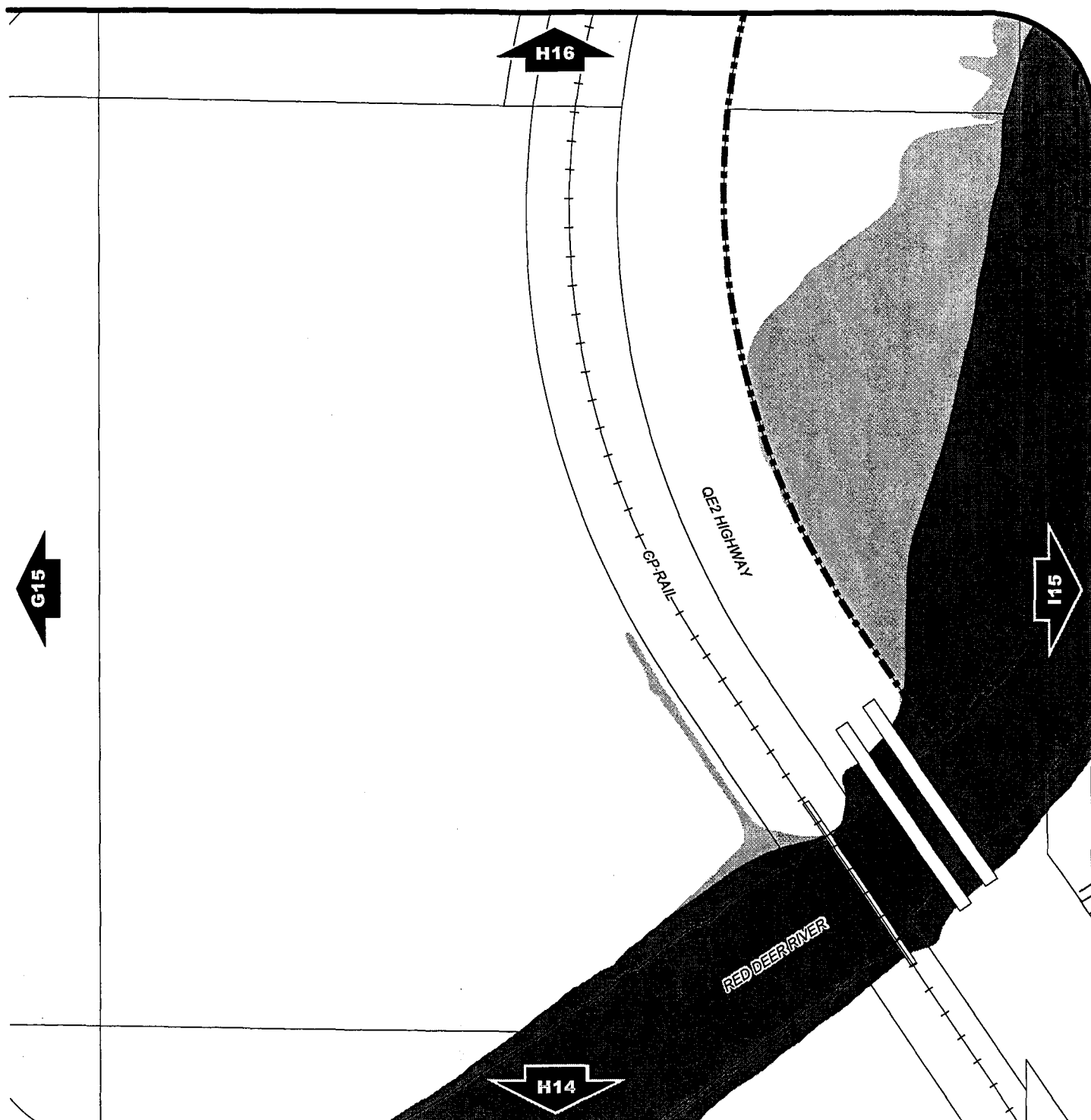
<u>Description of Offence</u>	<u>First Offence</u>	<u>Second Offence</u>	<u>Third or Subsequent Offence</u>
Section 3.3 (3)(a) - Displaying a Sign without a required permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.3 and 3.4 - Displaying a Sign in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00
Displaying a Sign in contravention of the conditions of a development permit	\$500.00	\$1,000.00	\$5,000.00
Section 2.2 (1) Commence Development Without Permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.11 (1) or (2) Breach restrictions on corner sites	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (a) Commercial vehicle in residential district	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (b) Commercial vehicle/trailers in a front yard or store dilapidated vehicle	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (d) Permit living or sleeping in trailer	\$150.00	\$250.00	\$500.00
Section 4.7 (14) (1) (a) or (b) Construct temporary building without permit or contrary to Bylaw	\$200.00	\$400.00	\$600.00
Section 3.5 (1) or 4.7 (3) (a) Accessory building contrary to Bylaw	\$150.00	\$250.00	\$500.00

Impounding and Storage Charges

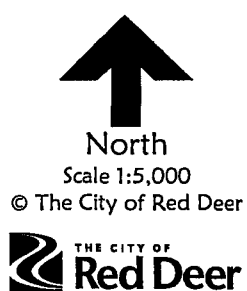
<u>Item</u>	<u>Authorized Charge</u>
Impounding of signs	\$100.00 per sign
Storage of signs: less than or equal to 1.5 m ²	\$3.00 per sign per day
Storage of signs: greater than 1.5 m ²	\$5.00 per sign per day

Land Use Bylaw 3357/2006





Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

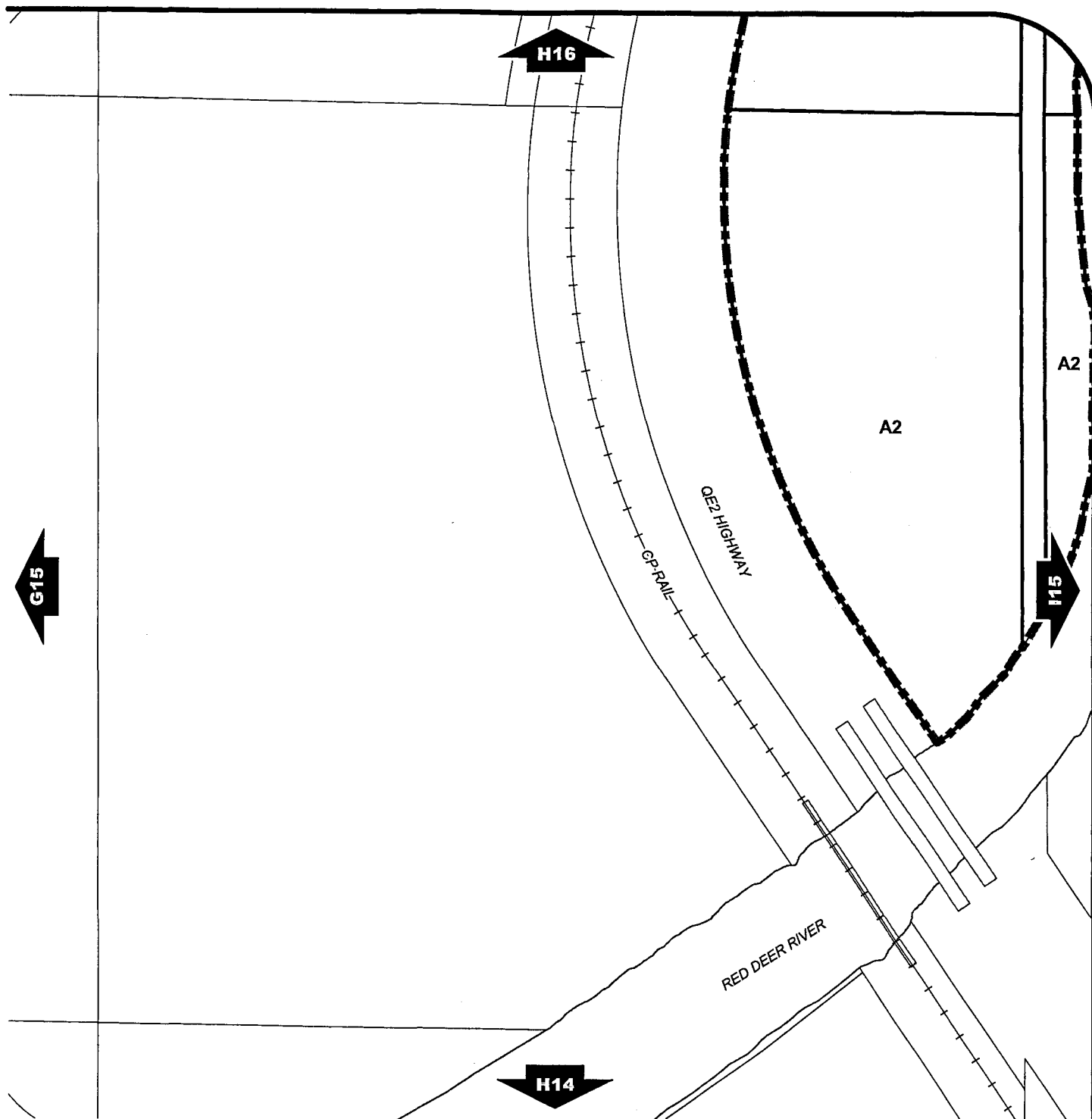
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

H15

NE¼ Sec13 38-28-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
4(4)	Exception Number	---	City Boundary
...	Exempted from District	123	Civic Address
2a	Exempted Number	---	Railway
V18	Height Overlay District	---	Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

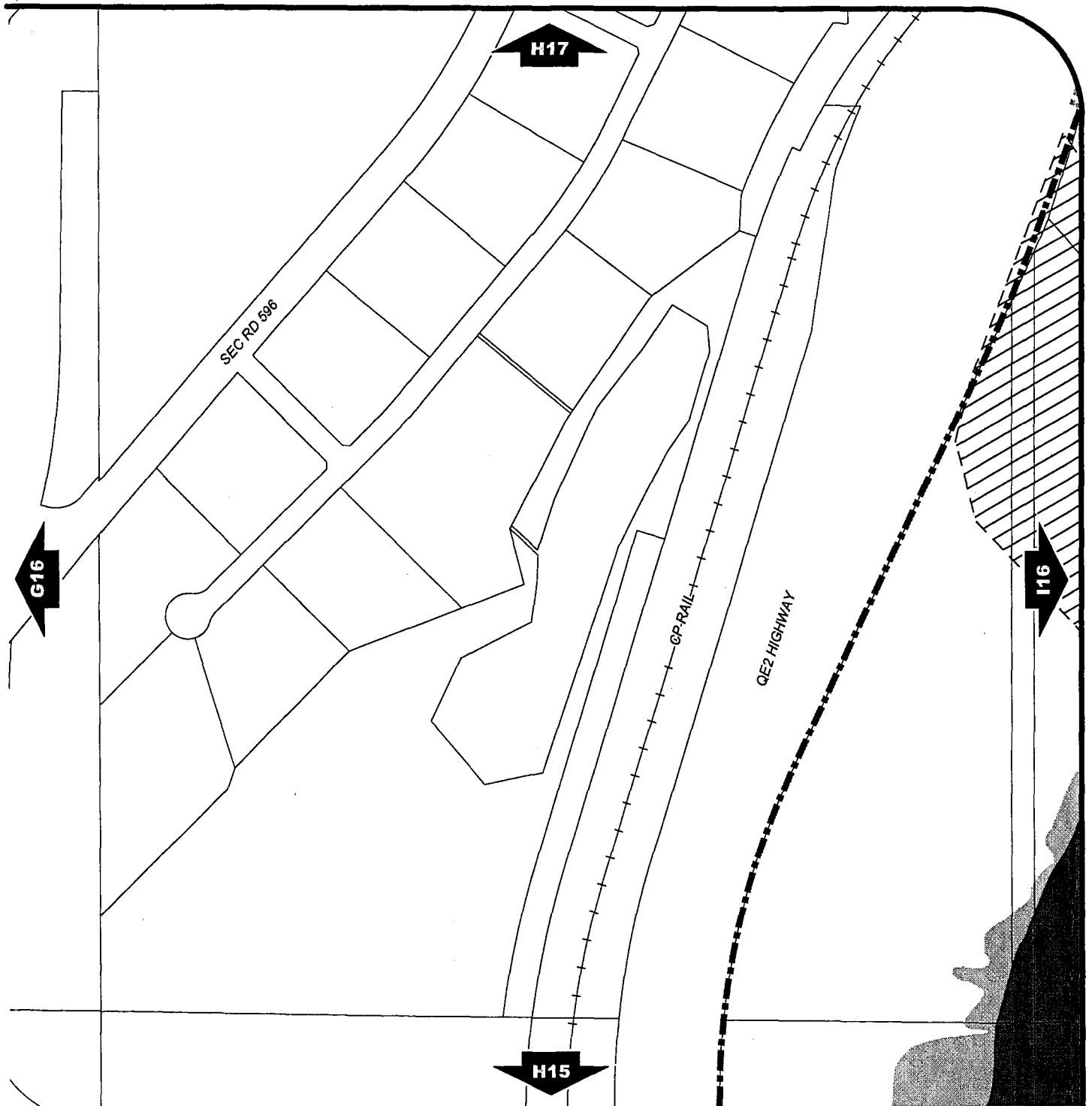
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Land Use Districts

H15

NE1/4 Sec13 38-28-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
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- Business Revitalization Zone

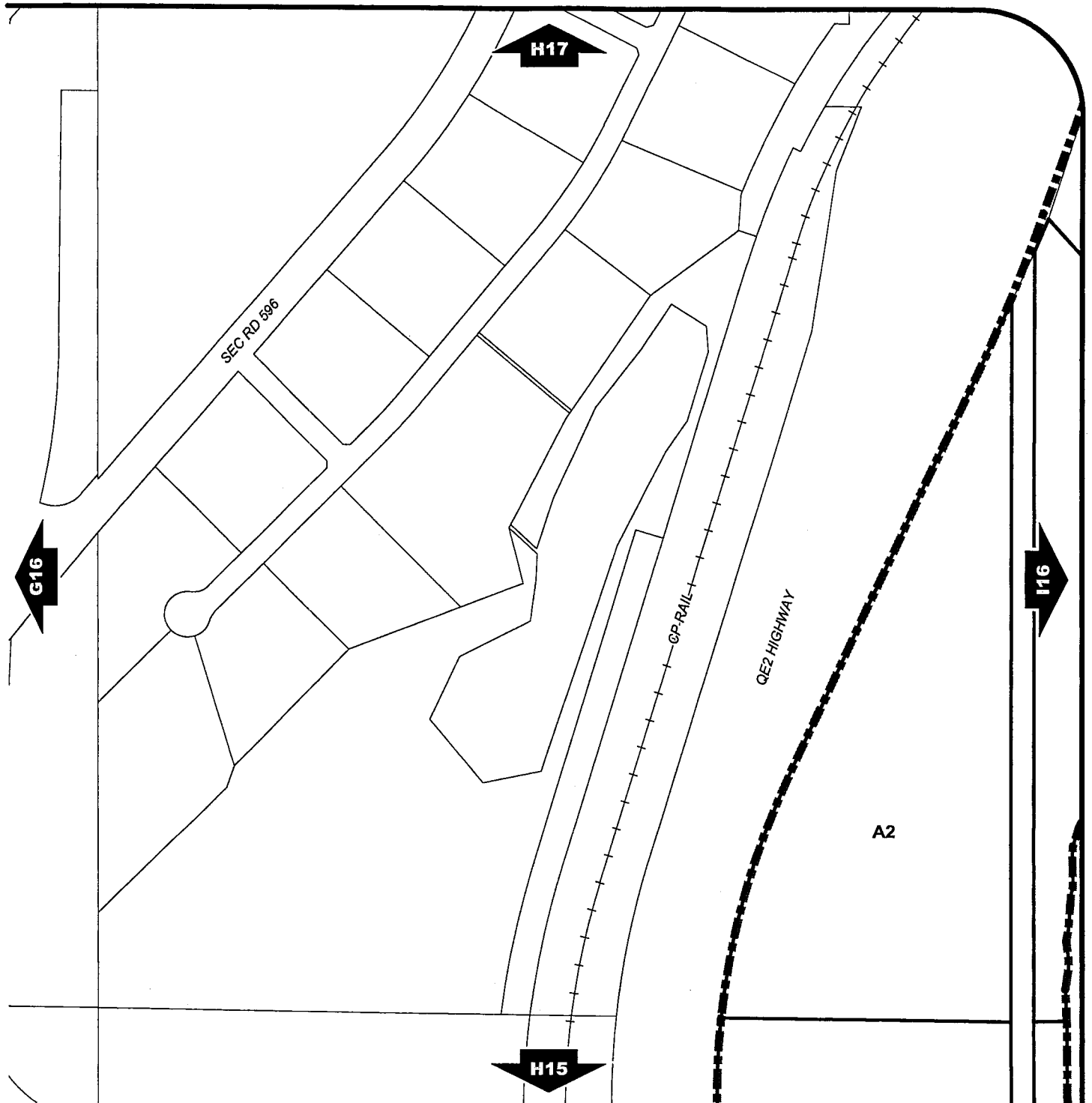
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
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- Railway
- Proposed Lots

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Land Use Constraints

H16

SE1/4 Sec24 38-28-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

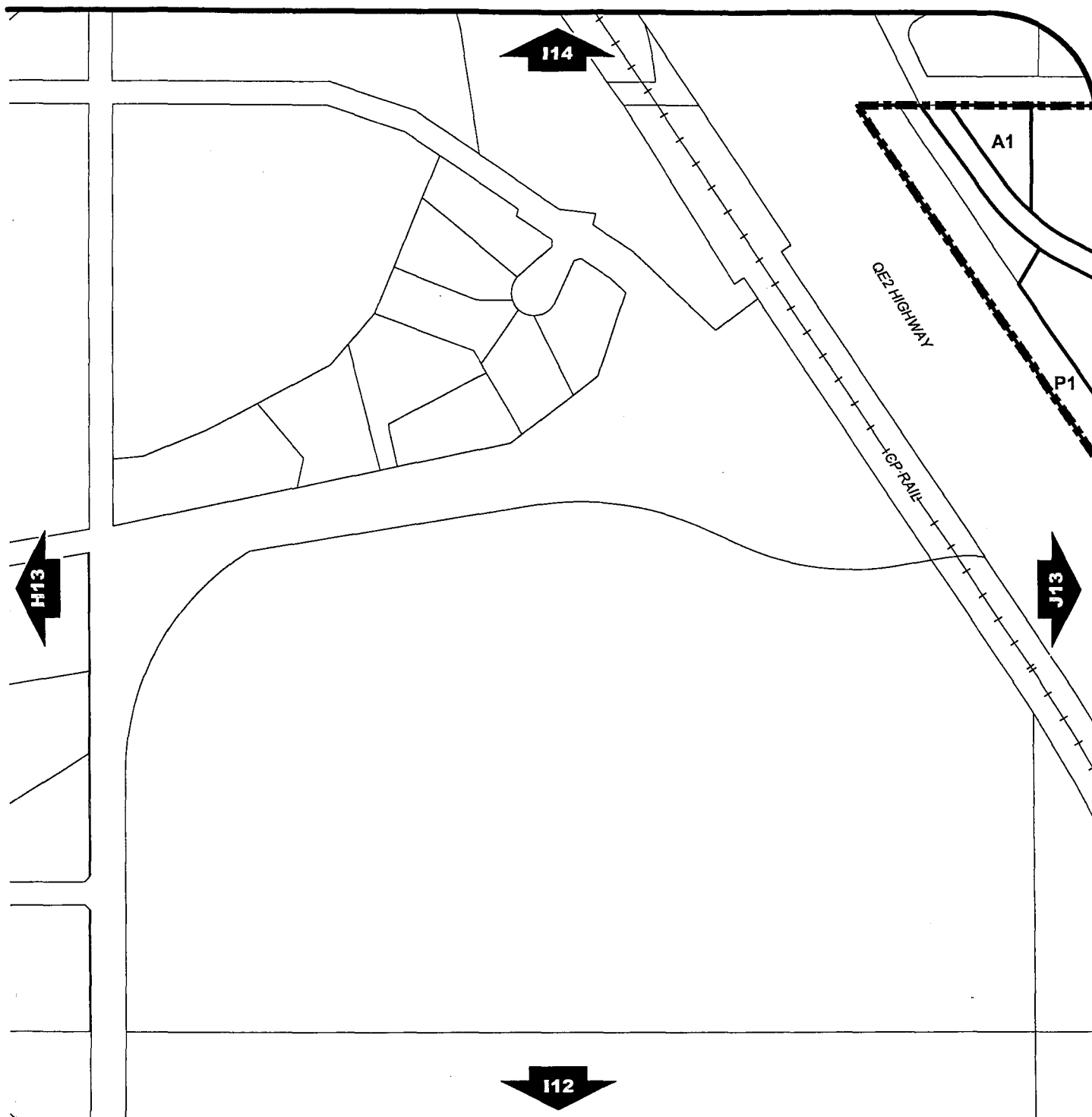
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Land Use Districts

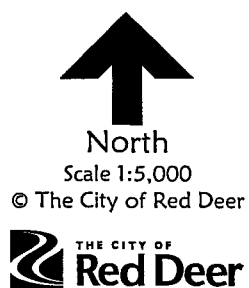
H16

SE1/4 Sec24 38-28-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(f)</i>	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

I13

NW¼ Sec7 38-27-W4



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
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- Gaetz - Ross Heritage Area
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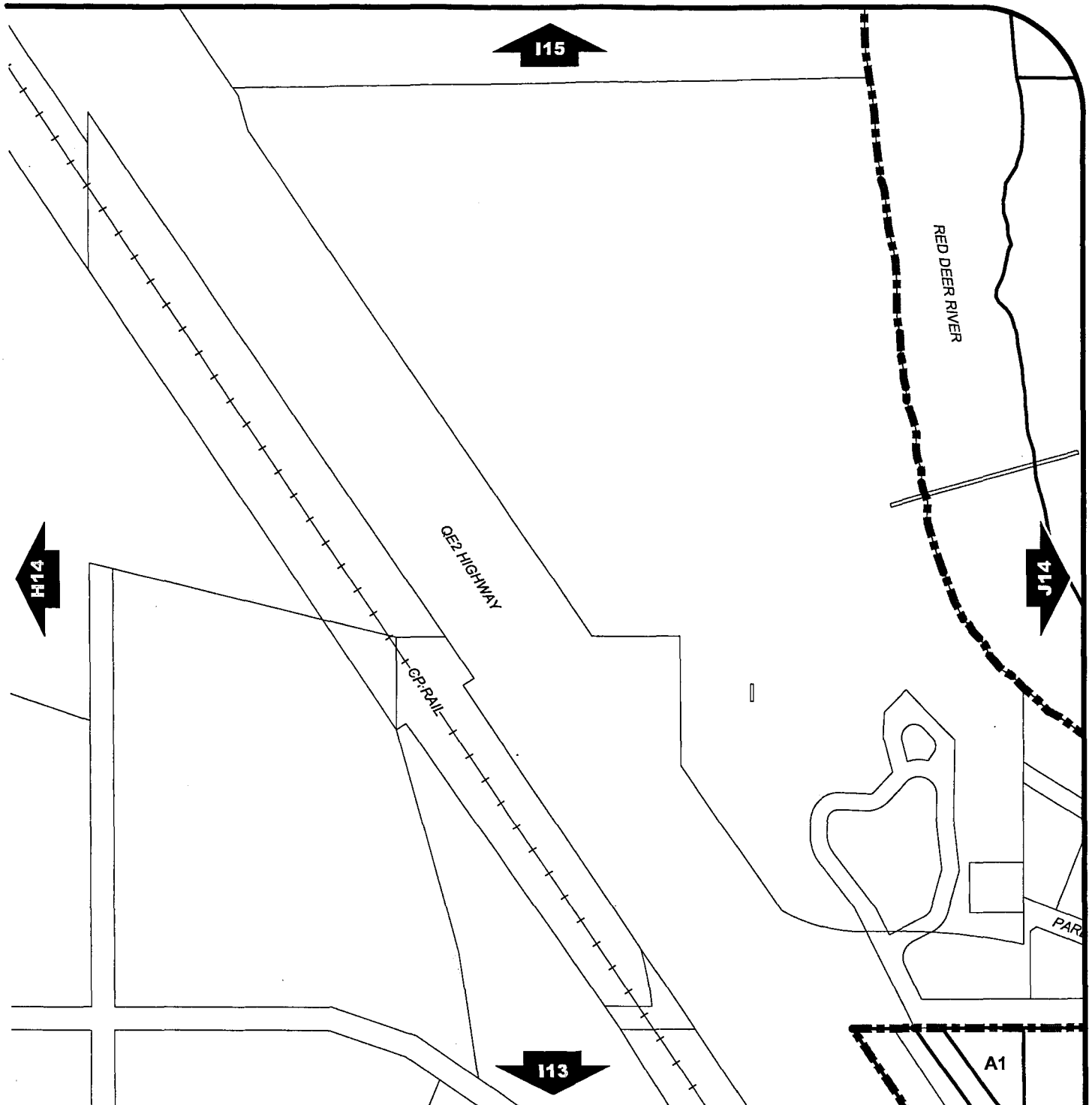
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I14

SW¼ Sec18 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

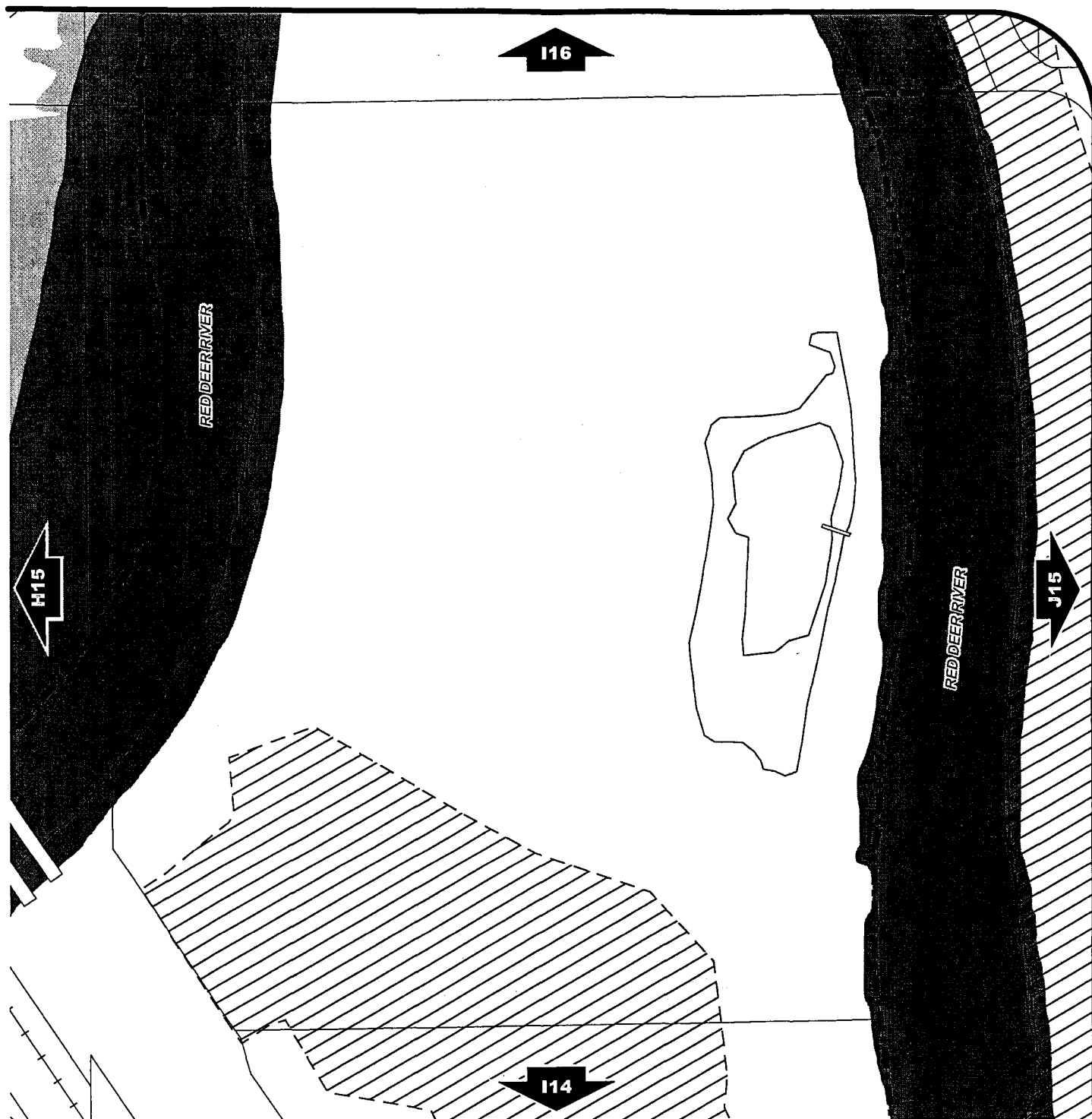
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Land Use Districts

14

SW¼ Sec18 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

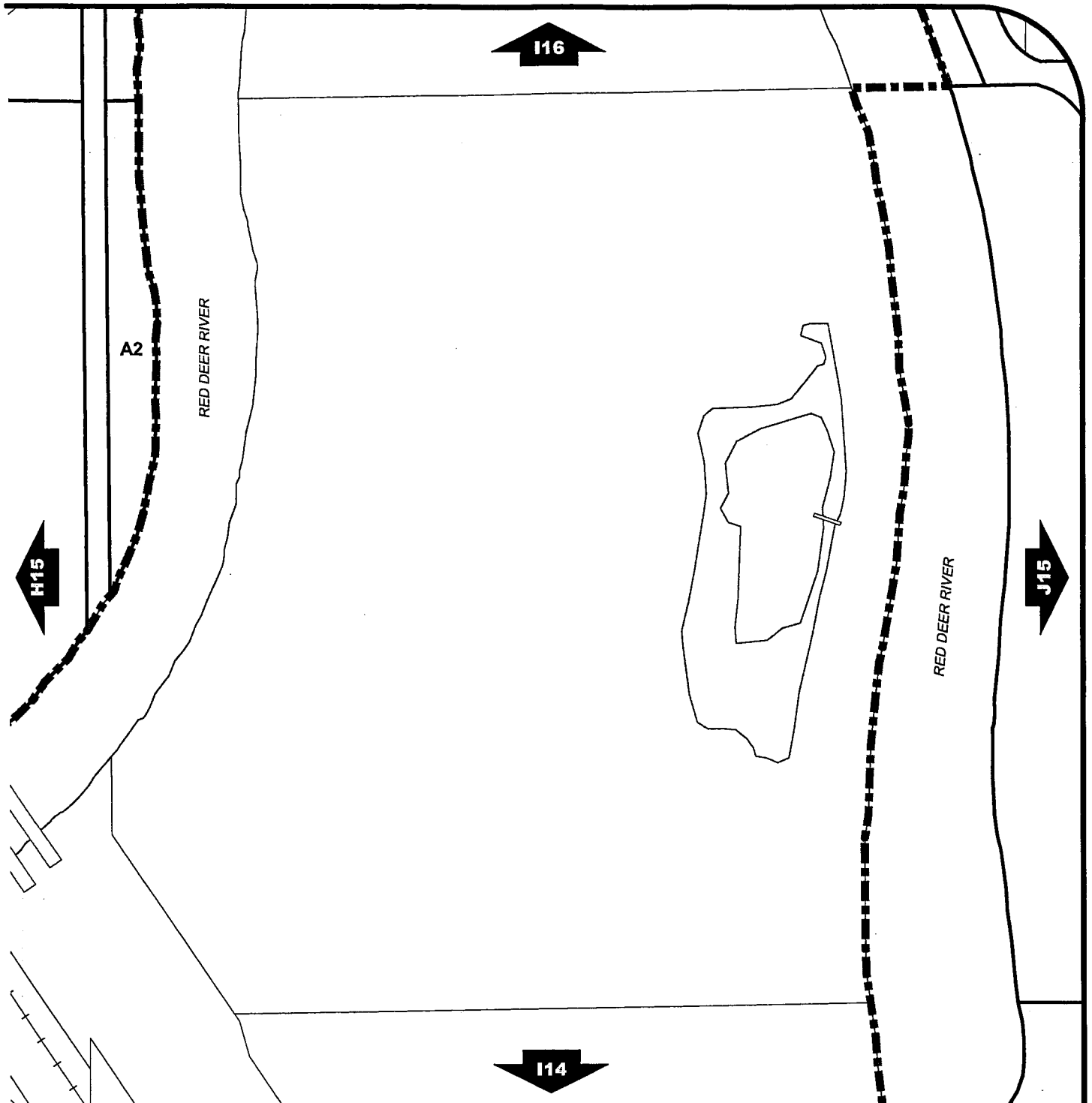
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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NW 1/4 Sec 18 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
4(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
S	Secondary Suite Permitted		

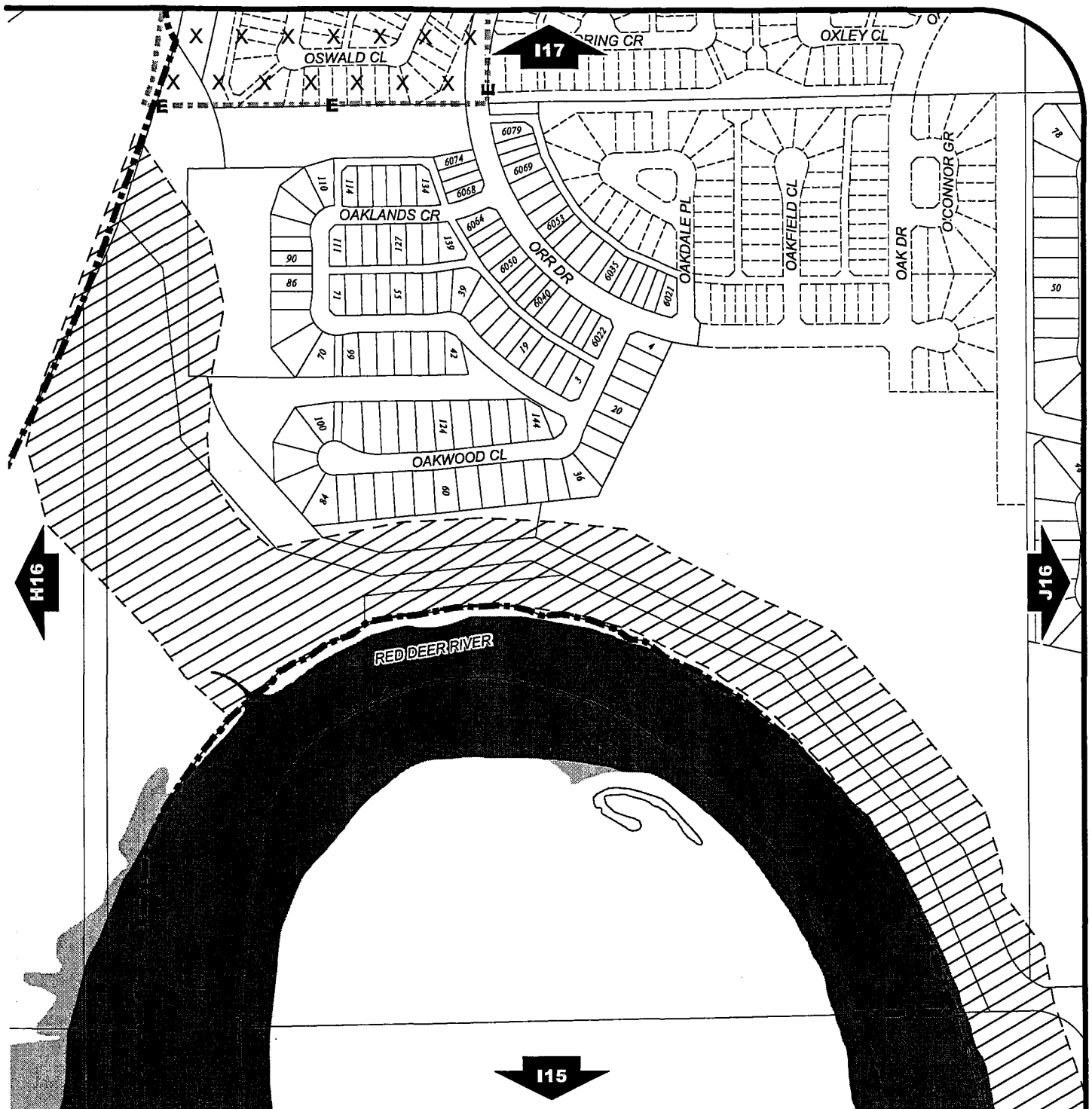
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Land Use Districts

I15

NW 1/4 Sec 18 38-27-W4

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- Escarpment Area
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- Landfill Site (approximate)
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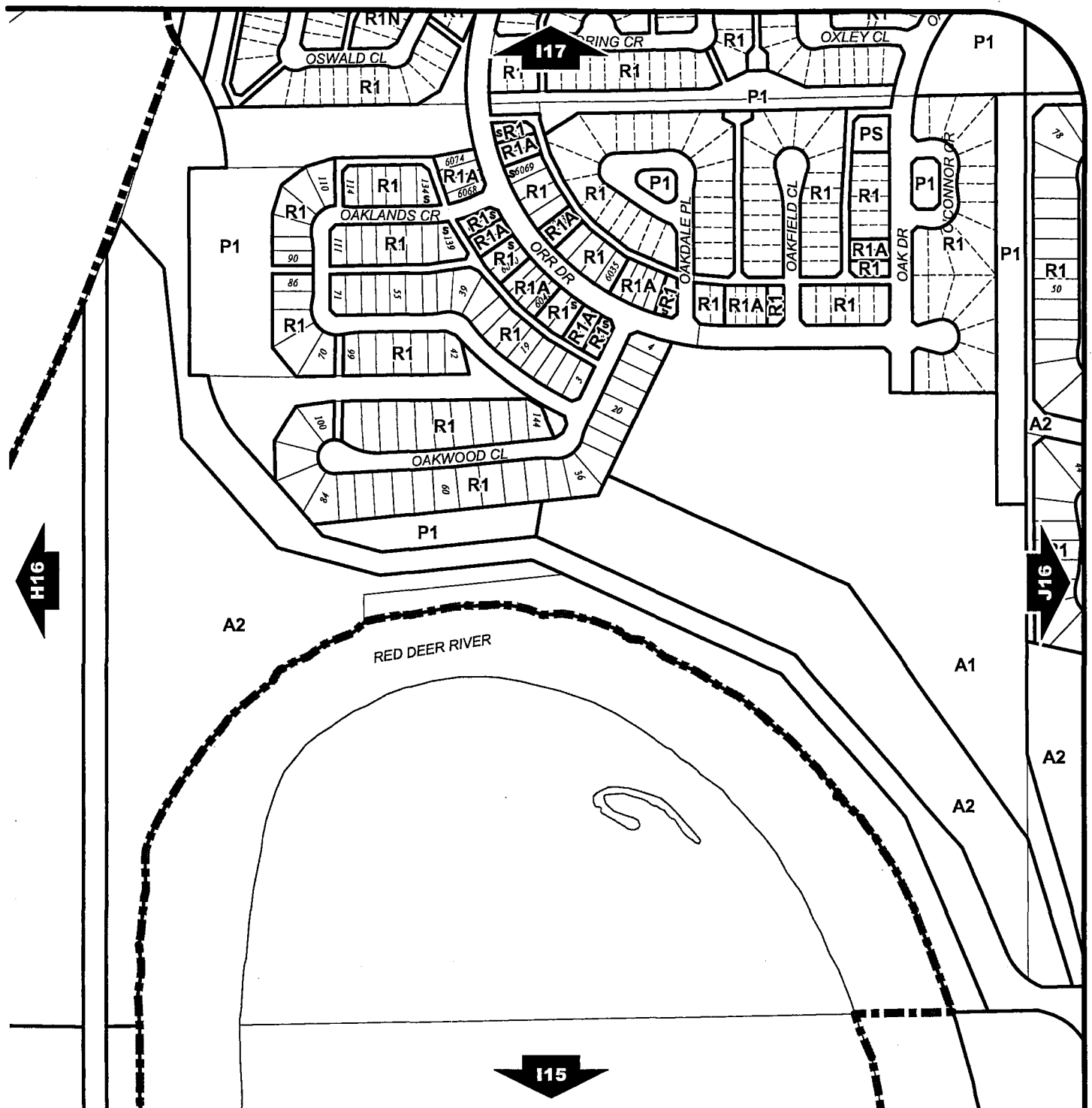
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I16

SW¼ Sec19 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

I16

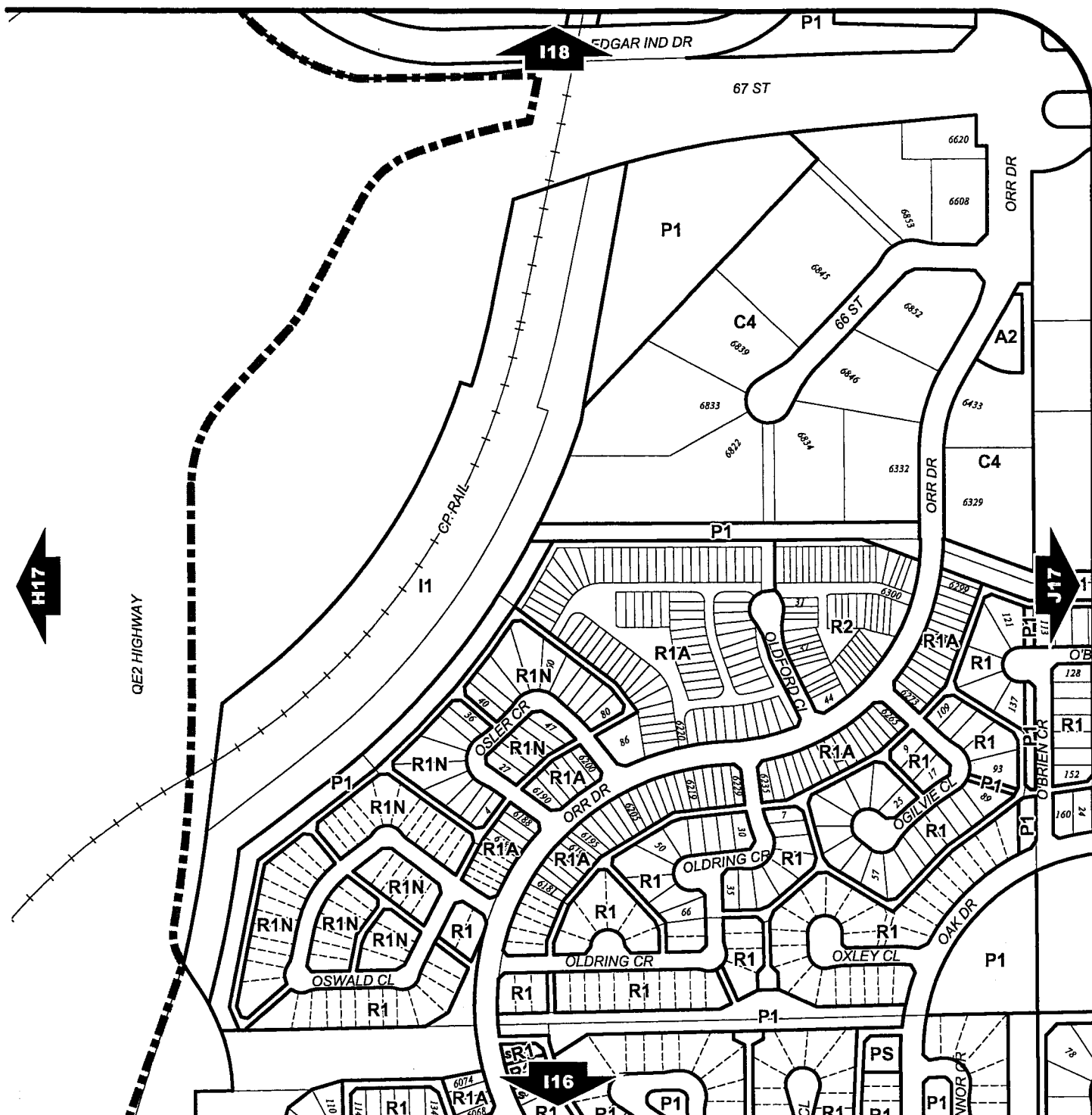
SW¼ Sec19 38-27-W4

Refer to Constraints Map



- | | |
|---|--------------------------------|
|  | Historical Preservation Sites |
|  | Historically Significant Sites |
| <i>HP32</i> | Historical Site Number |
|  | City Boundary |
| <i>123</i> | Civic Address |
|  | Railway |
|  | Proposed Lots |

NW¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

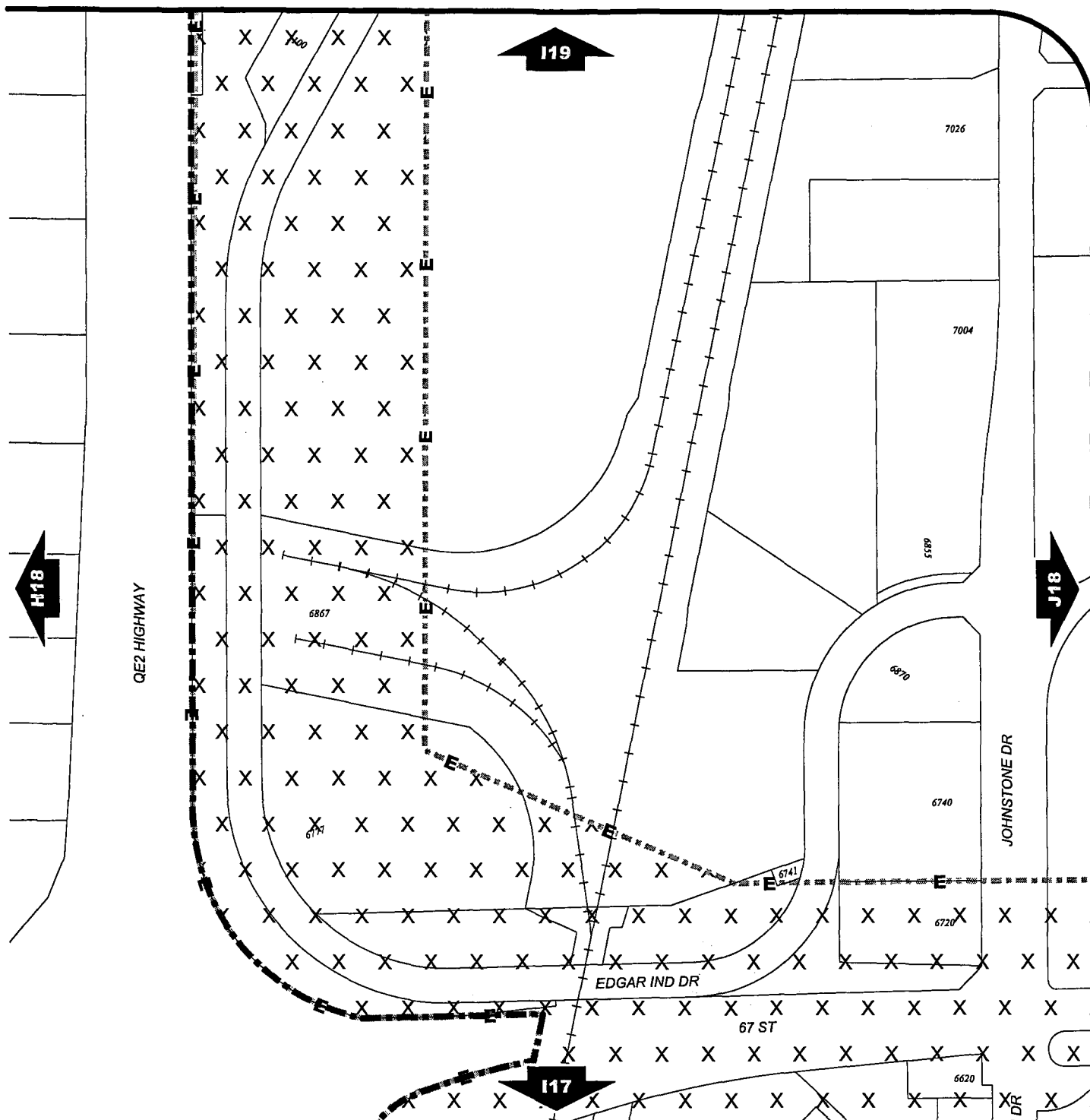
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Land Use Districts

I17

NW¼ Sec19 38-27-W4

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- Escarpment Area
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- Historically Significant Sites
- Historical Site Number
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- Proposed Lots

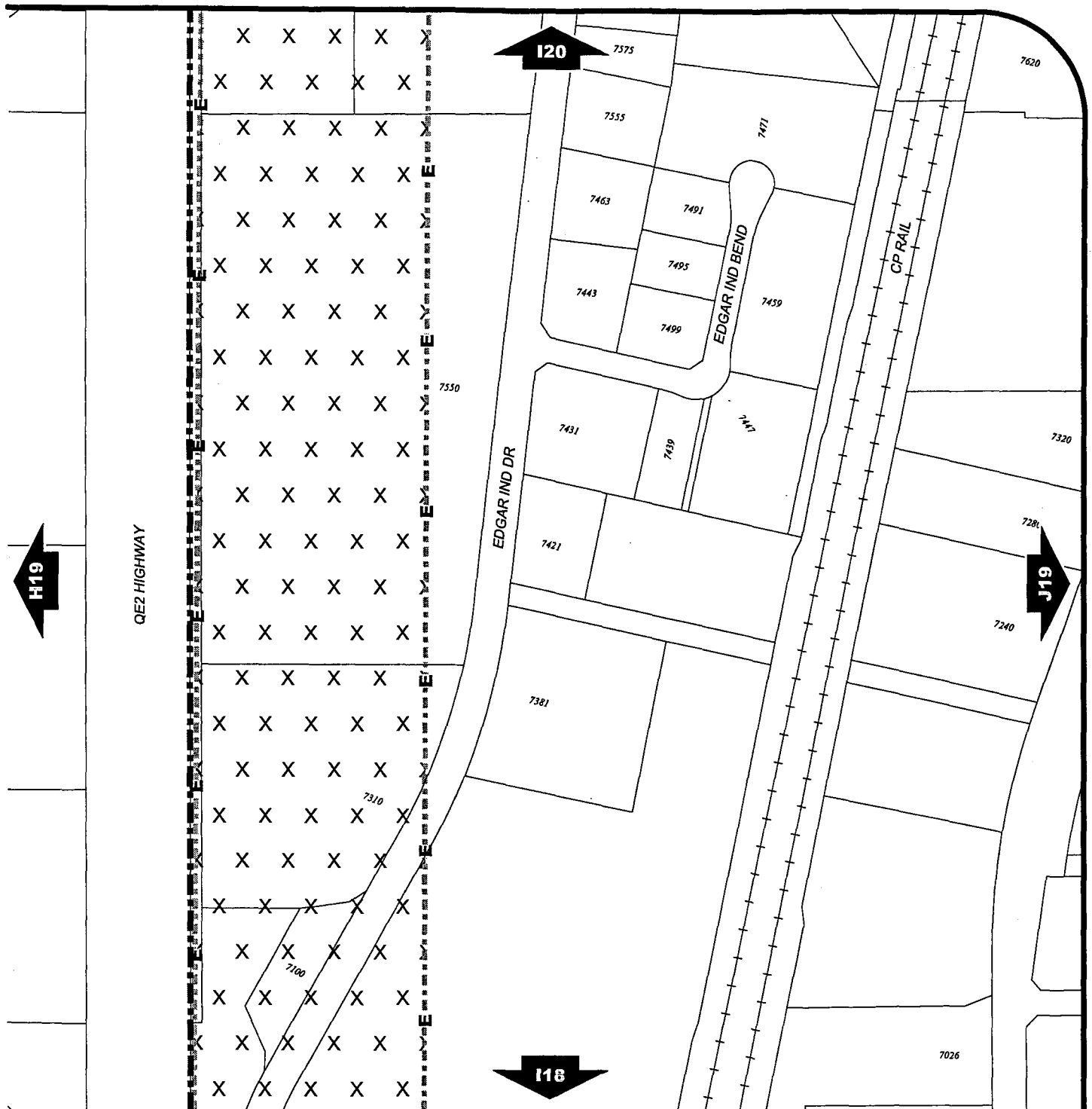
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Land Use Constraints

I18

SW¼ Sec30 38-27-W4

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Land Use Districts
118
 SW¼ Sec30 38-27-W4
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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
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- Landfill Site (approximate)
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- Business Revitalization Zone

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- Historically Significant Sites
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- City Boundary
- Civic Address
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- Proposed Lots

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Land Use Constraints

I19

NW¼ Sec30 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

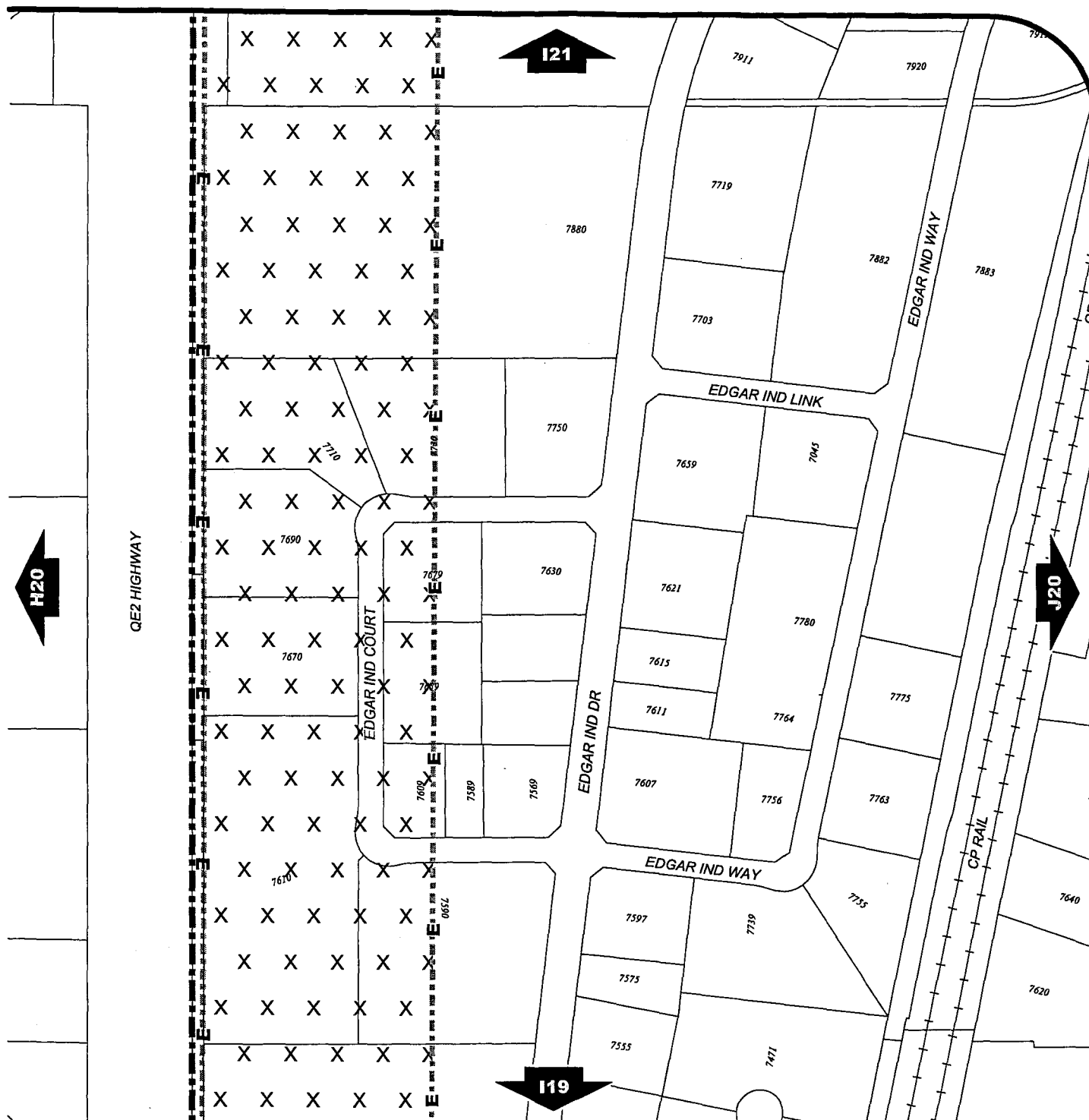
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Land Use Districts

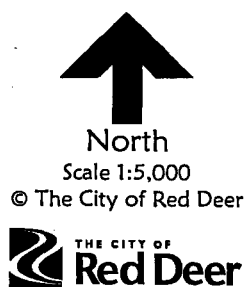
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NW¼ Sec30 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
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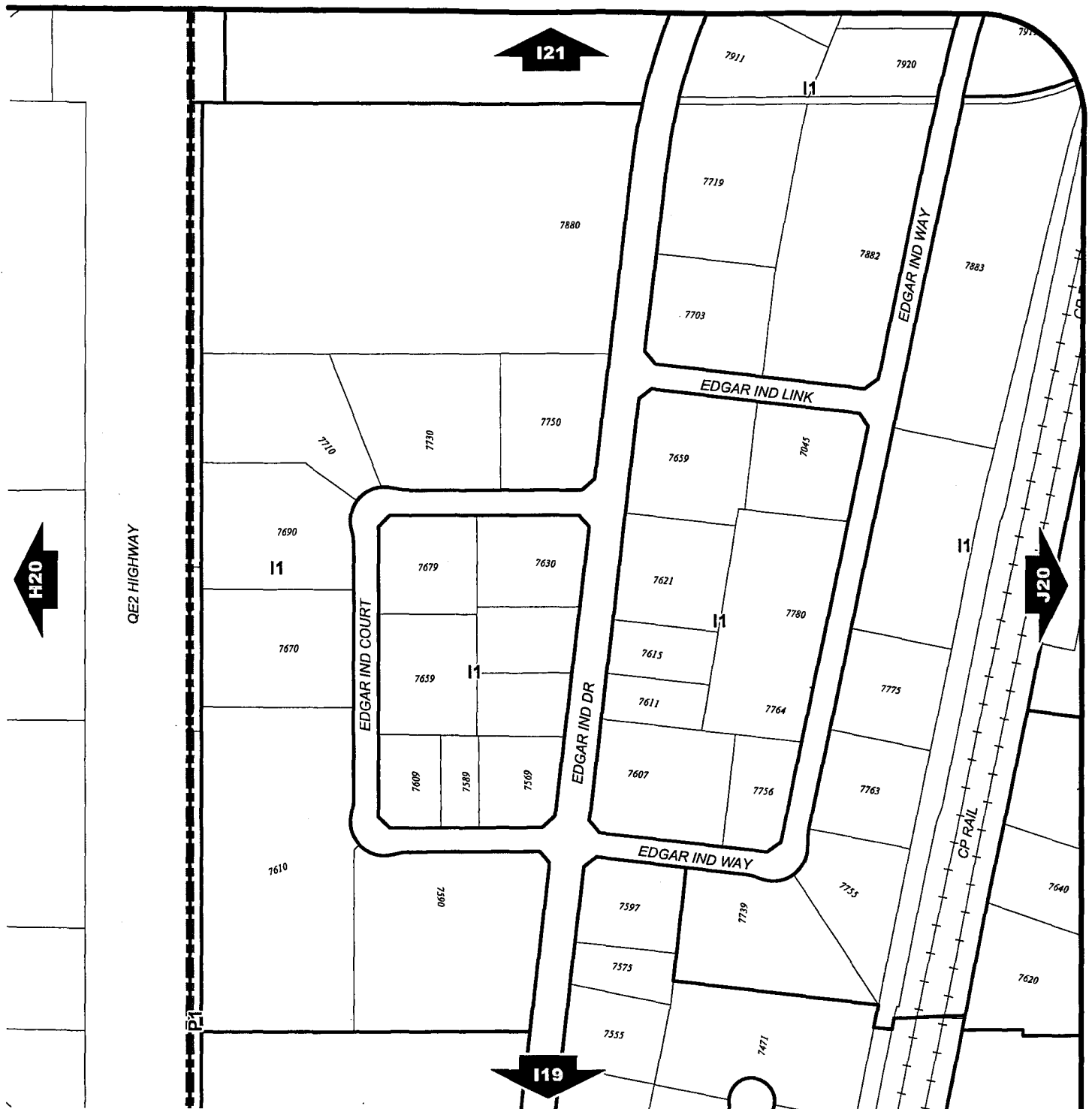
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I20

SW¼ Sec31 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

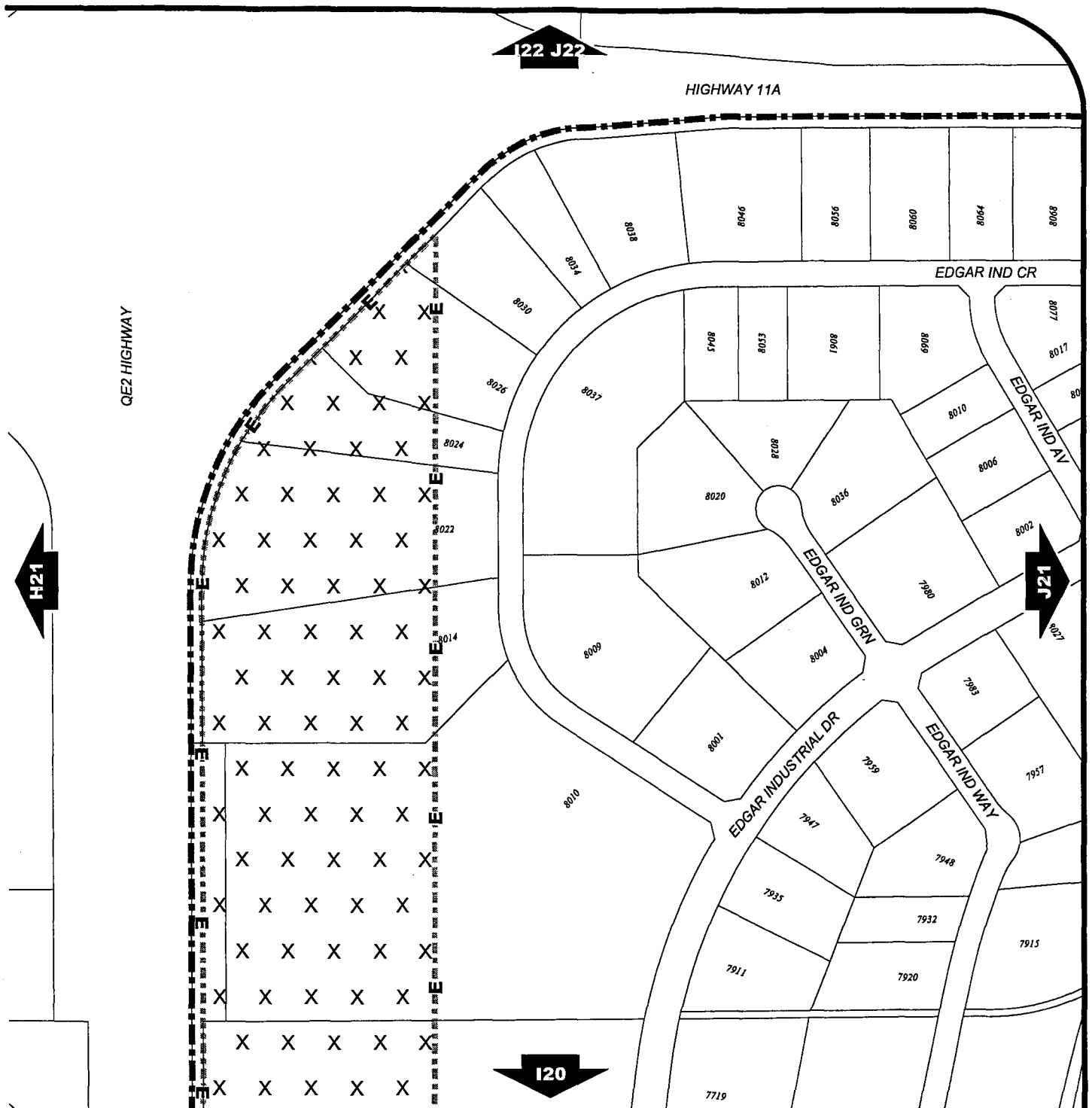
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Land Use Districts

I20

SW¼ Sec31 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
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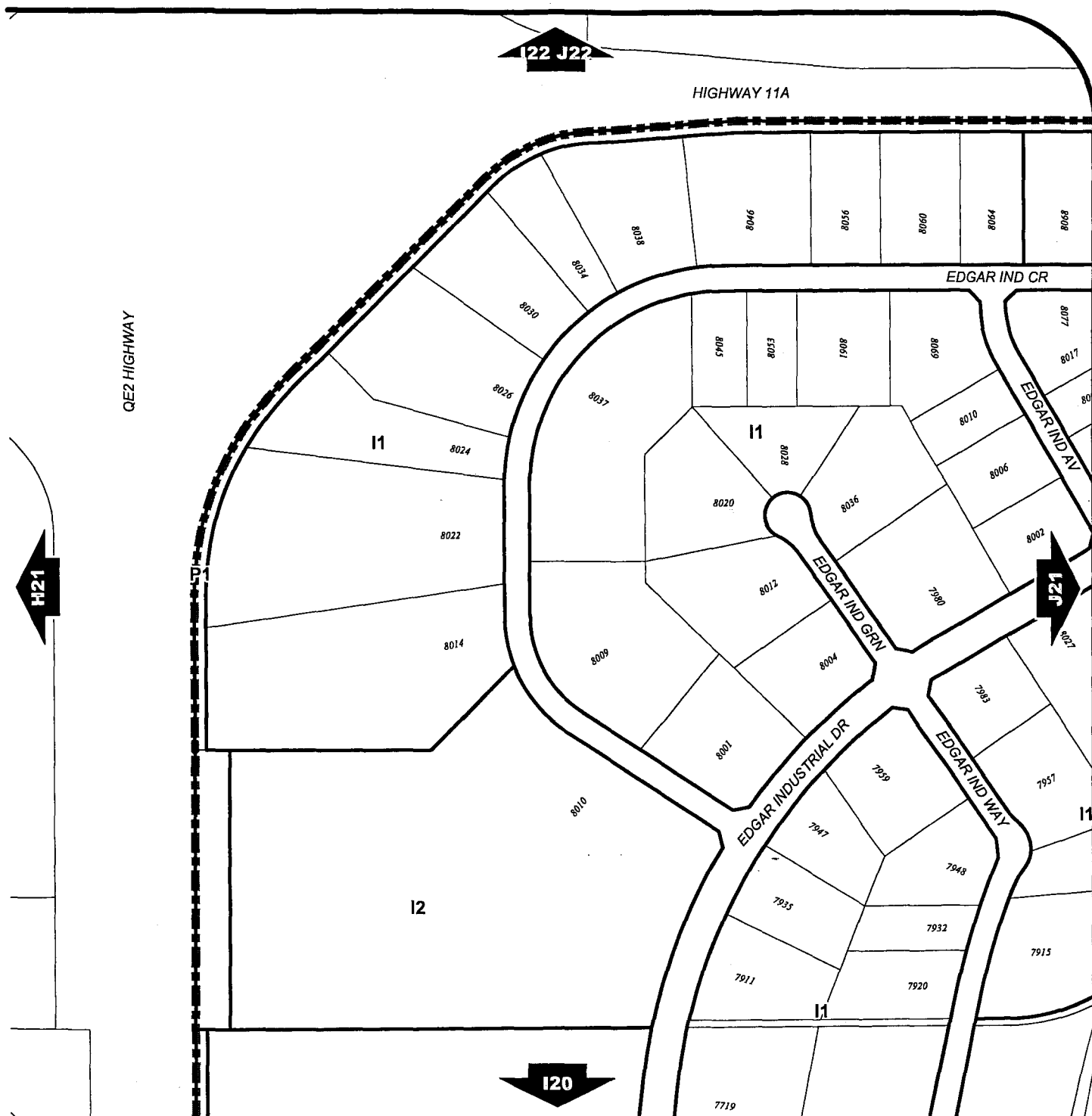
- Historical Preservation Sites
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- City Boundary
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- Railway
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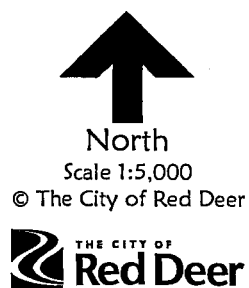
Land Use Constraints

121

NW 1/4 Sec 31 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts
I21
NW¼ Sec31 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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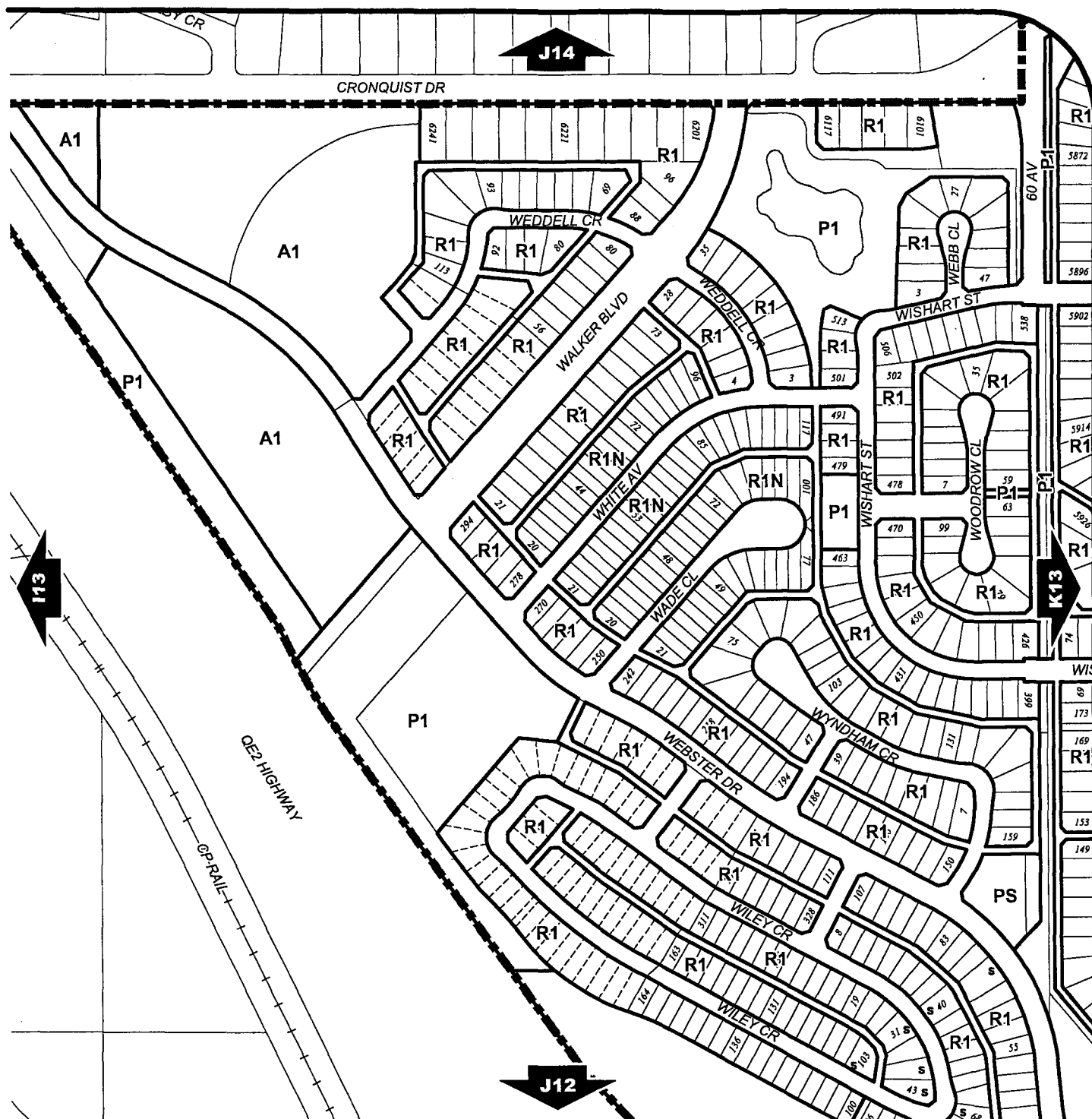
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
a(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J12

SE¼ Sec7 38-27-W4



Land Use Bylaw 3357/2006



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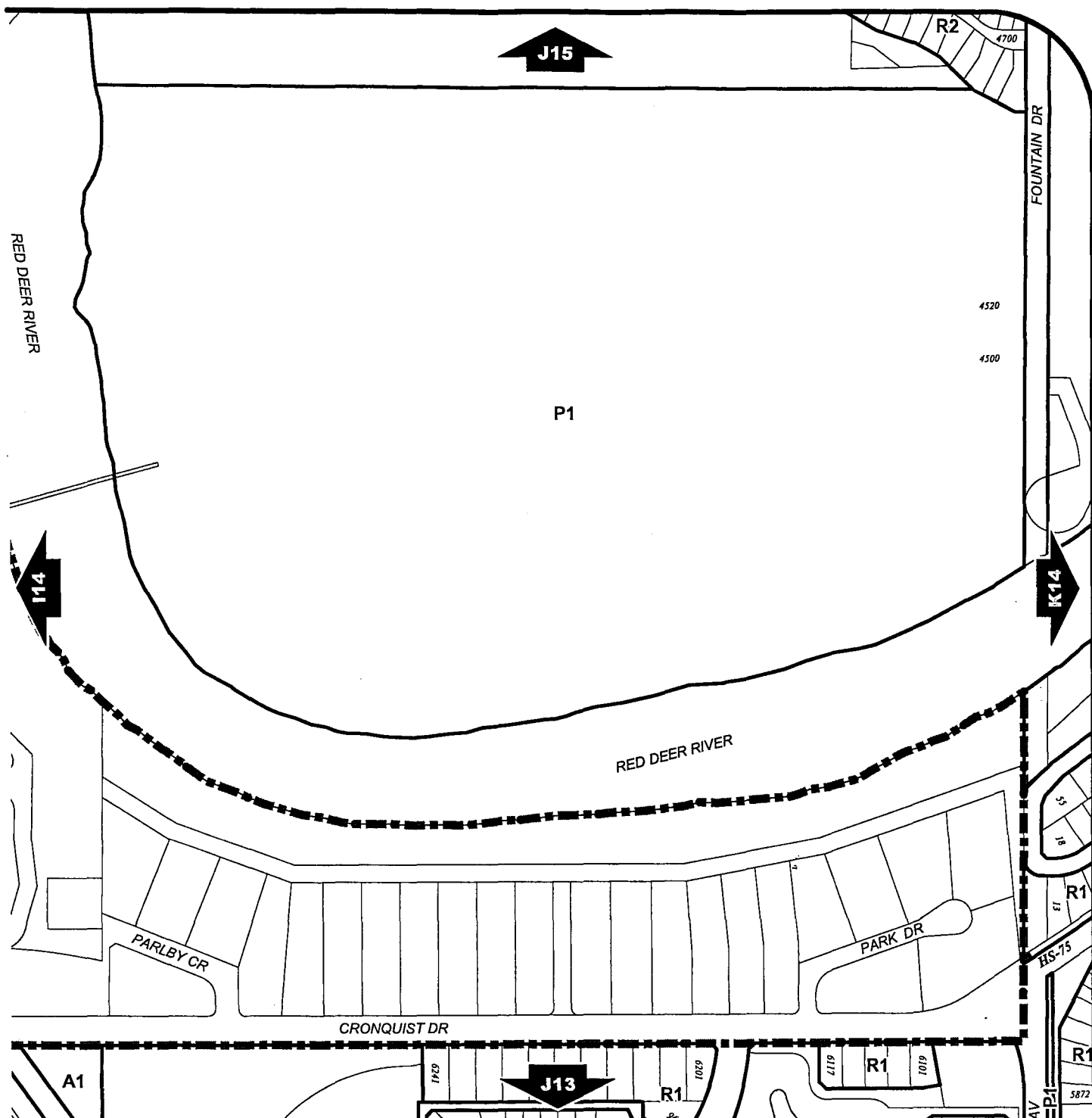
	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

J13

NE¼ Sec7 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number	---	City Boundary
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2a	Exempted Number	---	Railway
V18	Height Overlay District	---	Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

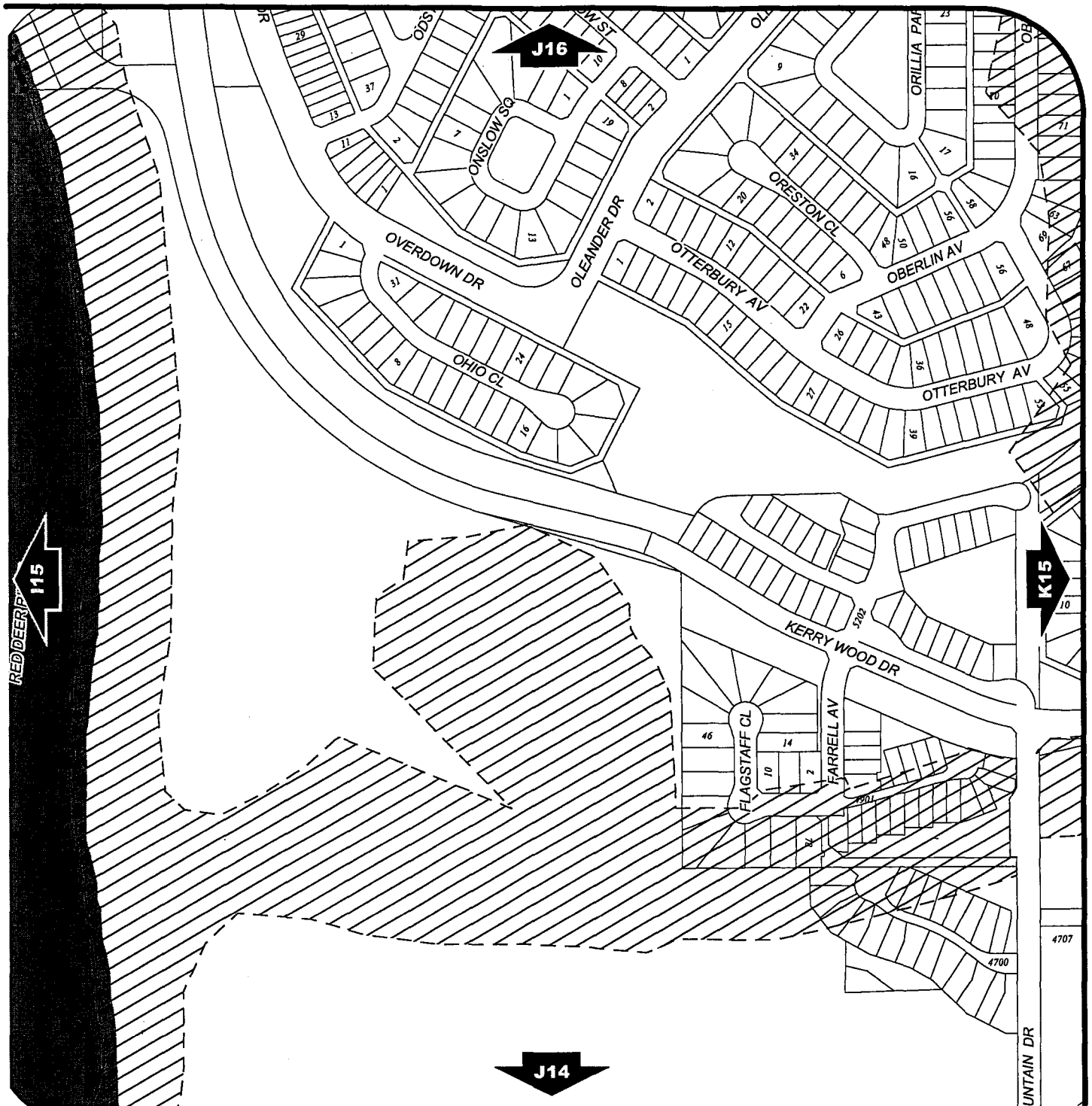
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Land Use Districts

J14

SE1/4 Sec18 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
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- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
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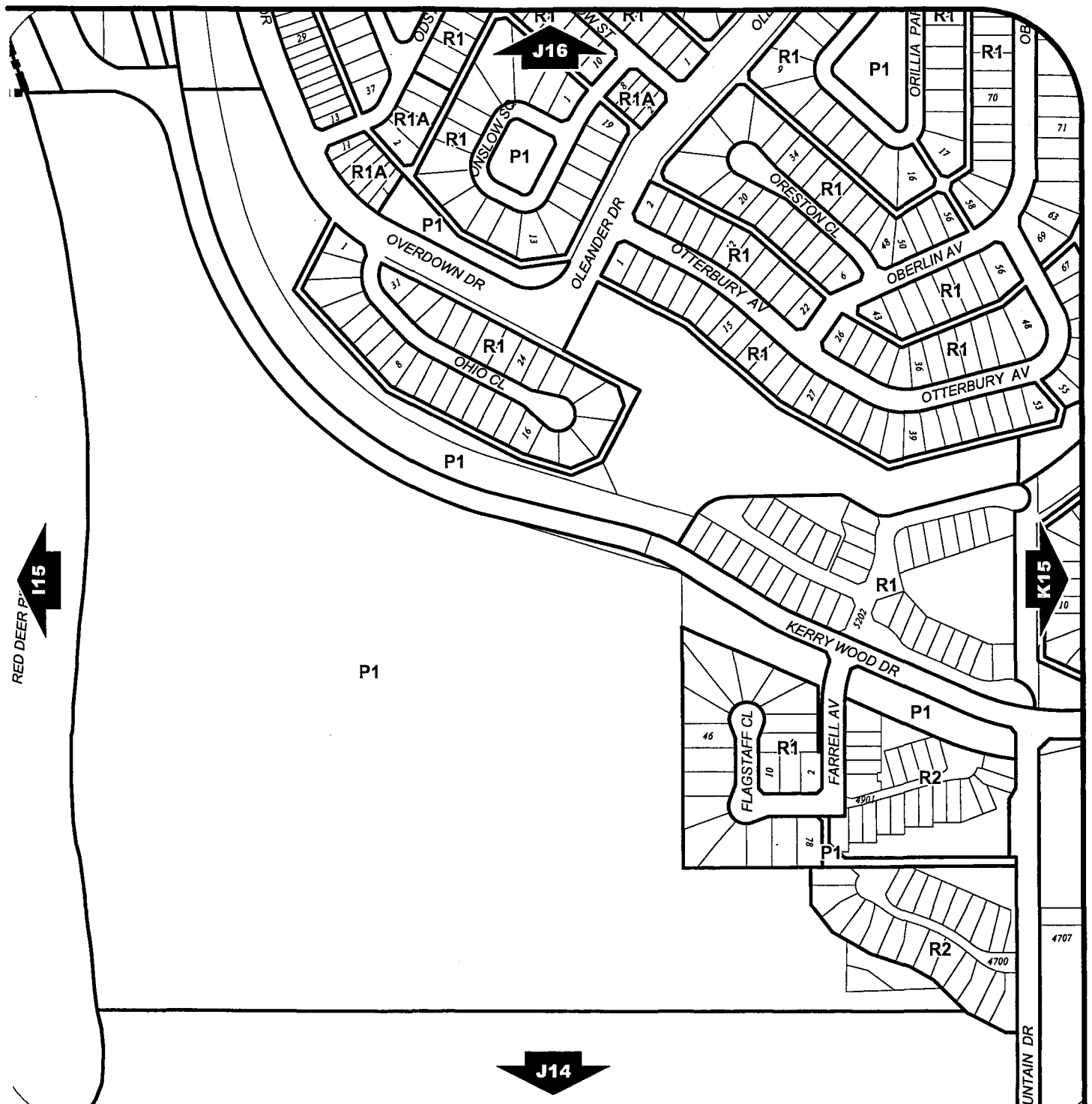
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

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Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
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D95	Density Overlay District		
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Land Use Districts

J15

NE1/4 Sec18 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

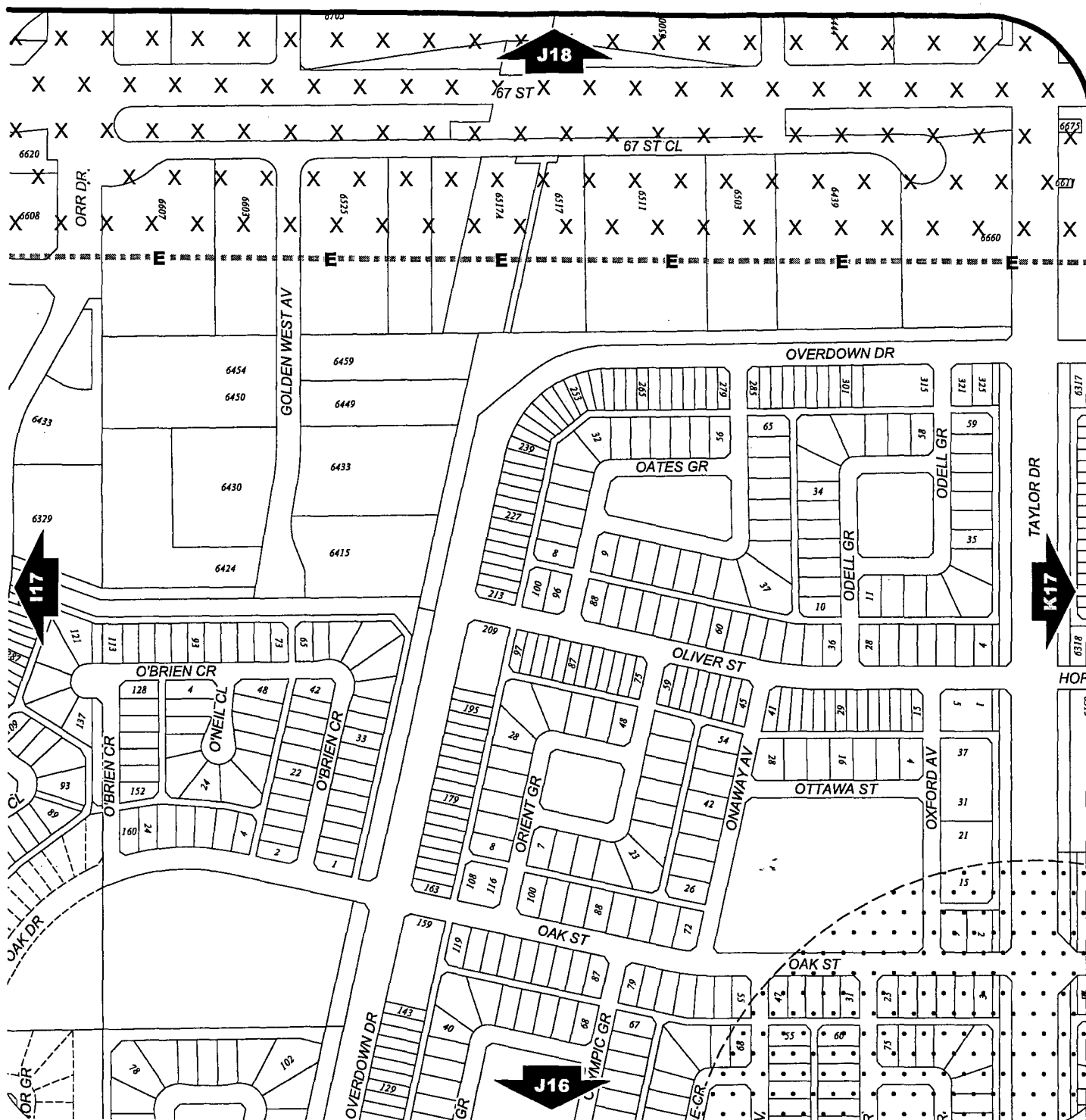
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J16

SE¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

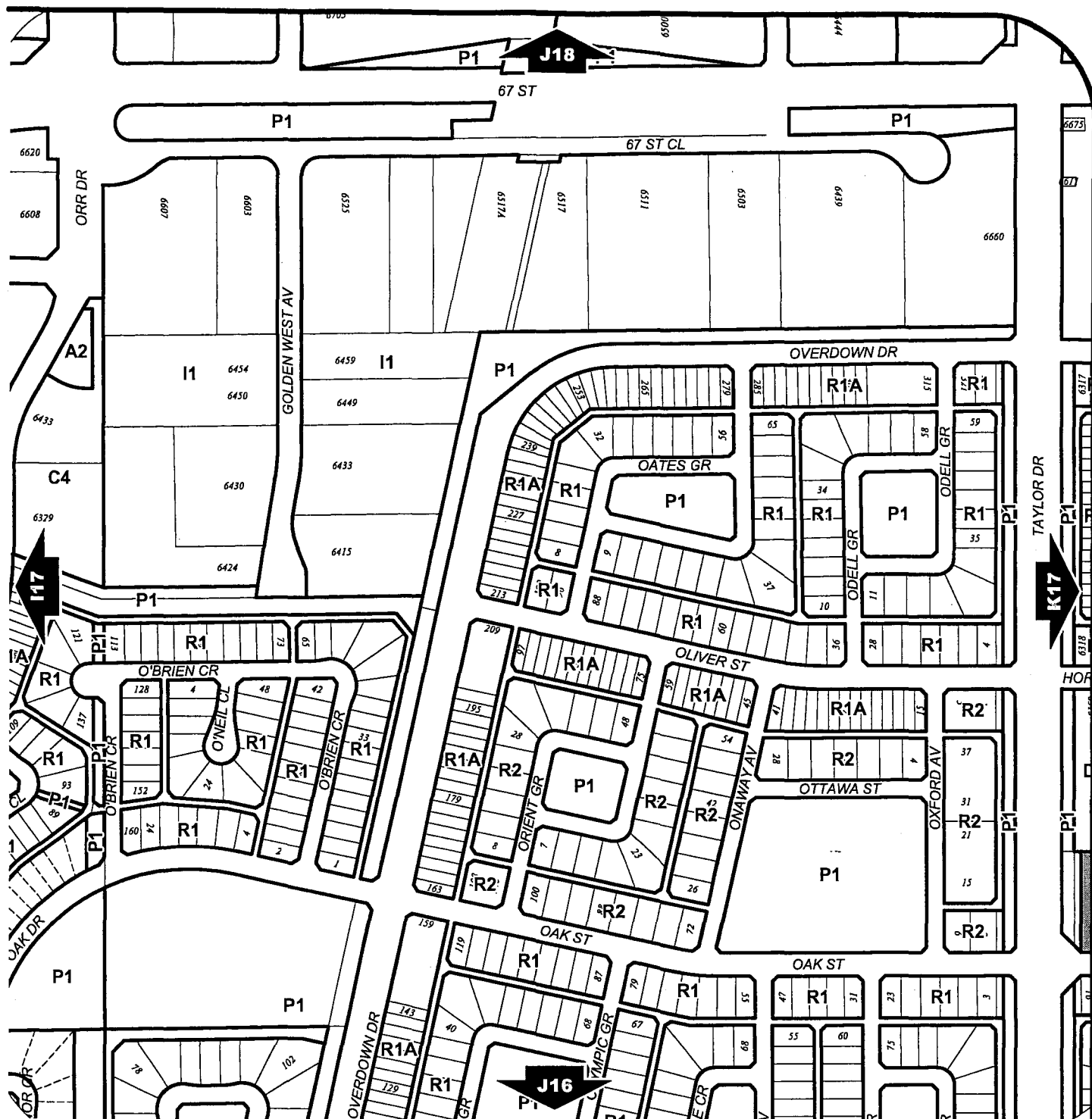
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J17

NE¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

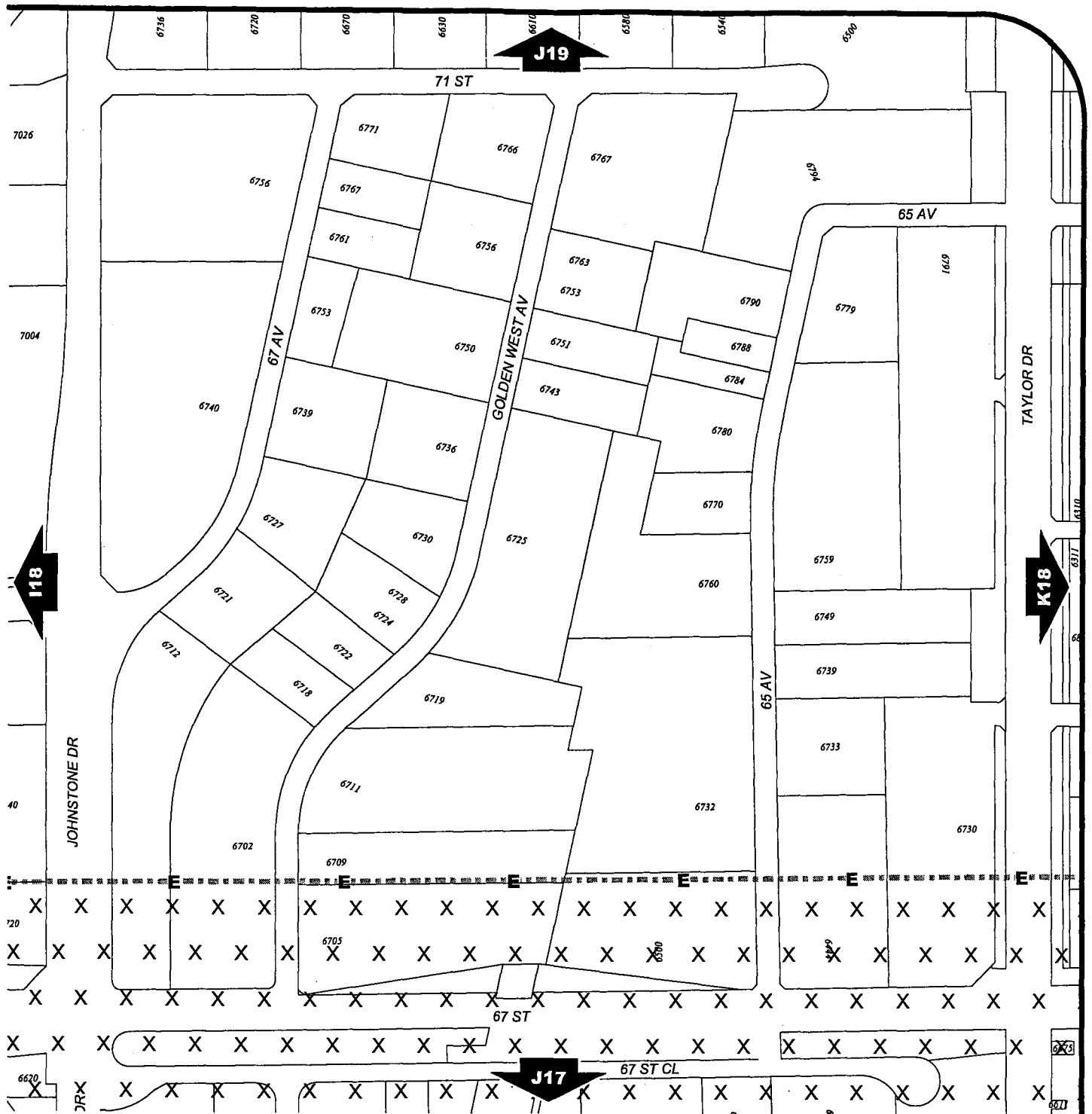
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Land Use Districts

J17

NE¼ Sec19 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

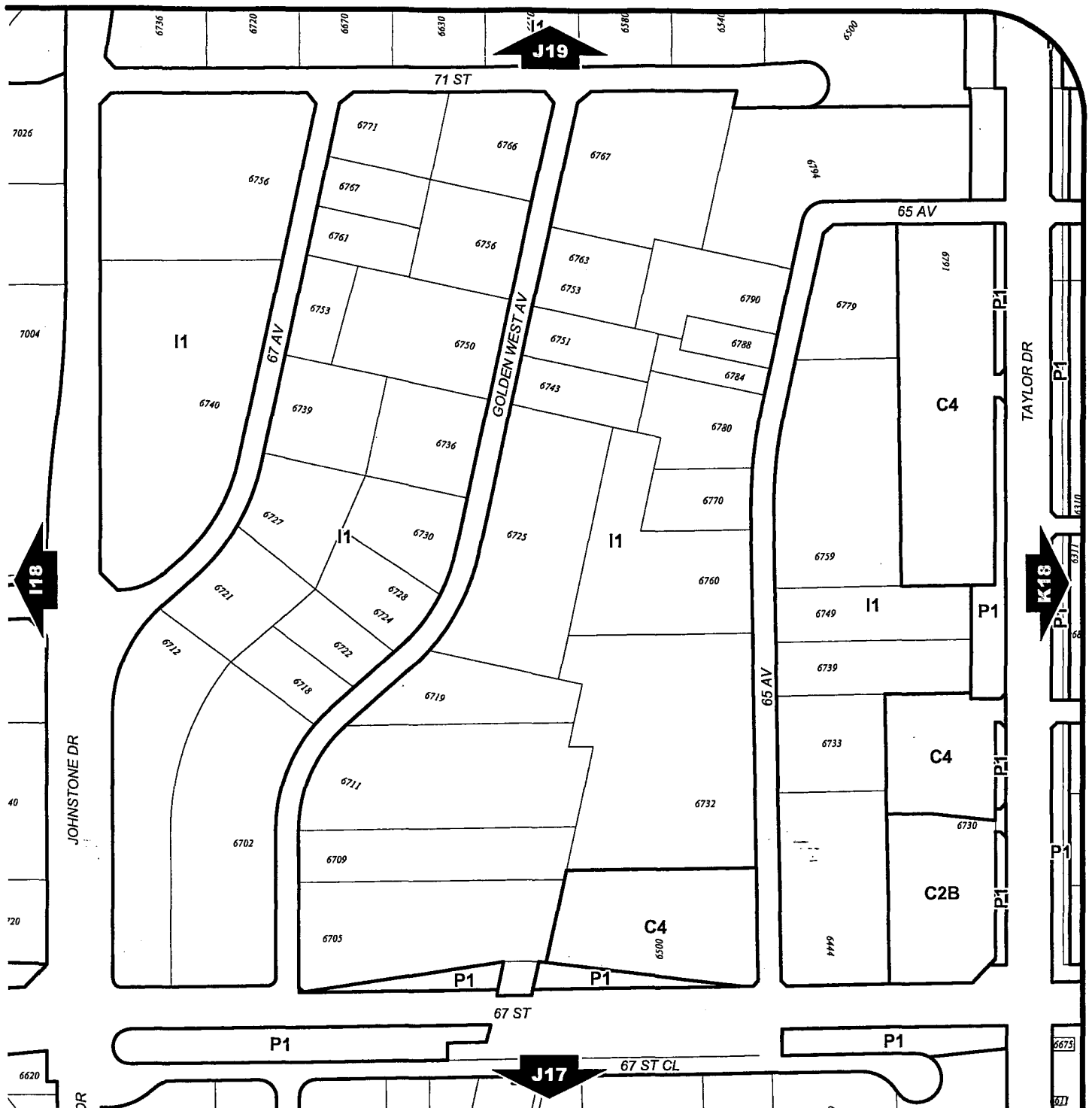
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J18

SE¼ Sec30 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

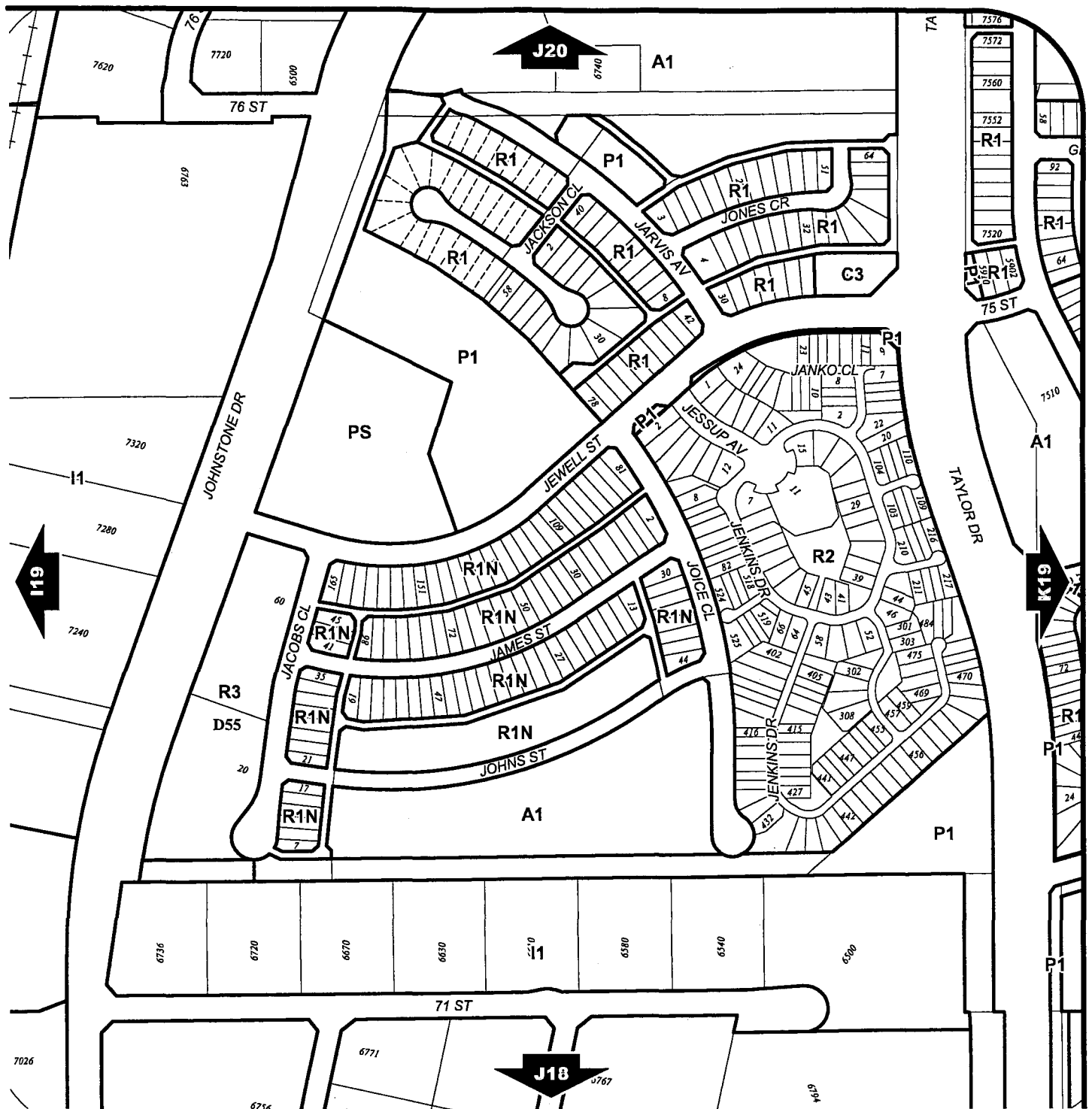
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Land Use Districts

J18

SE¼ Sec30 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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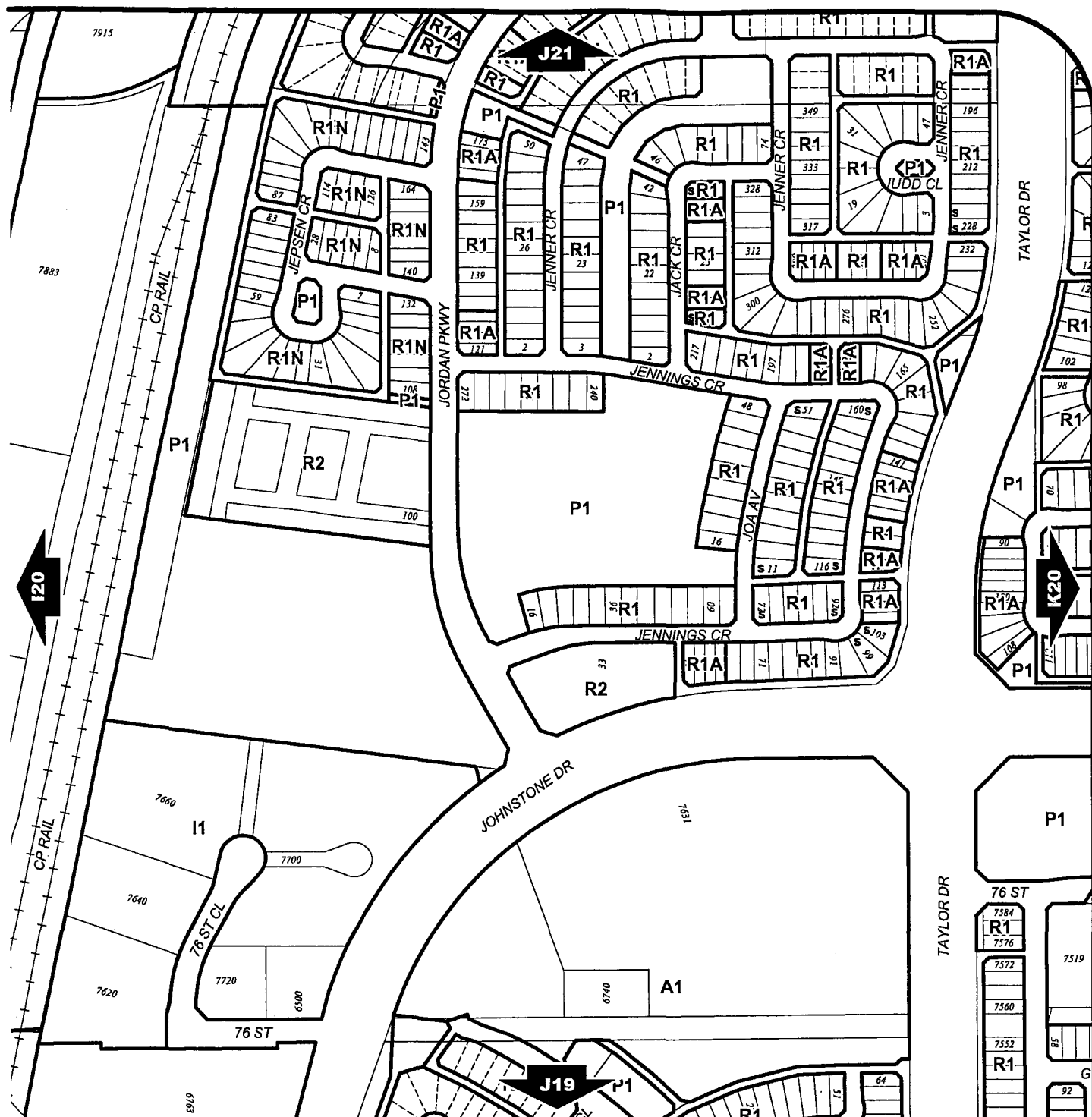
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J19

NE1/4 Sec30 38-27-W4



Land Use Bylaw 3357/2006



North

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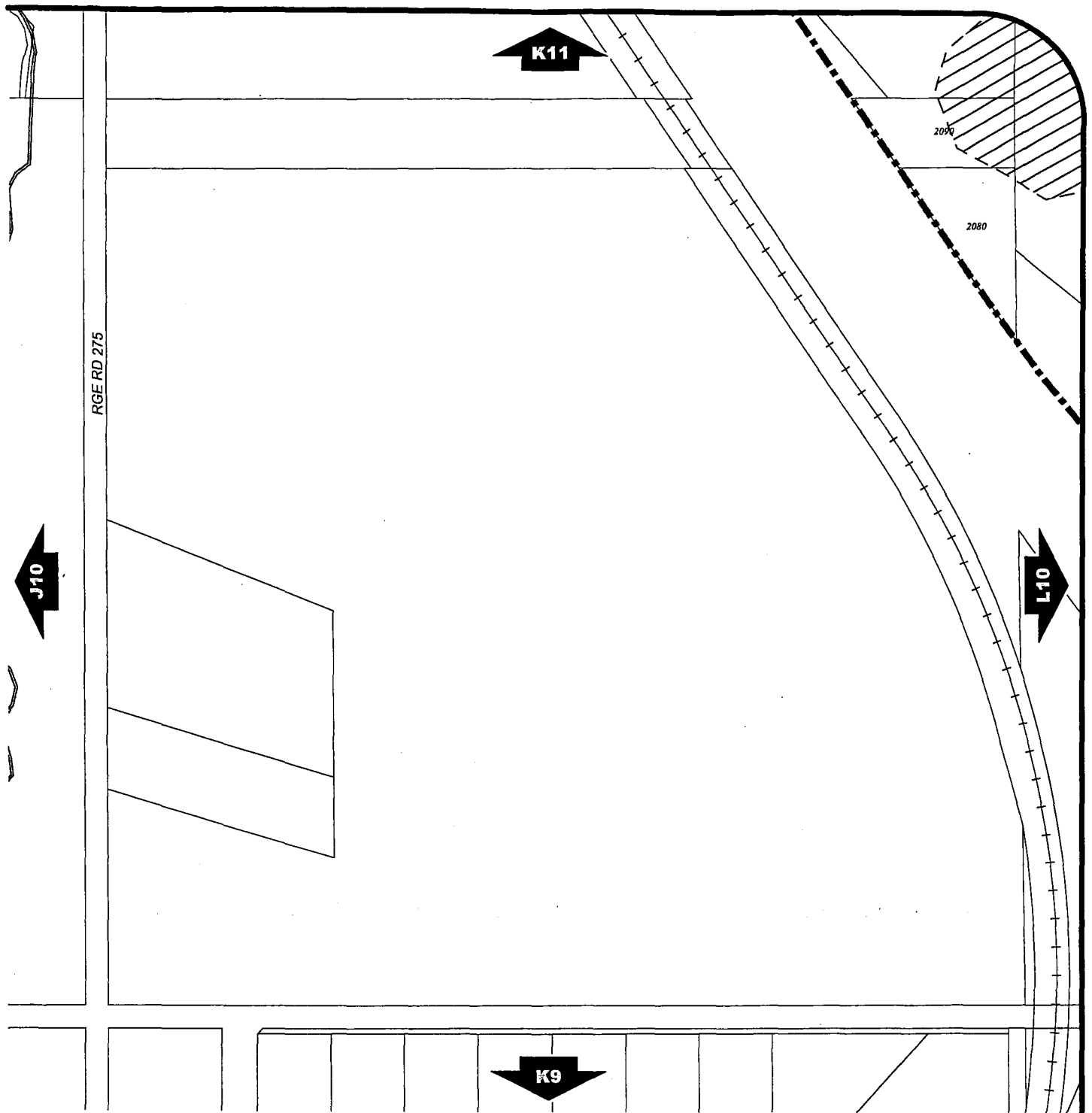
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J20

SE¼ Sec31 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

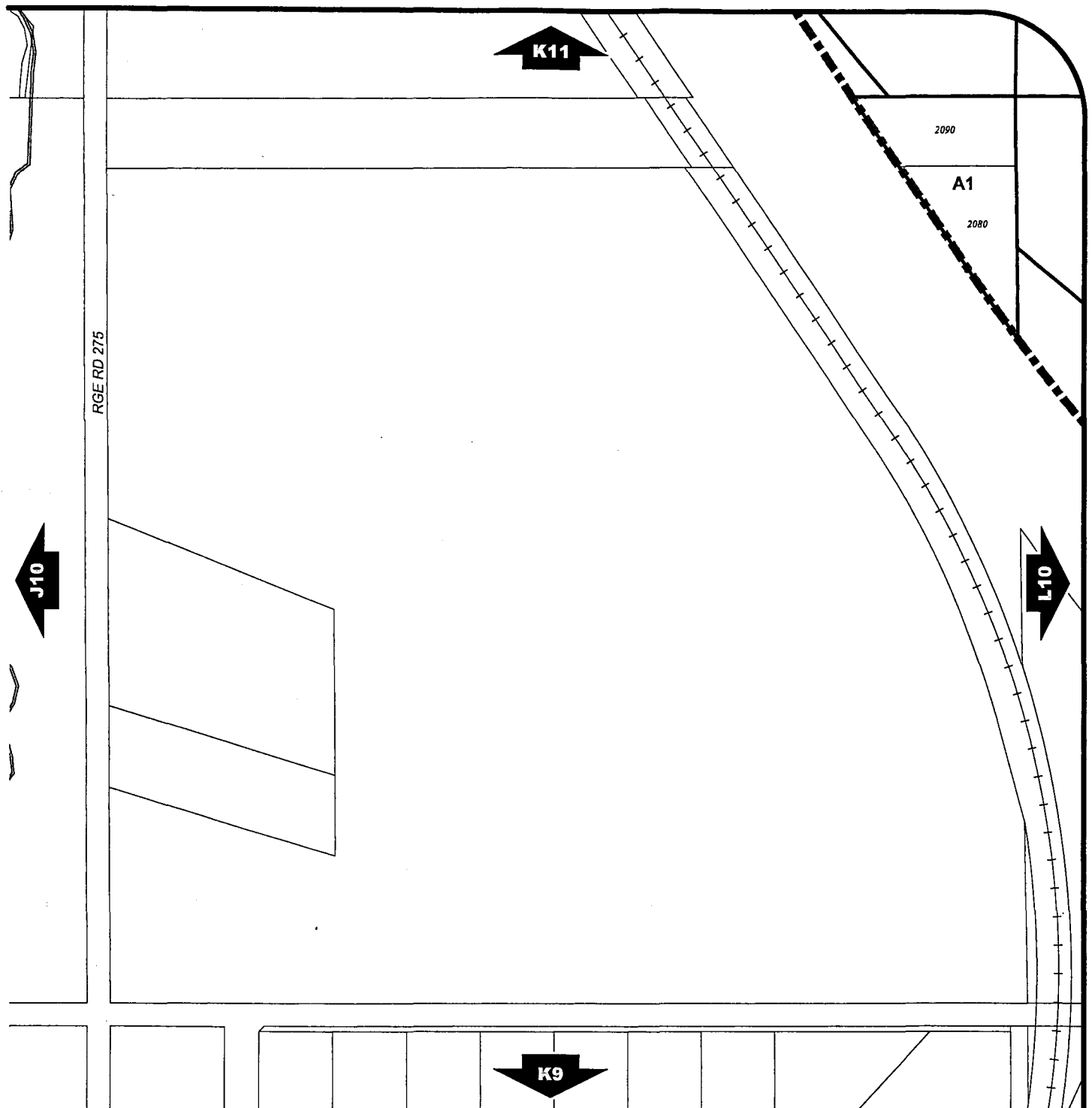
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K10

SW¼ Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

K10

SW 1/4 Sec 5 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Historically Significant Sites
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

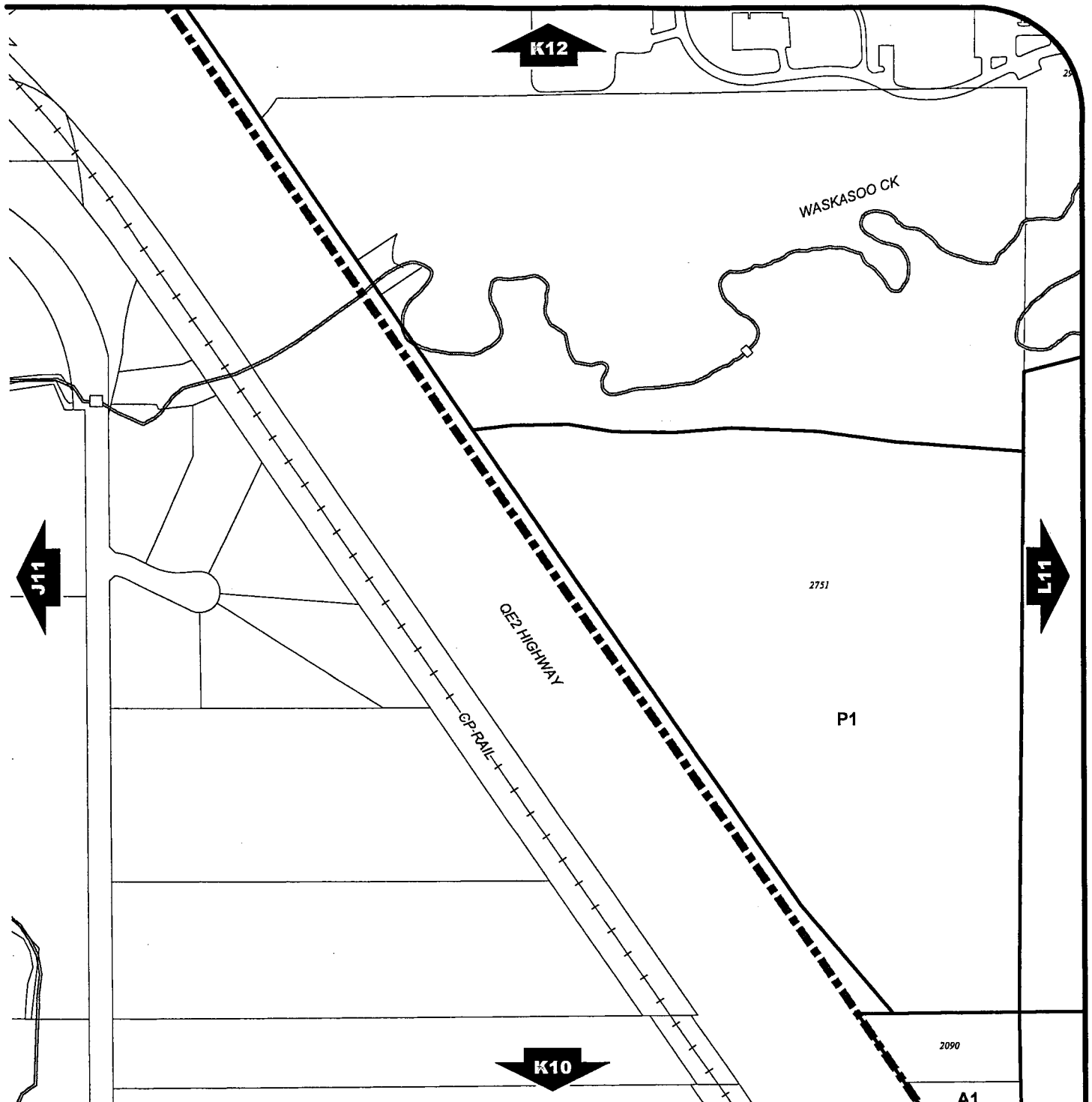
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K11

NW¼ Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(0)	Exception Number		City Boundary
• • •	Exempted from District	03	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

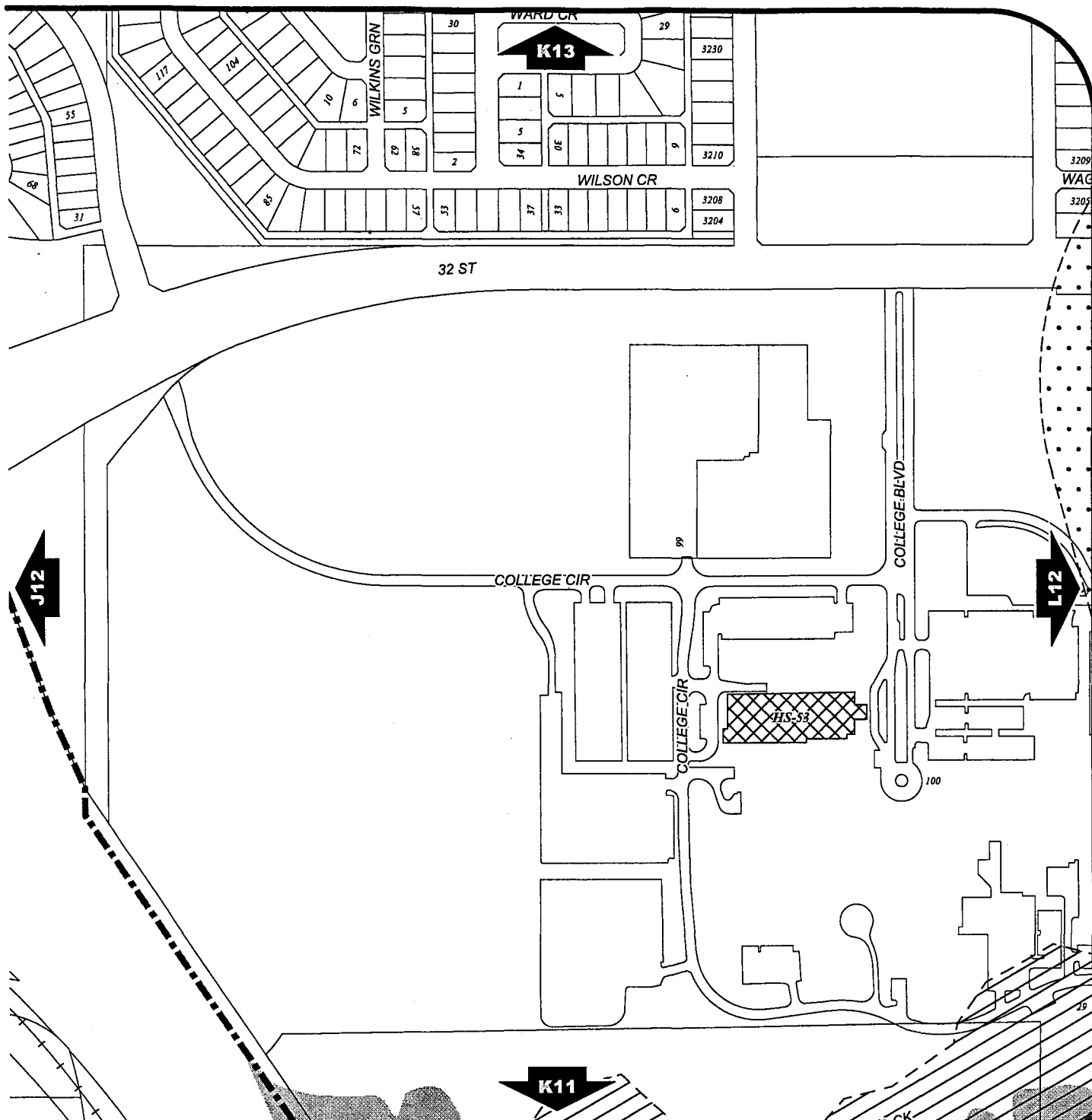
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Land Use Districts

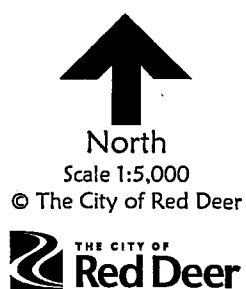
K11

NW¼ Sec5 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

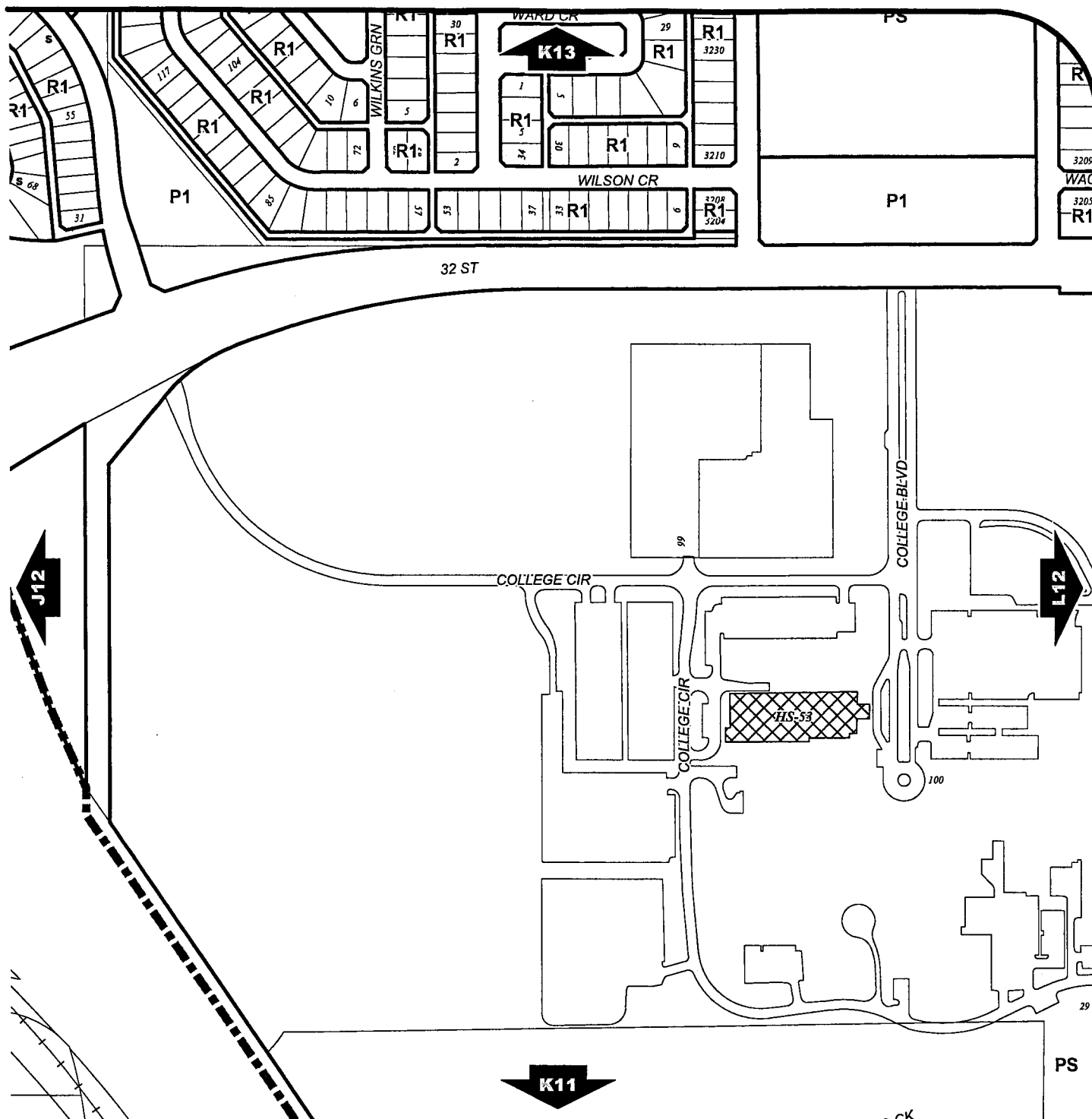
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

Printed on Jun 08, 2006

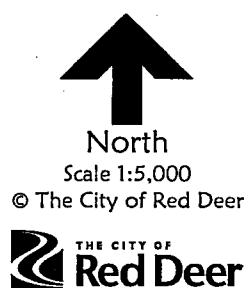
Land Use Constraints

K12

SW1/4 Sec8 38-27-W4



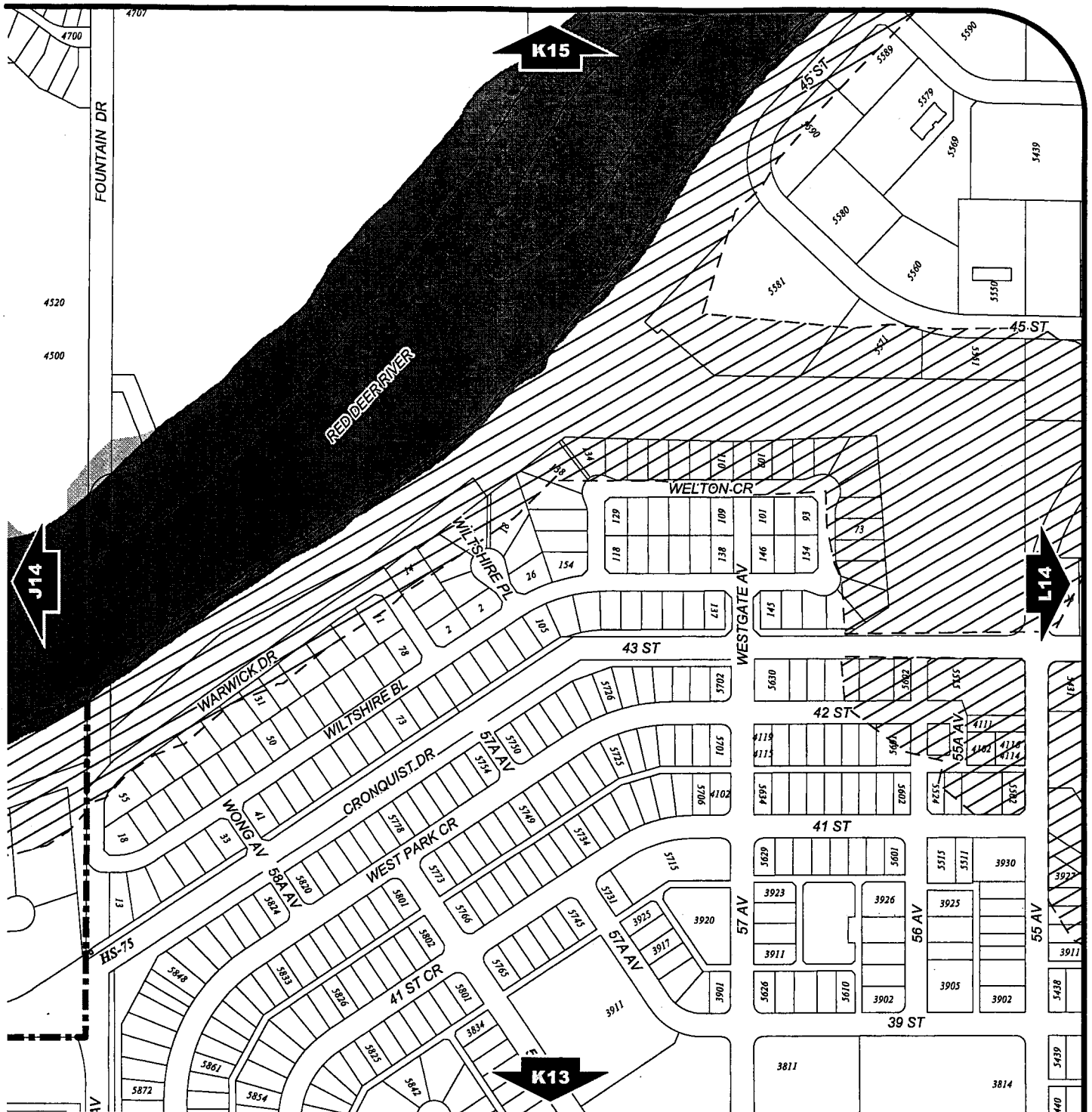
Land Use Bylaw 3357/2006



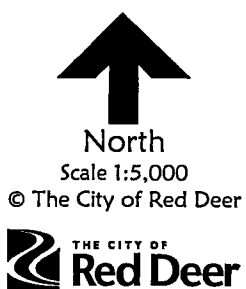
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts
K12
 SW¼ Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

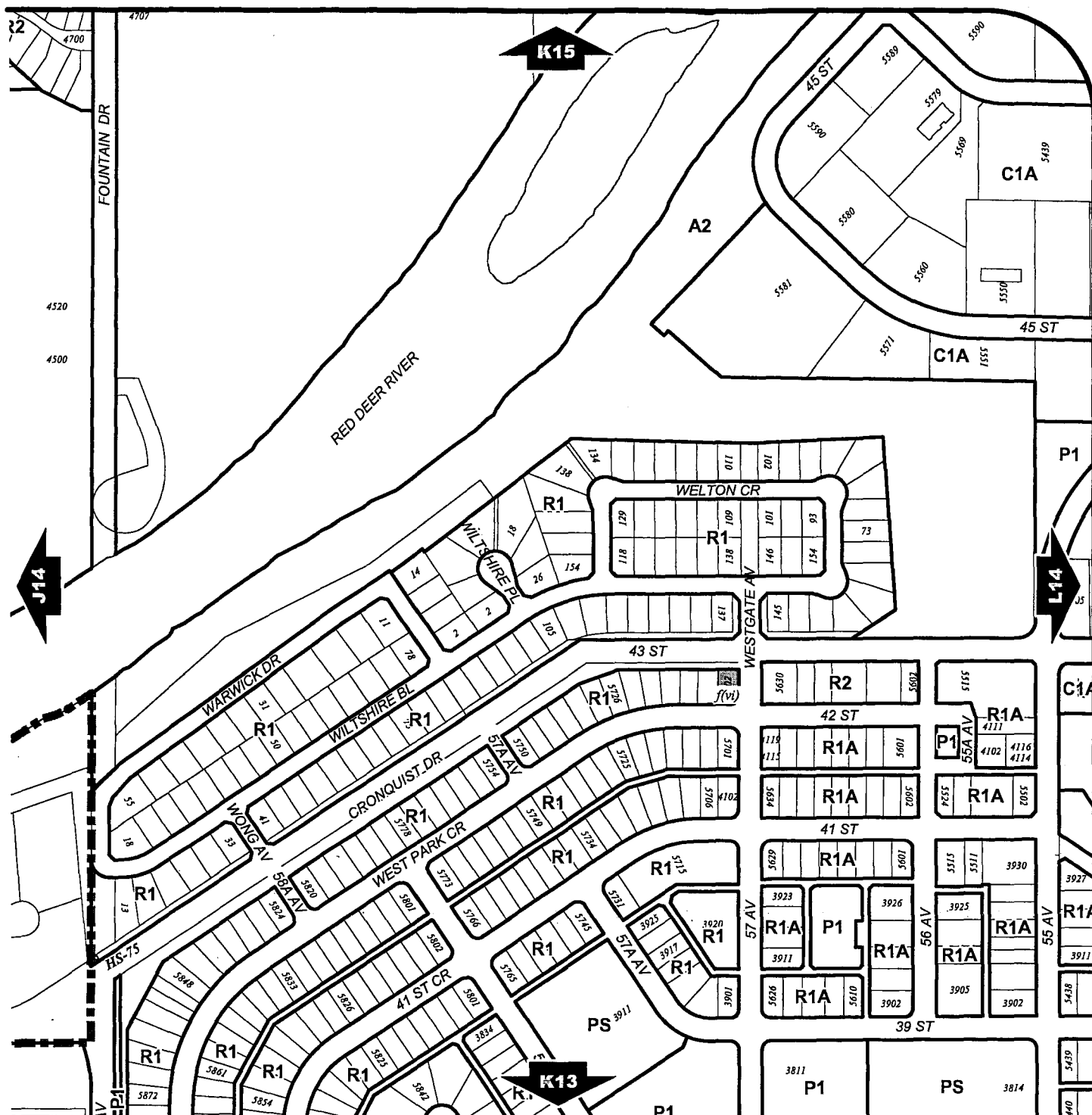
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K14

SW¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

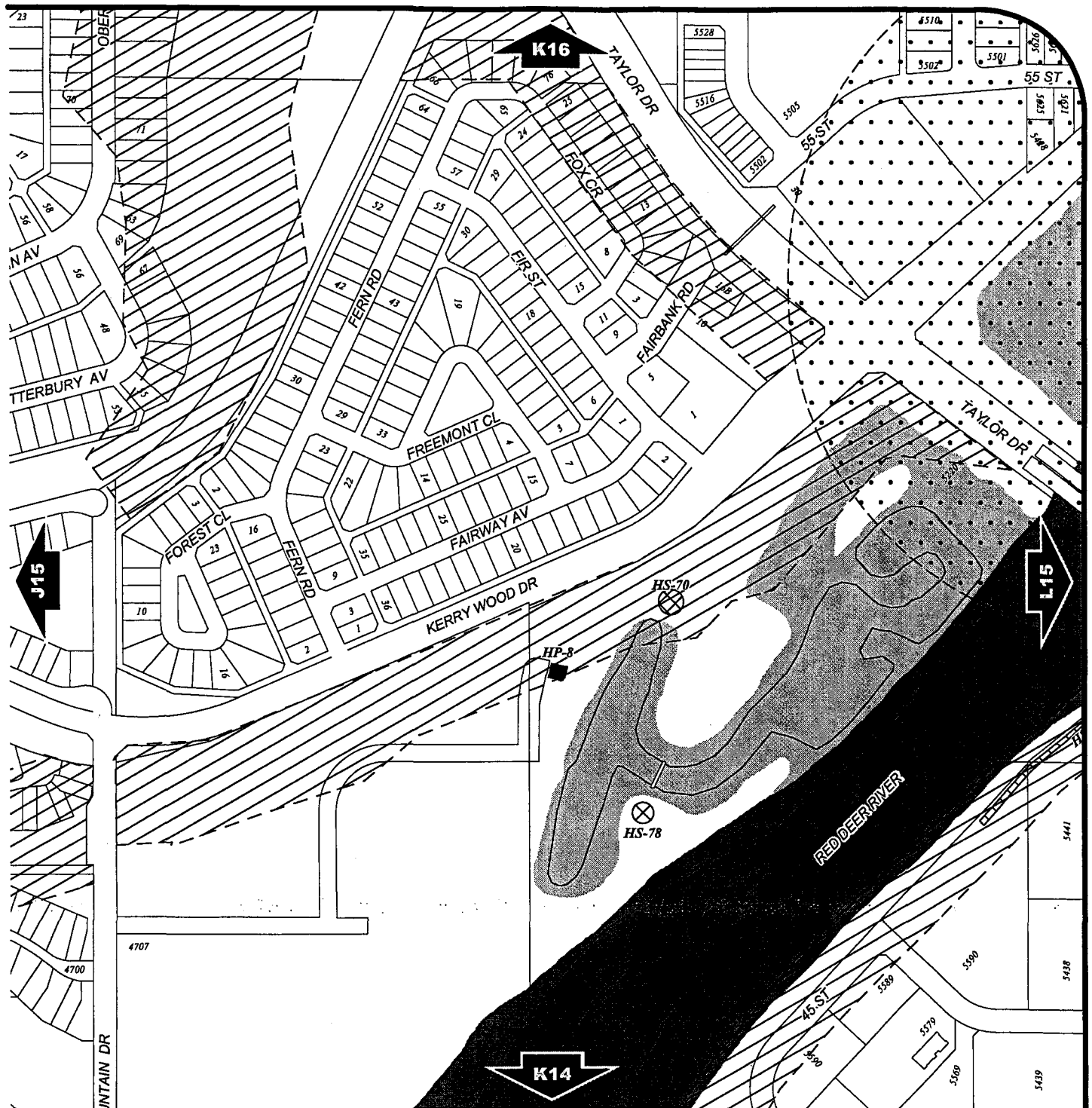
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Land Use Districts

K14

SW¼ Sec17 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

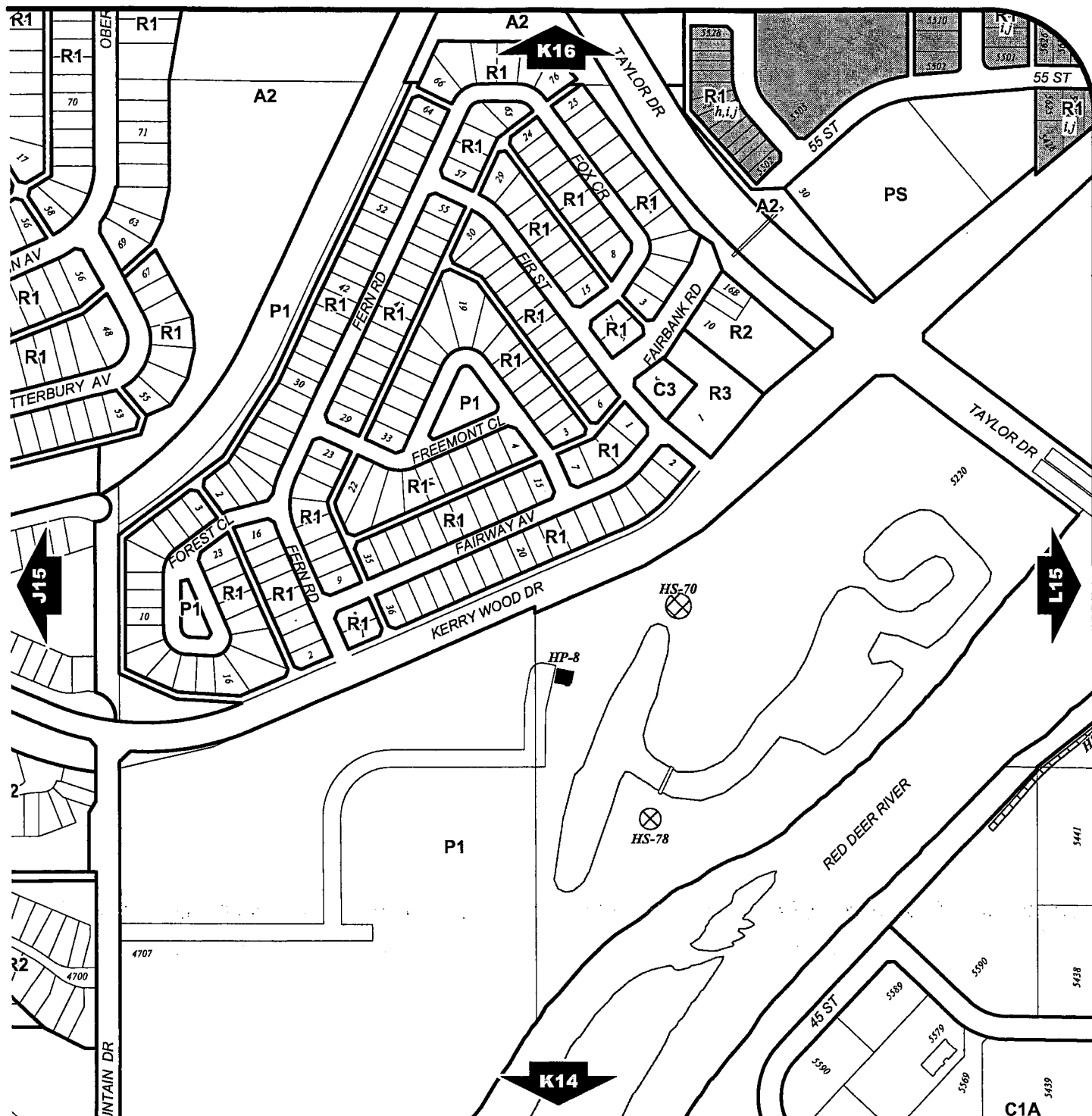
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K15

NW¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

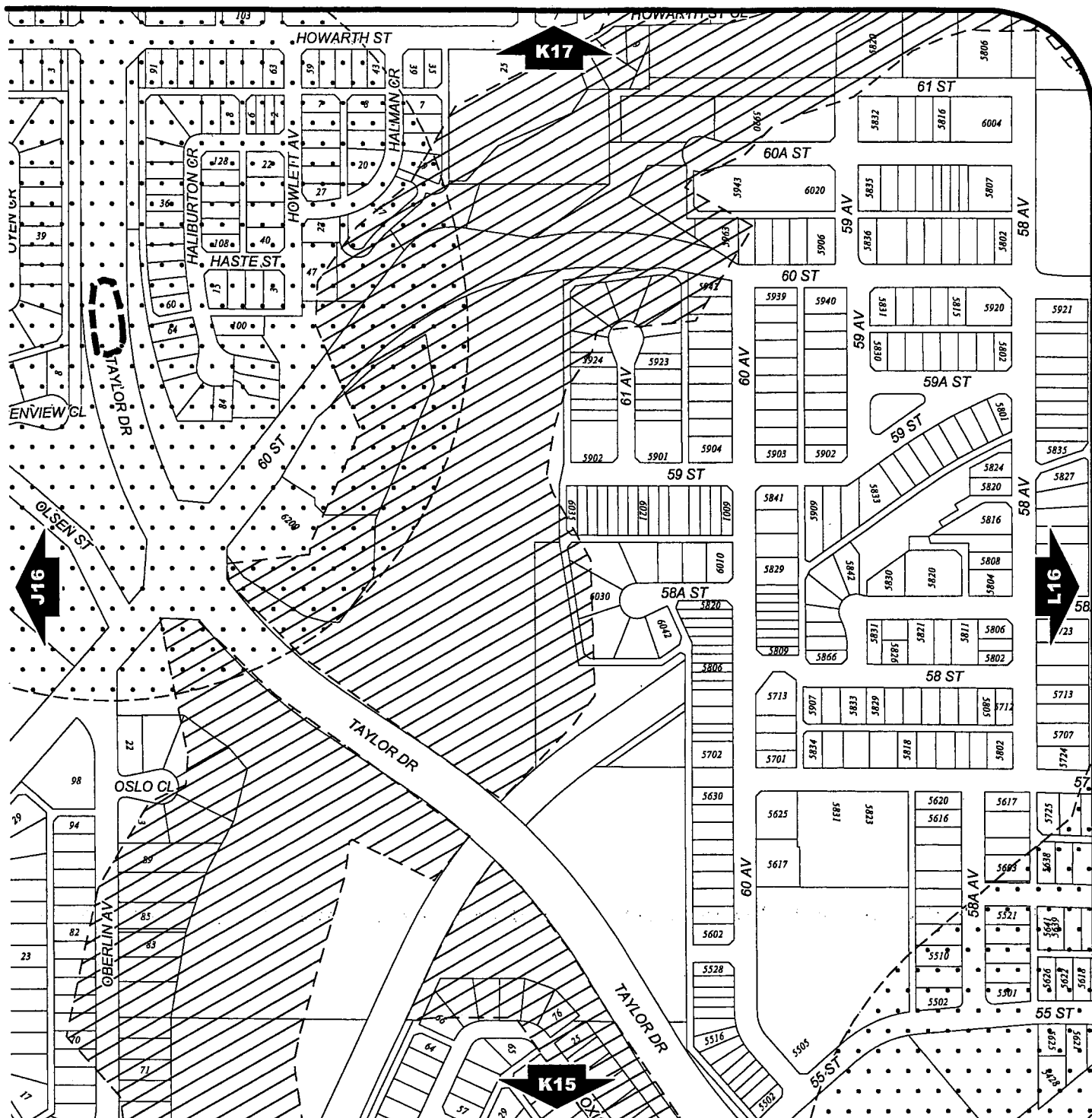
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Land Use Districts

K15

NW¼ Sec17 38-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

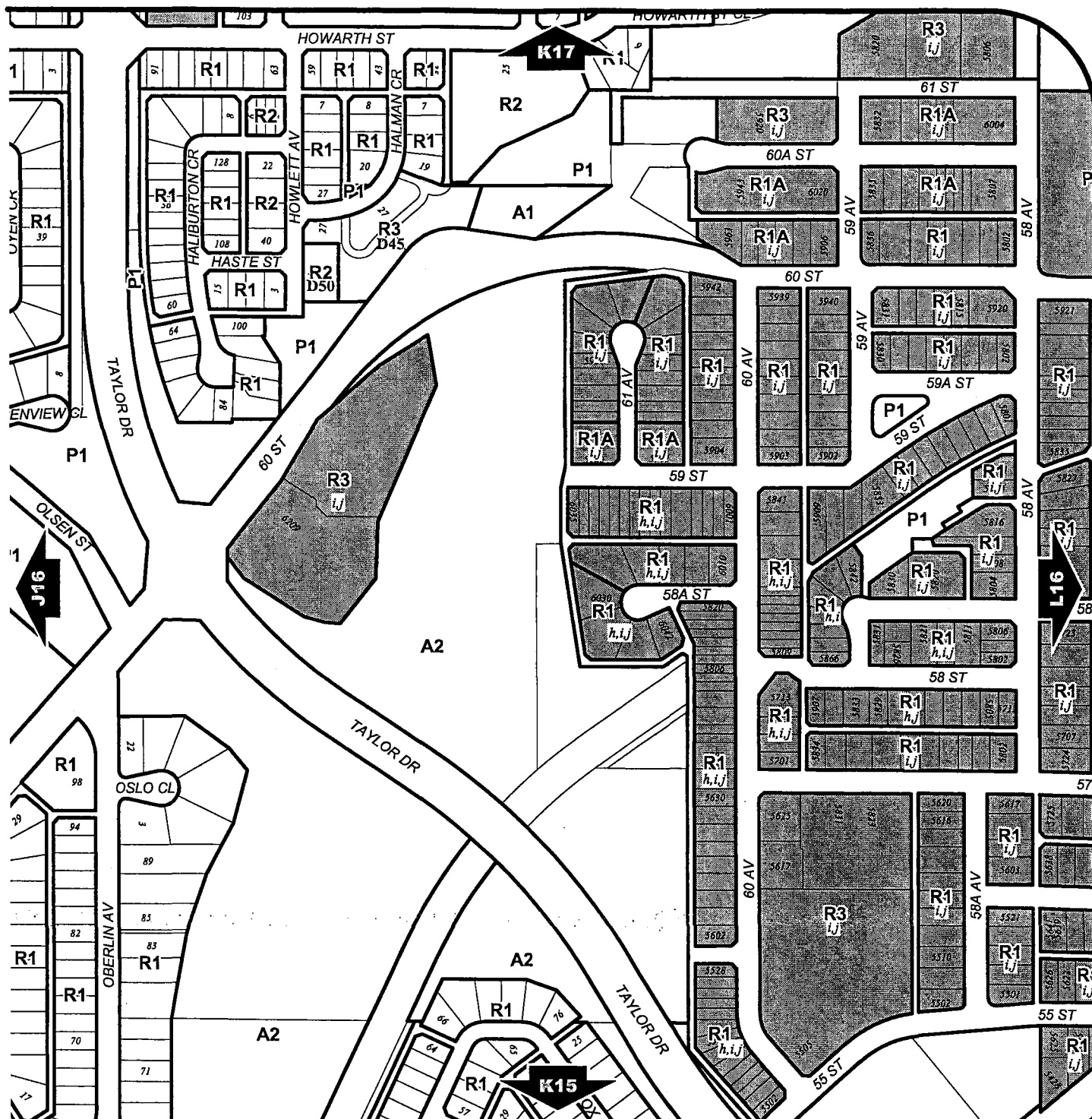
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K16

SW¼ Sec20 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	S Secondary Suite Permitted		

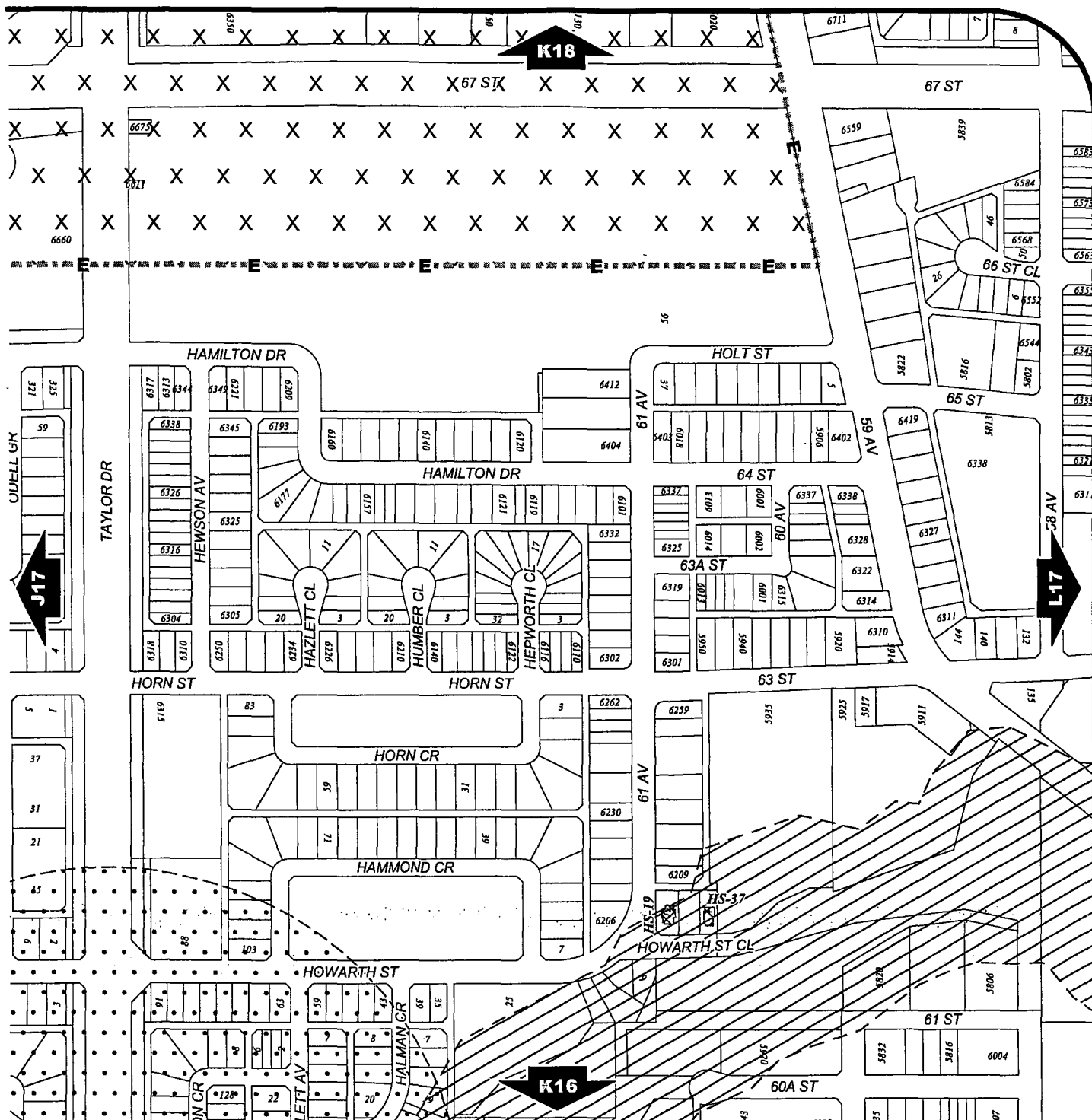
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Land Use Districts

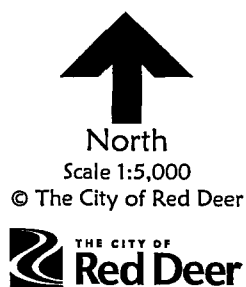
K16

SW¼ Sec20 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

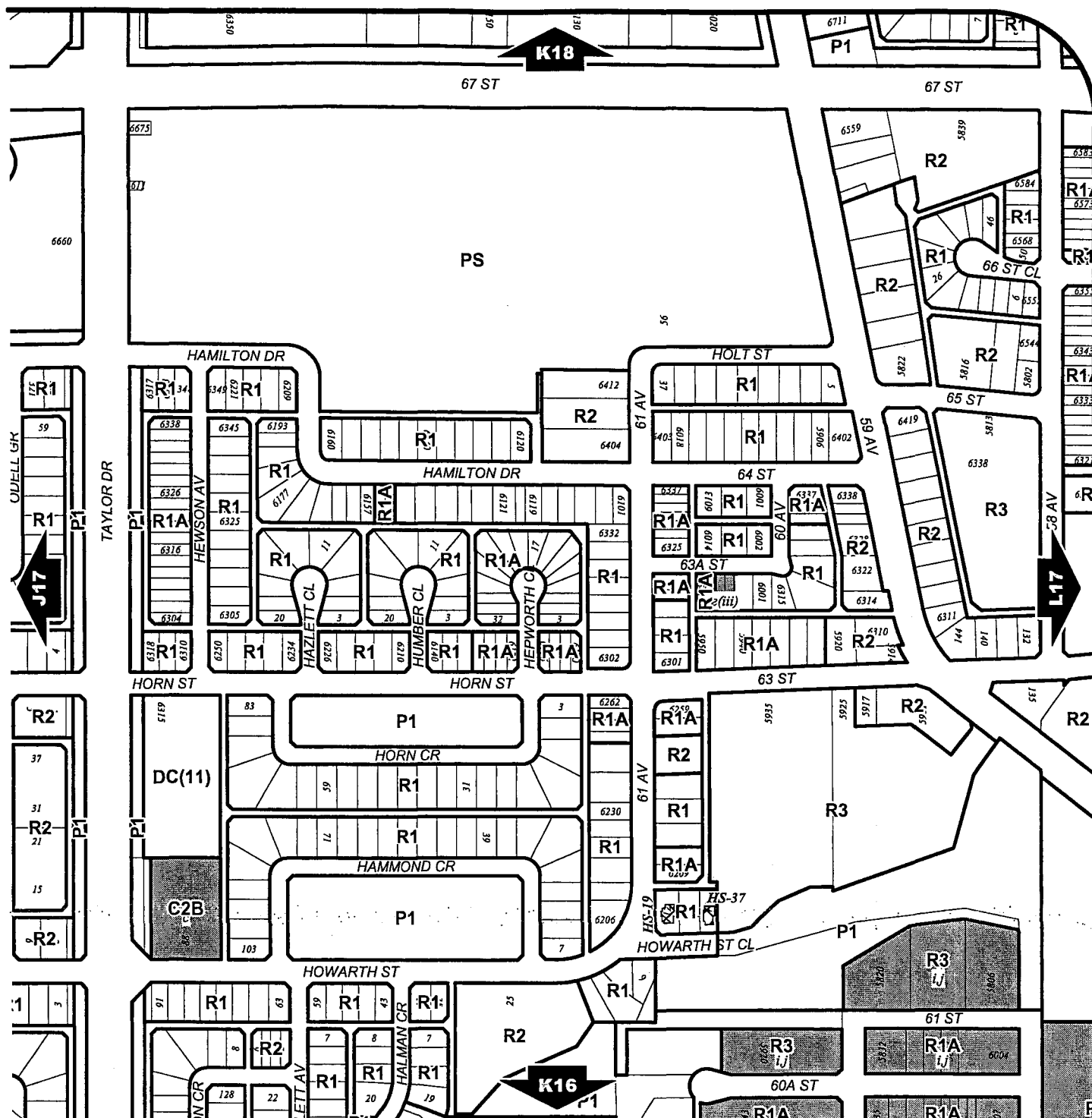
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K17

NW1/4 Sec20 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

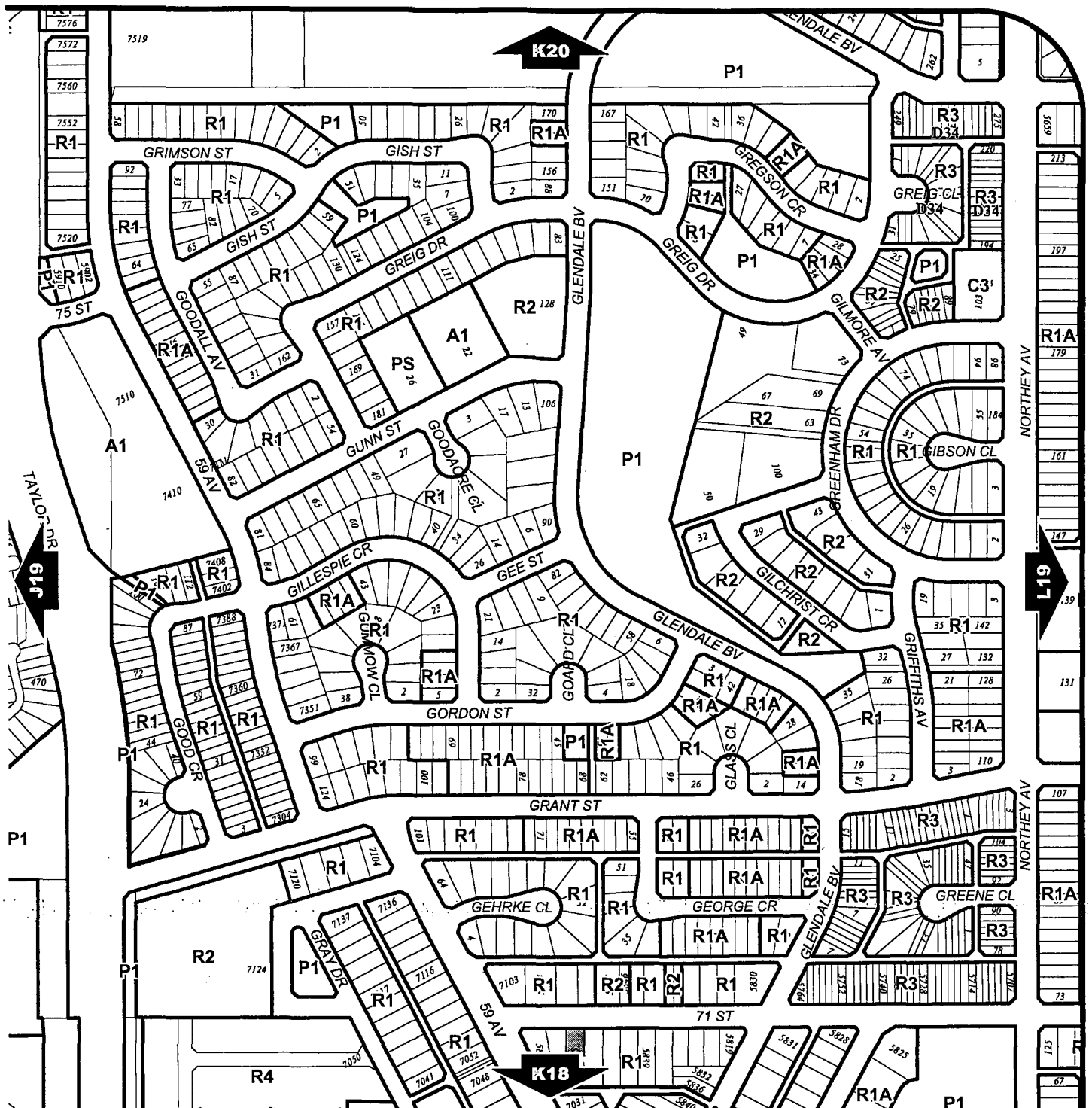
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Land Use Districts

K17

NW¼ Sec20 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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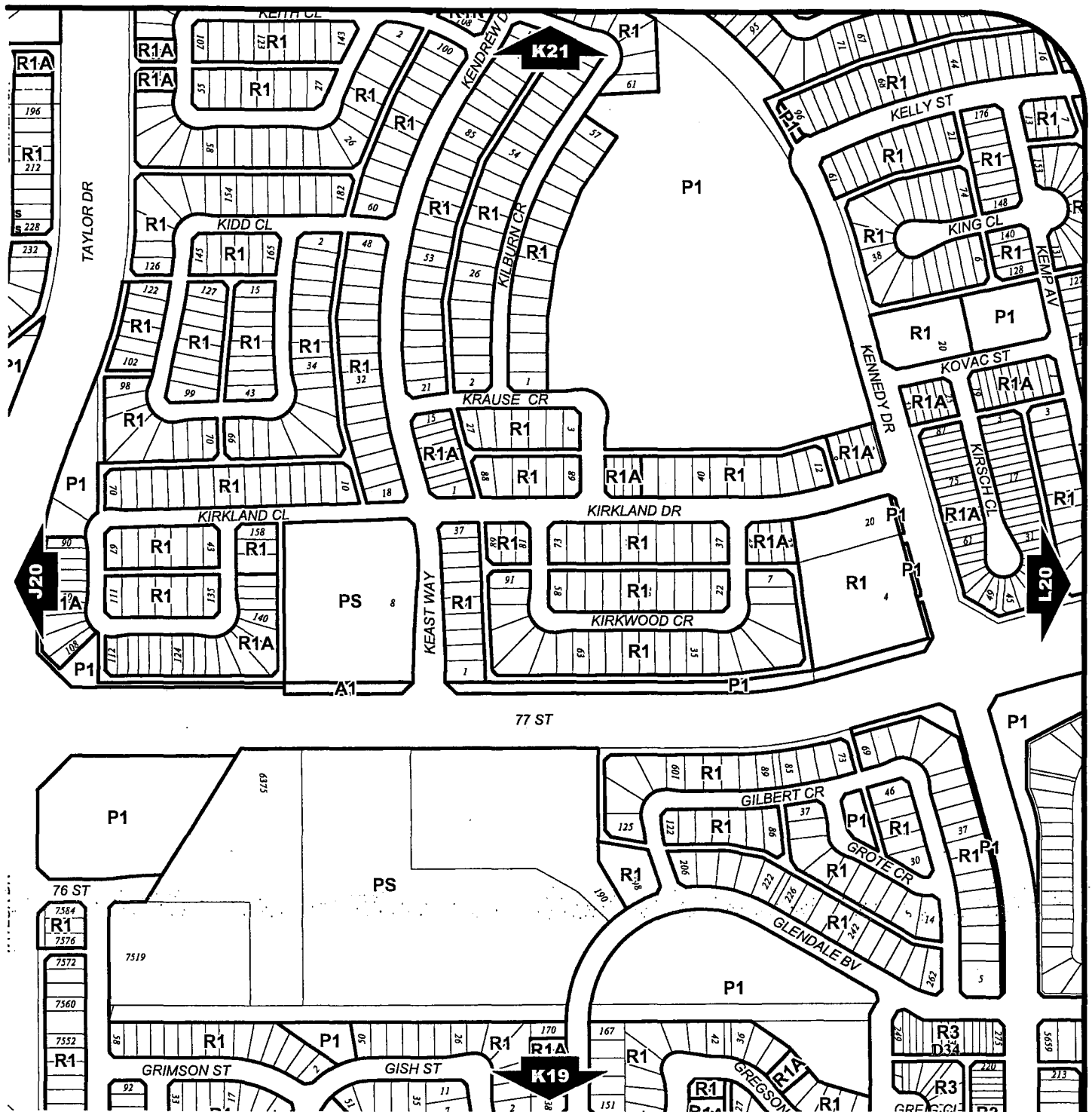
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

K19

NW¼ Sec29 38-27-W4



Land Use Bylaw 3357/2006



North

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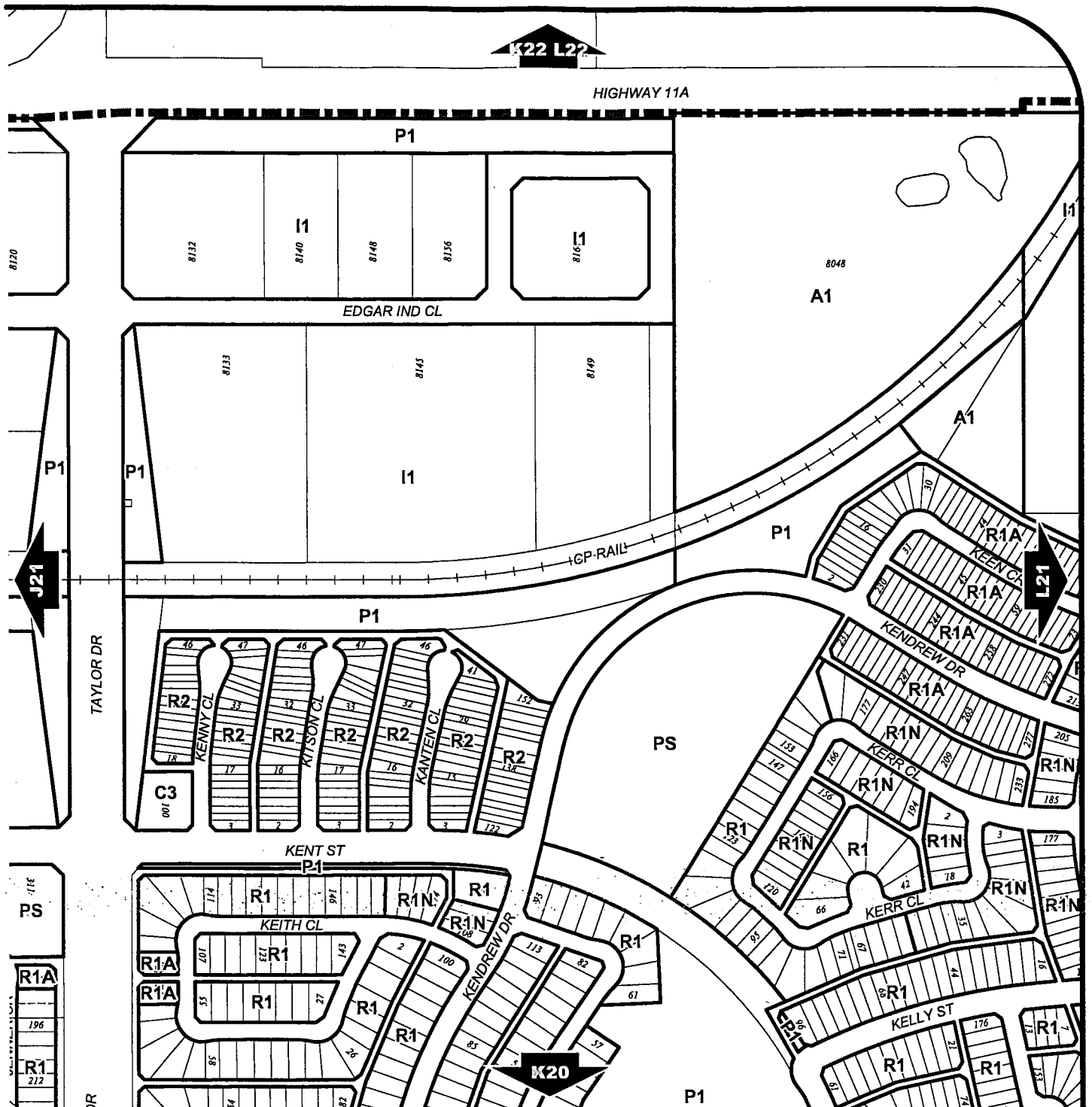
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

K20

SW1/4 Sec32 38-27-W4



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North

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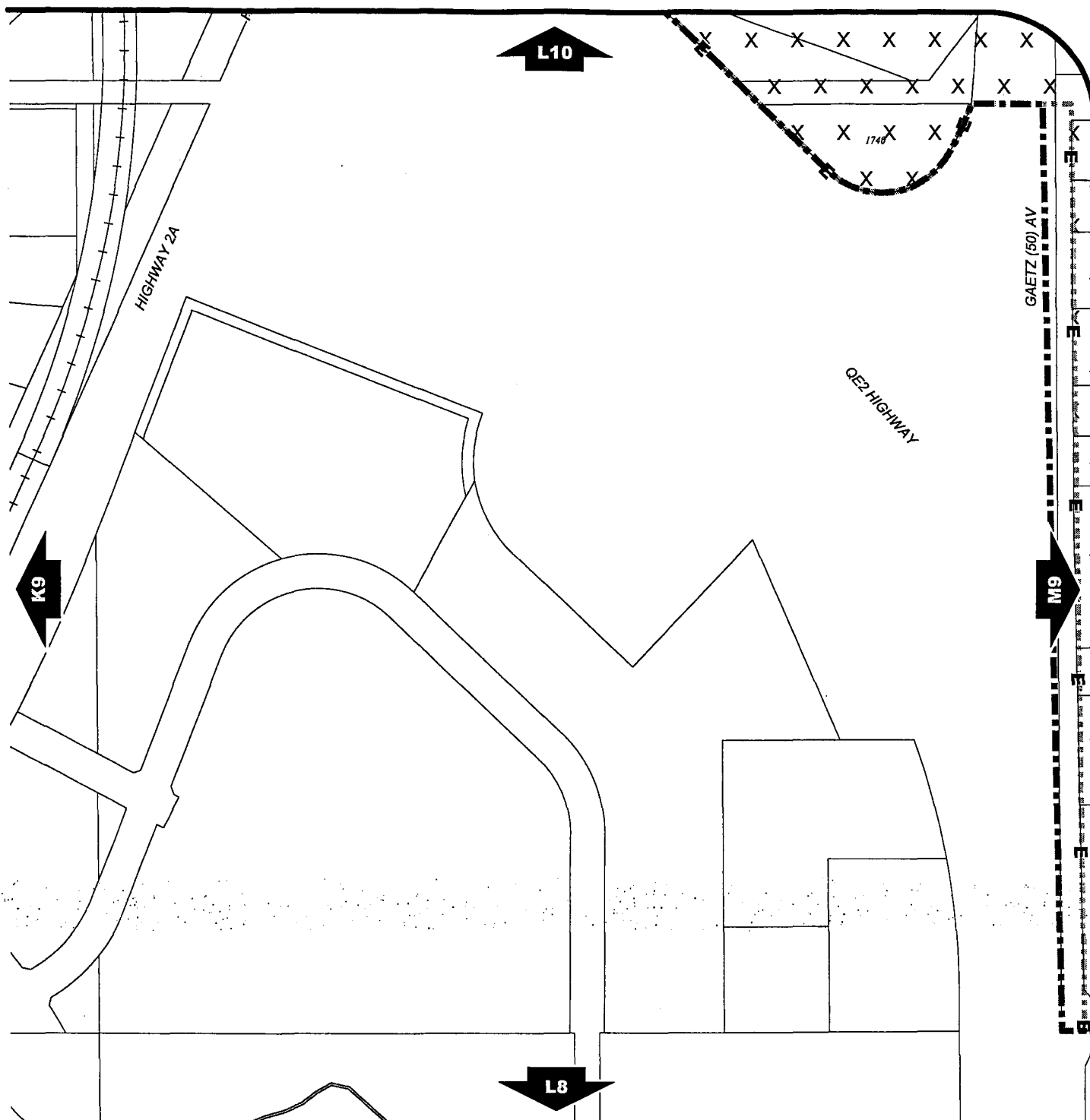
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	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

K21

NW¼ Sec32 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

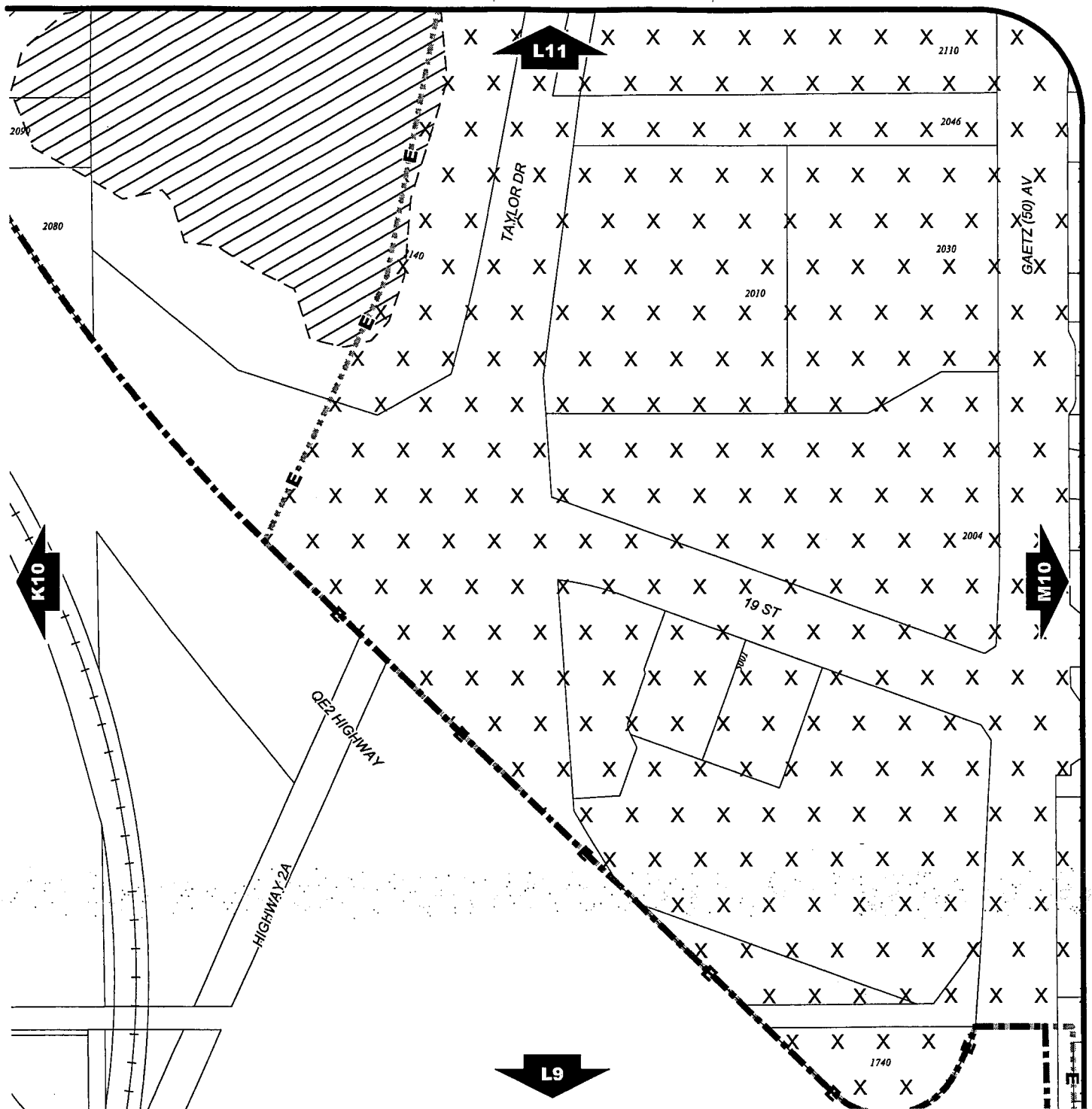
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L9

NE¼ Sec32 37-27-W4



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

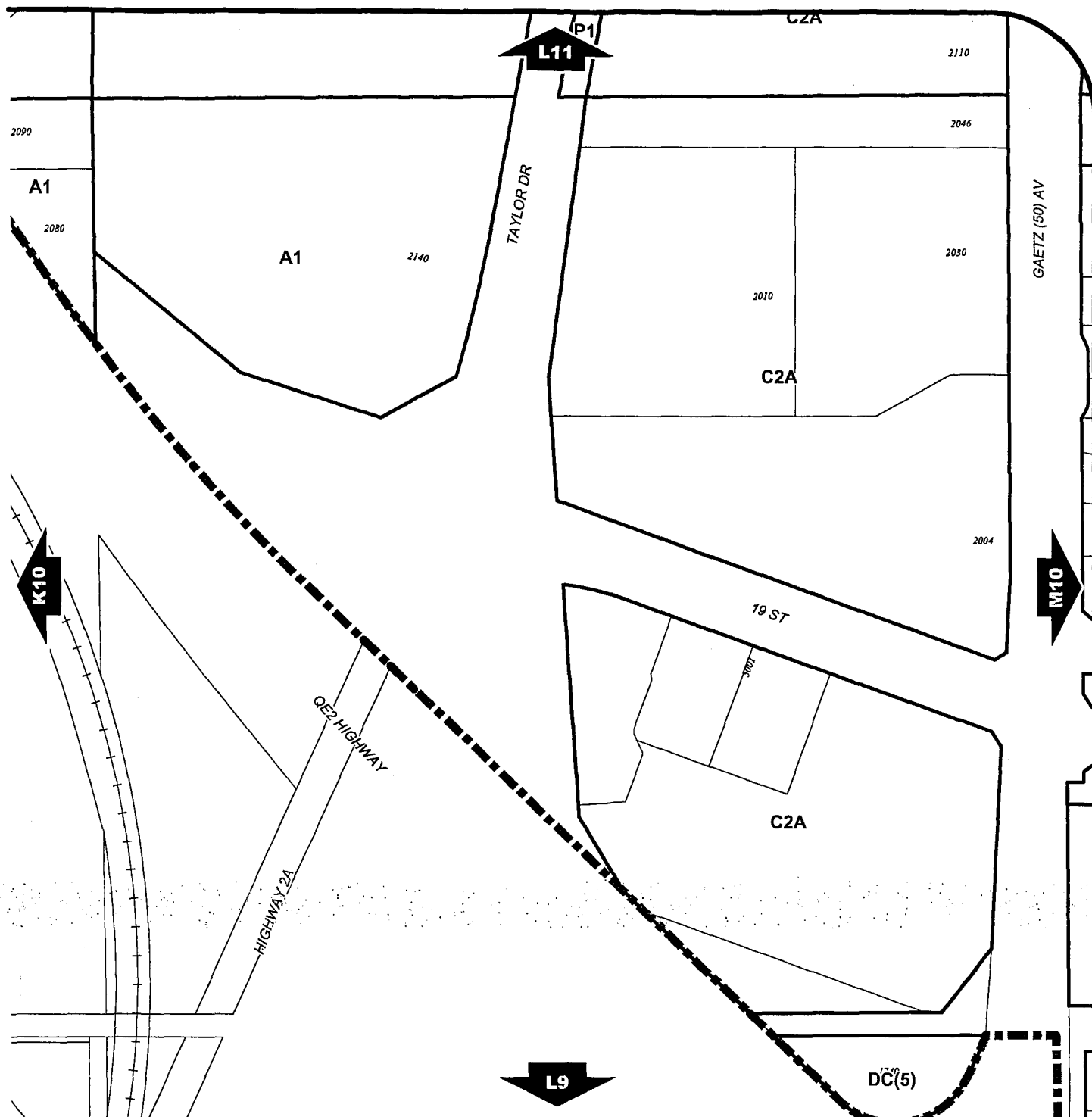
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L10

SE¼ Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

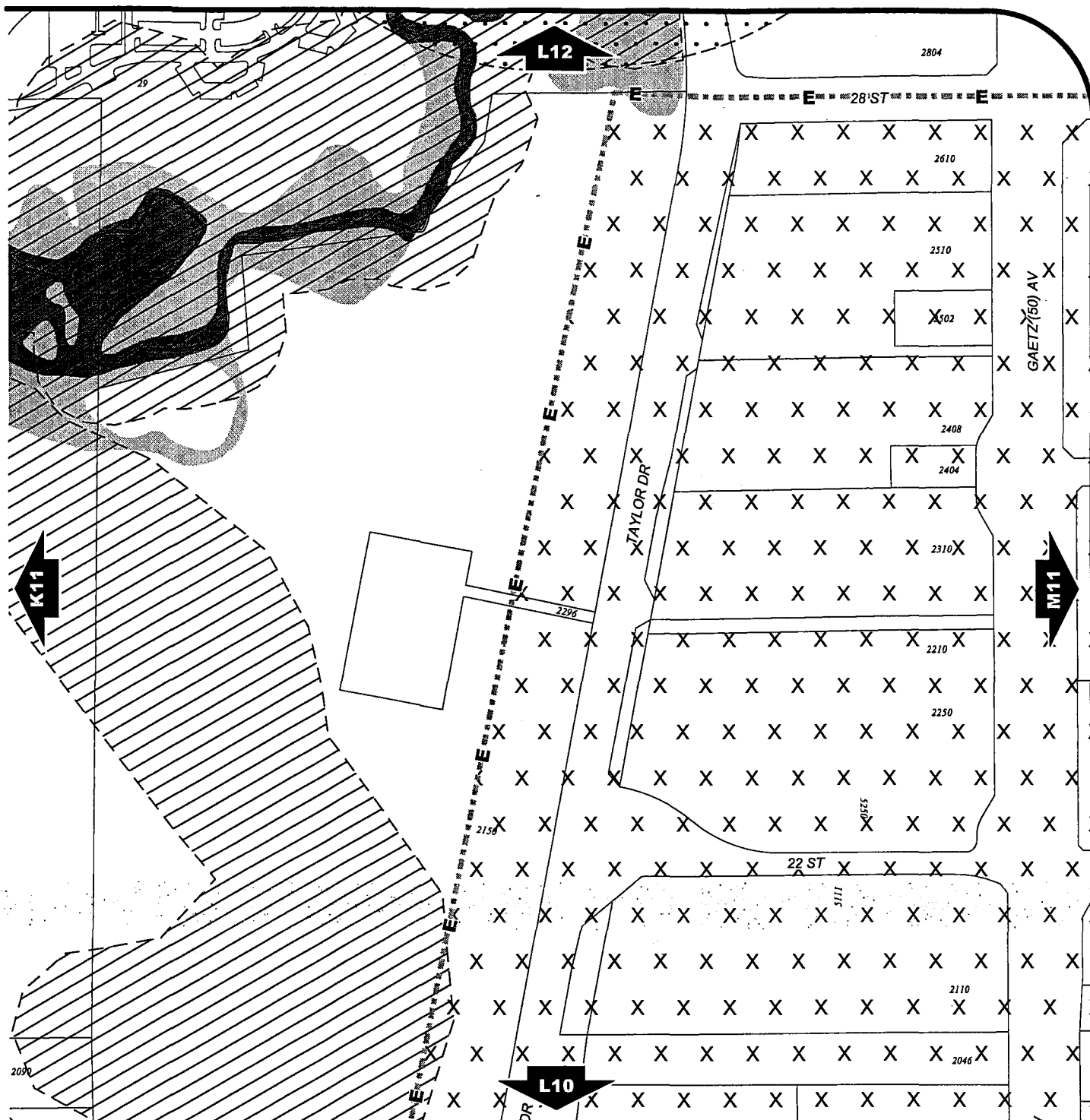
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Land Use Districts

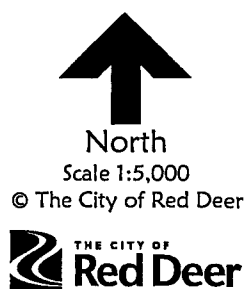
L10

SE¼ Sec5 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

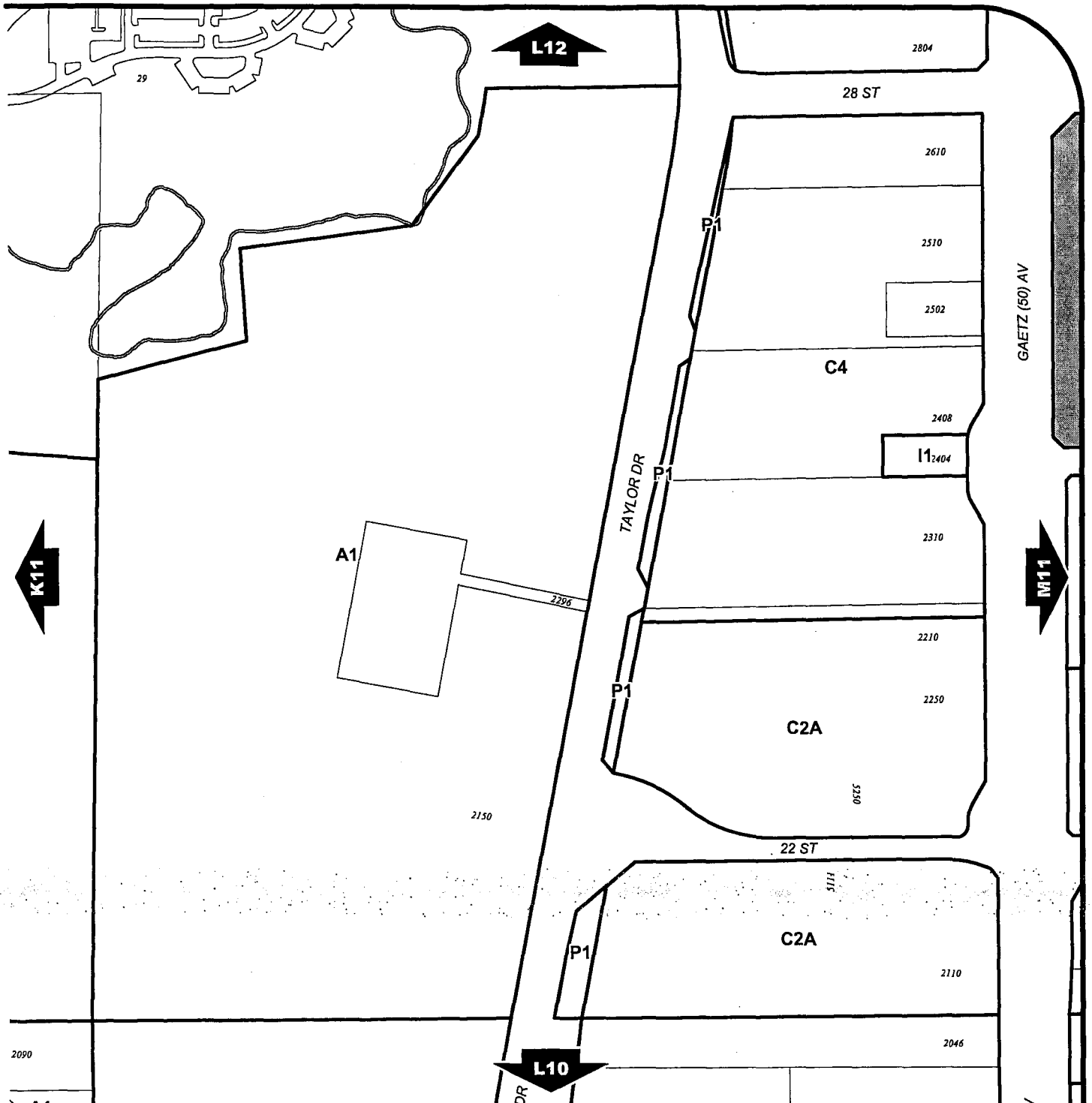
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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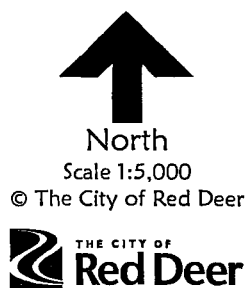
Land Use Constraints

L11

NE1/4 Sec5 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HR-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

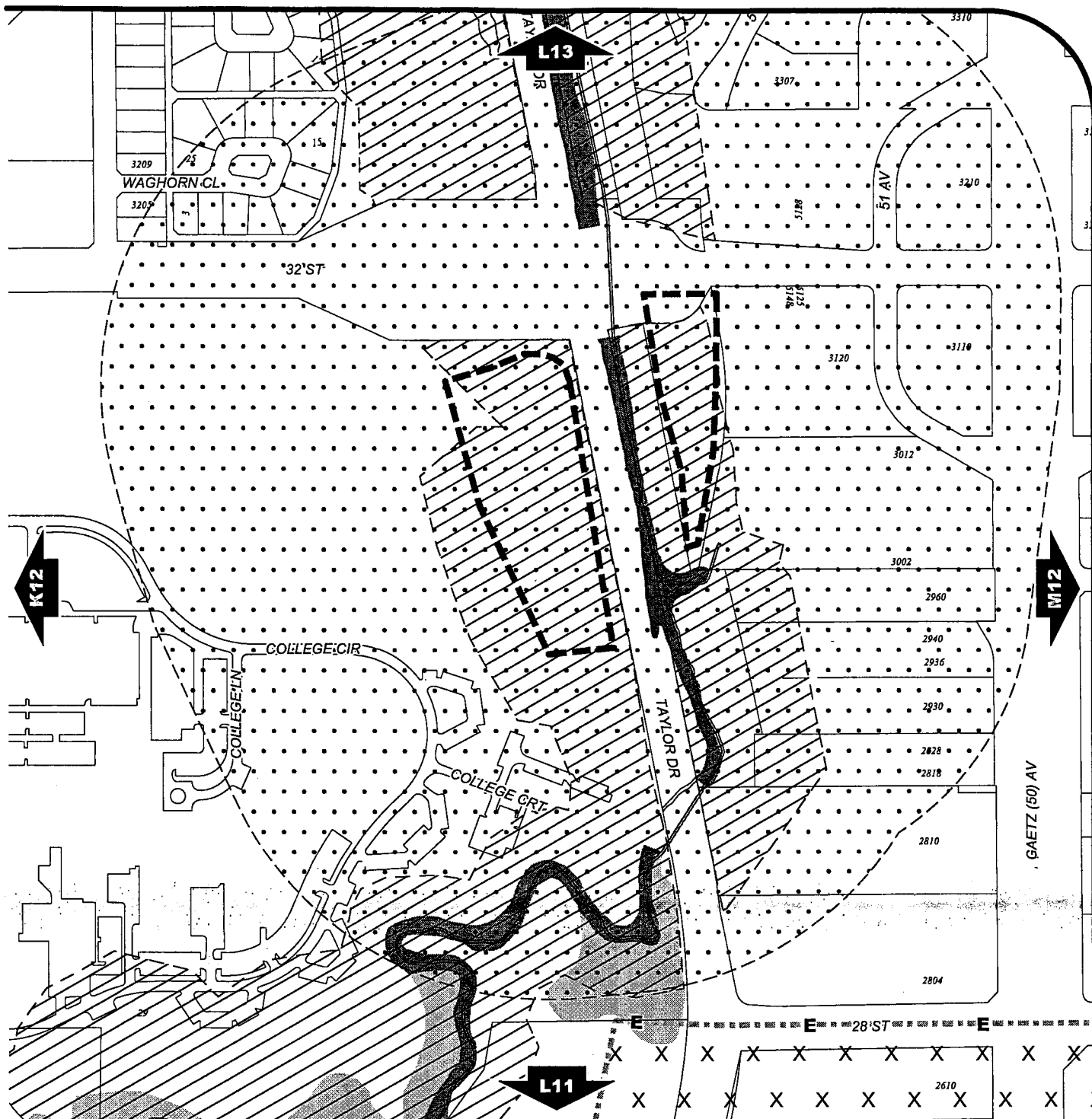
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Land Use Districts

L11

NE¼ Sec5 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

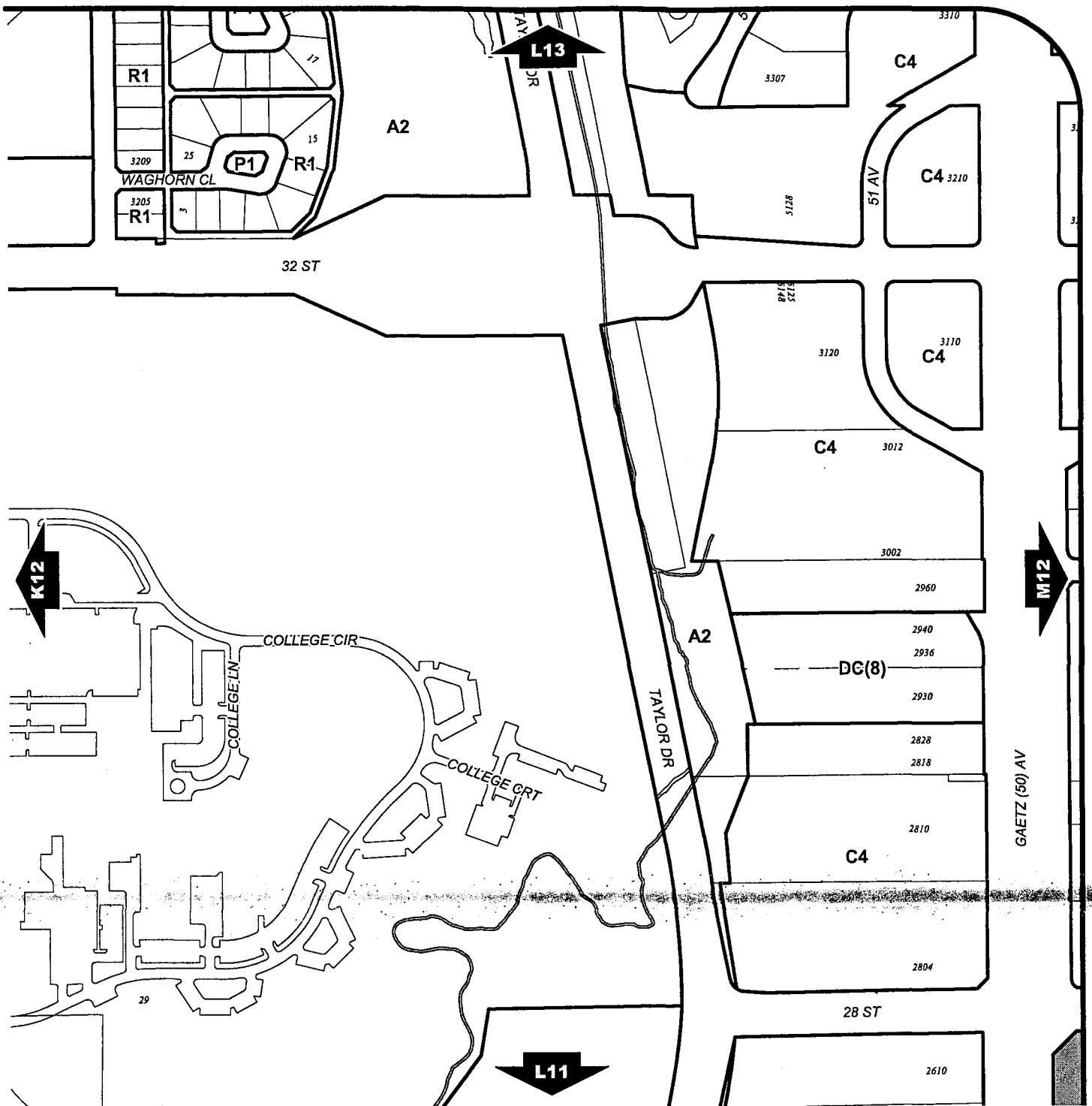
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L12

SE¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(0)	Exception Number		City Boundary
• • •	Exempted from District	m	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

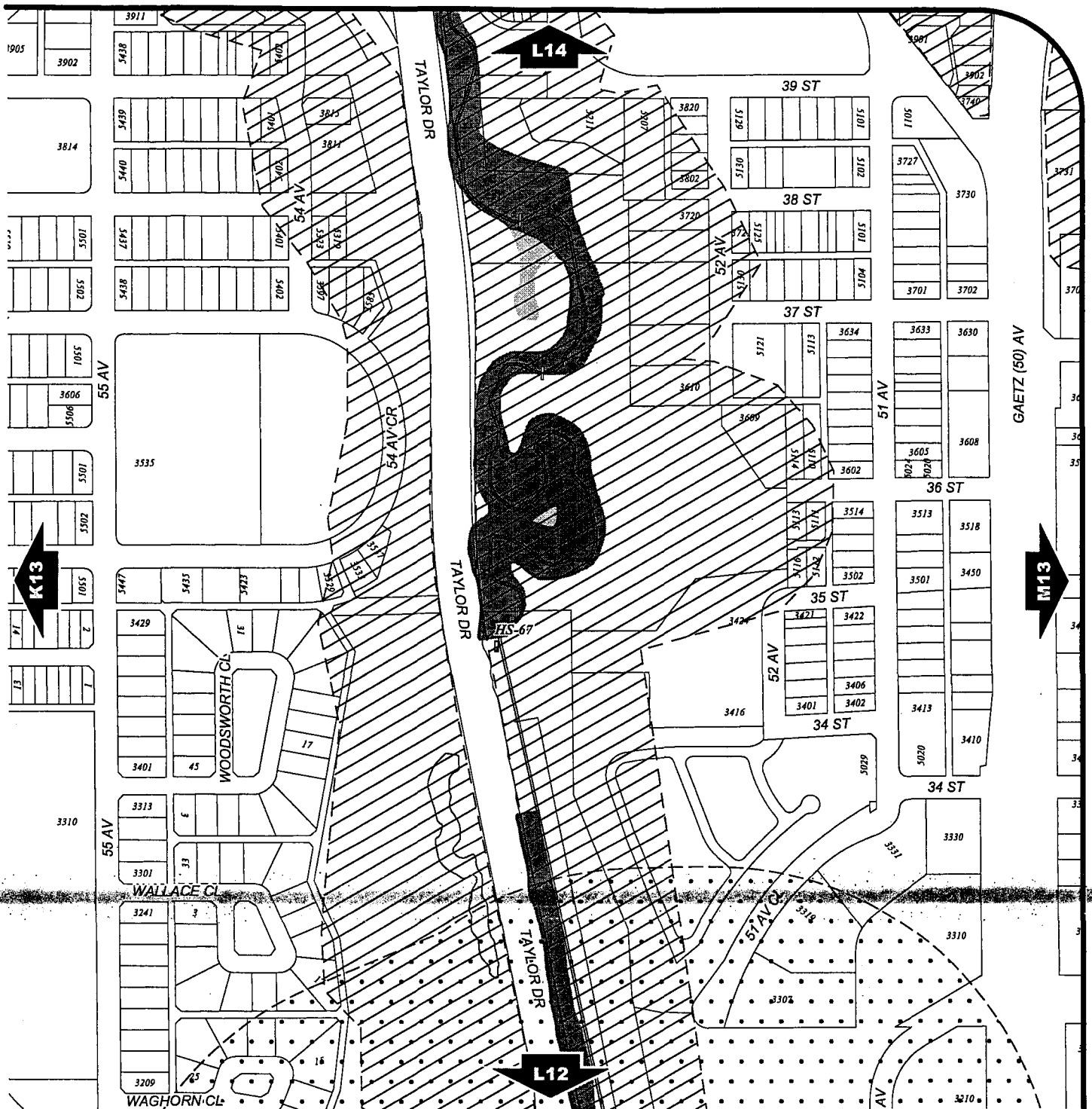
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Land Use Districts

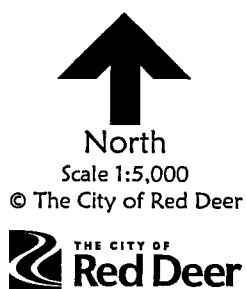
L12

SE¼ Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

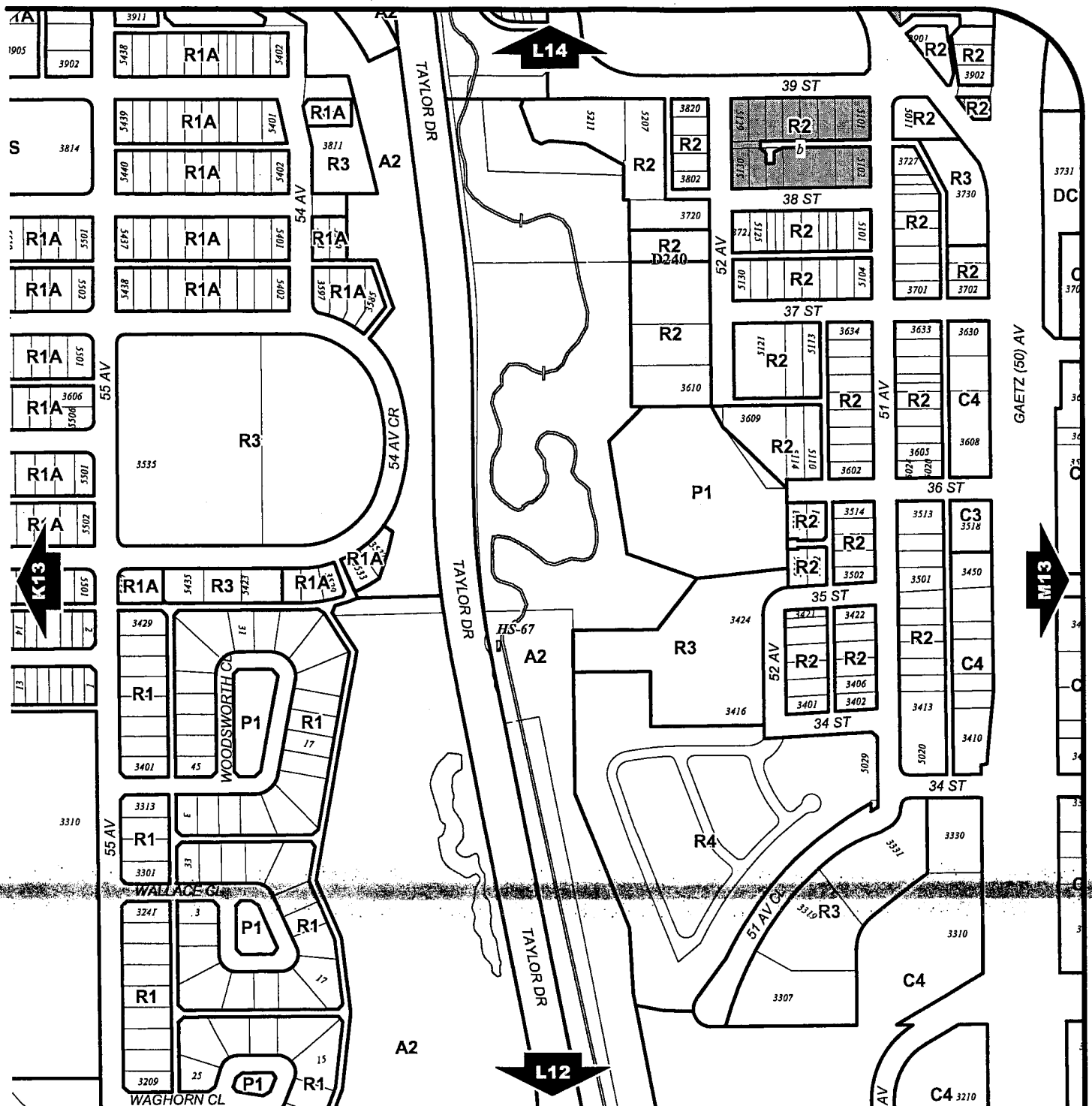
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L13

NE¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary
R1	Land Use District
	Exception to District
e(1)	Exception Number
...	Exempted from District
2a	Exempted Number
V18	Height Overlay District
D95	Density Overlay District
s	Secondary Suite Permitted

	Historical Preservation Sites
	Historically Significant Sites
HS-32	Historical Site Number
	City Boundary
	Civic Address
	Railway
	Proposed Lots

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Land Use Districts

L13

NE¼ Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

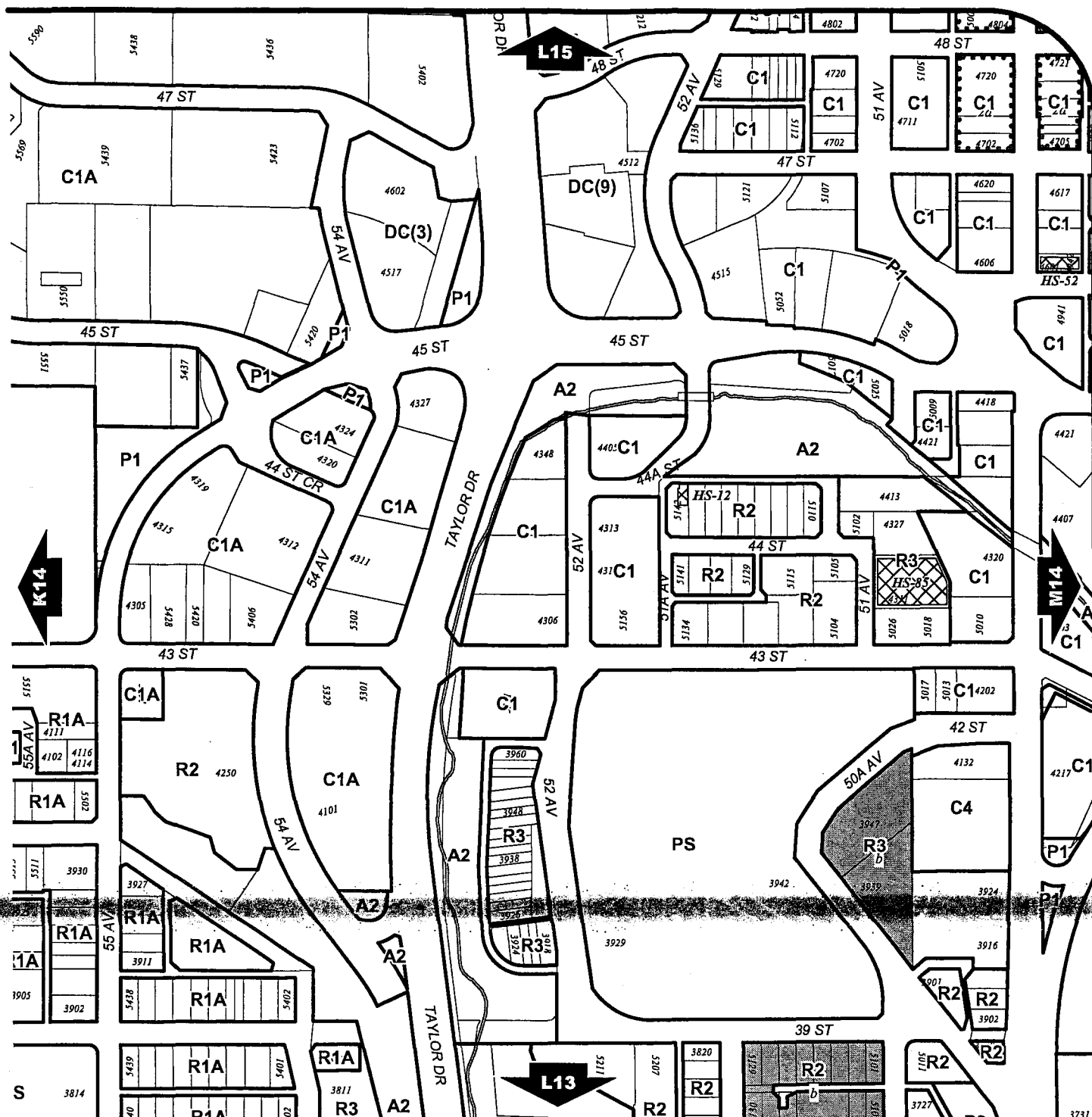
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L14

SE¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

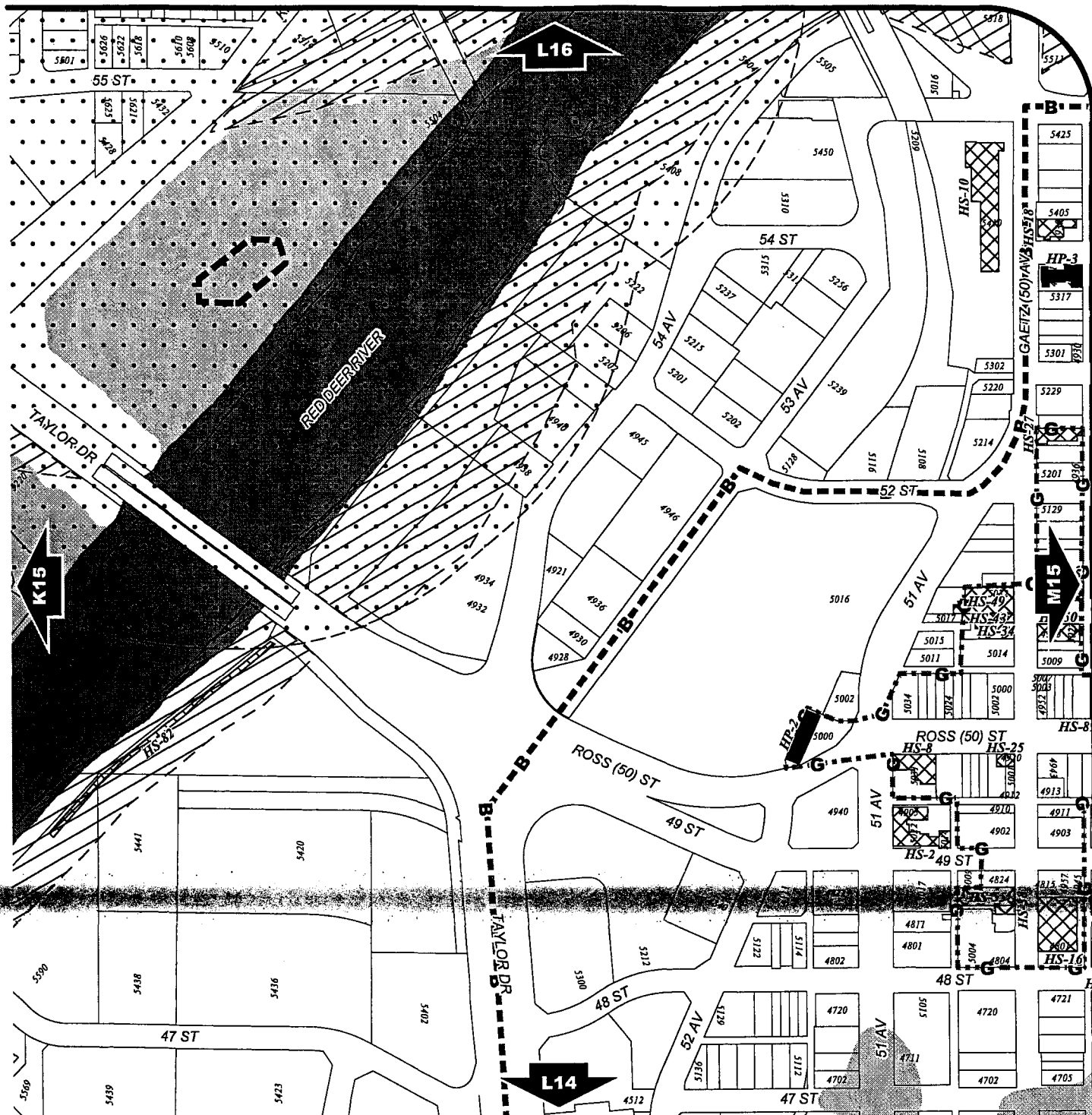
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Land Use Districts

L14

SE1/4 Sec17 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

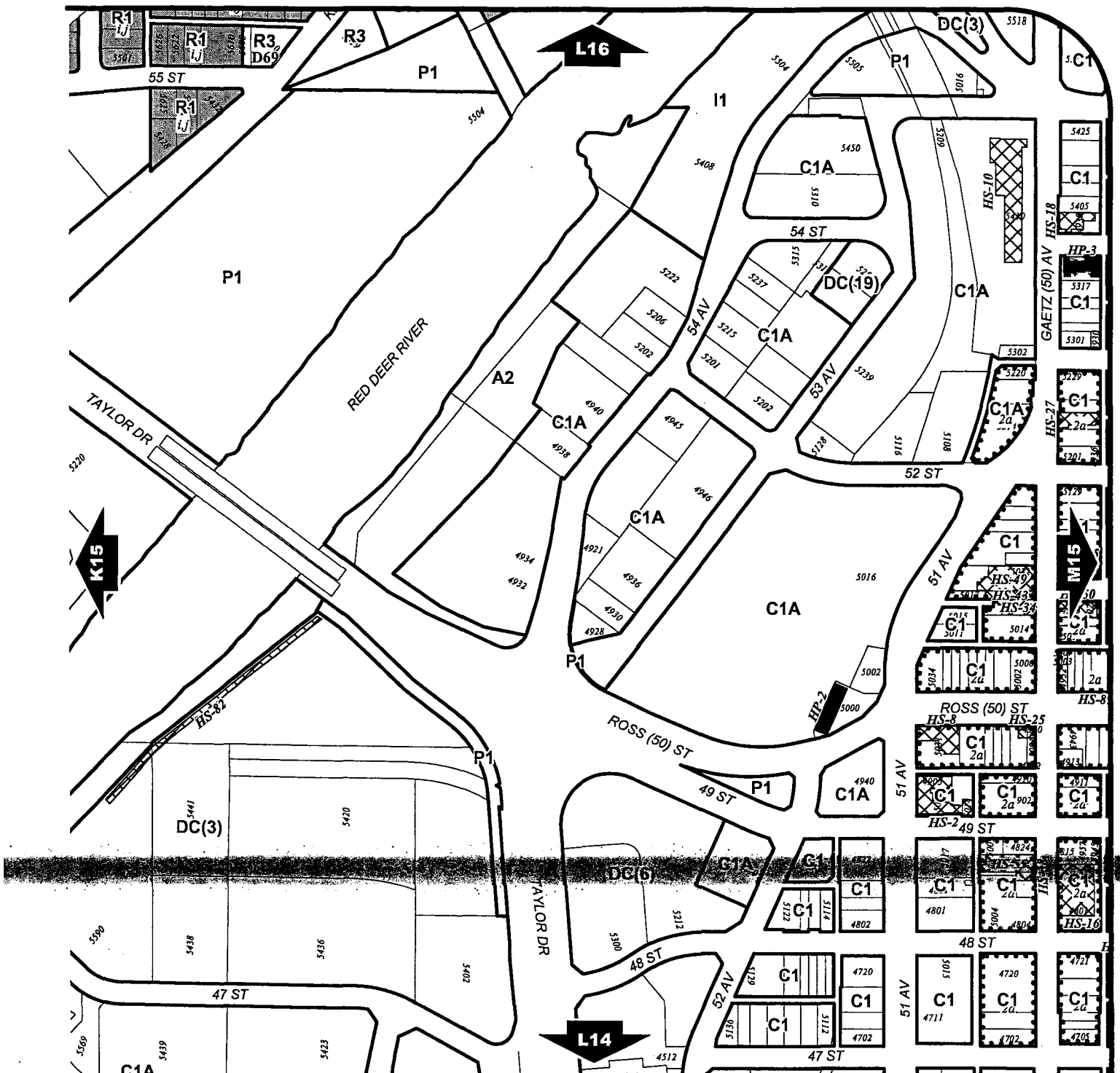
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L15

NE¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



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- Land Use District Boundary
- R1** Land Use District
- Exception to District
- a(1)** Exception Number
- ... Exempted from District
- 2a** Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

- Historical Preservation Sites
- Historically Significant Sites
- HP-32** Historical Site Number
- City Boundary
- 123** Civic Address
- Railway
- Proposed Lots

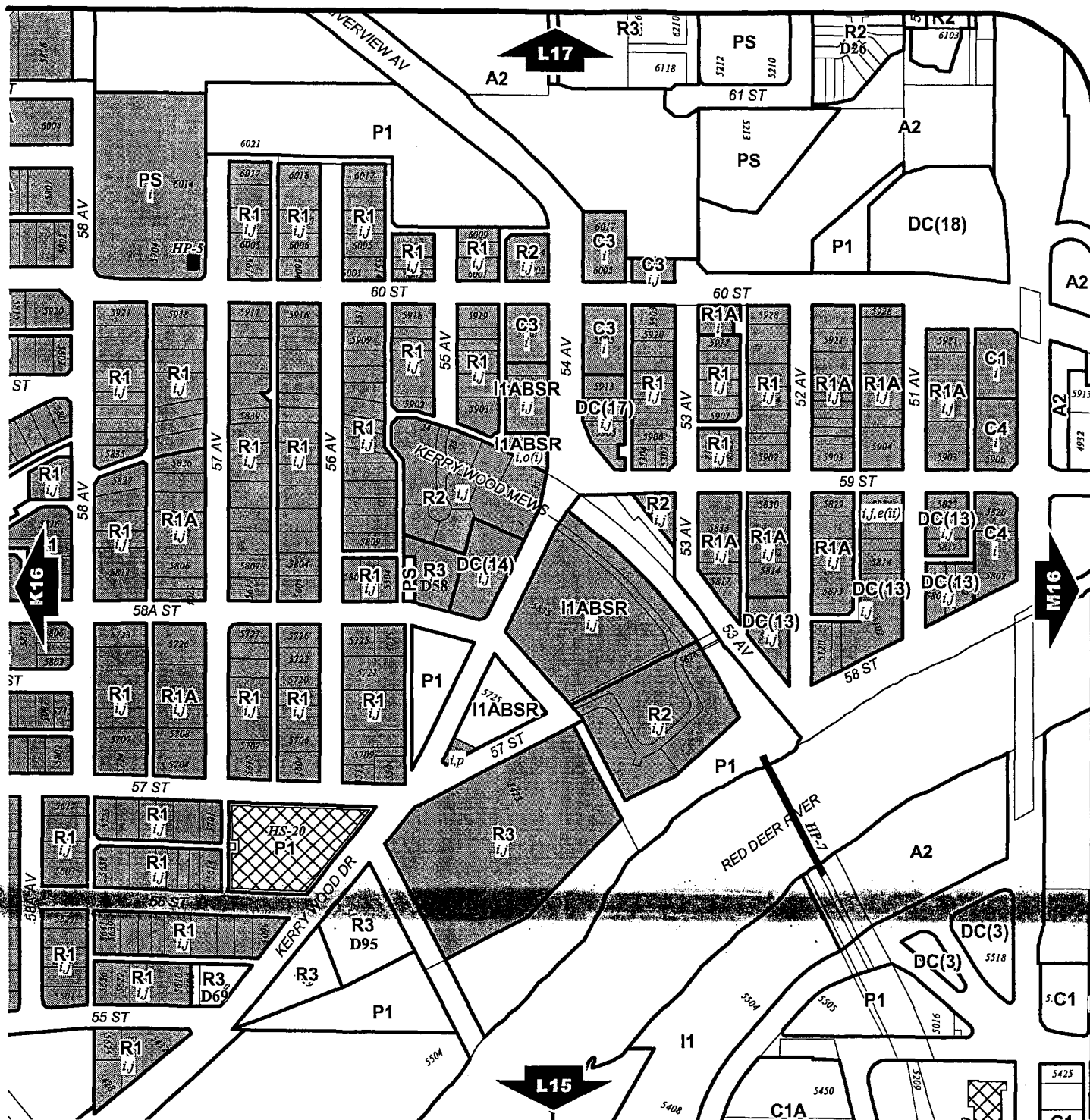
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Land Use Districts

L15

NE¼ Sec17 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

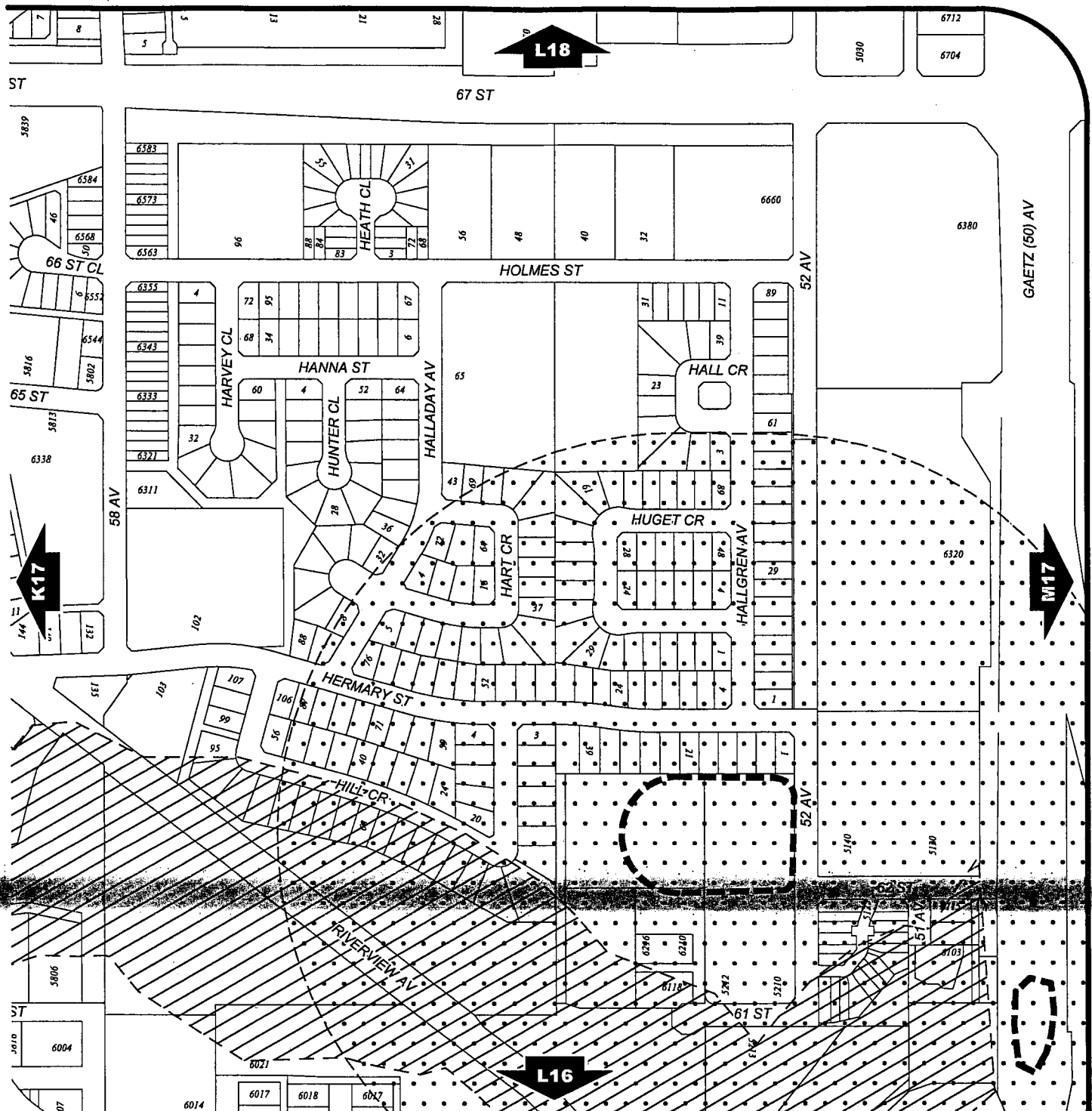
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Land Use Districts

L16

SE¼ Sec20 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

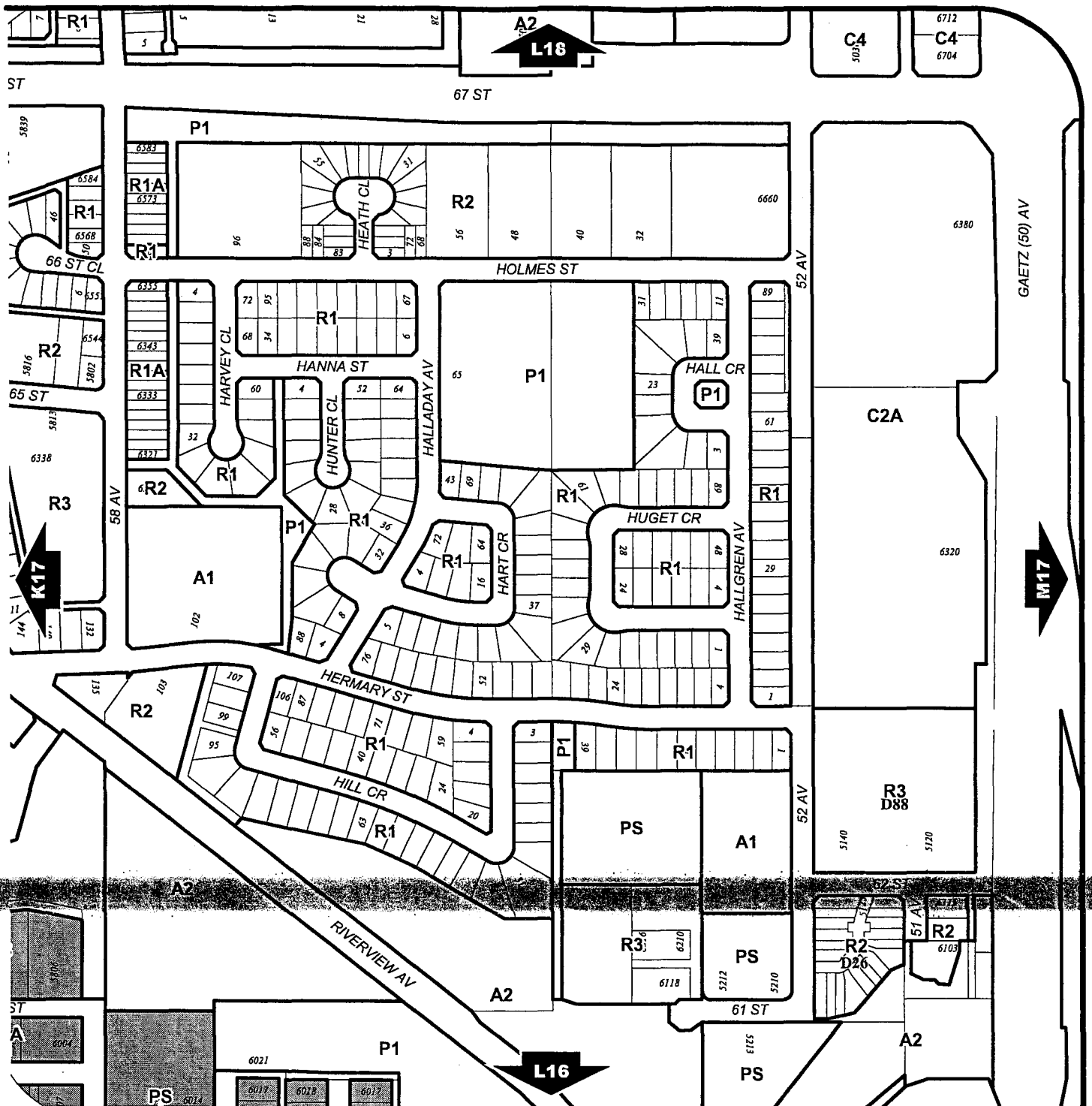
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L17

NE1/4 Sec20 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

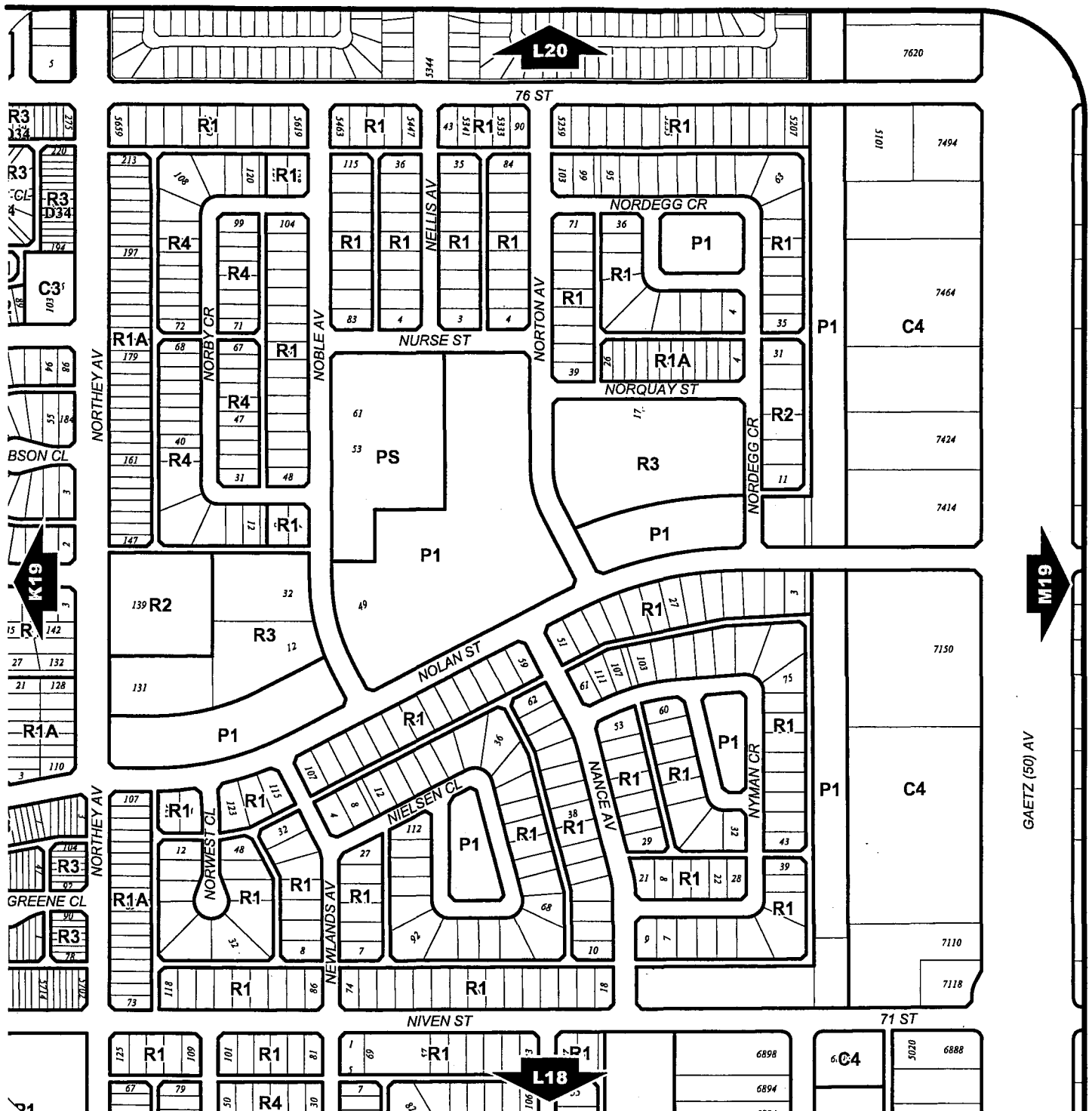
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Land Use Districts

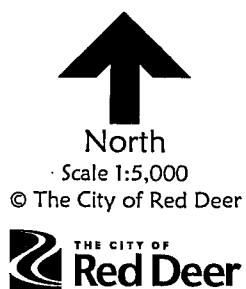
L17

NE¼ Sec20 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



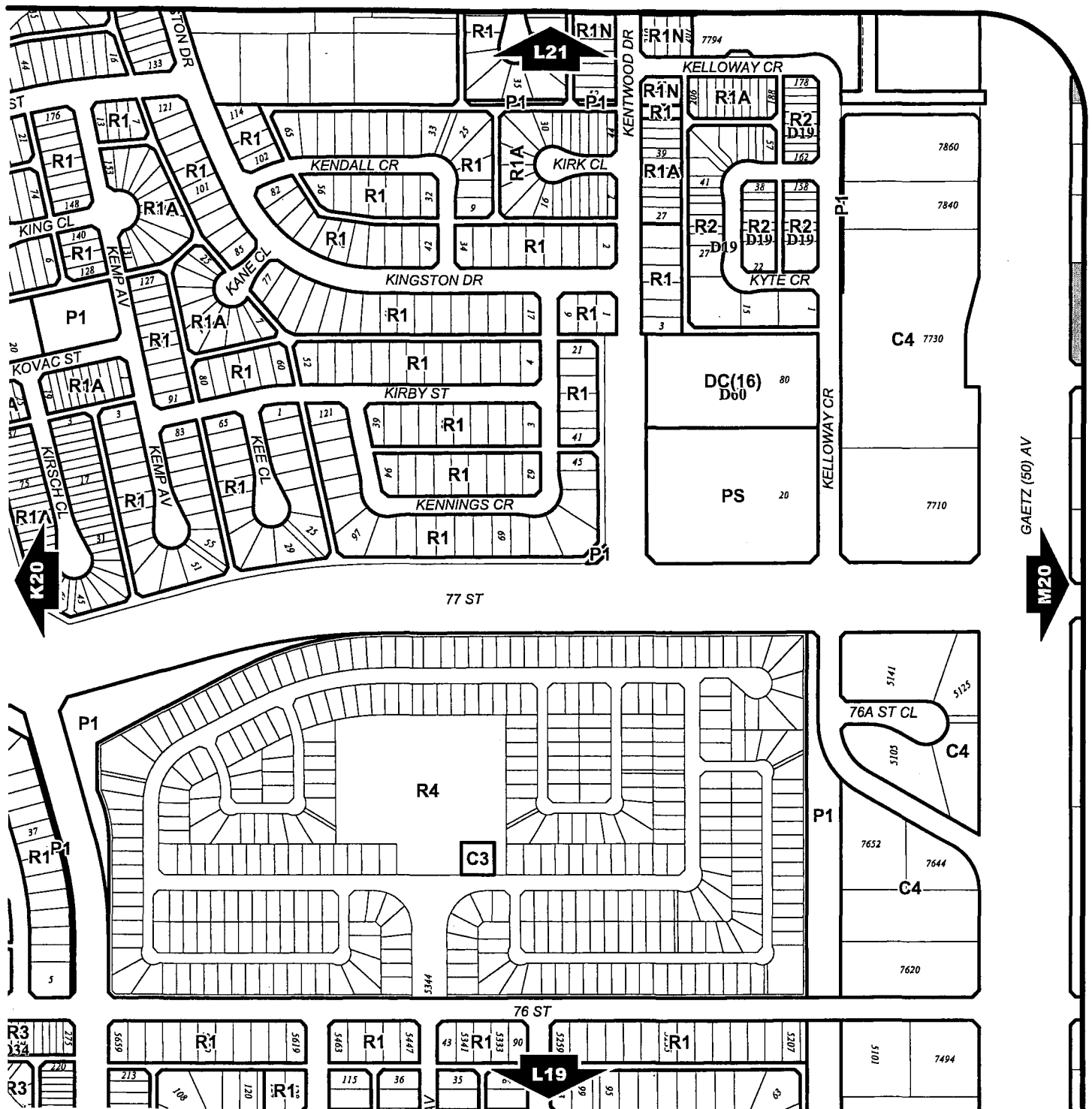
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	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

L19

NE¼ Sec29 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

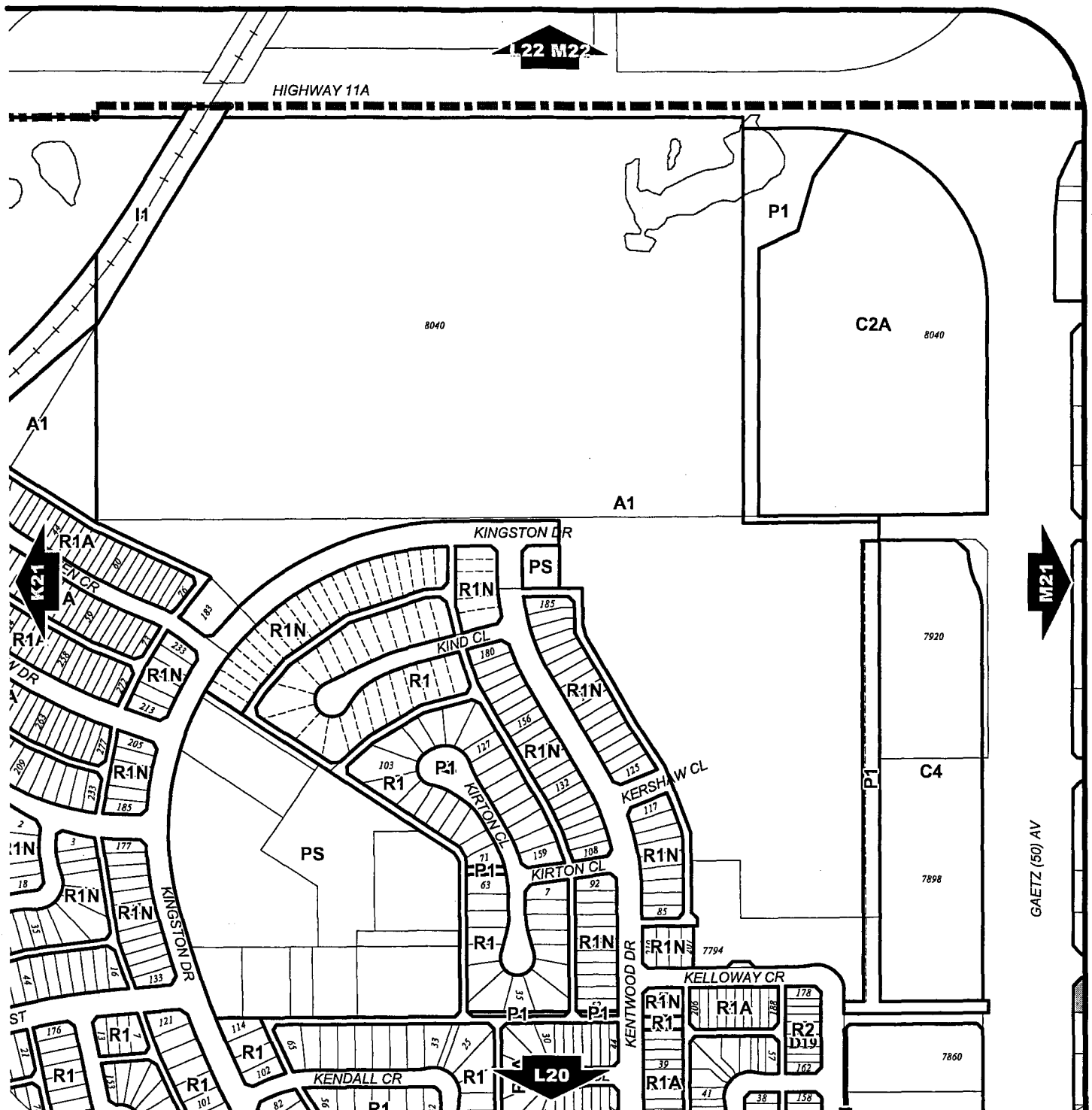
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Land Use Districts

L20

SE1/4 Sec32 38-27-W4

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Proposed Lots
	Height Overlay District		
	Density Overlay District		
	Secondary Suite Permitted		

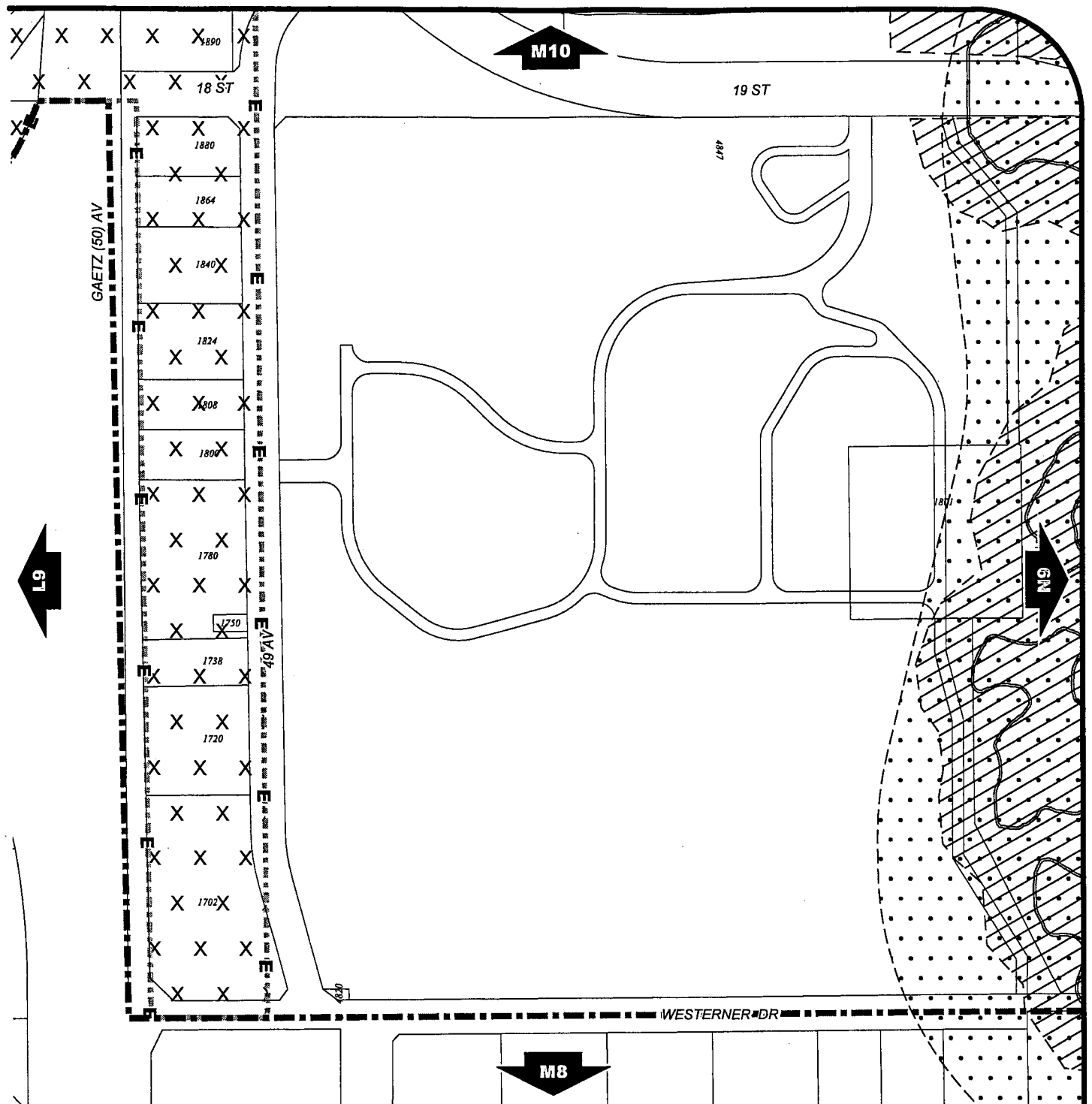
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Land Use Districts

L21

NE¼ Sec32 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

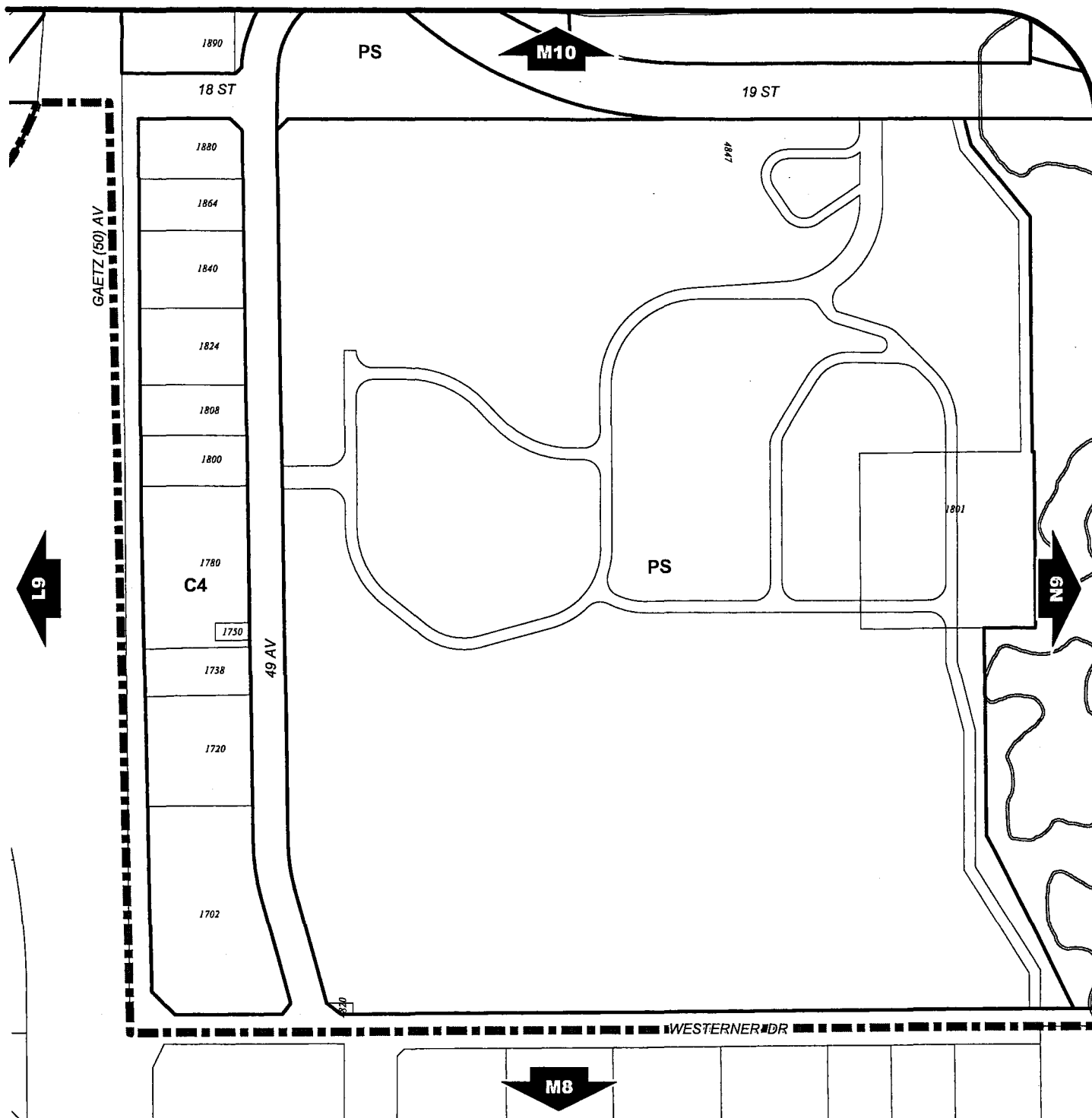
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M9

NW 1/4 Sec 33 37-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
a(1)	Exception Number		City Boundary
	Exempted from District	103	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

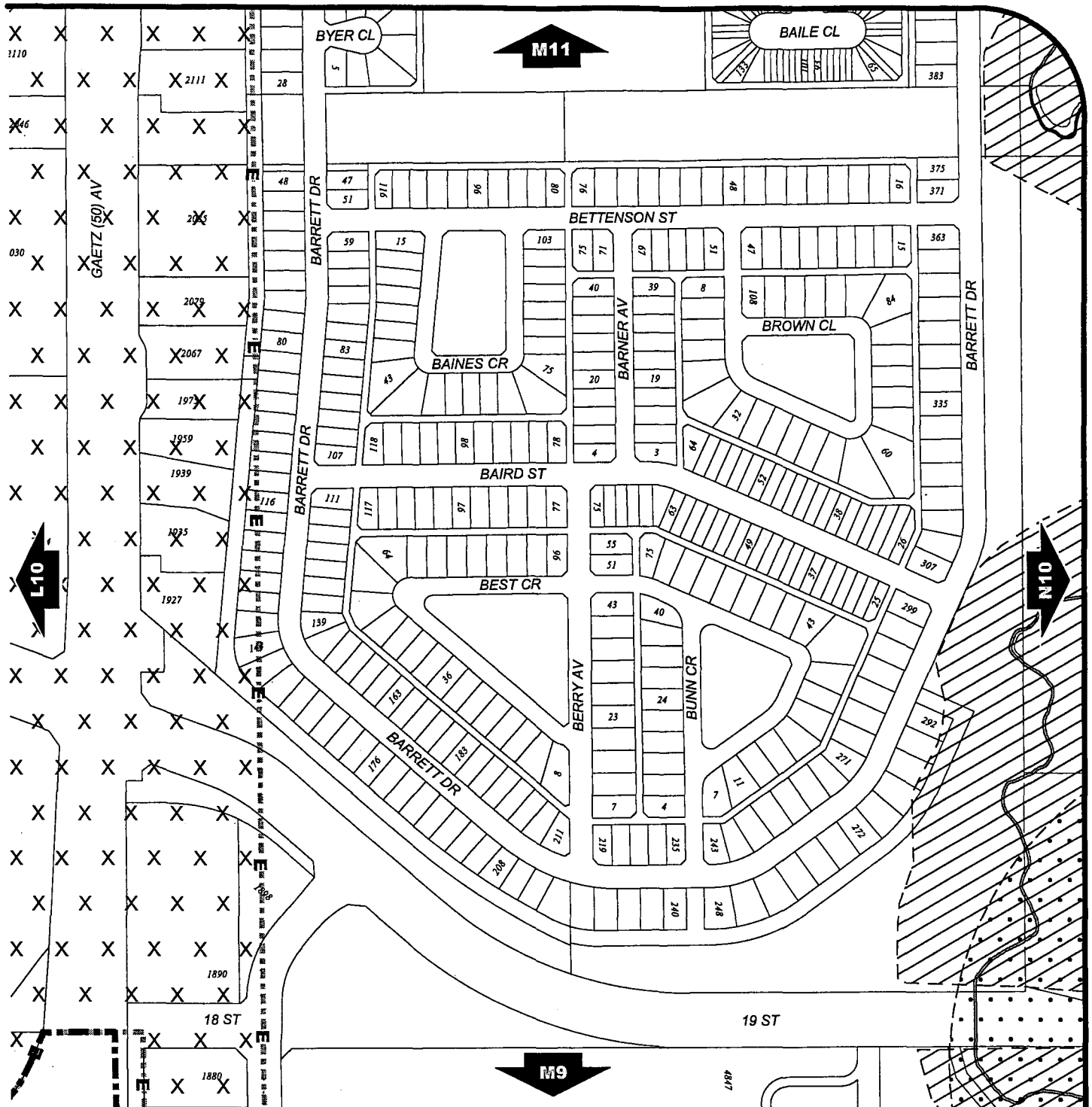
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Land Use Districts

M9

NW¼ Sec33 37-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

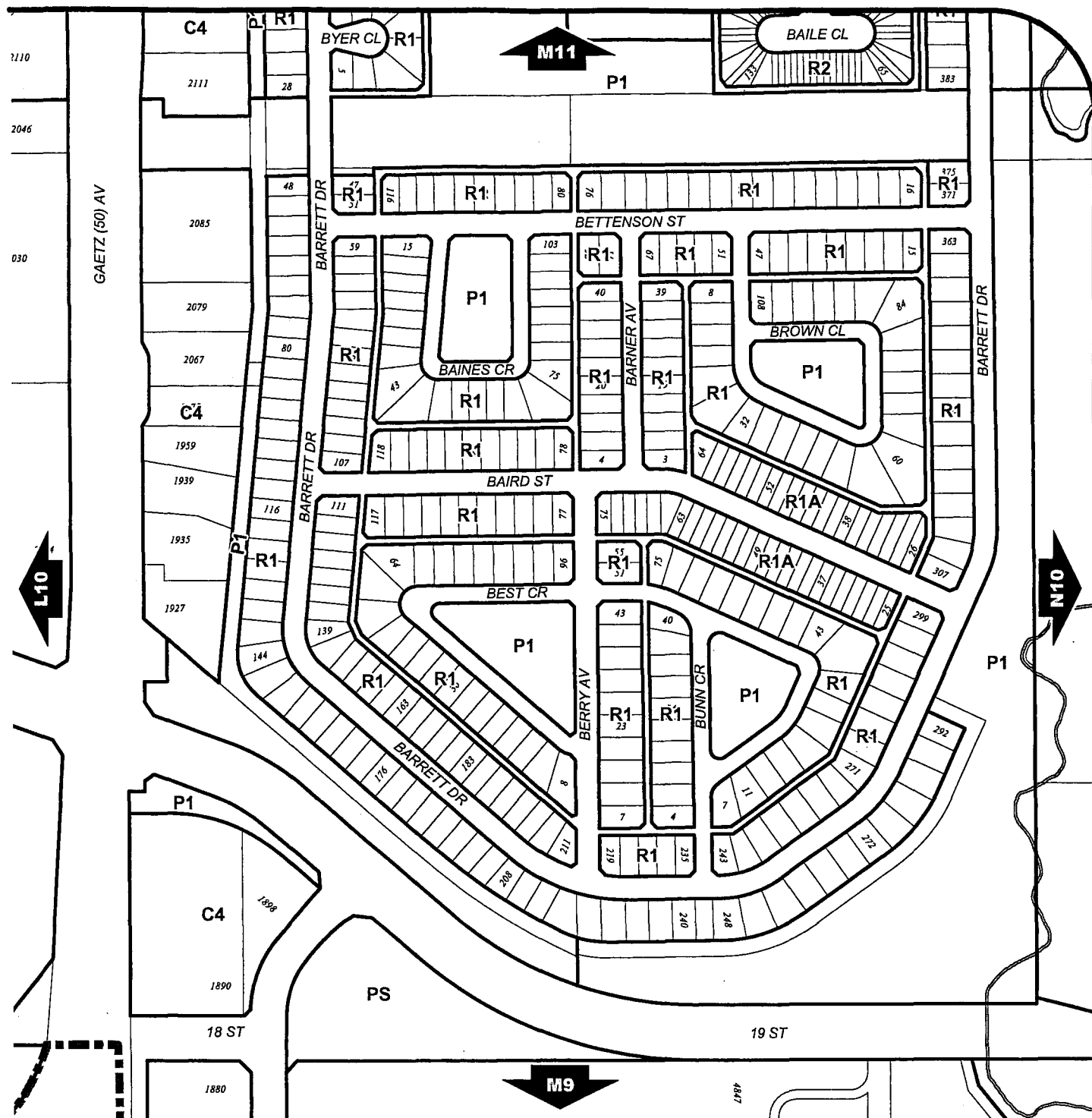
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M10

SW¼ Sec4 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Proposed Lots
V18	Height Overlay District		
D95	Density Overlay District		
s	Secondary Suite Permitted		

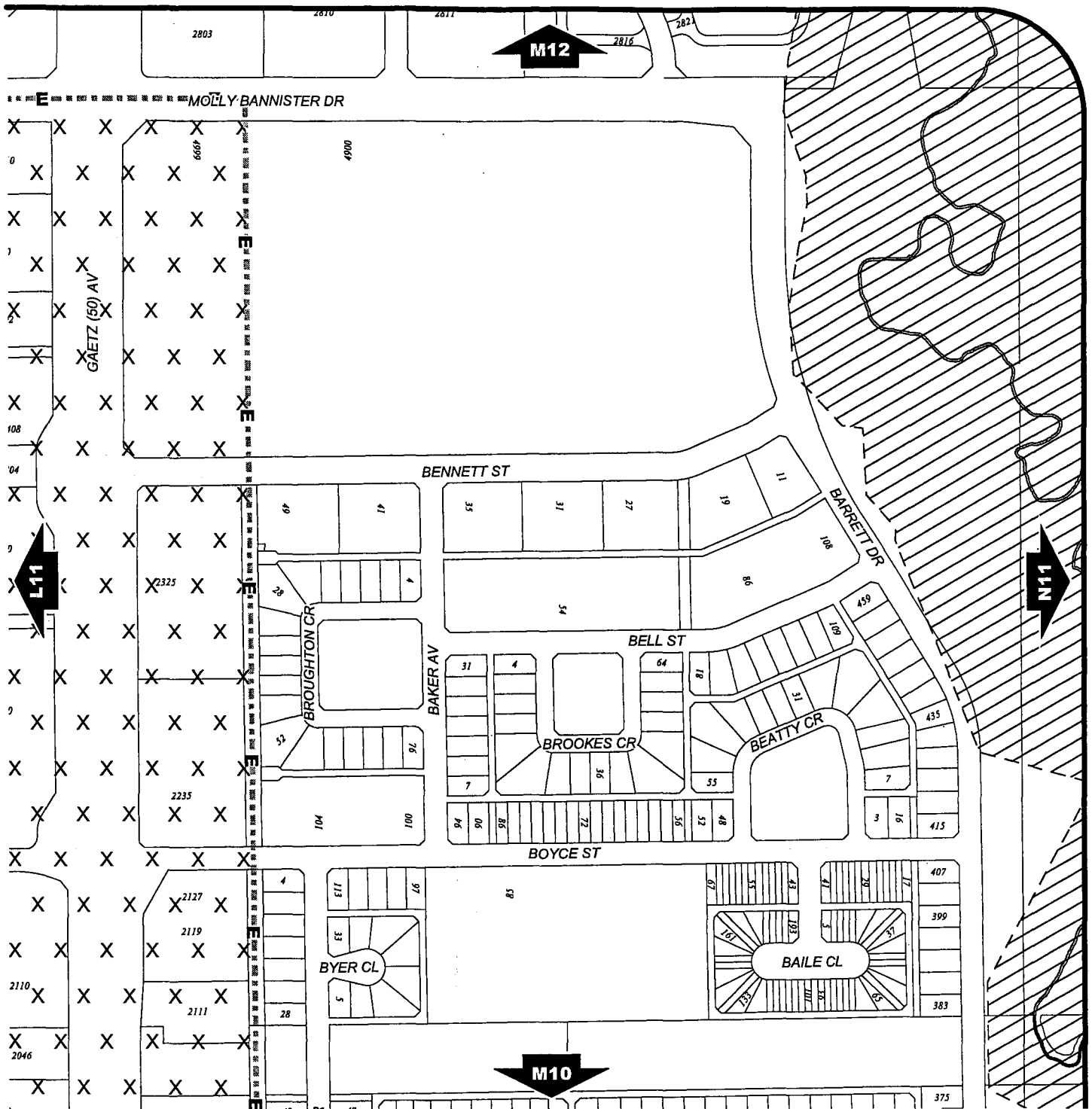
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Land Use Districts

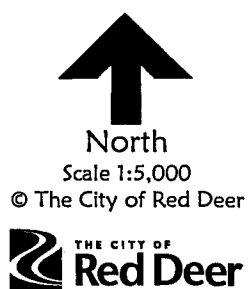
M10

SW¼ Sec4 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

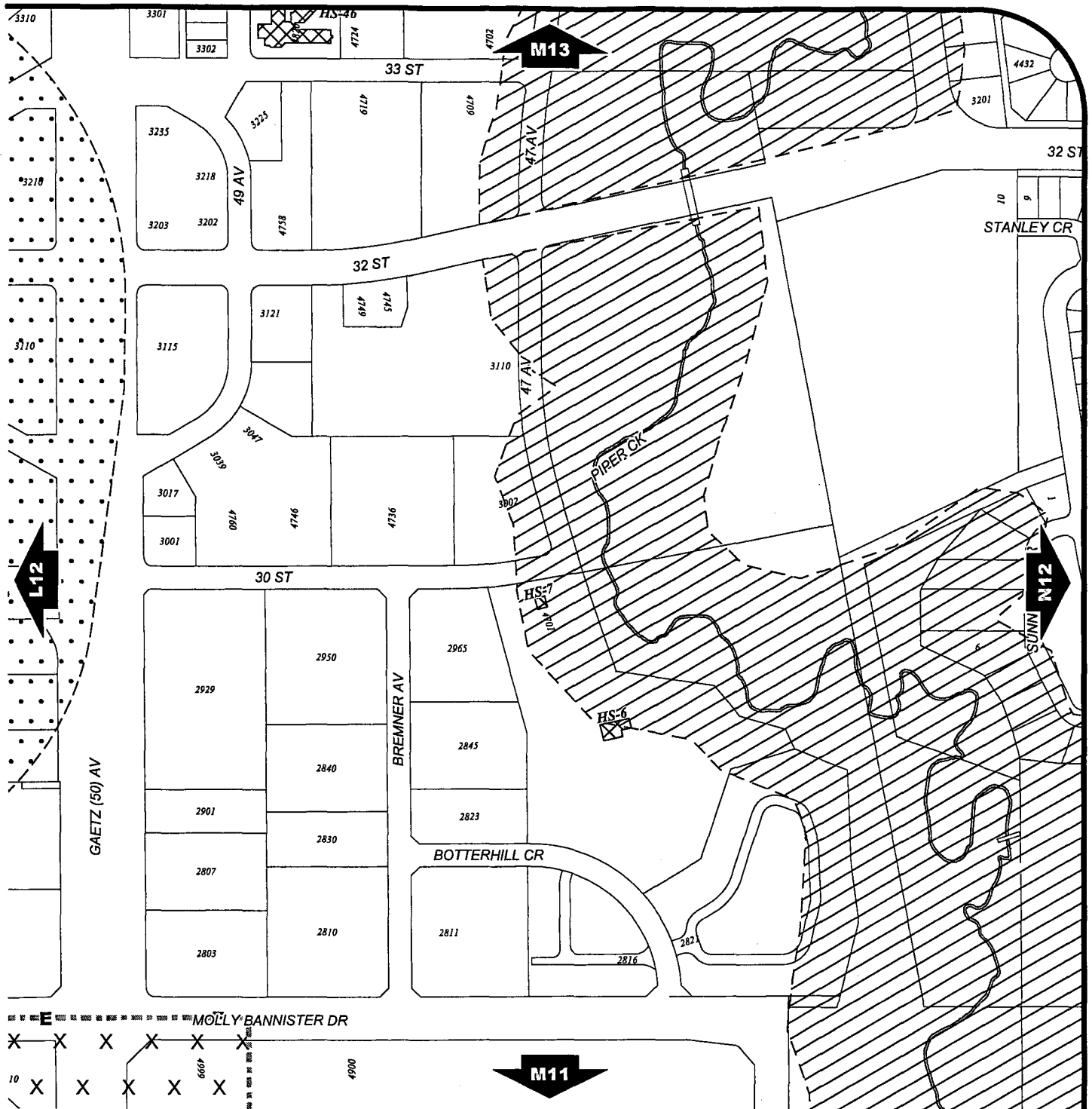
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M11

NW 1/4 Sec 4 38-27-W4



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

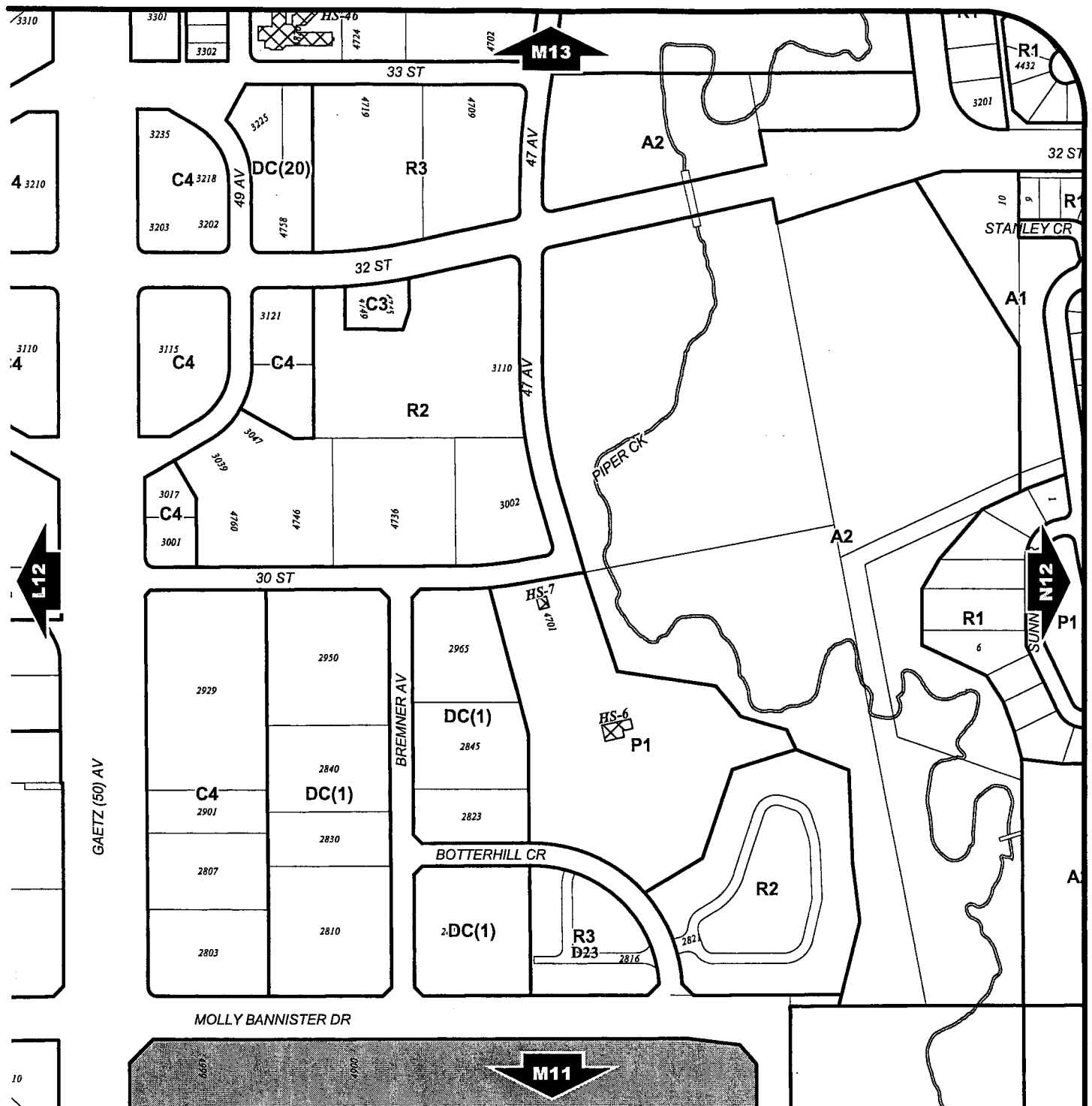
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M12

SW¼ Sec9 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

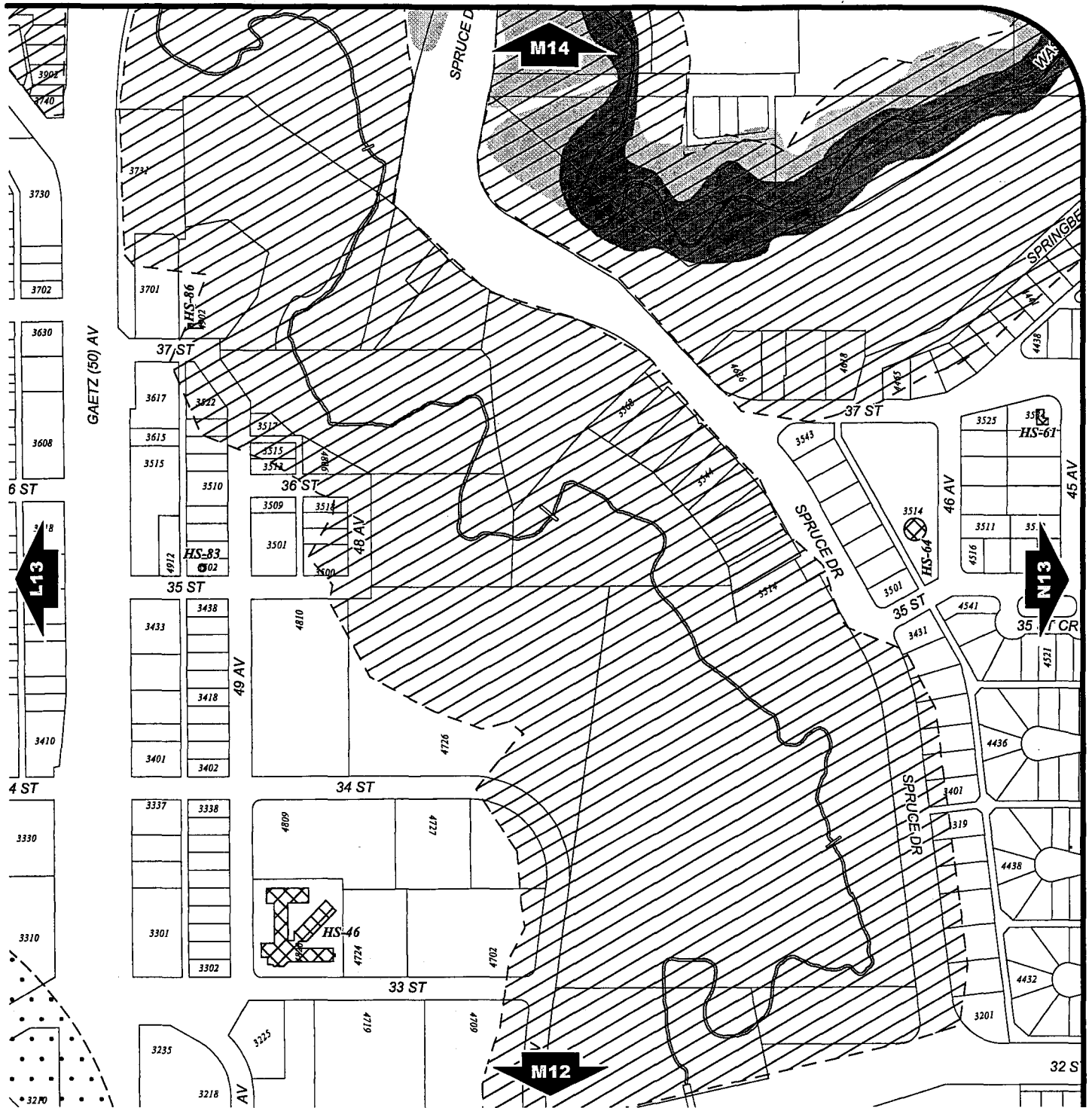
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Land Use Districts

M12

SW¼ Sec9 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

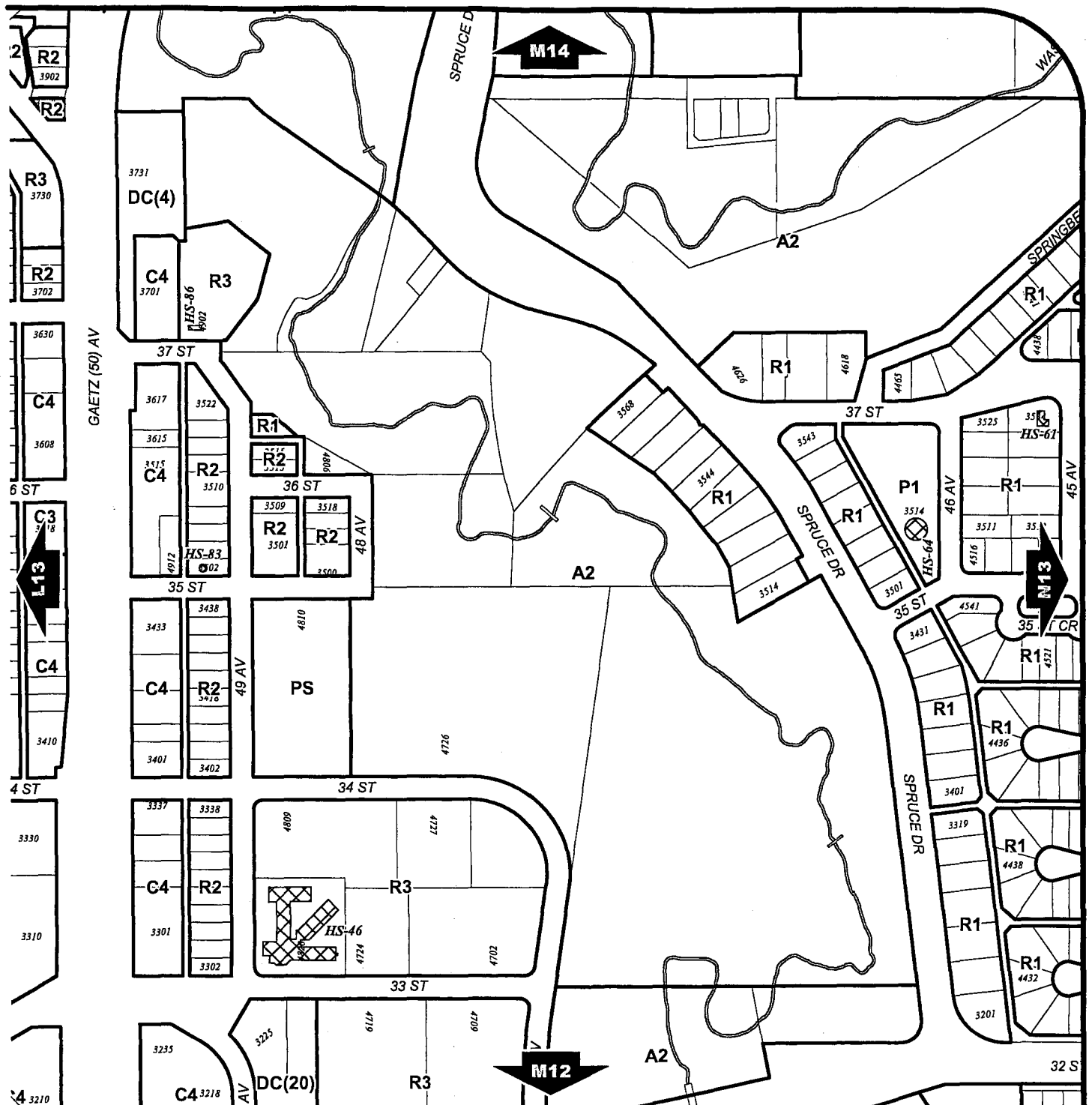
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M13

NW¼ Sec9 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

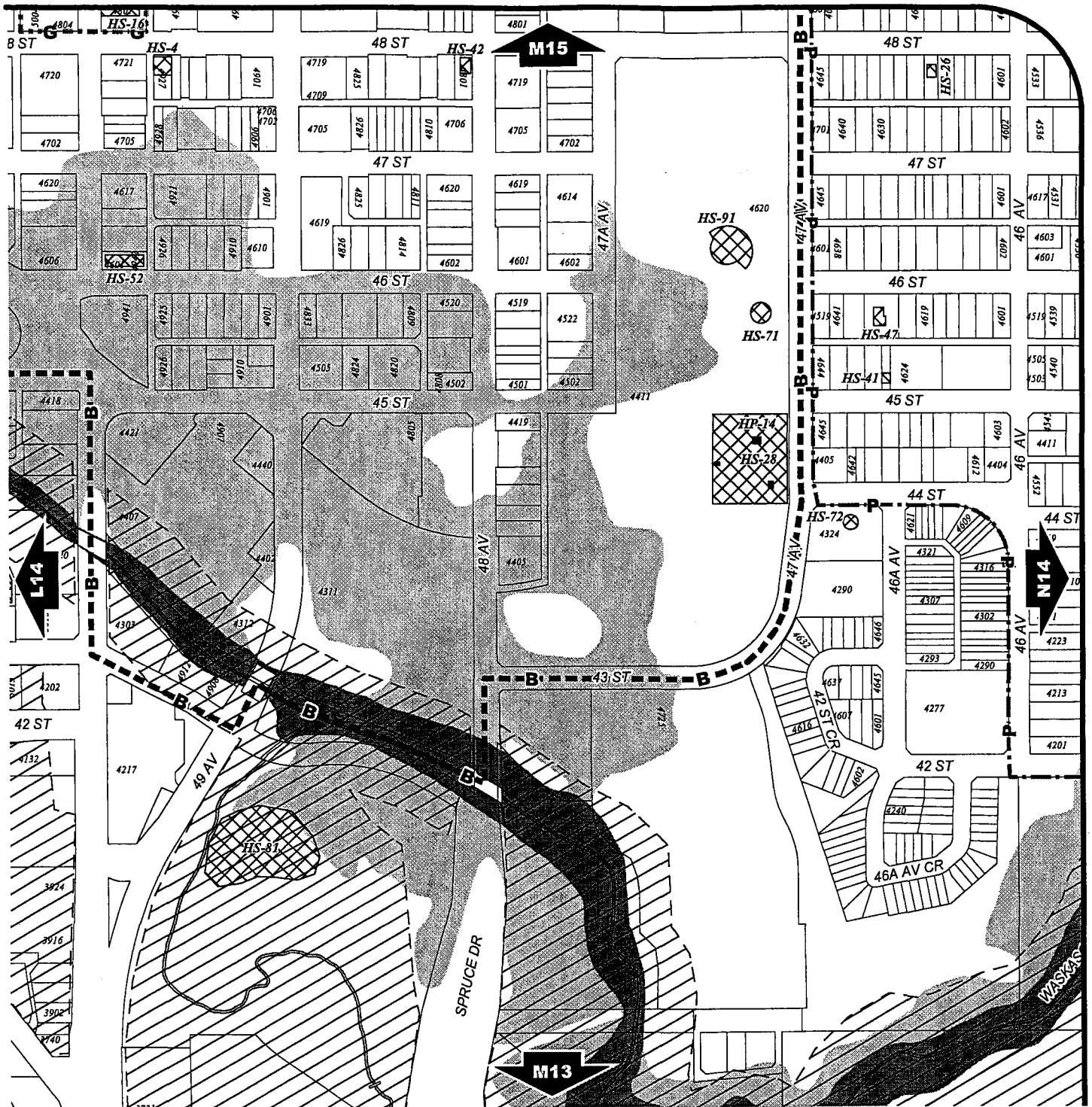
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Land Use Districts

M13

NW¼ Sec9 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

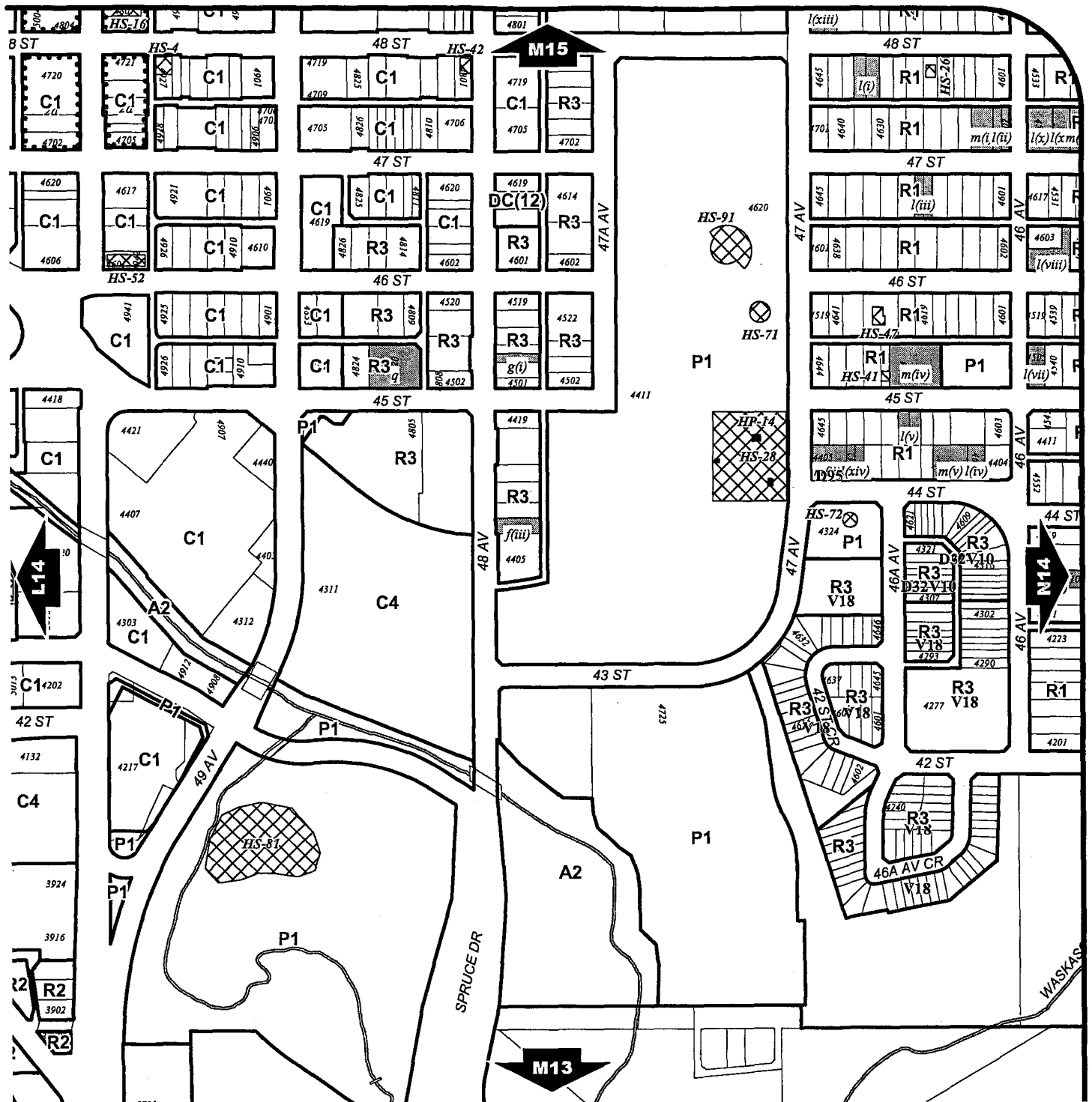
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M14

SW¼ Sec16 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

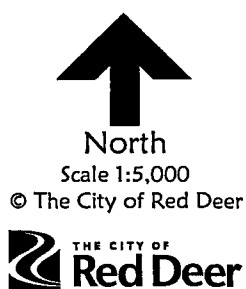
M14

SW¼ Sec16 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

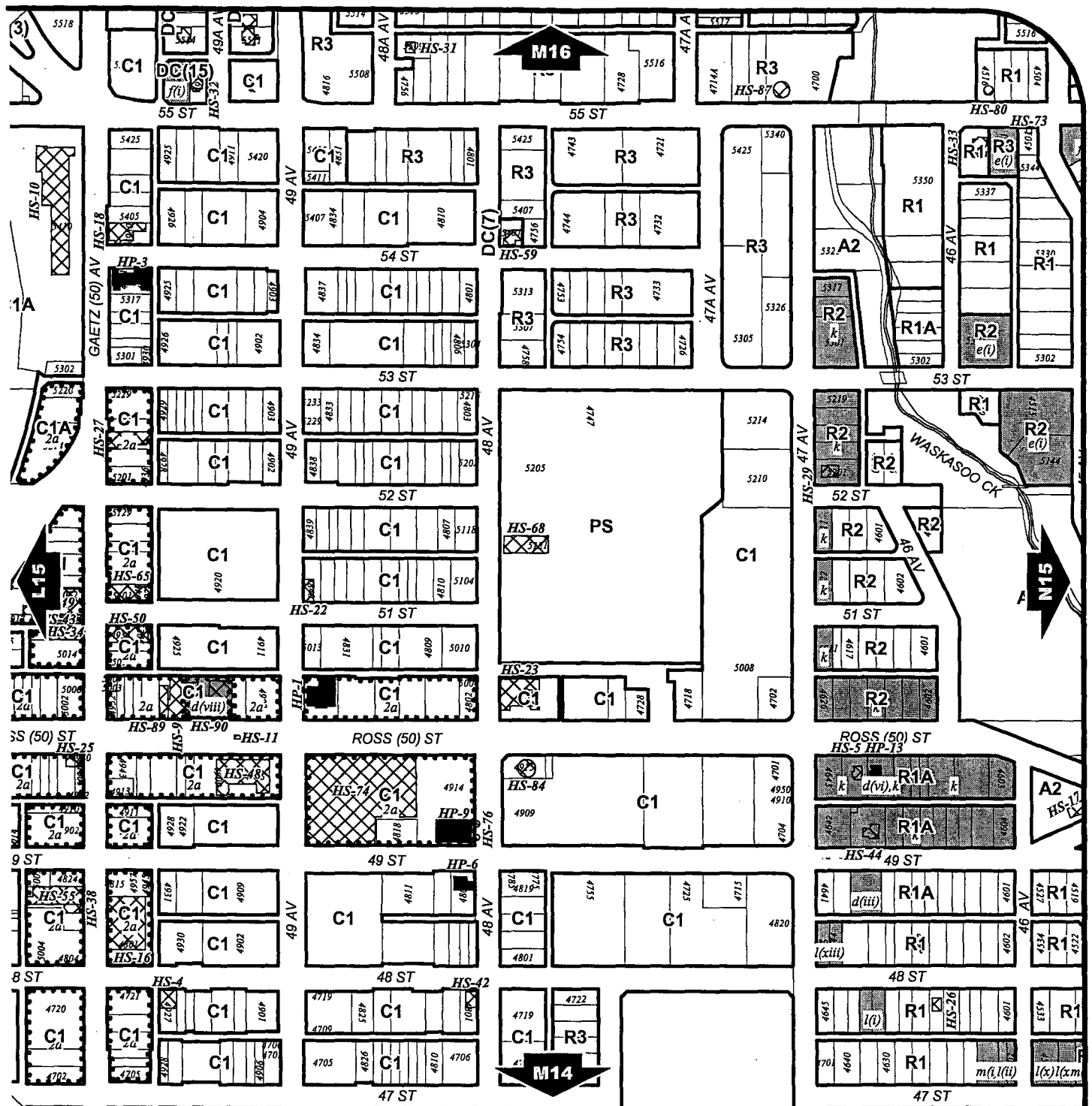
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M15

NW¼ Sec16 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

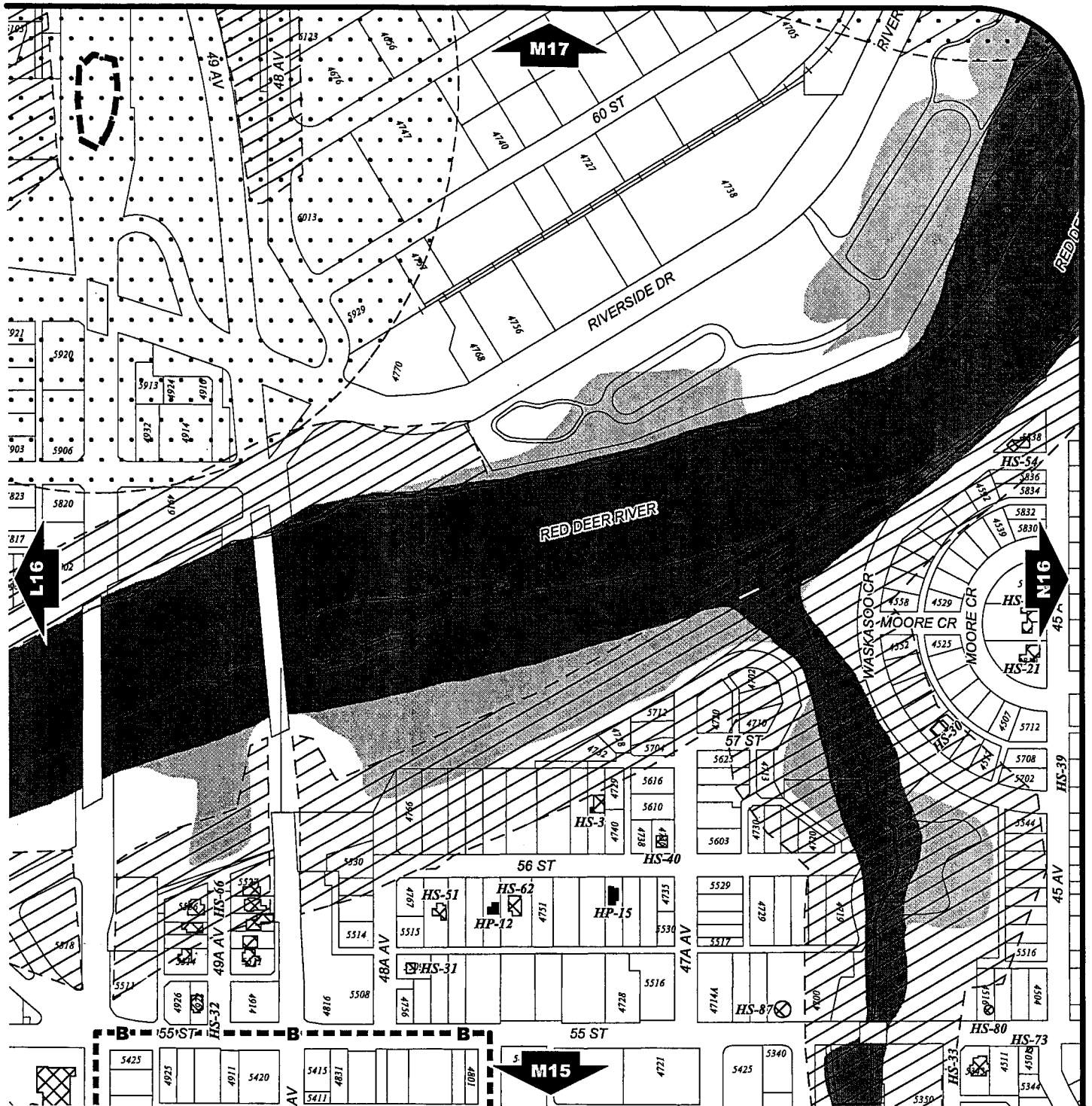
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Land Use Districts

M15

NW¼ Sec16 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

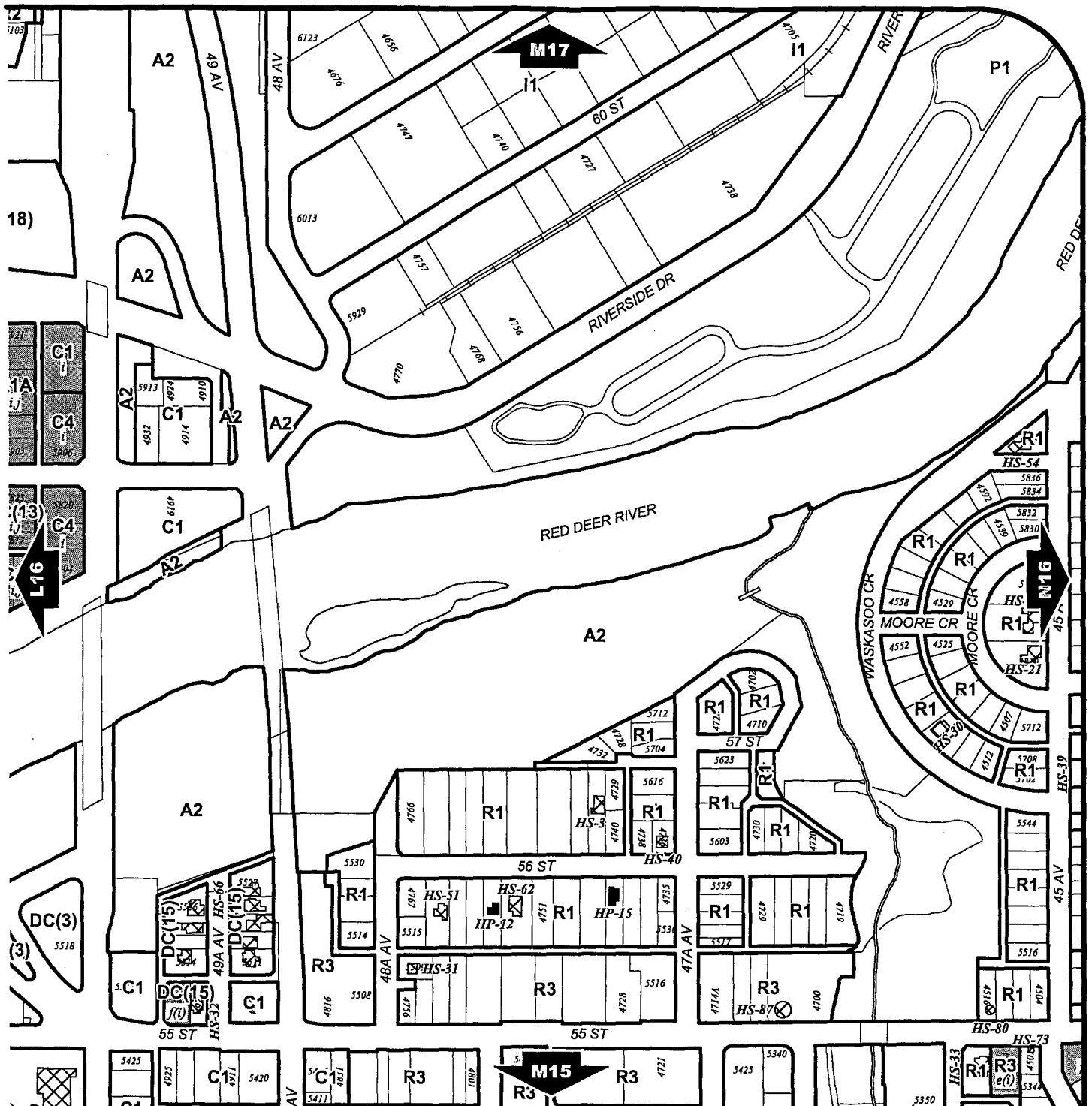
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M16

SW¼ Sec21 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

M16

SW¼ Sec21 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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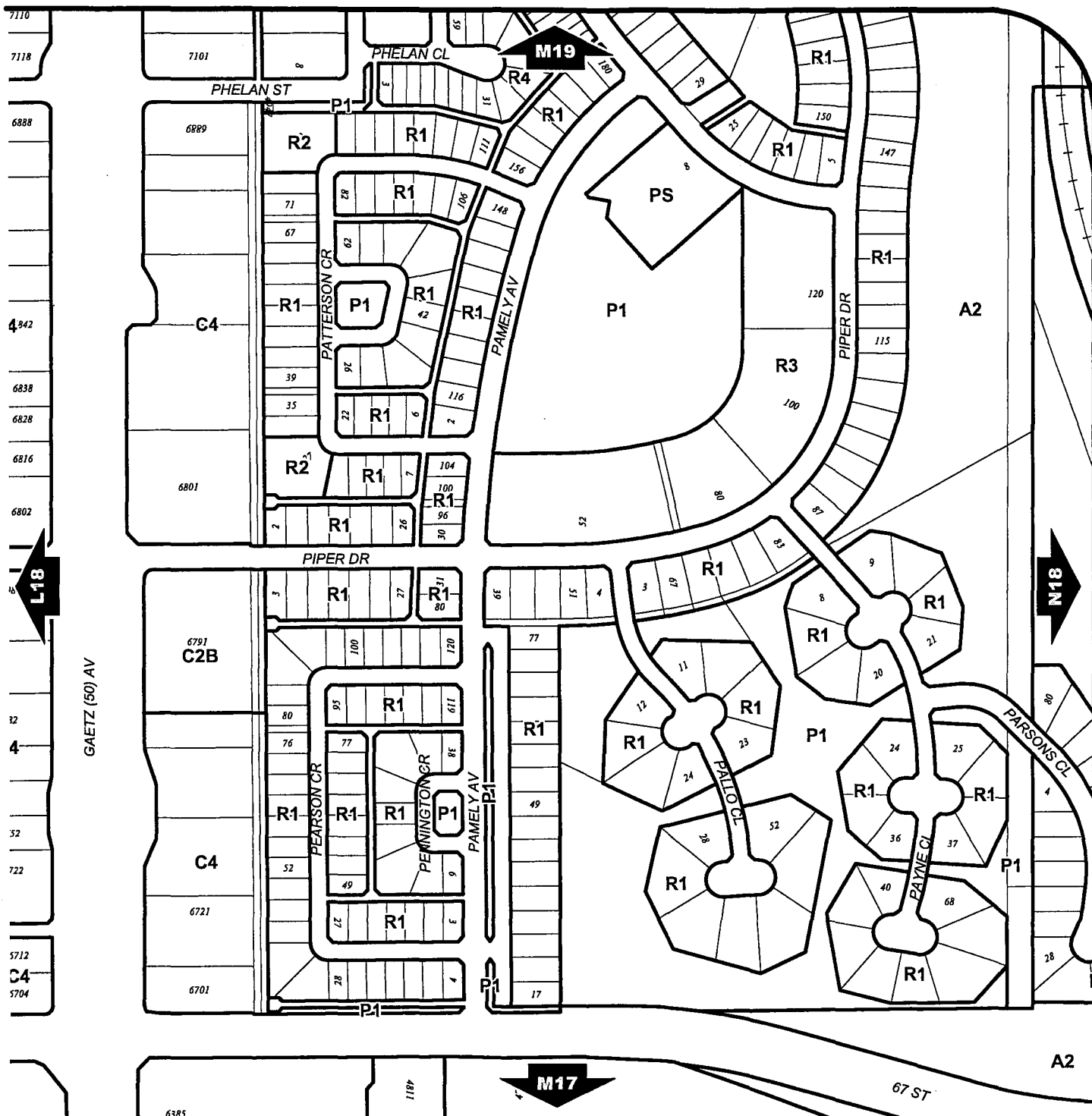
Land Use Constraints

M17

NW¼ Sec21 38-27-W4



- SW1/4 Sec28 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

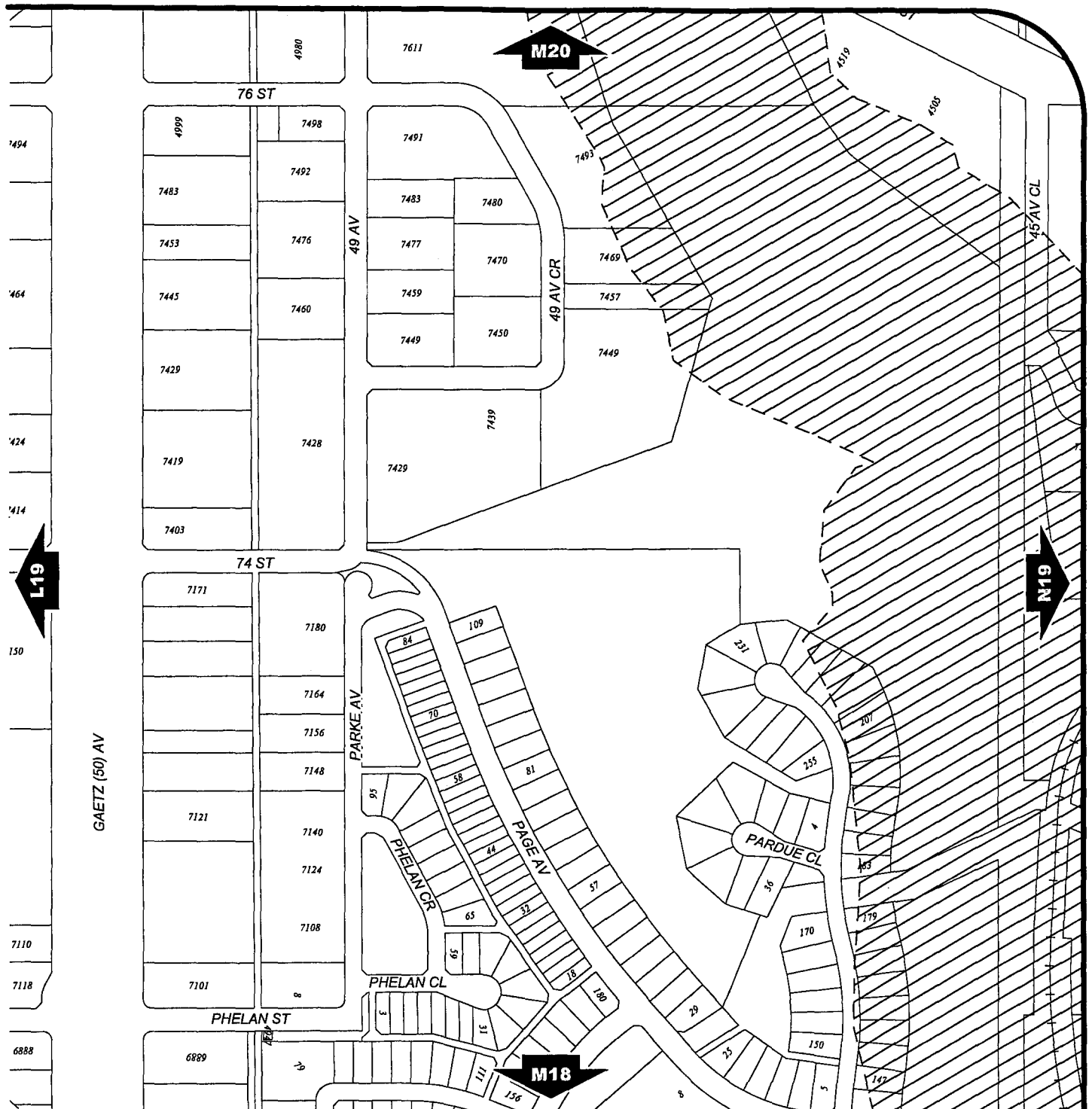
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Land Use Districts

M18

SW¼ Sec28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

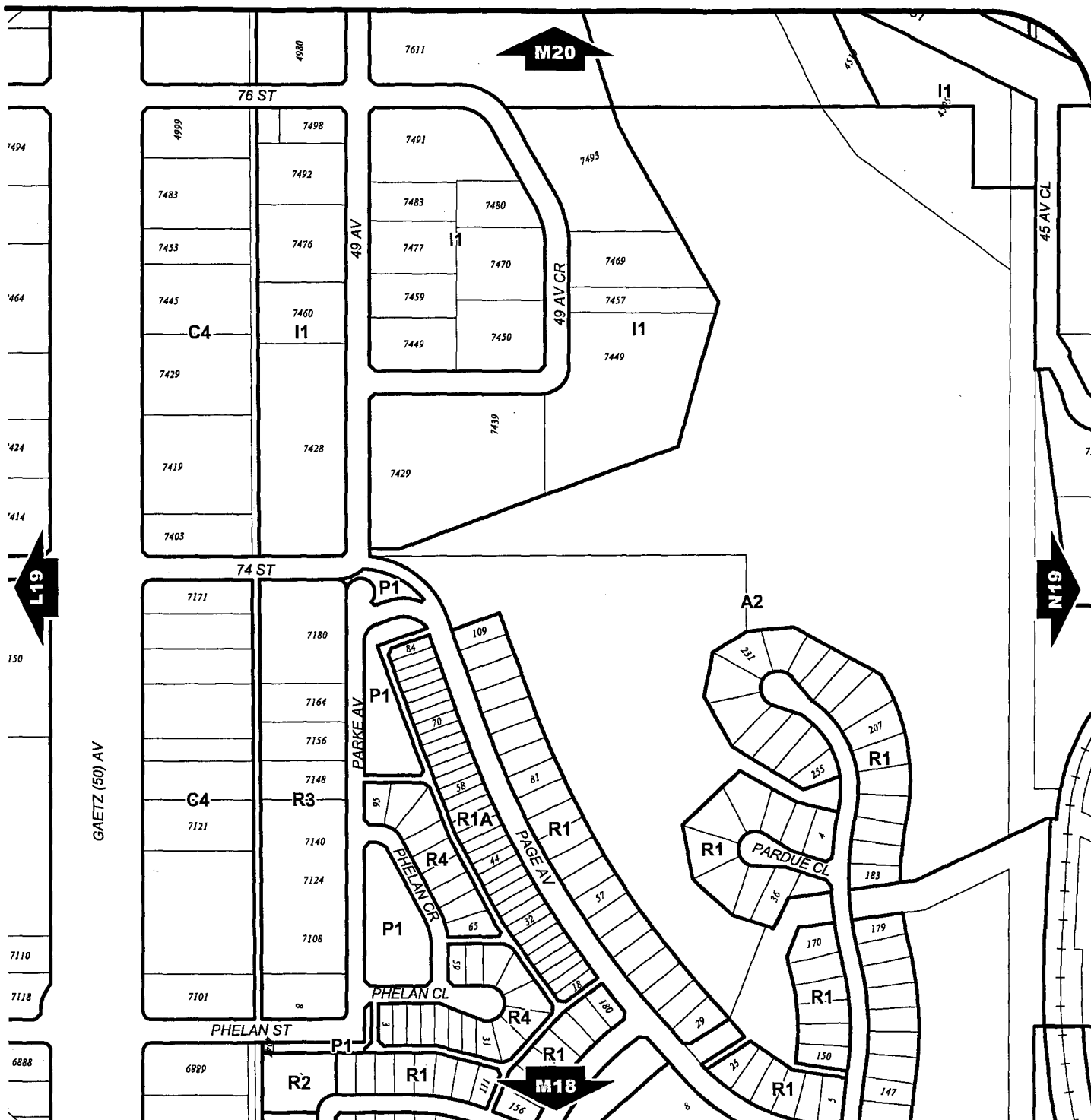
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M19

NW¼ Sec28 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

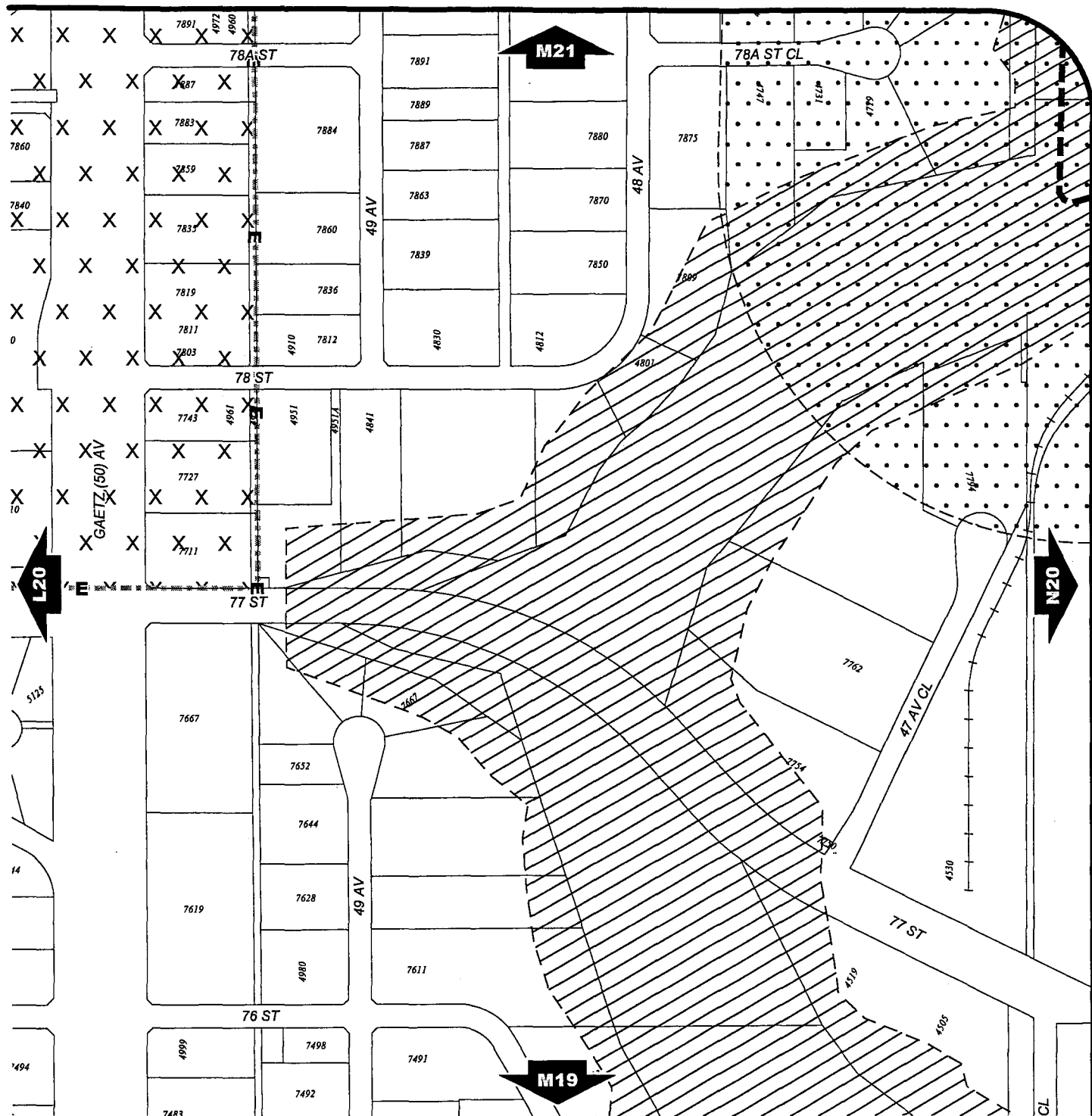
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Land Use Districts

M19

NW 1/4 Sec 28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

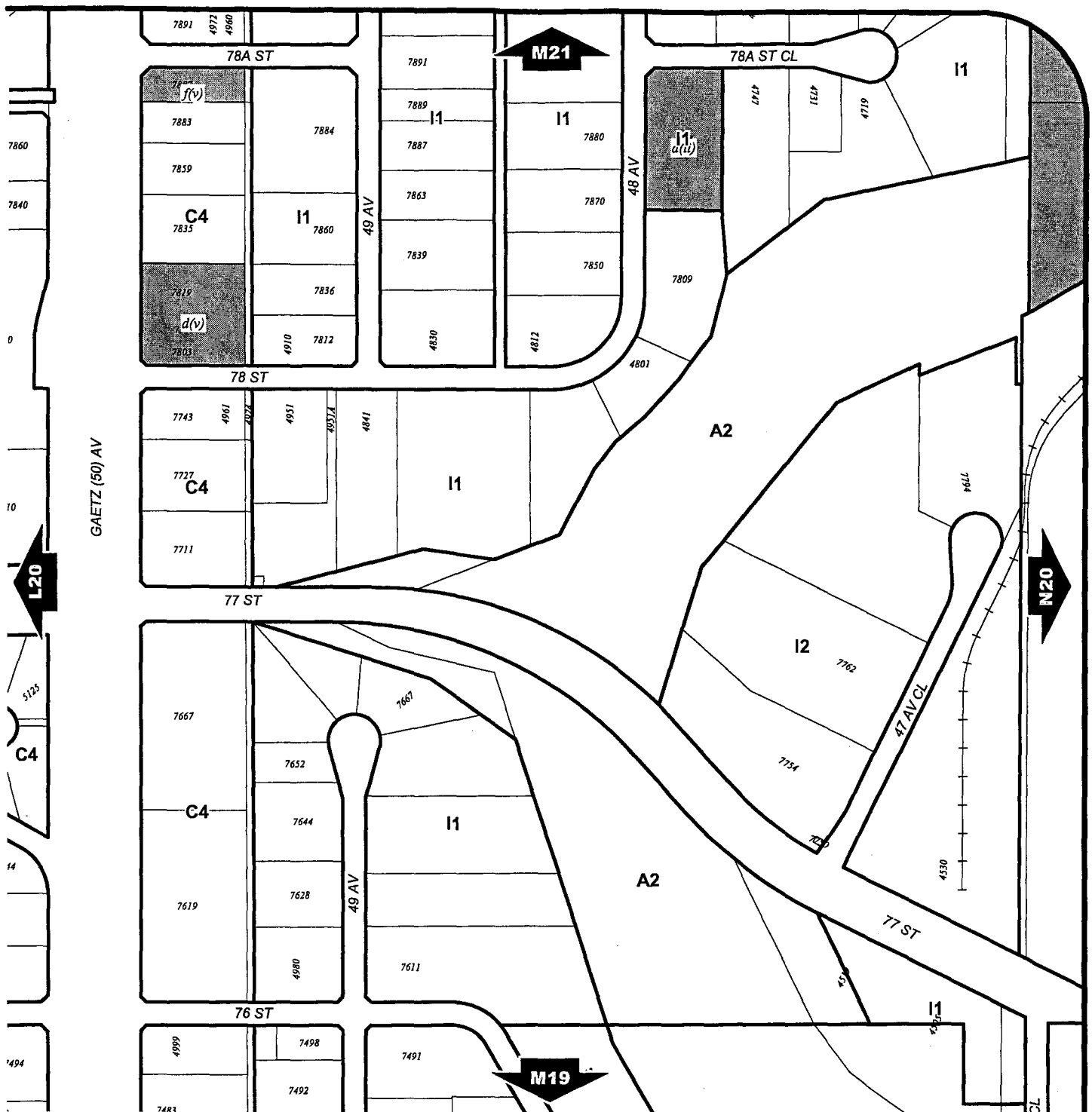
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

Printed on Jun 08, 2006

Land Use Constraints

M20

SW¼ Sec33 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

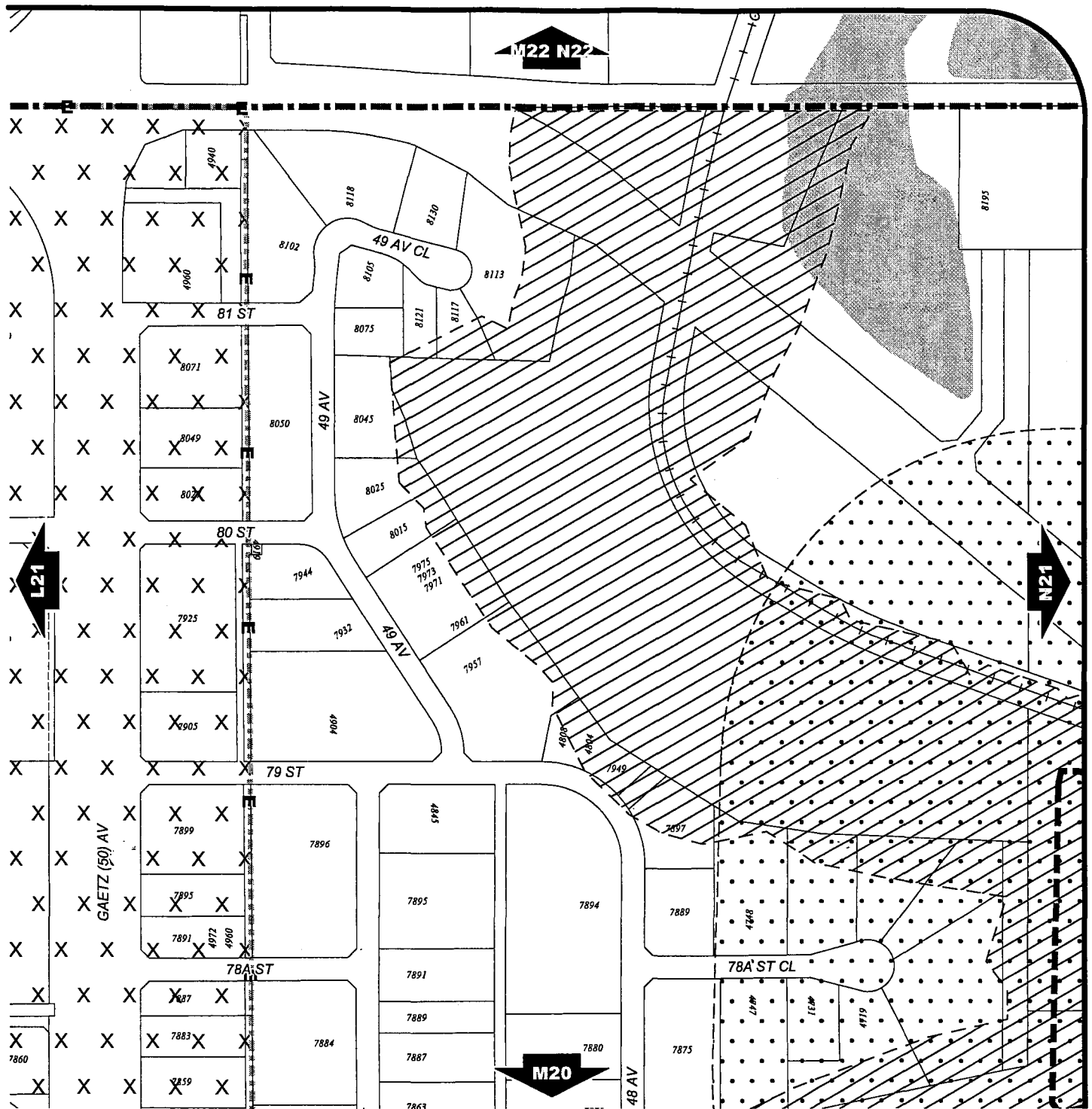
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Land Use Districts

M20

SW 1/4 Sec 33 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

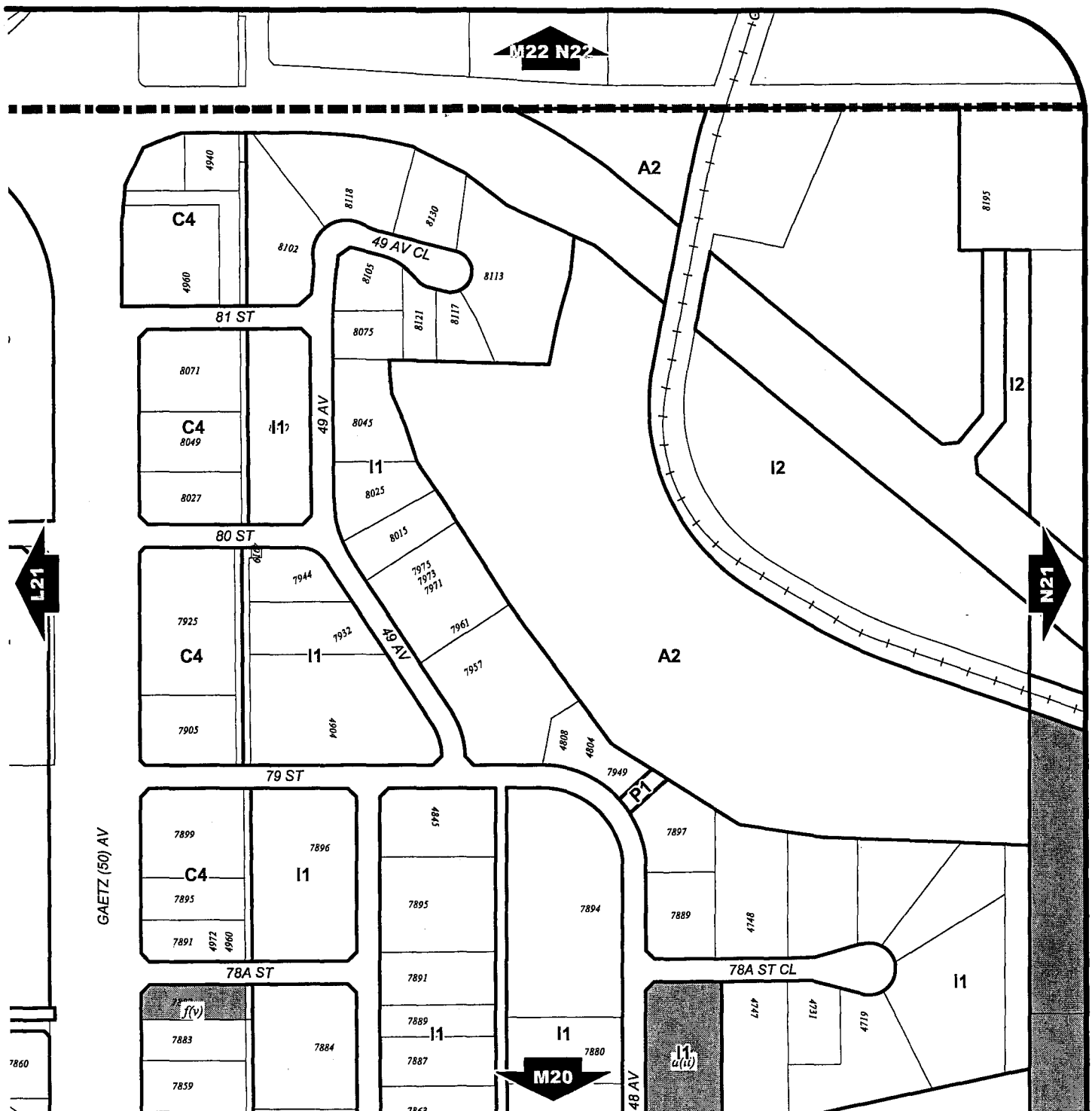
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M21

NW 1/4 Sec 33 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HR-32	Historical Site Number
e(0)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

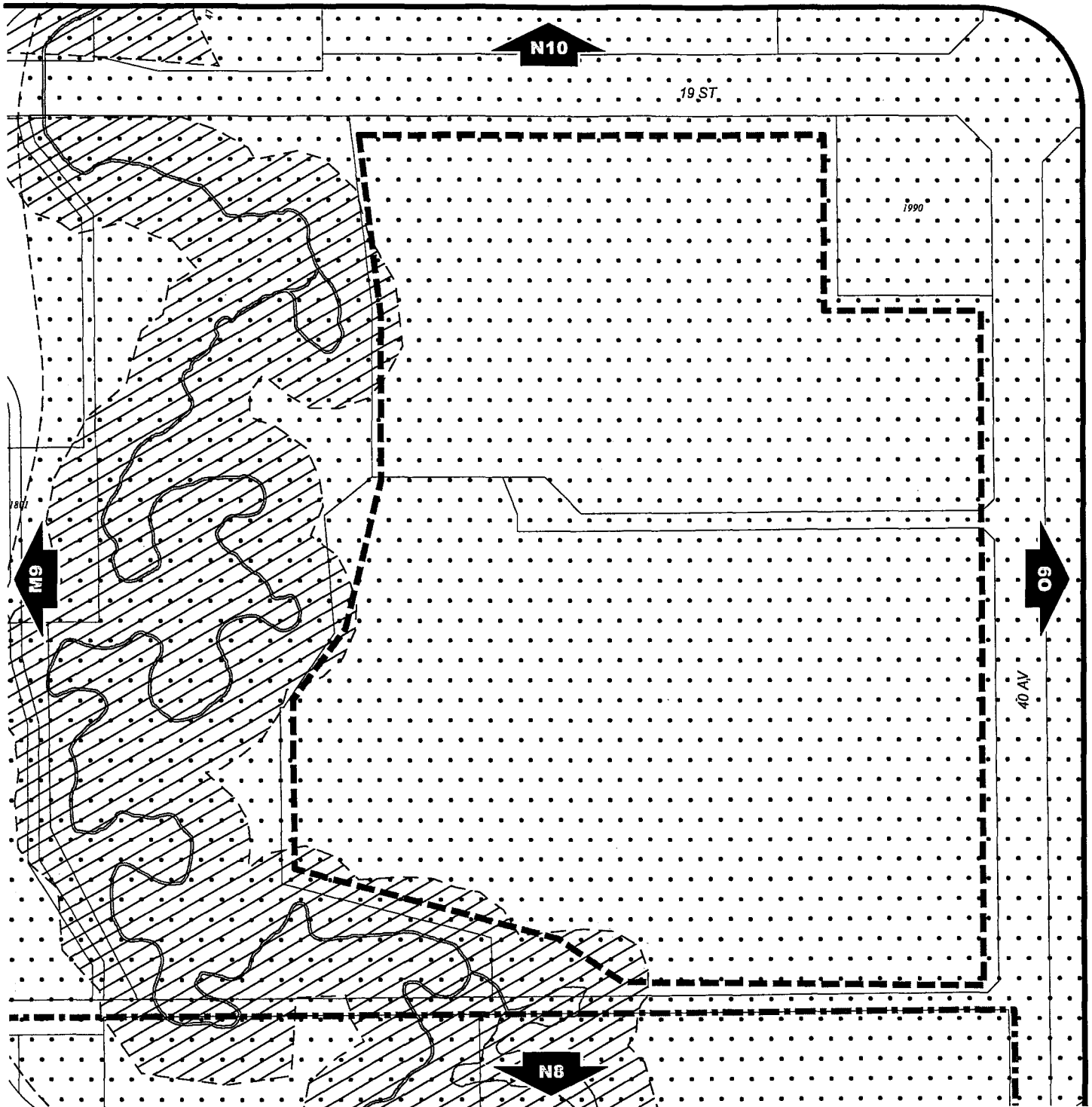
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Land Use Districts

M21

NW 1/4 Sec 33 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

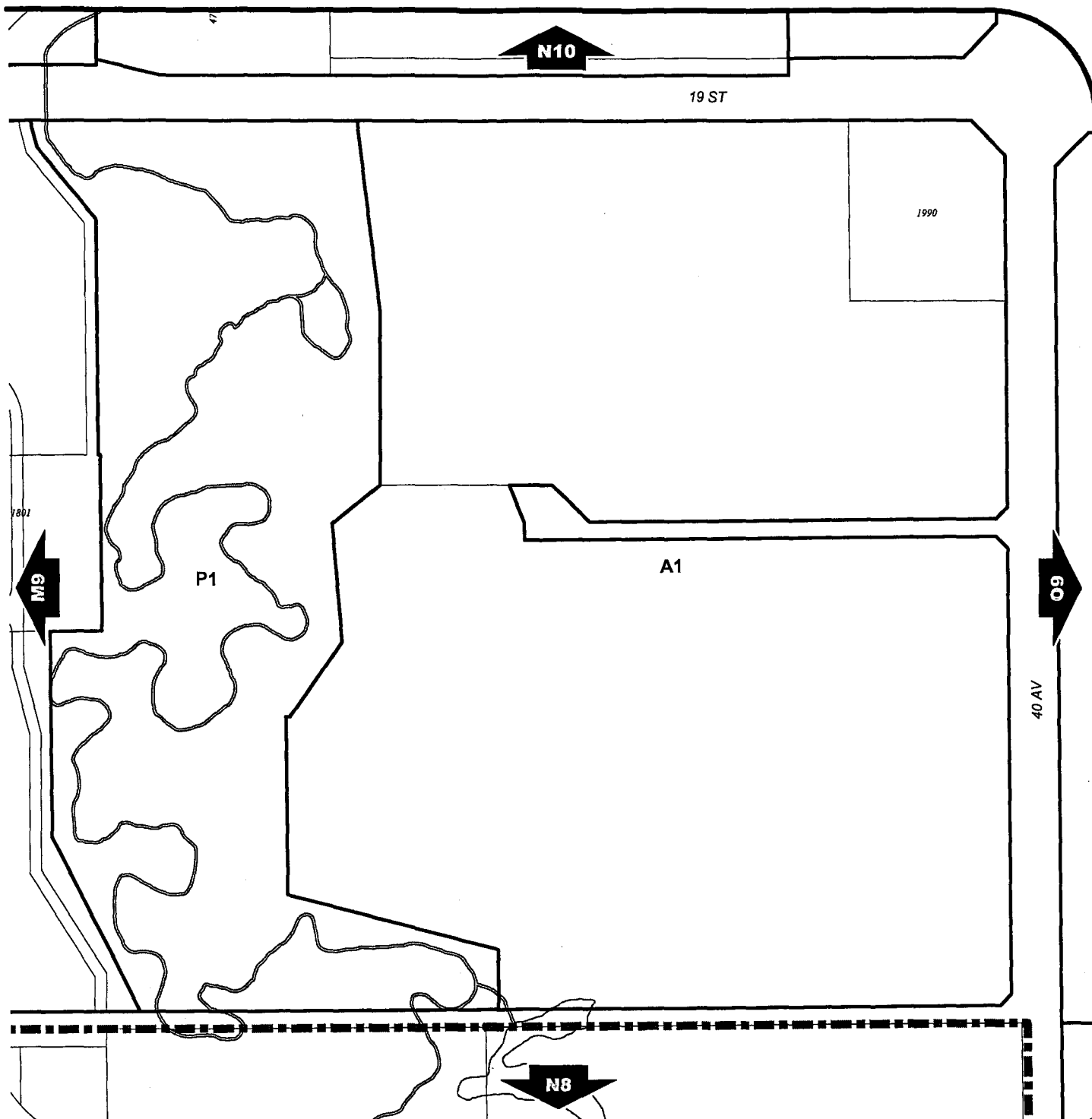
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N9

NE¼ Sec33 37-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	BP-32	Historical Site Number
e(0)	Exception Number		City Boundary
...	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

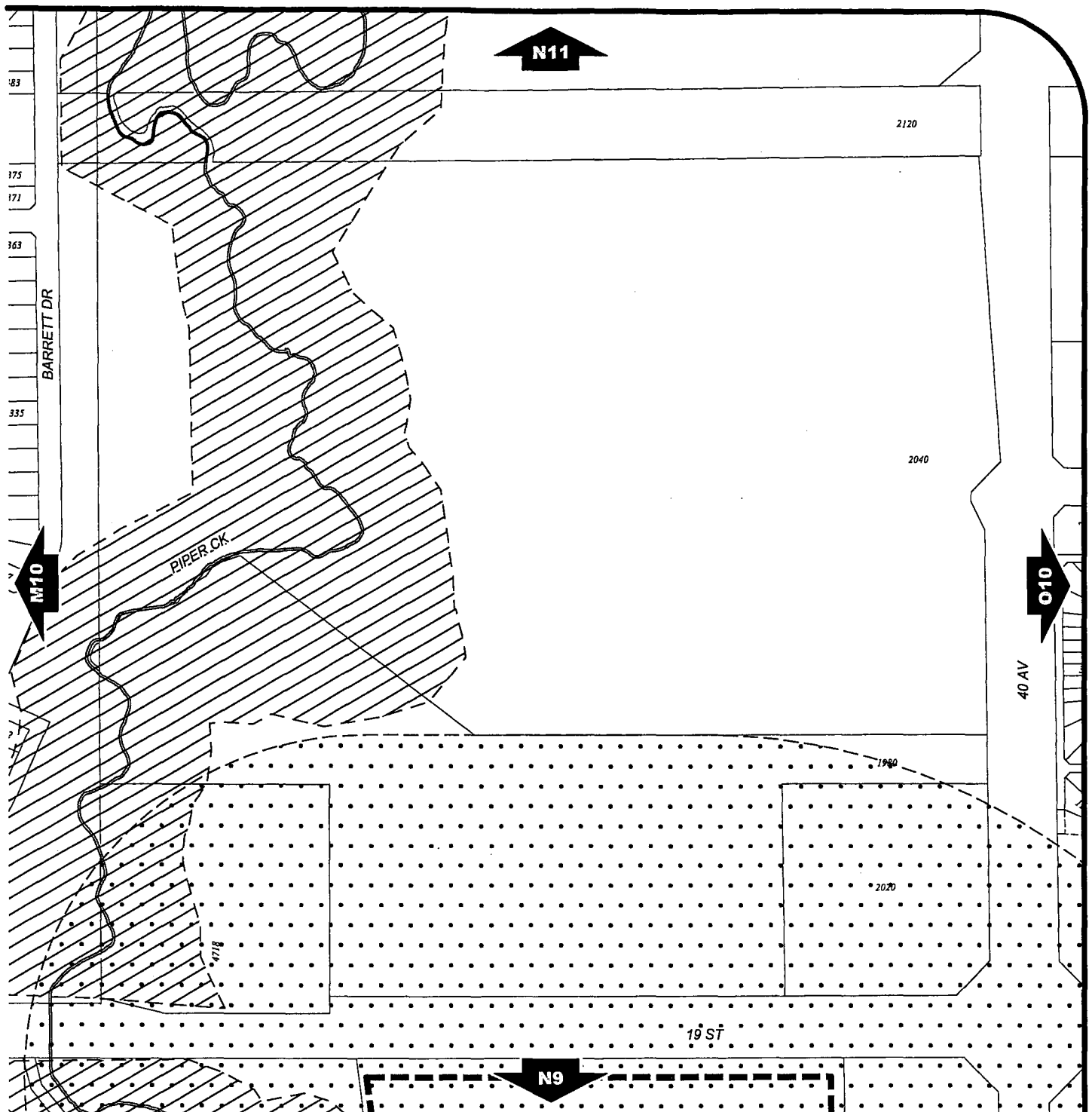
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Land Use Districts

N9

NE¼ Sec33 37-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

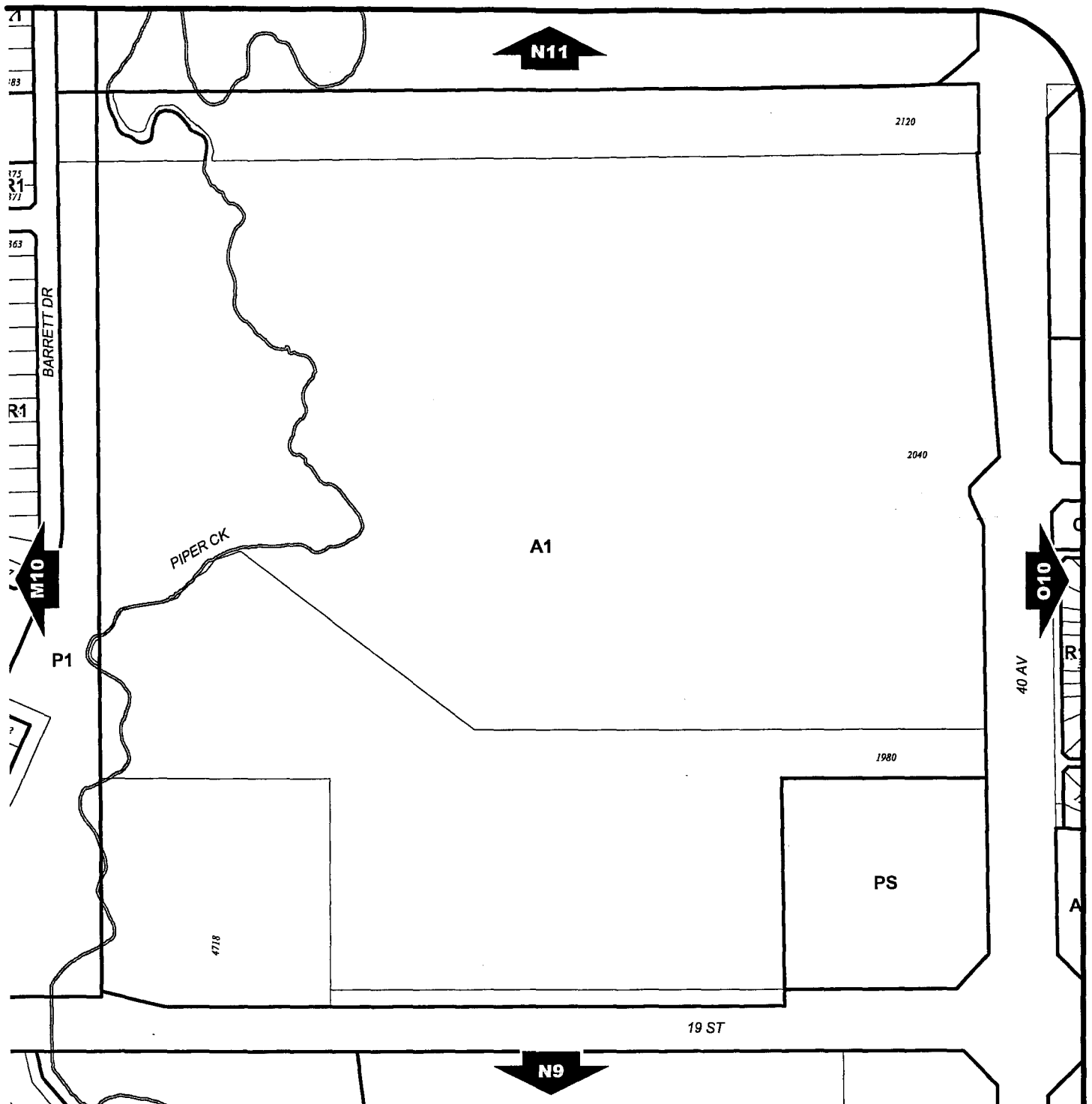
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N10

SE¼ Sec4 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
a(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

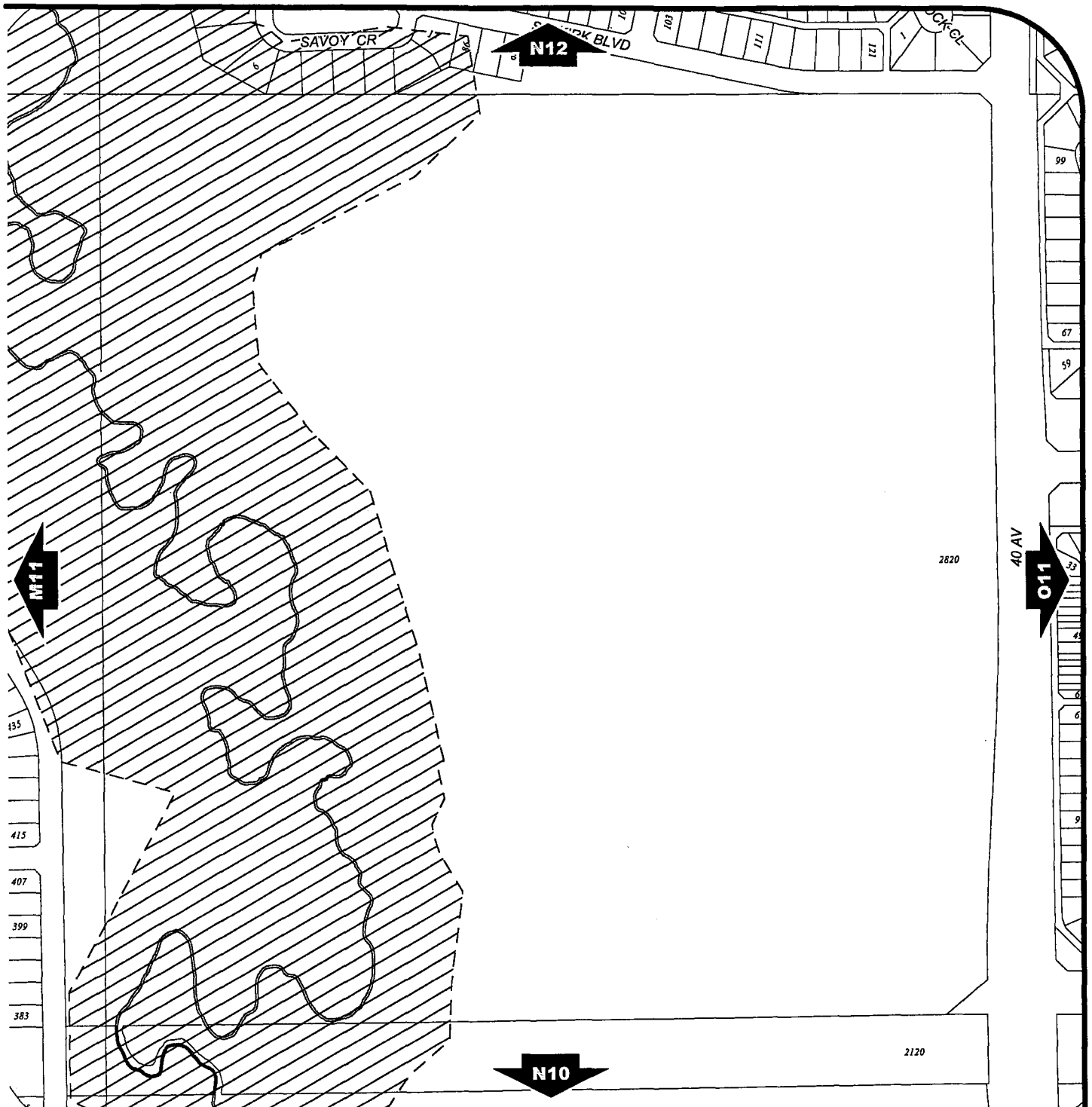
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Land Use Districts

N10

SE¼ Sec4 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

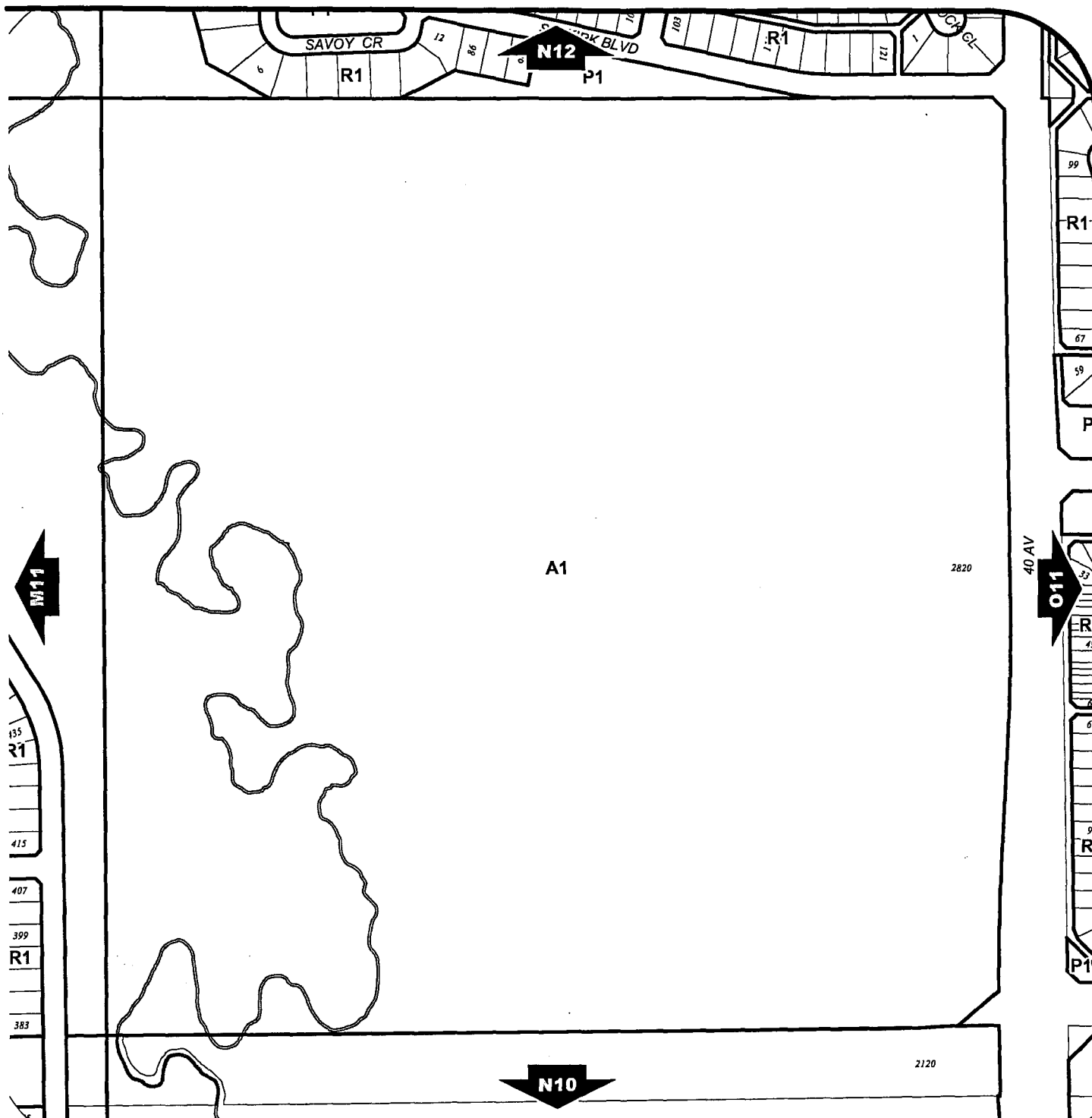
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N11

NE¼ Sec4 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

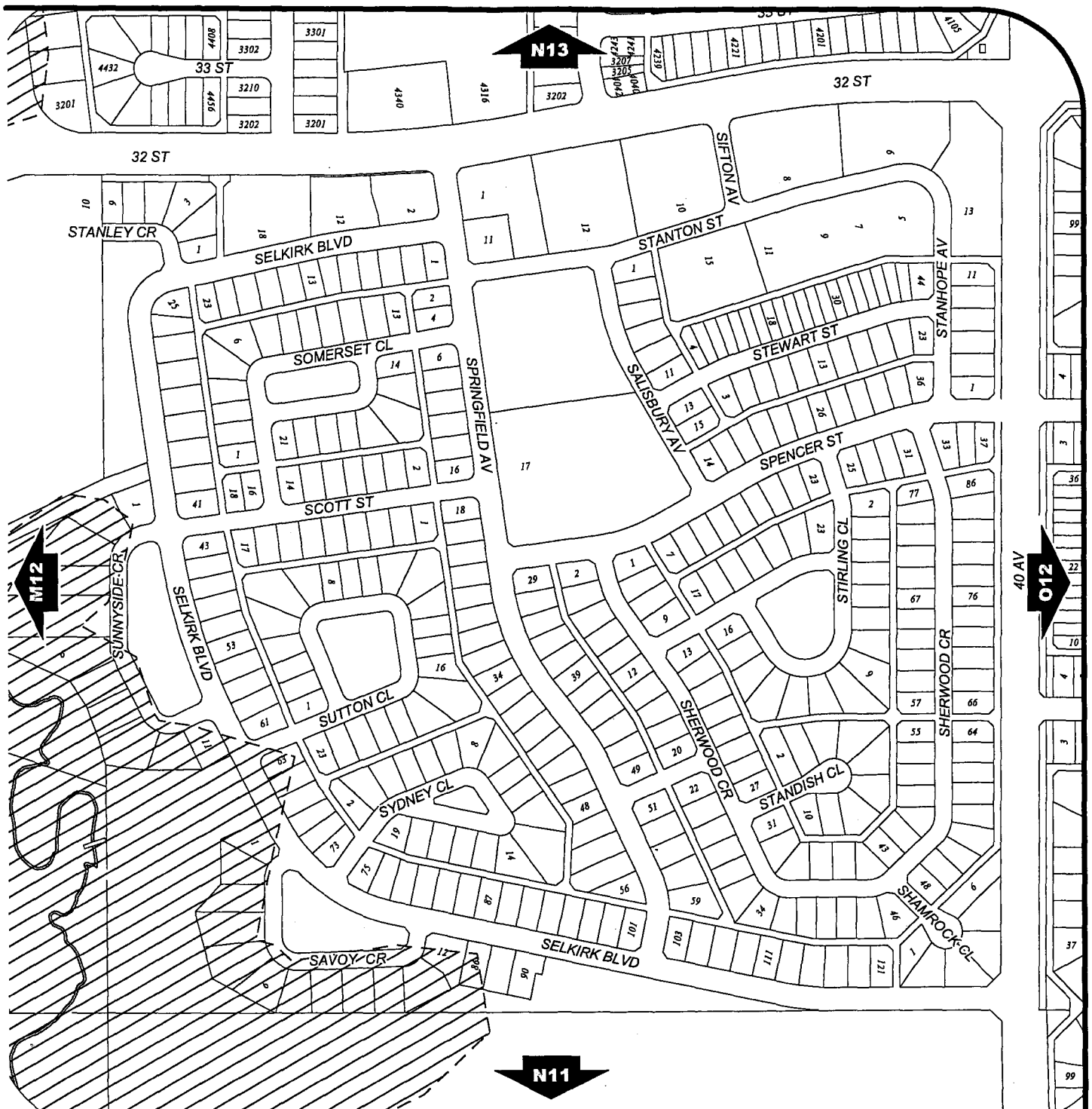
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Land Use Districts

N11

NE¼ Sec4 38-27-W4

Refer to Constraints Map



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North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

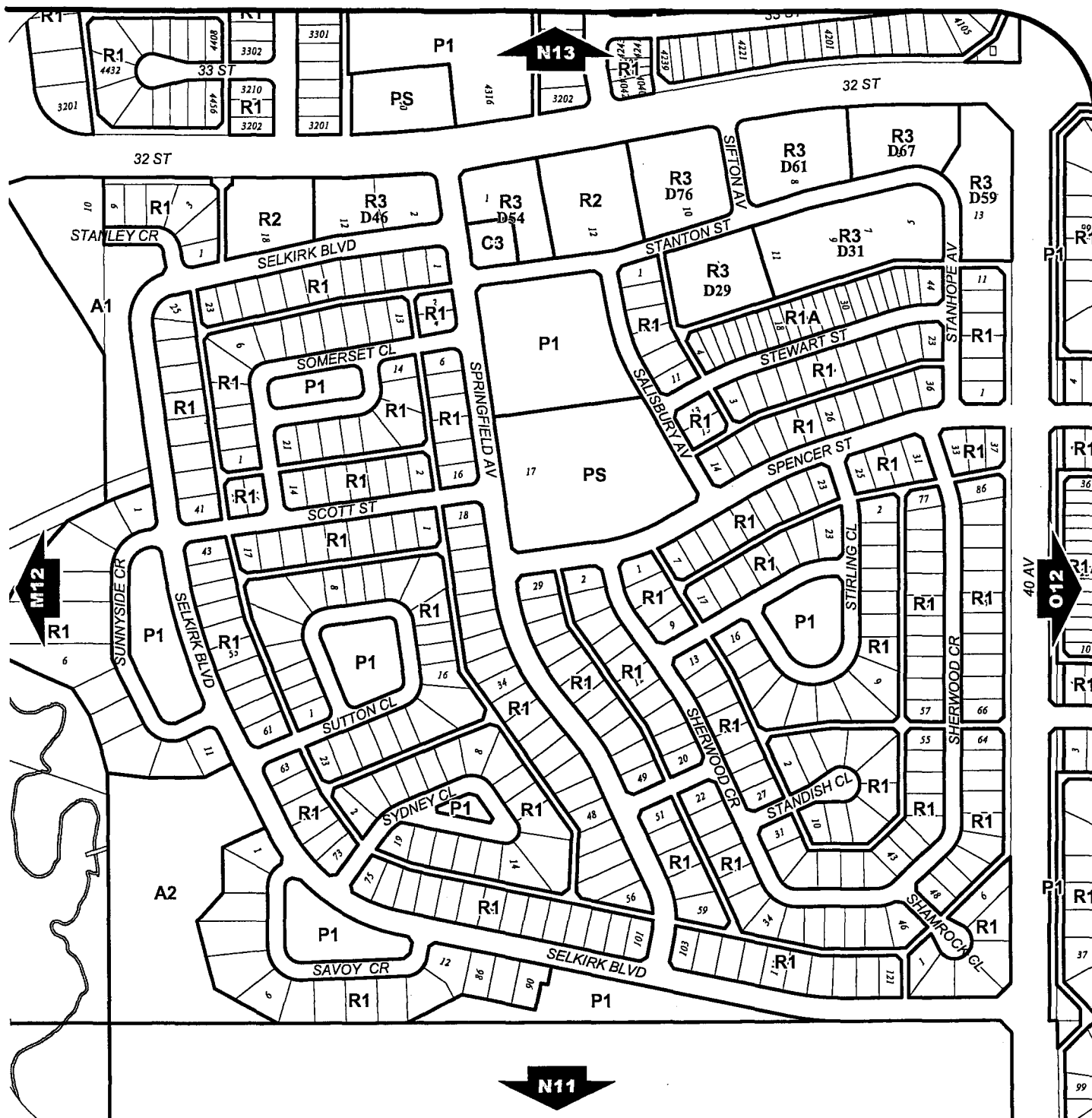
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N12

SE¼ Sec9 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

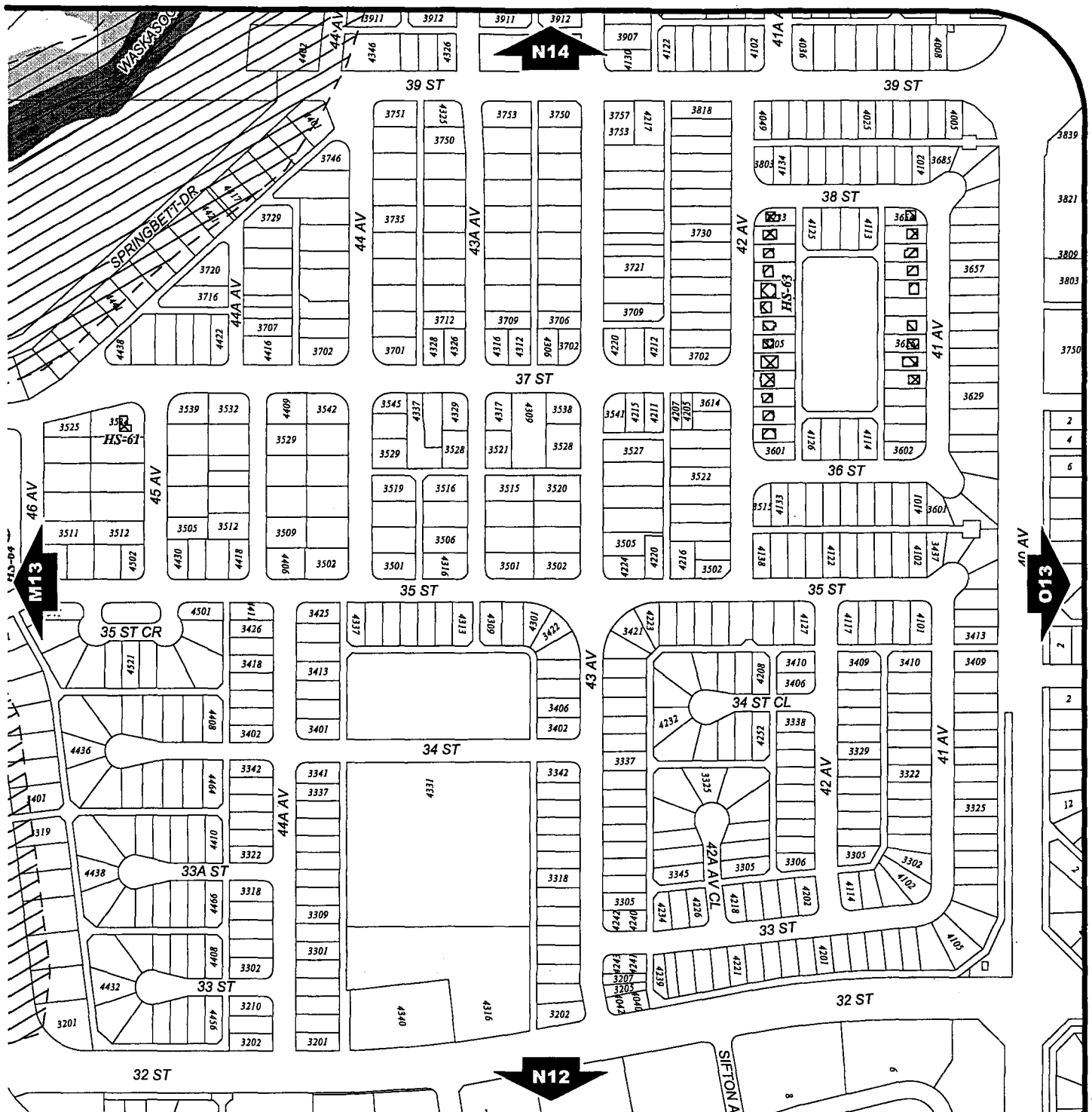
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Land Use Districts

N12

SE¼ Sec9 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

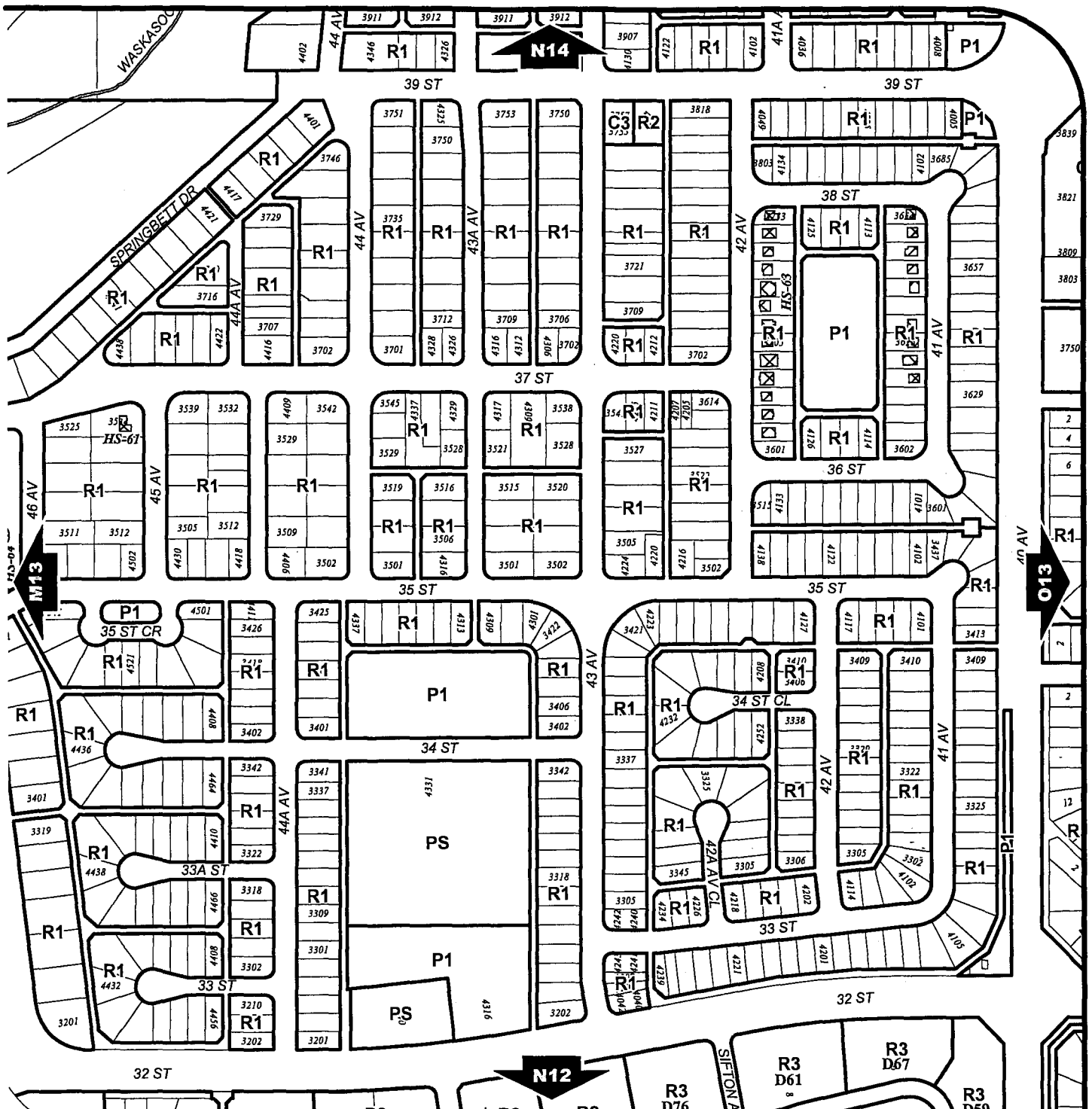
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N13

NE¼ Sec9 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	2a Exempted Number		Proposed Lots
	V18 Height Overlay District		
	D95 Density Overlay District		
	s Secondary Suite Permitted		

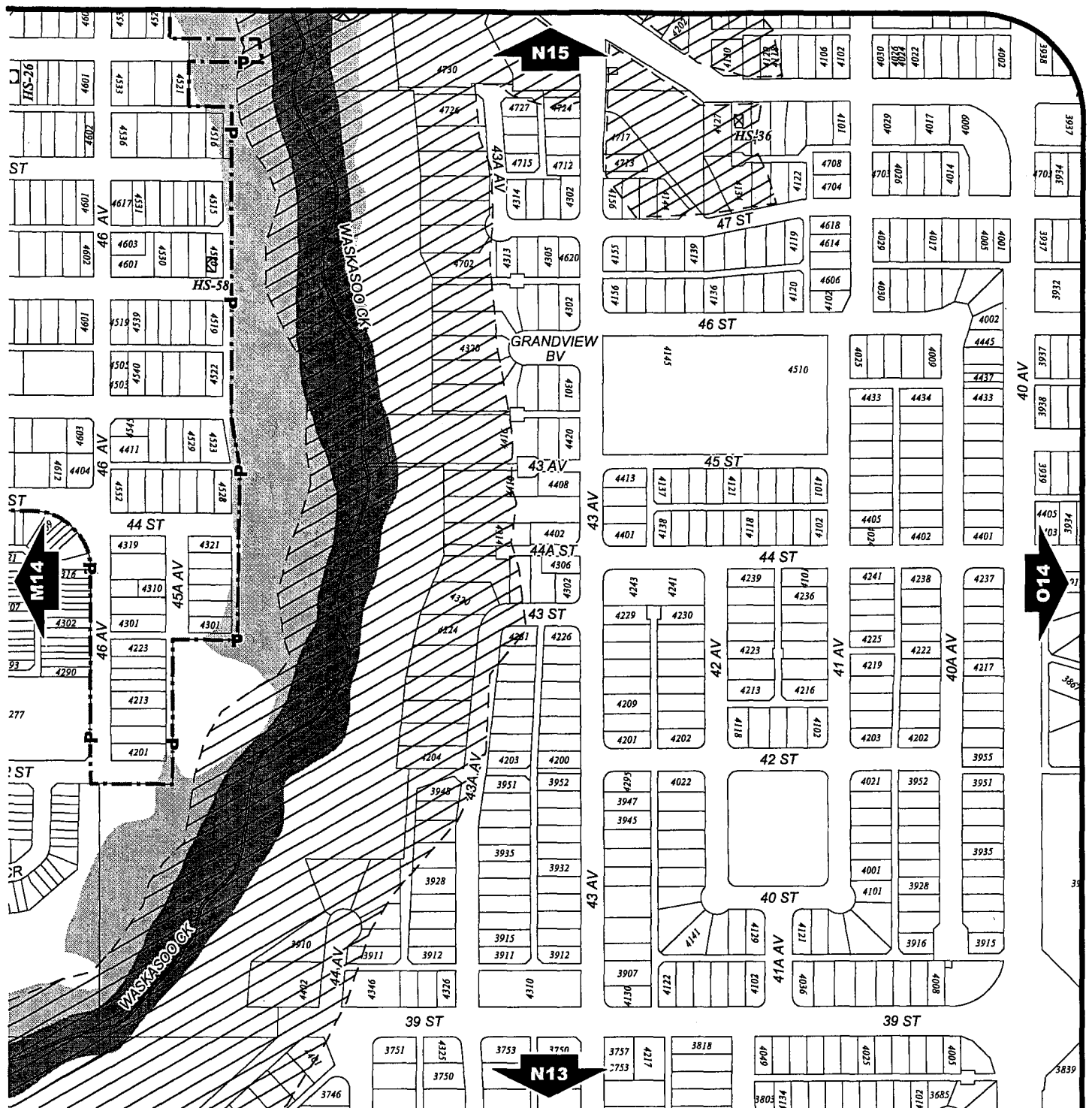
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Land Use Districts

N13

NE¼ Sec9 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

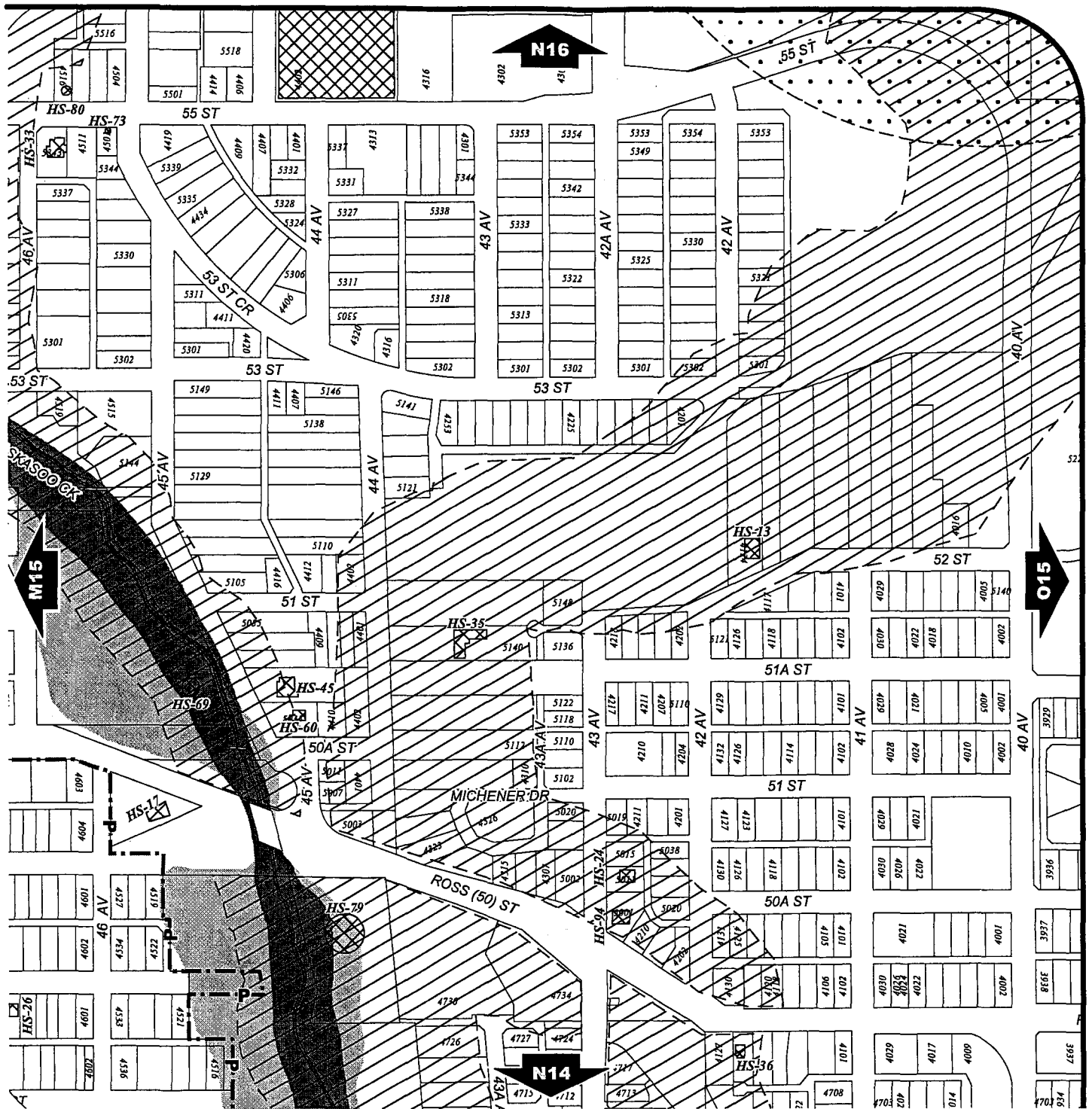
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Land Use Constraints

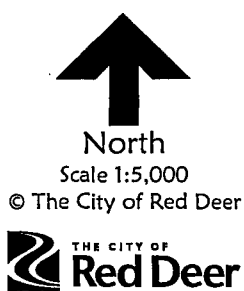
N14

SE¼ Sec16 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

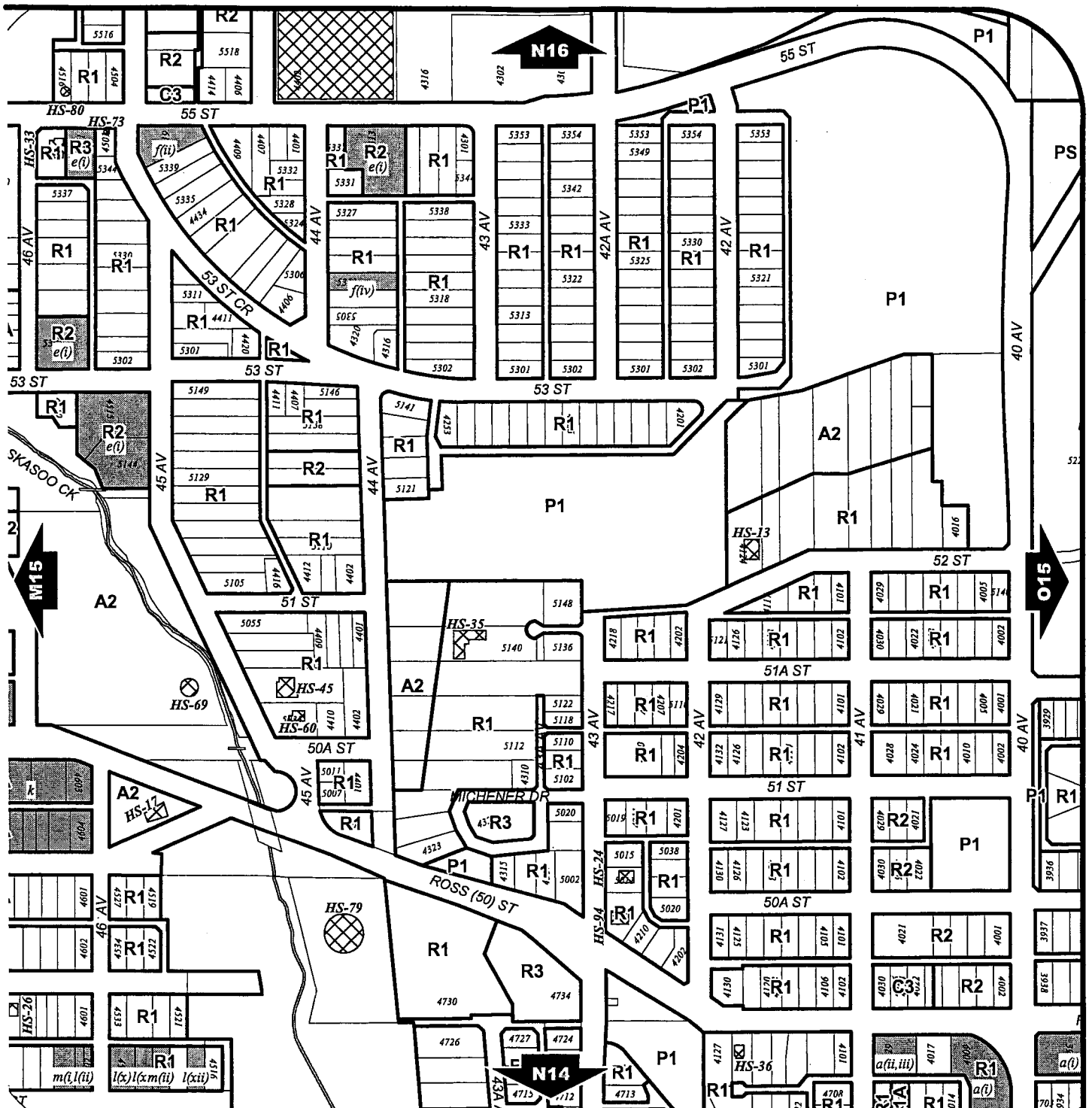
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N15

NE¼ Sec16 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

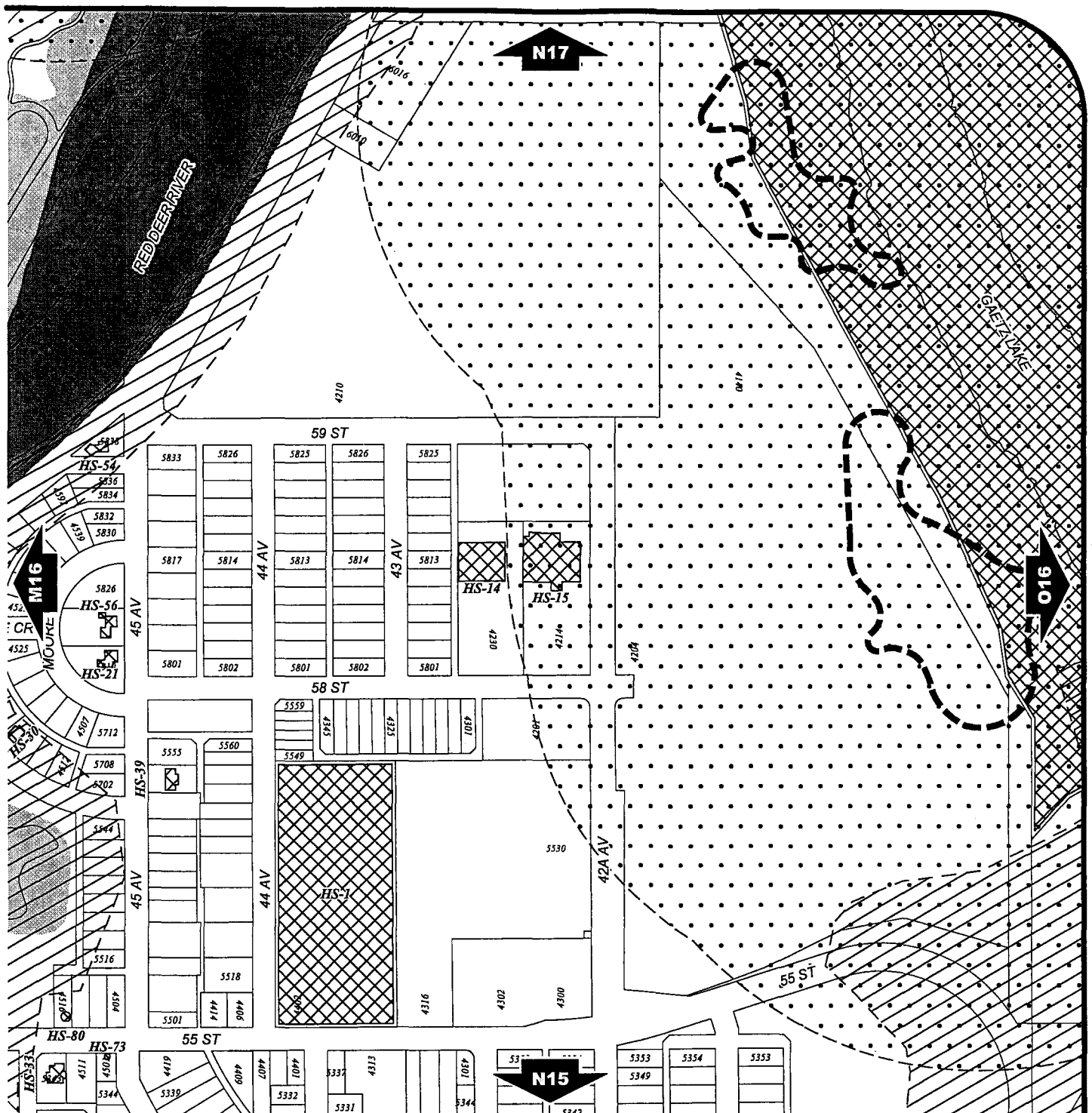
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Land Use Districts

N15

NE¼ Sec16 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- P- Parkvale District
- G- Gaetz - Ross Heritage Area
- B- Business Revitalization Zone

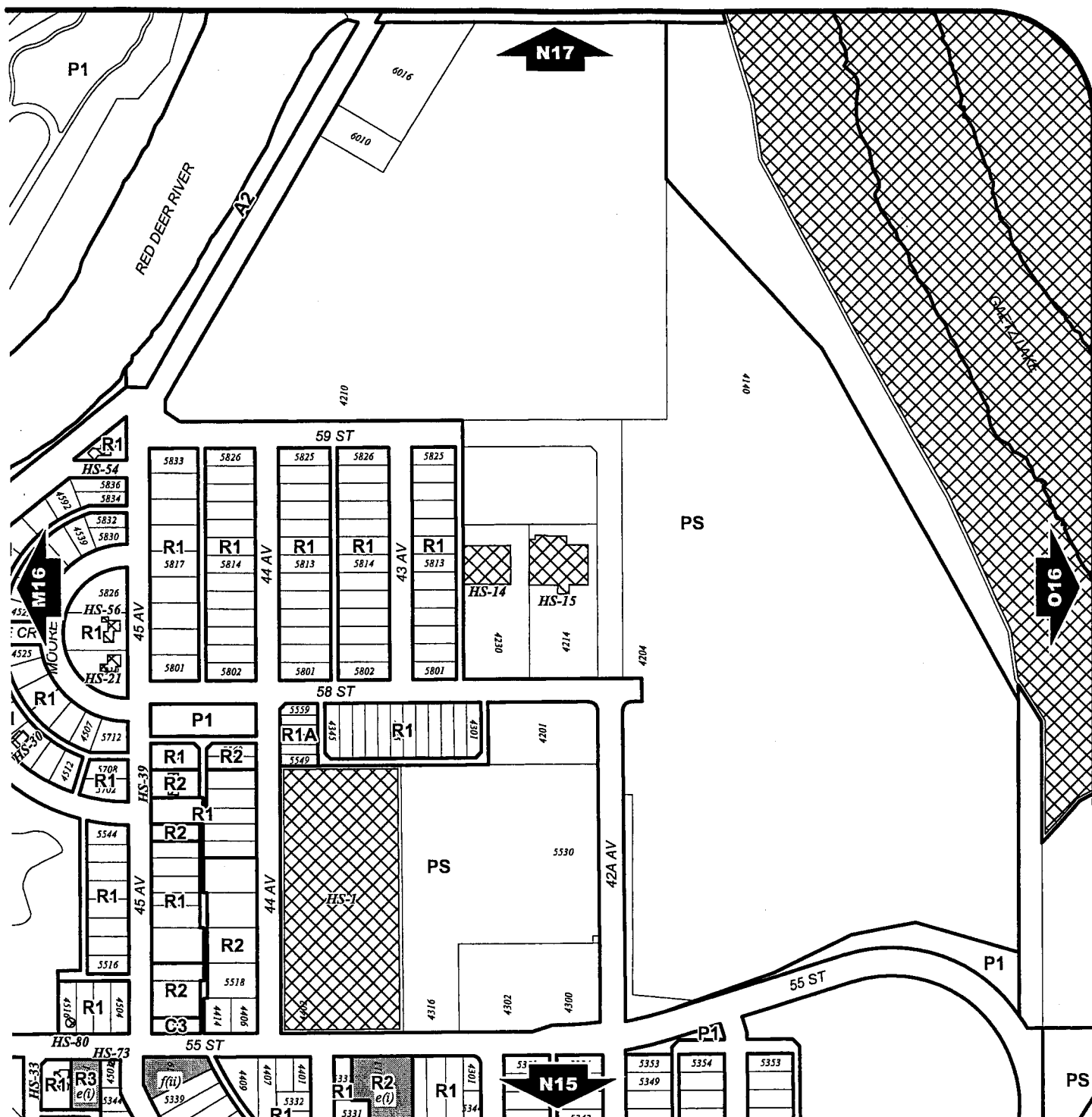
- Historical Preservation Sites
- Historically Significant Sites
- HS-32 Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N16

SE1/4 Sec21 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

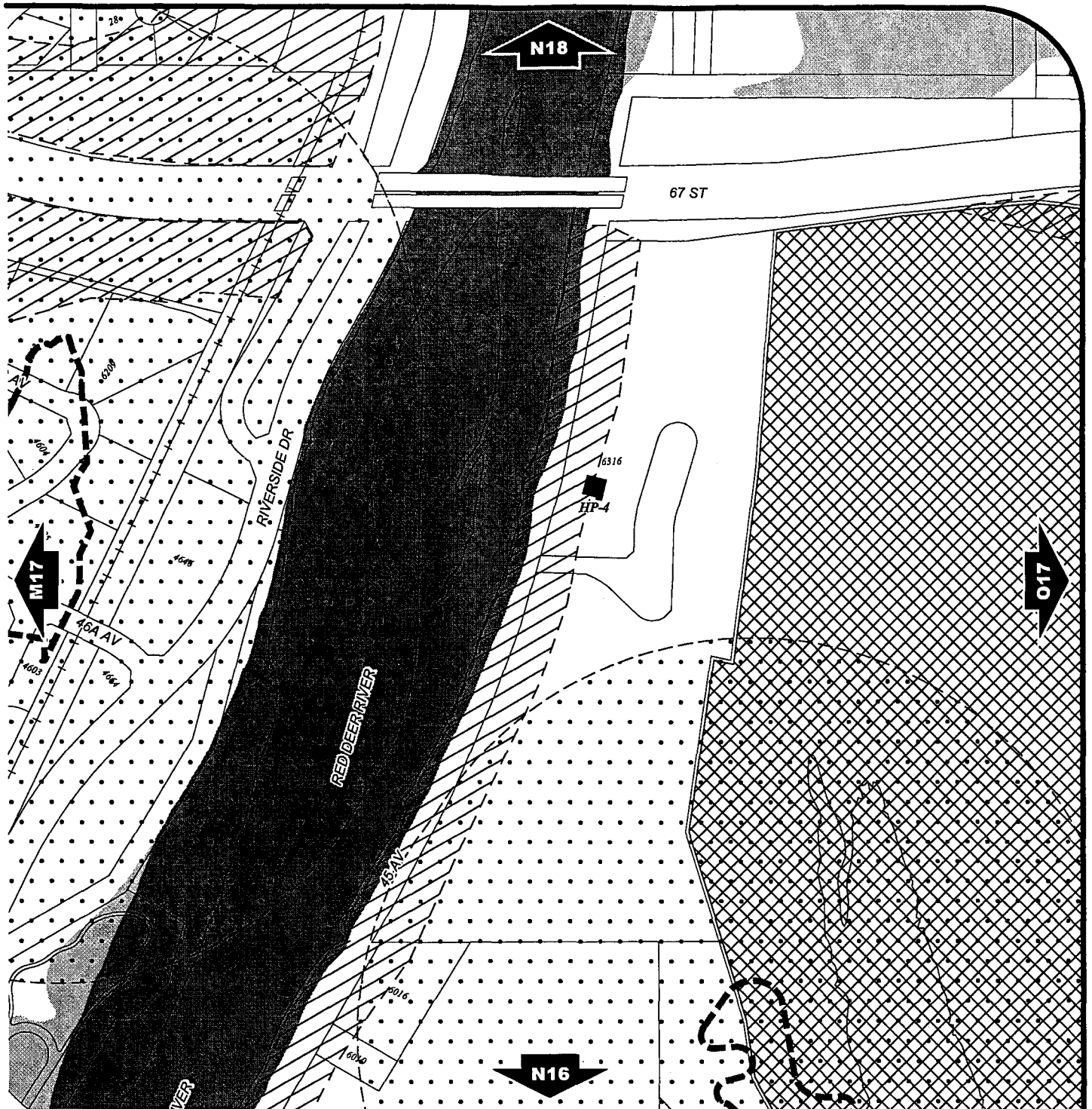
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Land Use Districts

N16

SE1/4 Sec21 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

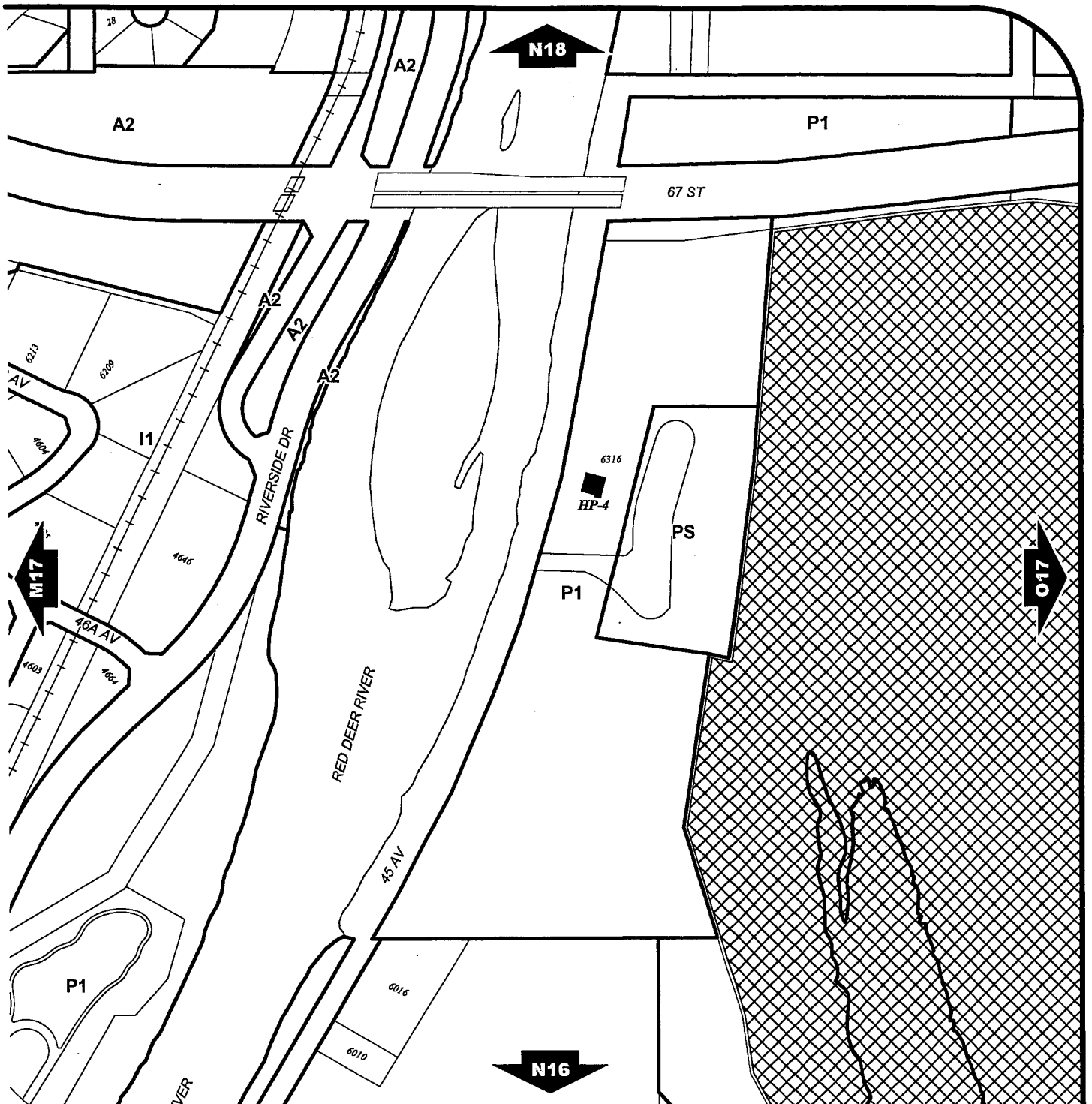
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N17

NE1/4 Sec21 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(0)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

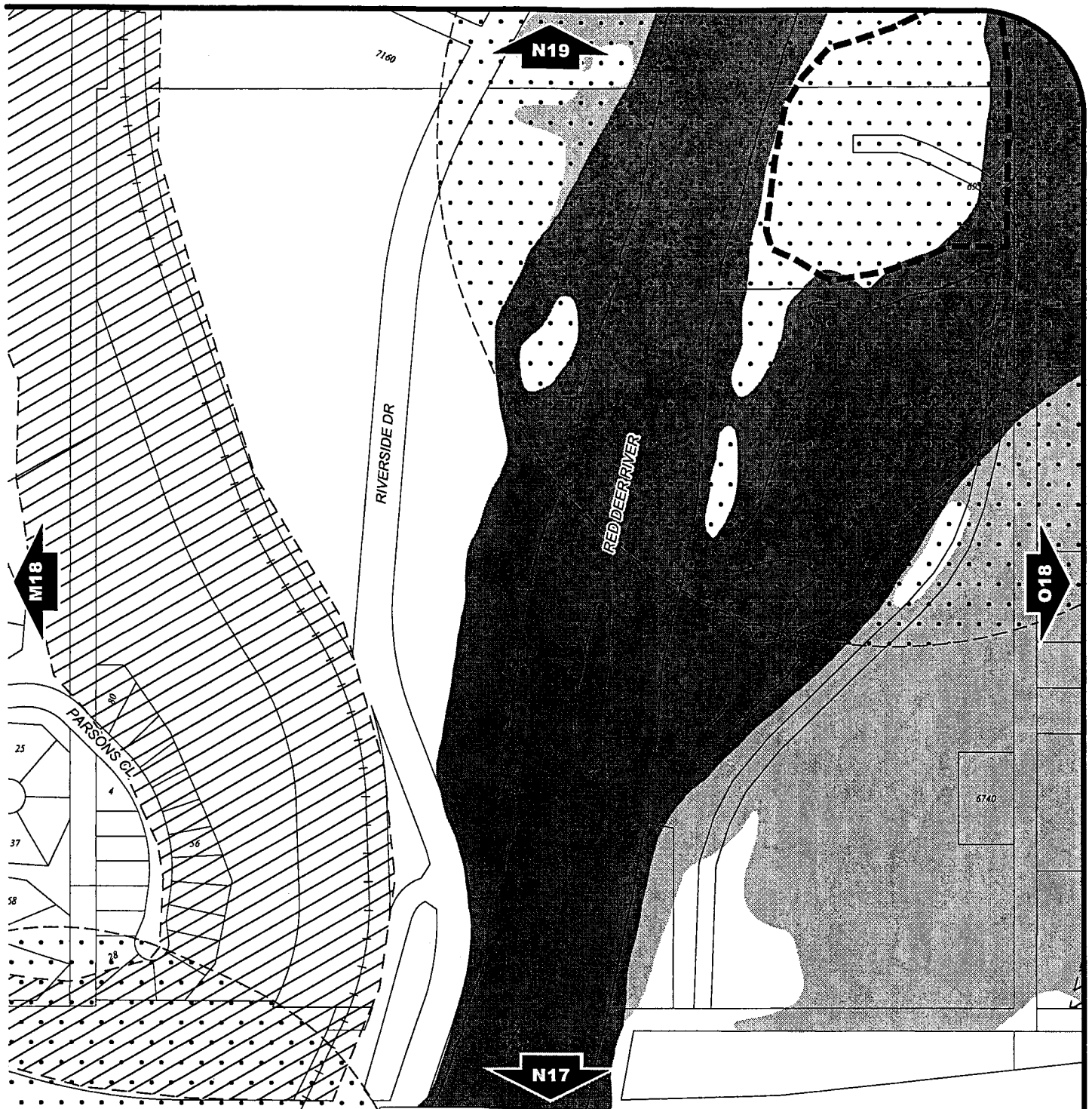
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Land Use Districts

N17

NE 1/4 Sec 21 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

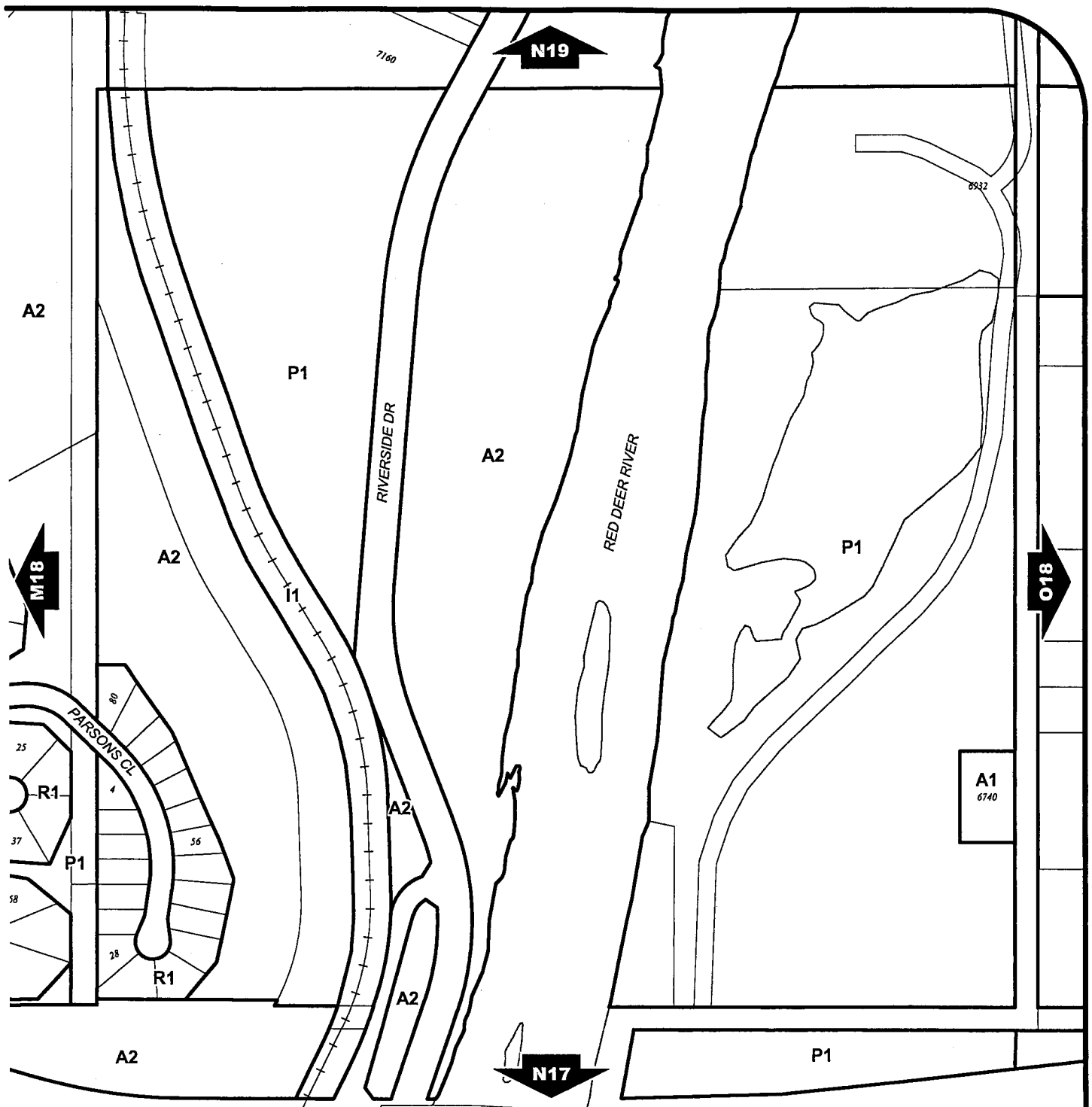
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N18

SE¼ Sec28 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

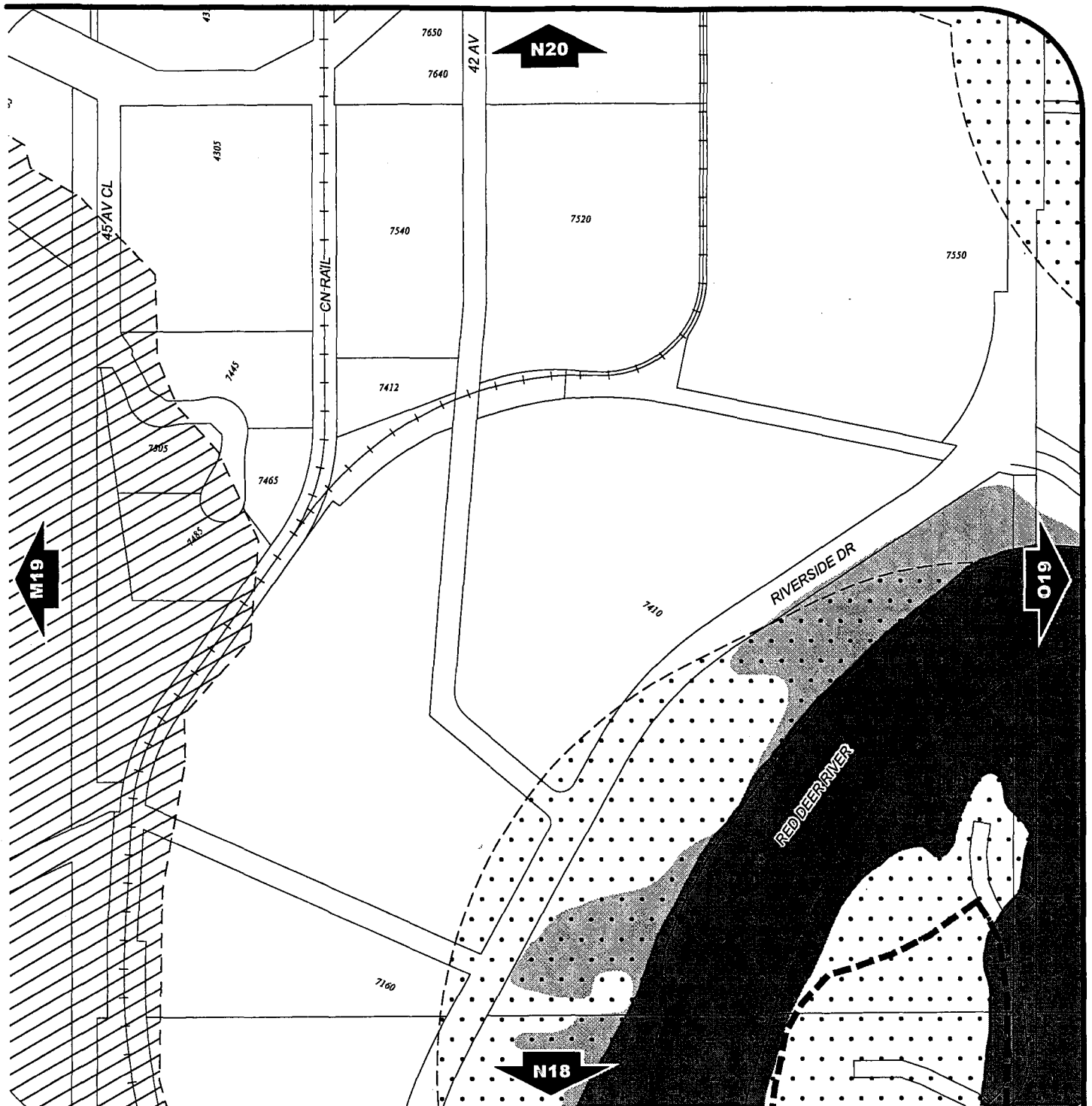
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Land Use Districts

N18

SE1/4 Sec28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

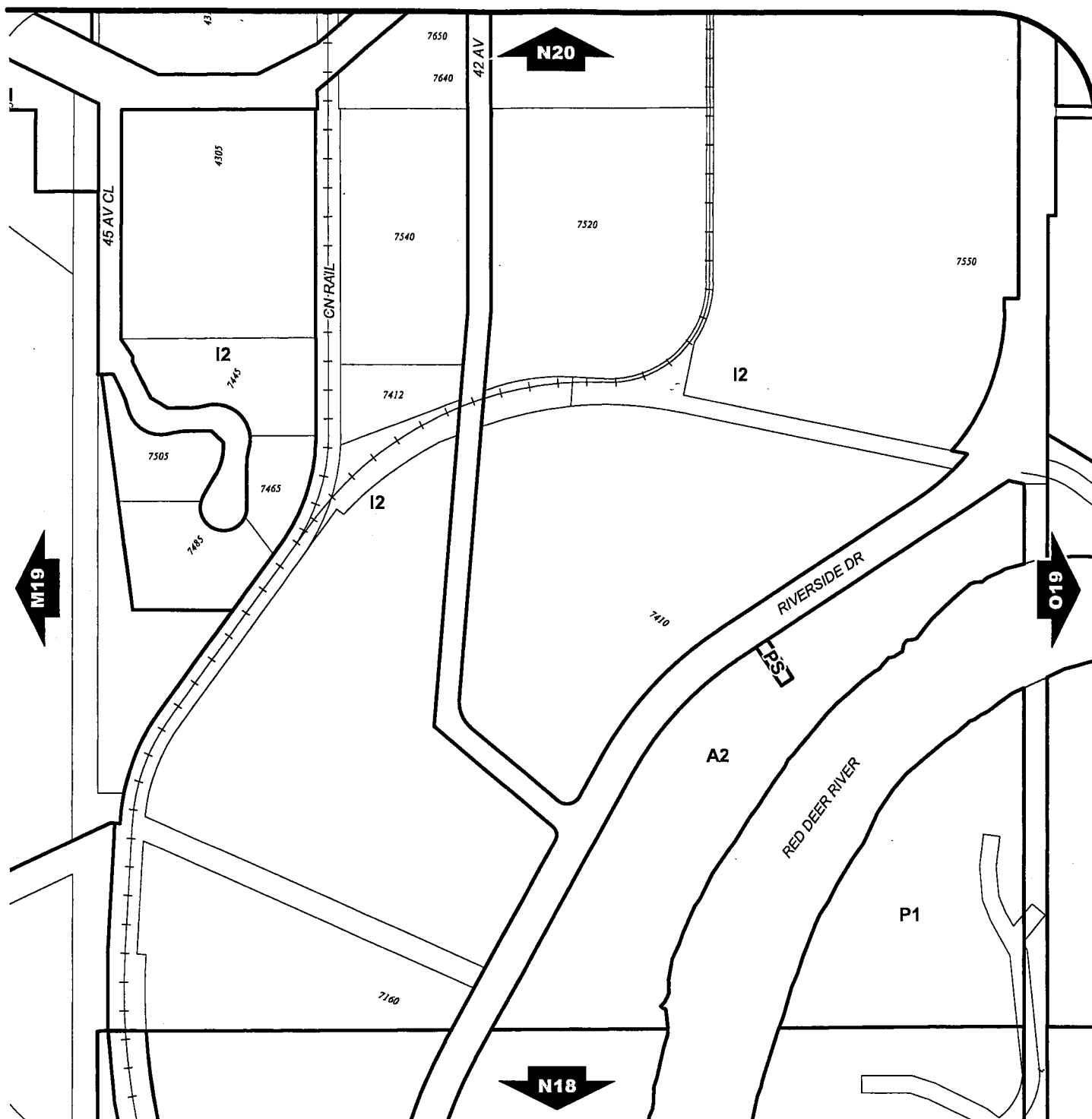
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

Printed on Jun 08, 2006

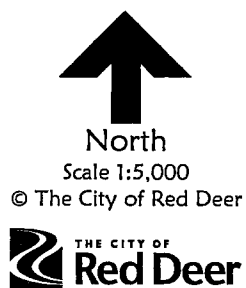
Land Use Constraints

N19

NE¼ Sec28 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

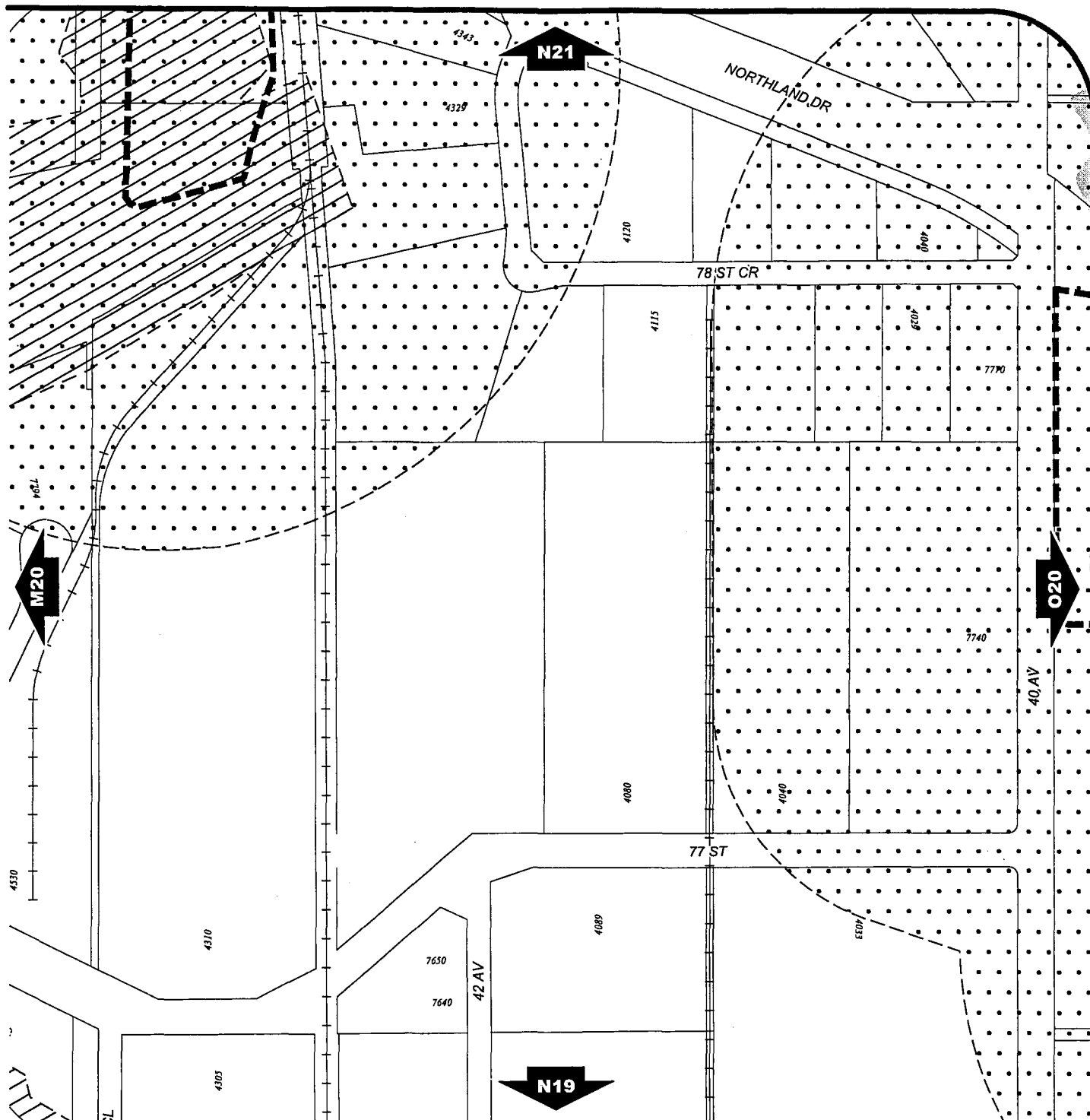
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Land Use Districts

N19

NE¼ Sec28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

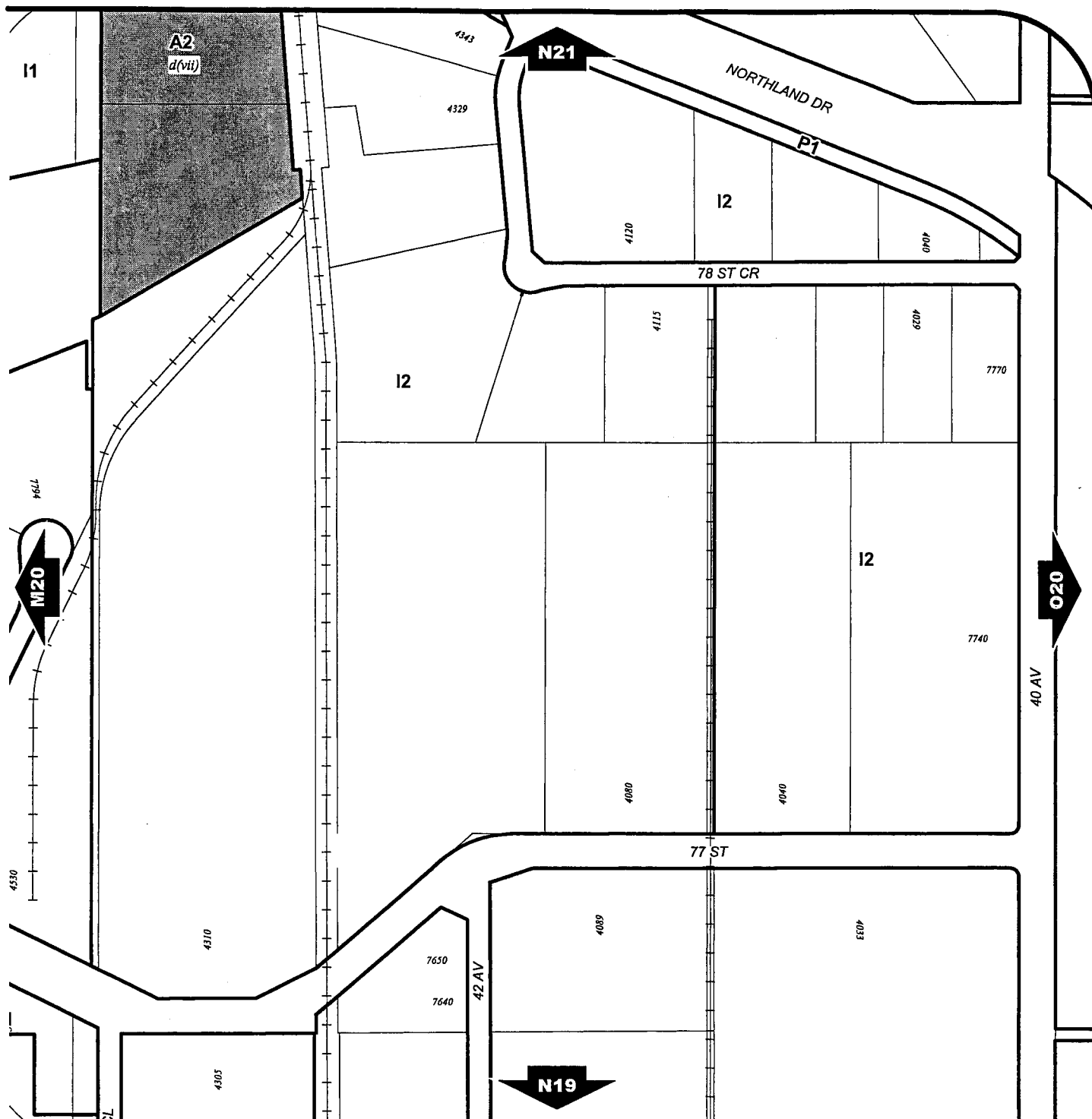
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N20

SE1/4 Sec33 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

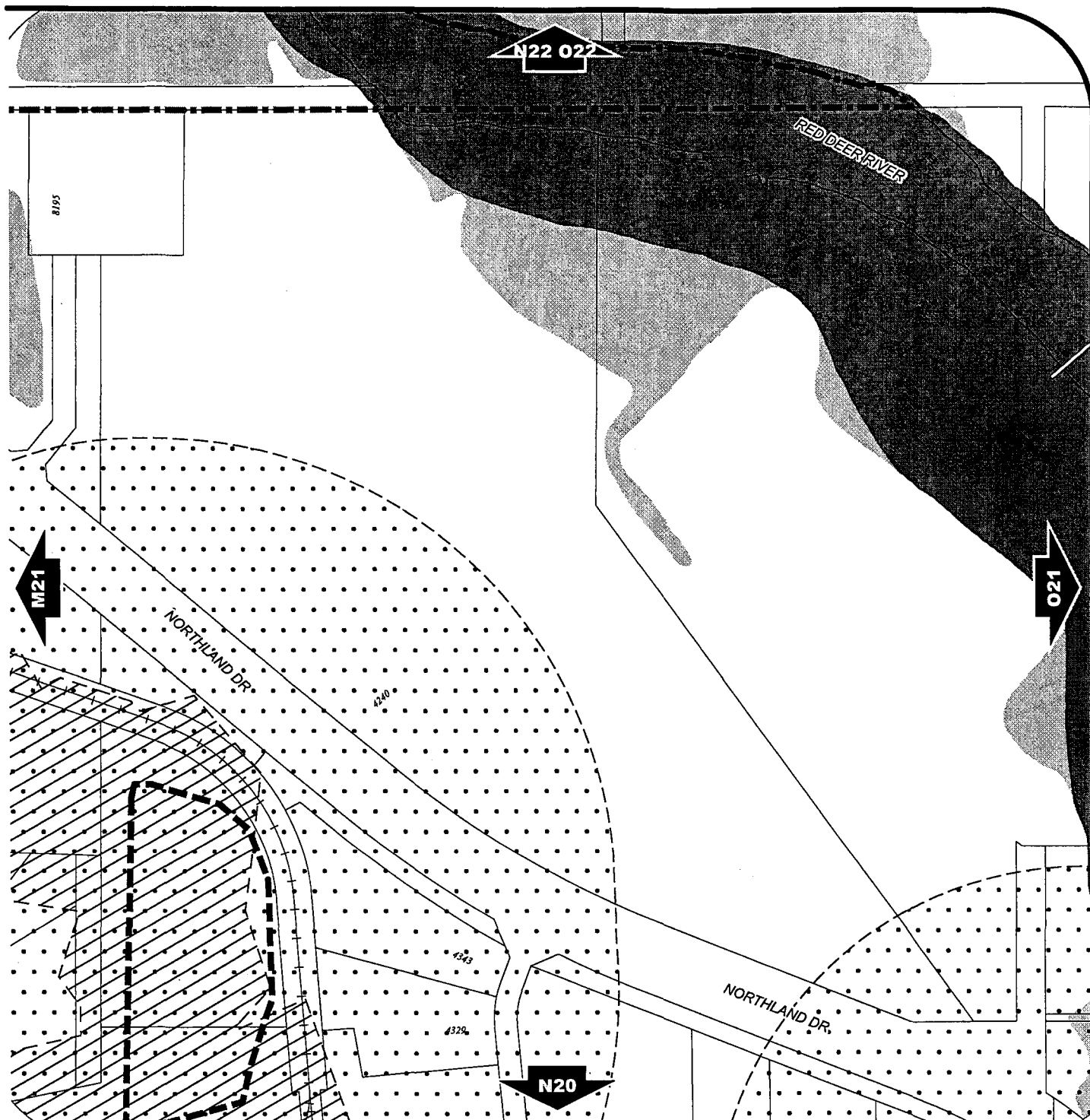
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Land Use Districts

N20

SE¼ Sec33 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

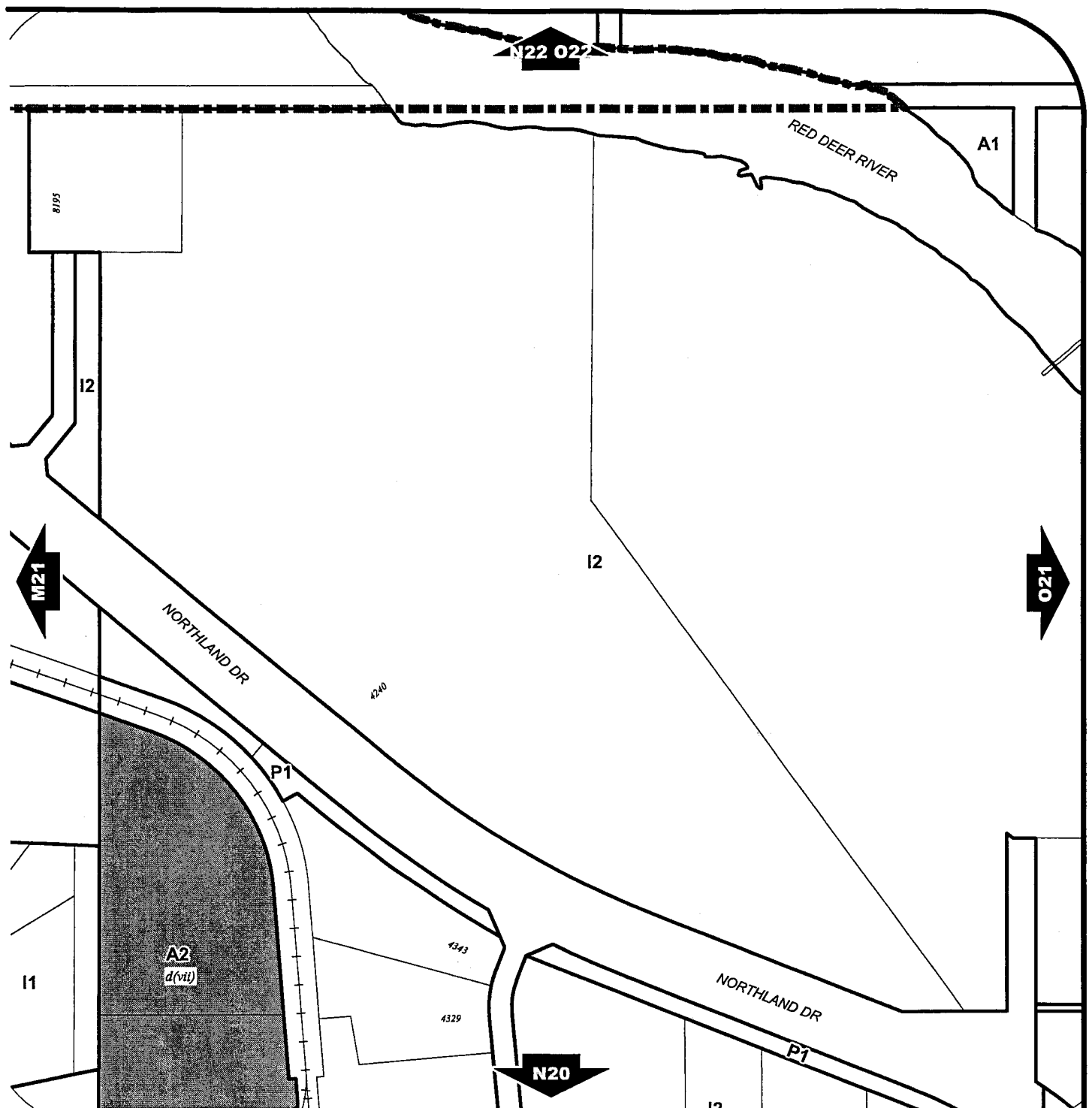
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N21

NE¼ Sec33 38-27-W4



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North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(i)</i>	Exception Number		City Boundary
...	Exempted from District		Civic Address
<i>2a</i>	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
<i>s</i>	Secondary Suite Permitted		

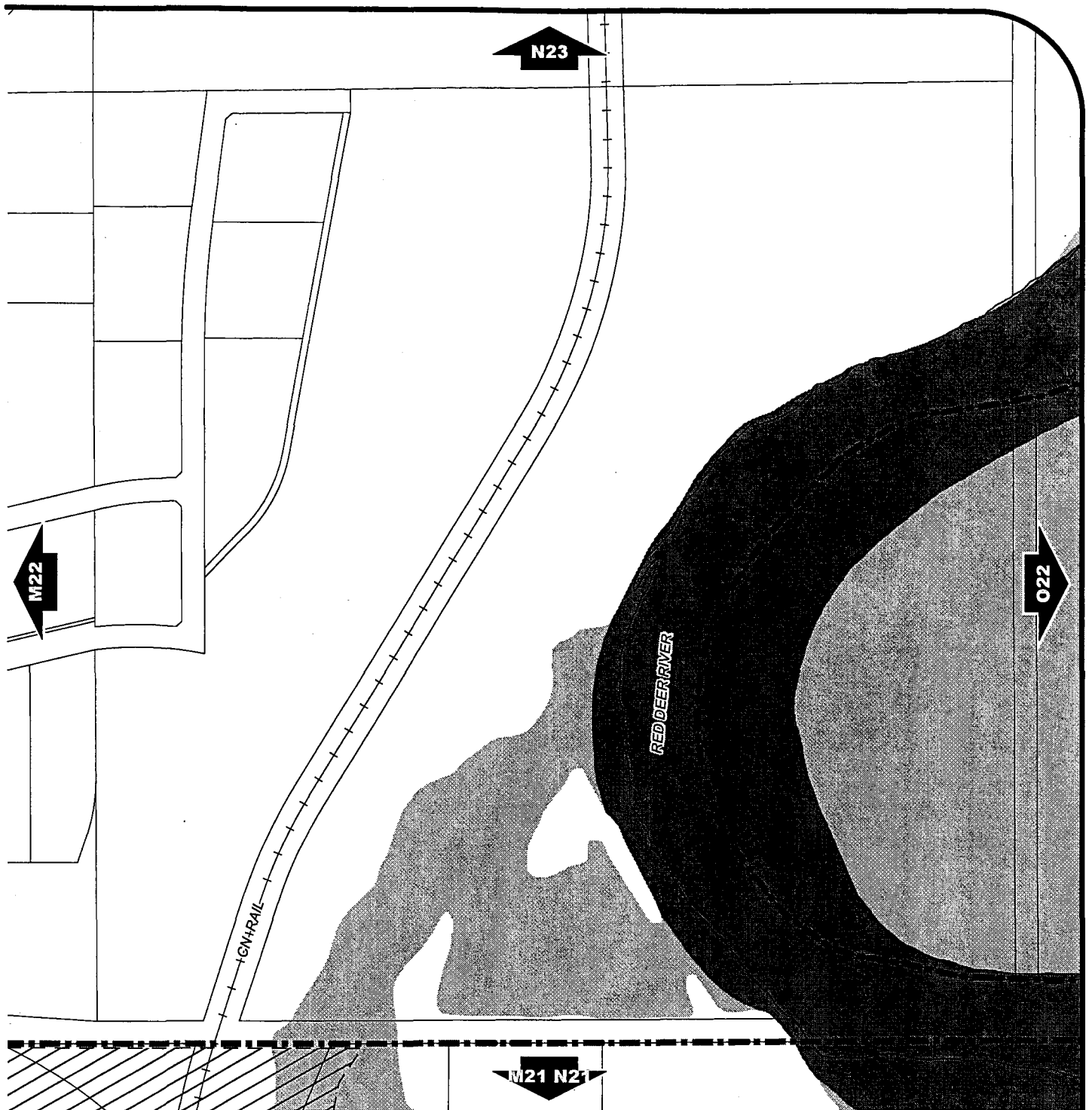
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Land Use Districts

N21

NE¼ Sec33 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

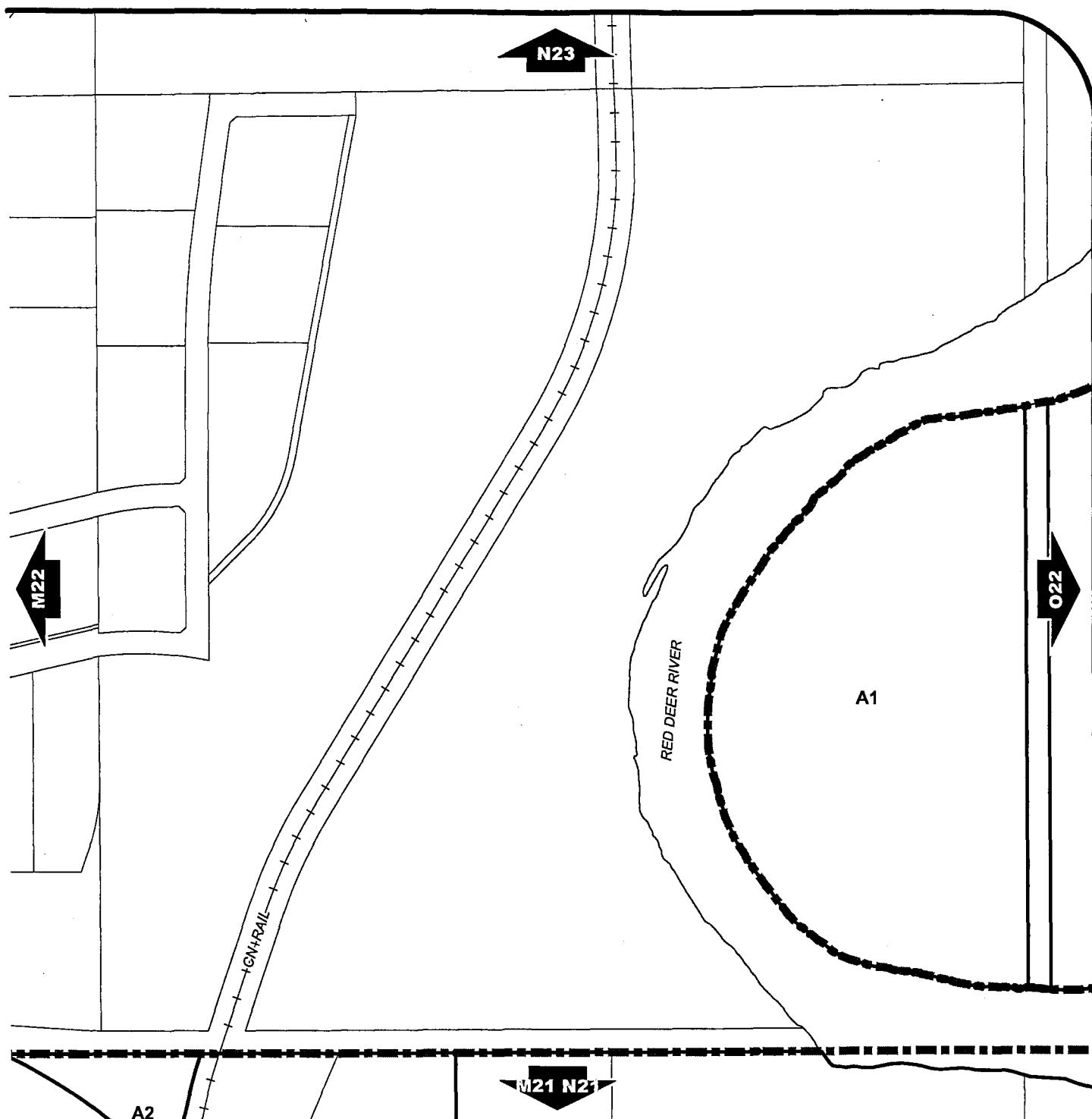
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N22

SE¼ Sec3 39-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
000	Exception Number	---	City Boundary
...	Exempted from District	III	Civic Address
2a	Exempted Number	++	Railway
V18	Height Overlay District	---	Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

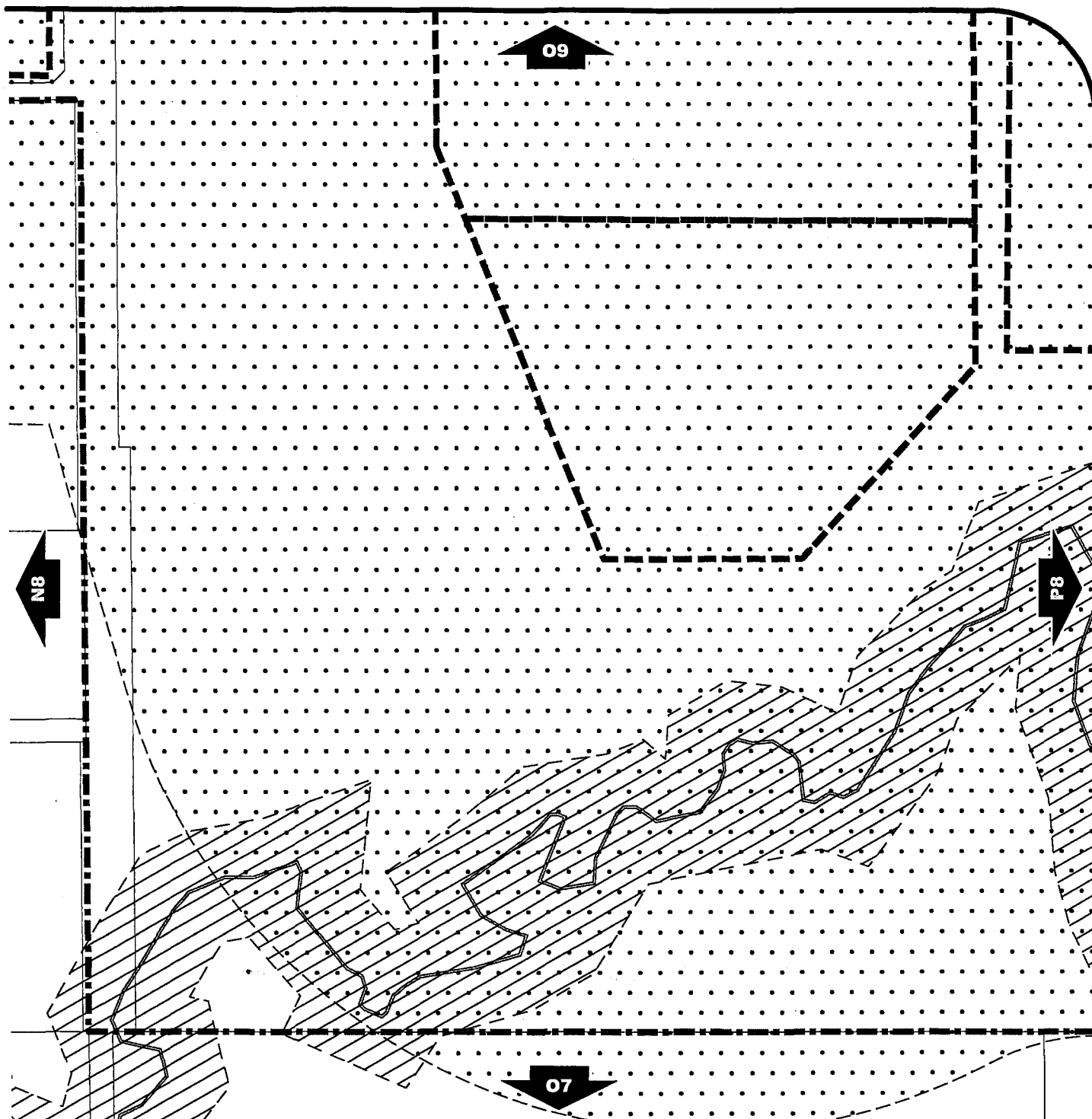
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Land Use Districts

N22

SE1/4 Sec3 39-27-W4

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North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

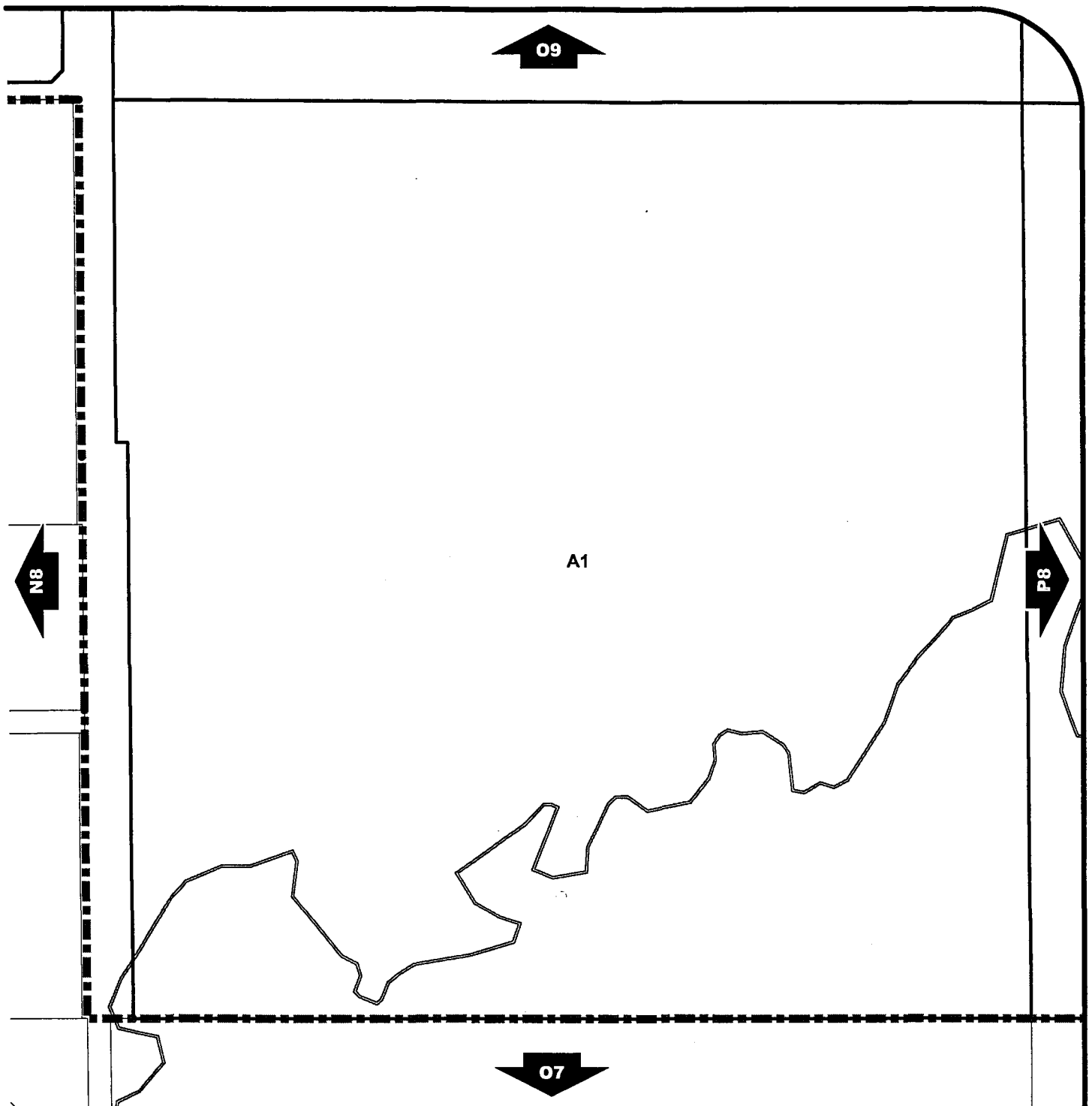
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

08

SW¼ Sec34 37-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

08

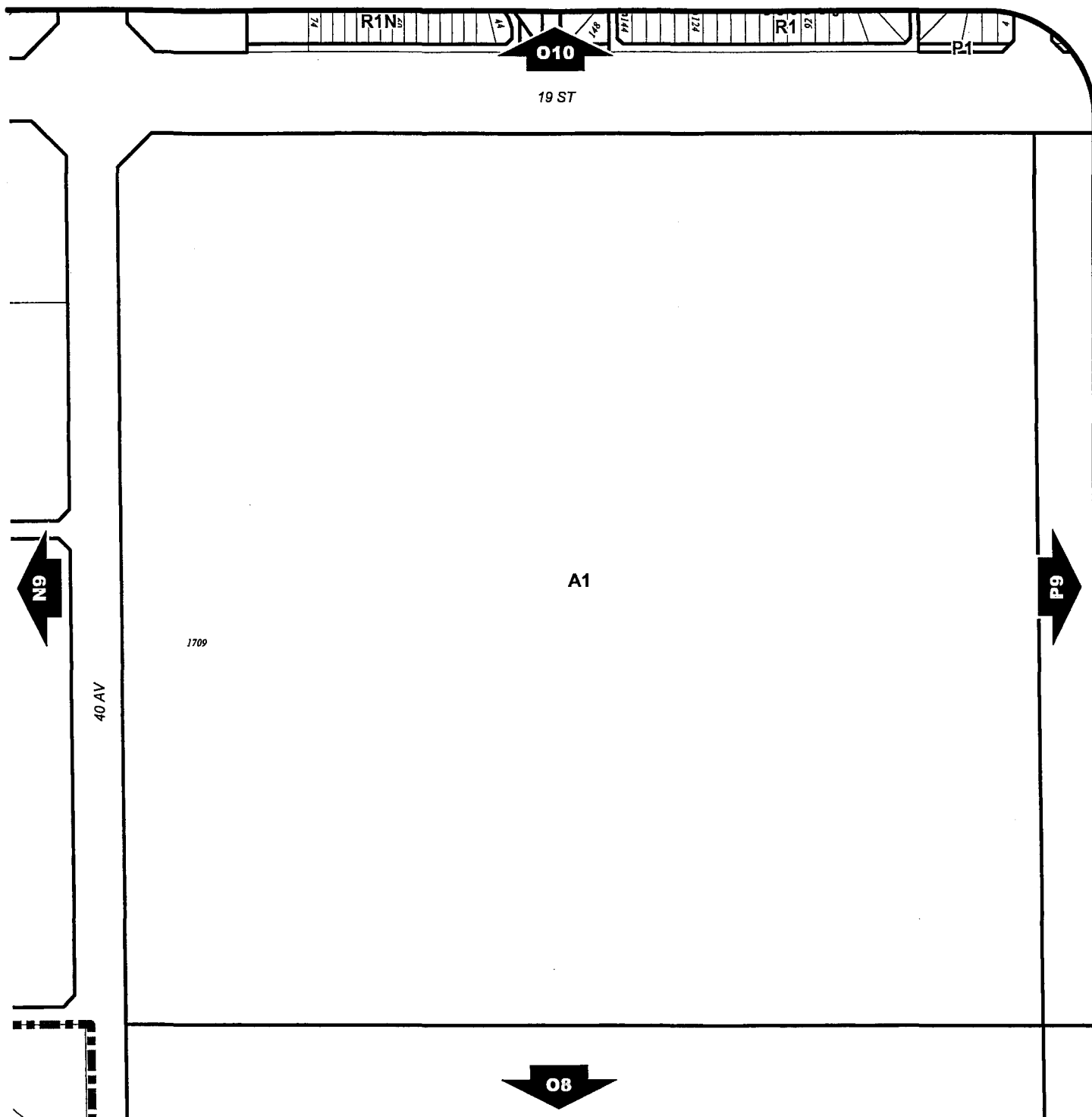
SW¼ Sec34 37-27-W4

Refer to Constraints Map



- | | |
|---|--------------------------------|
|  | Historical Preservation Sites |
|  | Historically Significant Sites |
| <i>HP-32</i> | Historical Site Number |
|  | City Boundary |
| <i>121</i> | Civic Address |
|  | Railway |
|  | Proposed Lots |

NW¼ Sec34 37-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number		City Boundary
• • •	Exempted from District	121	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

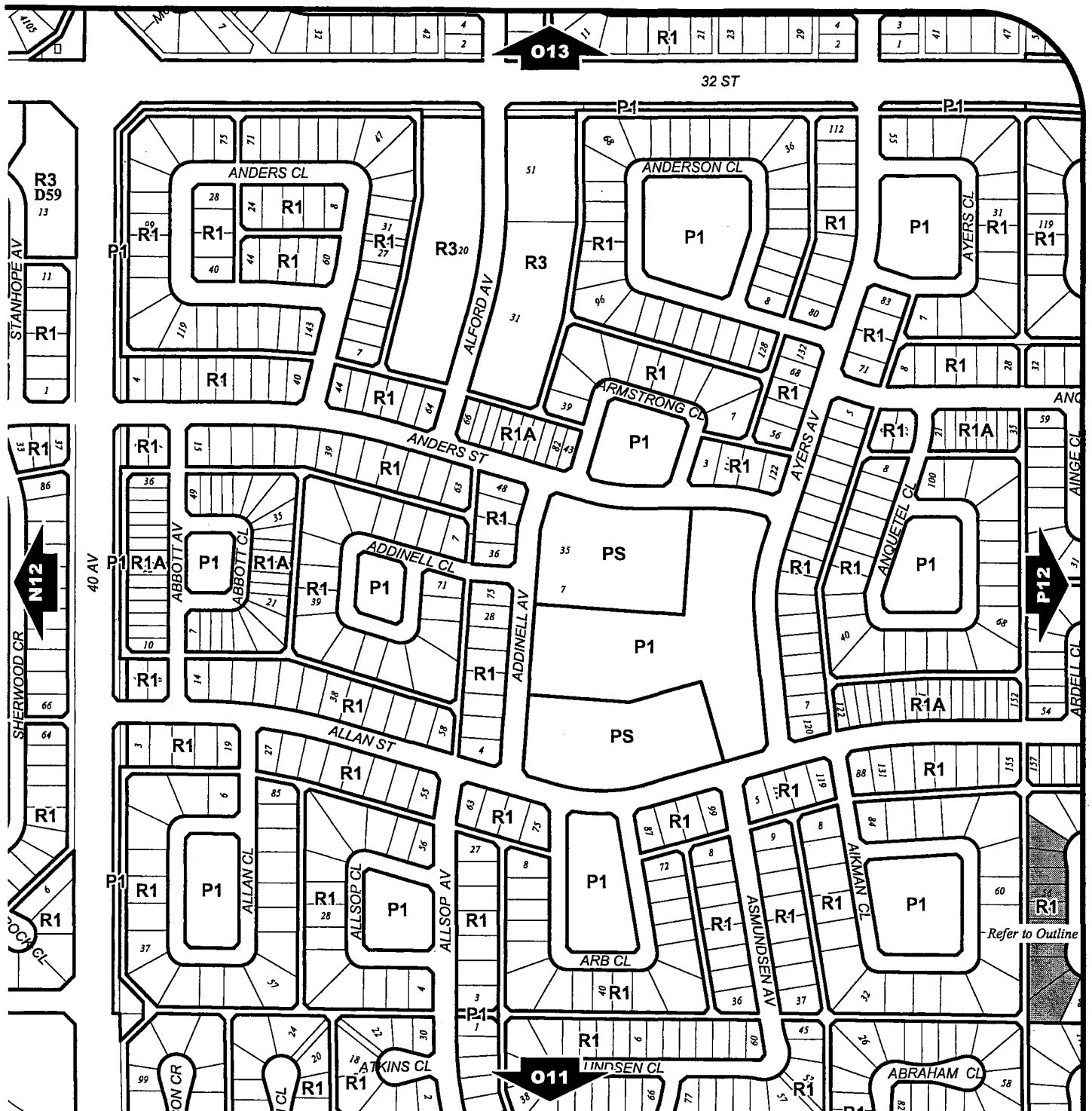
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Land Use Districts

09

NW¼ Sec34 37-27-W4

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Land Use Bylaw 3357/2006



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- Land Use District Boundary
- R1** Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

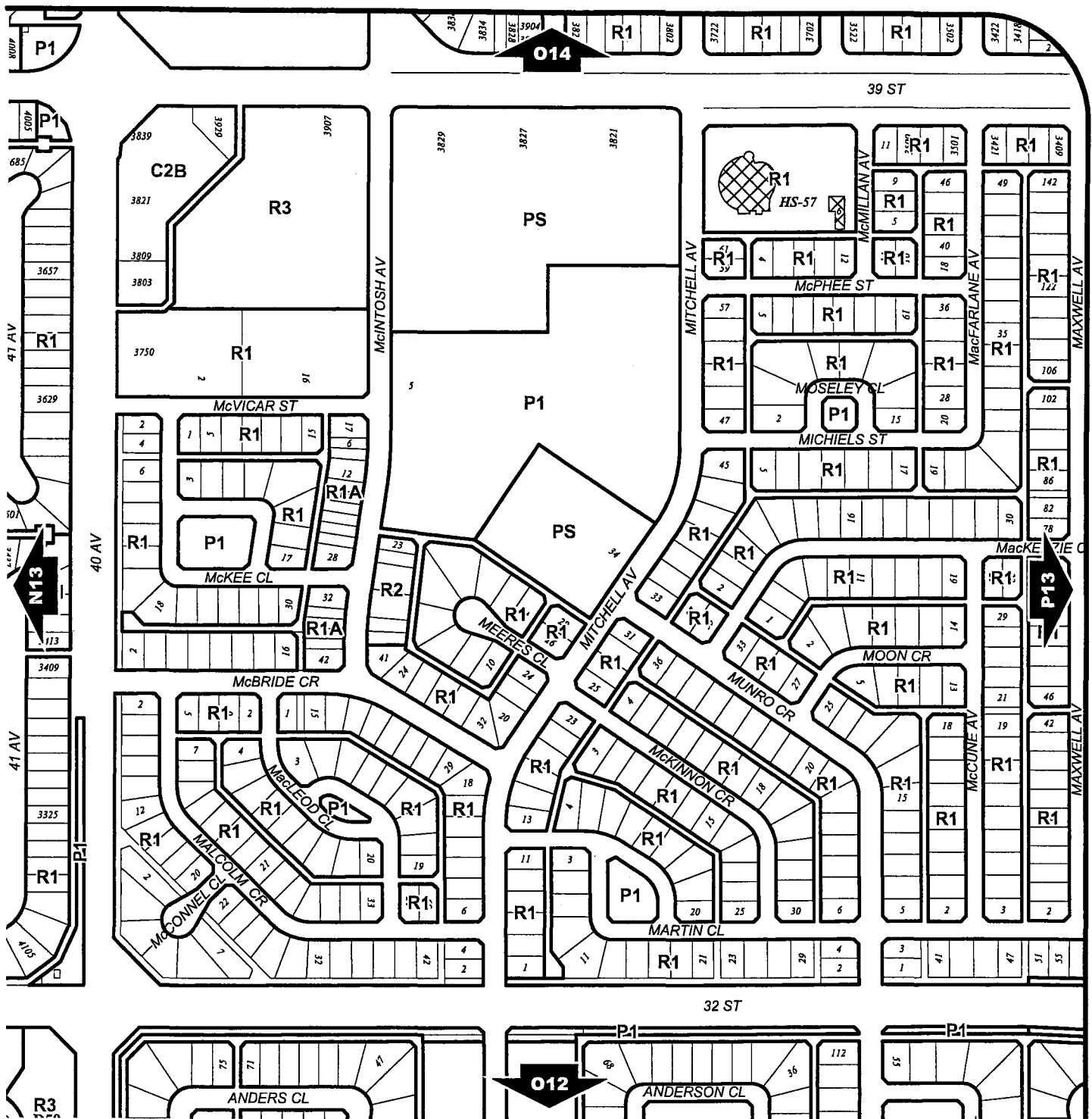
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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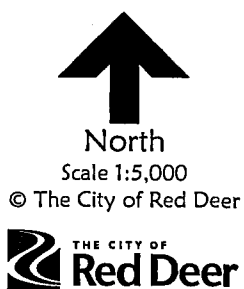
Land Use Districts

012

SW¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



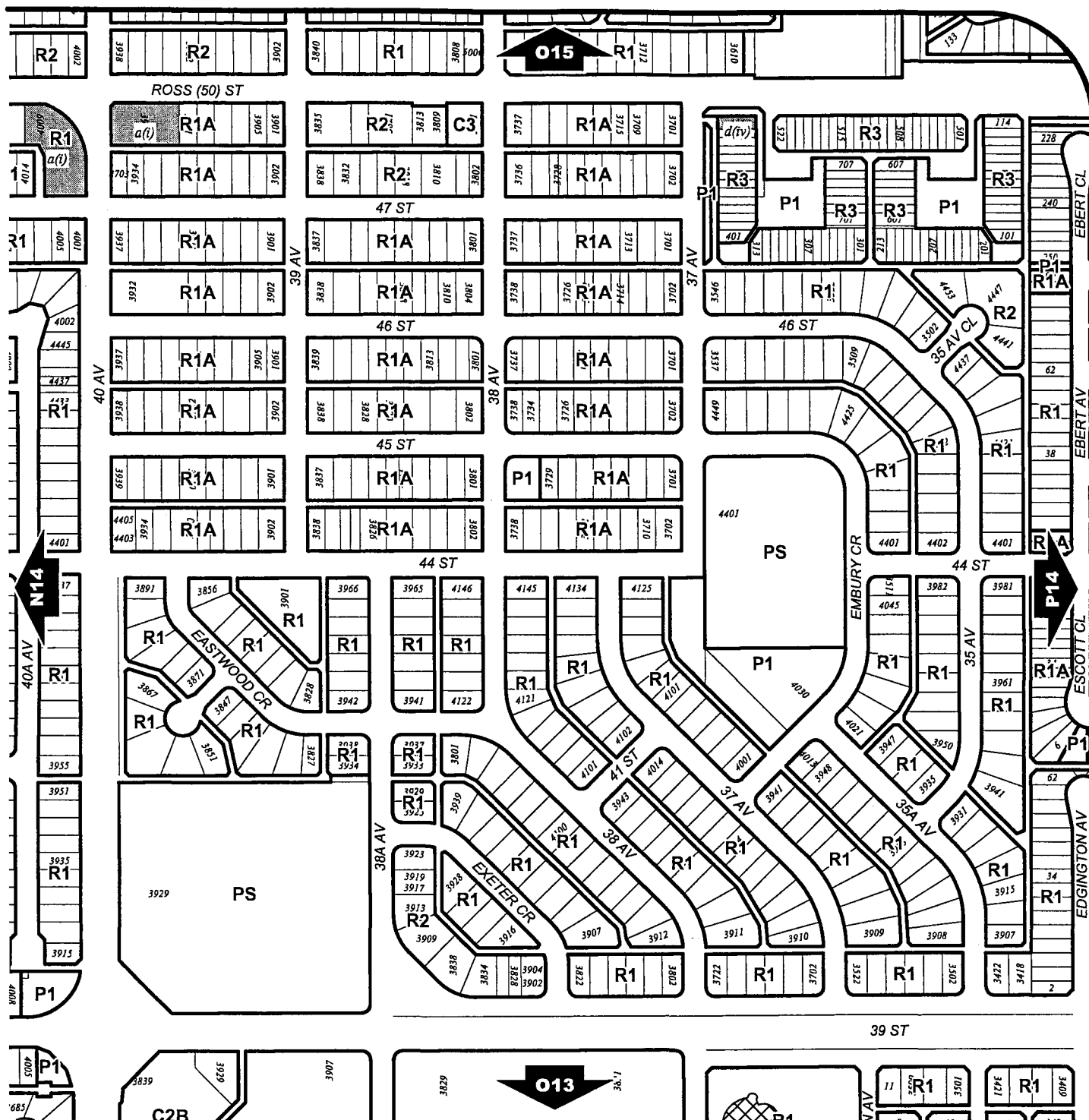
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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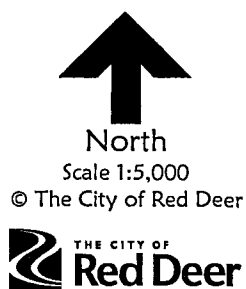
Land Use Districts

013

NW¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



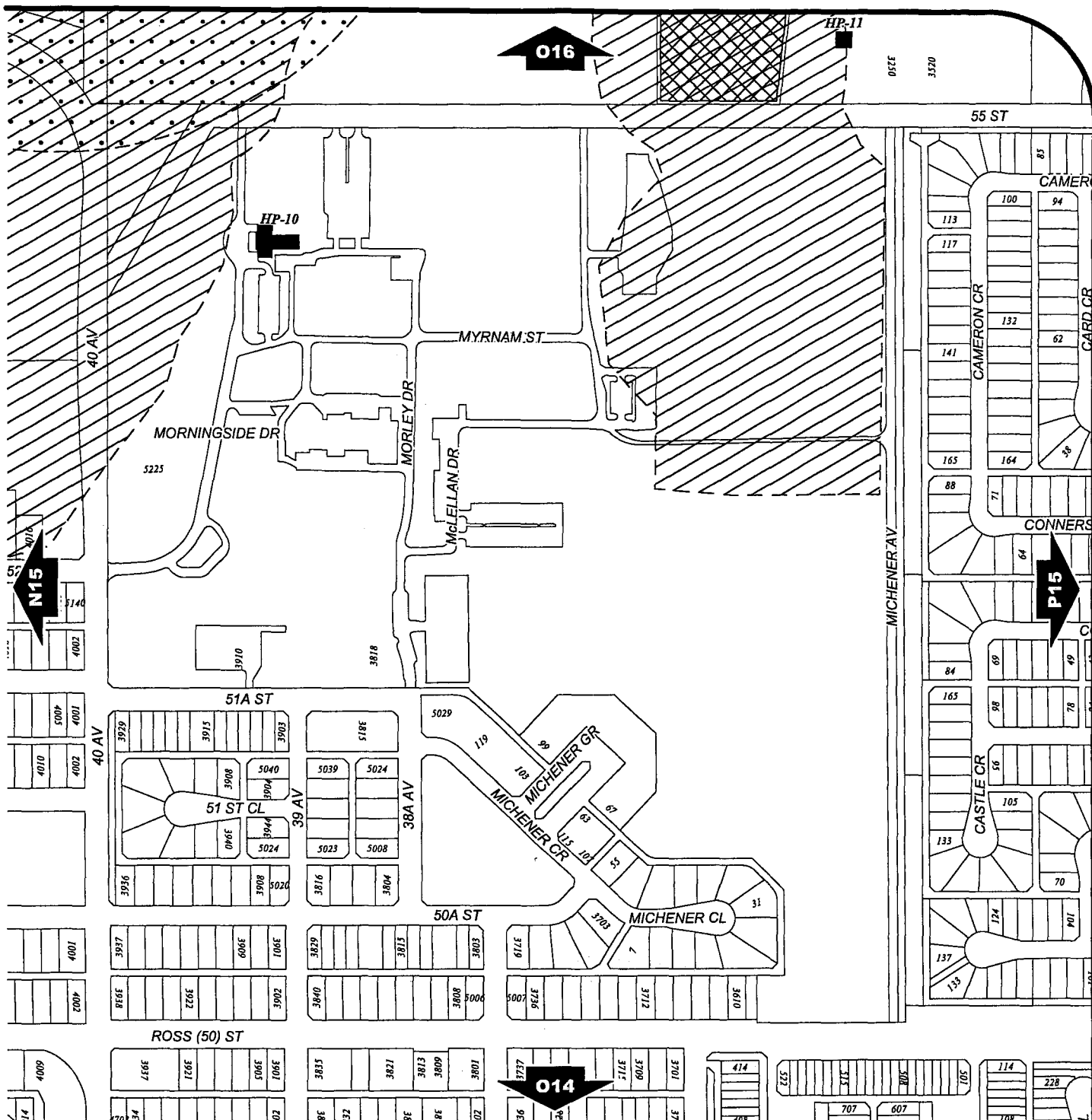
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

014

SW¼ Sec15 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

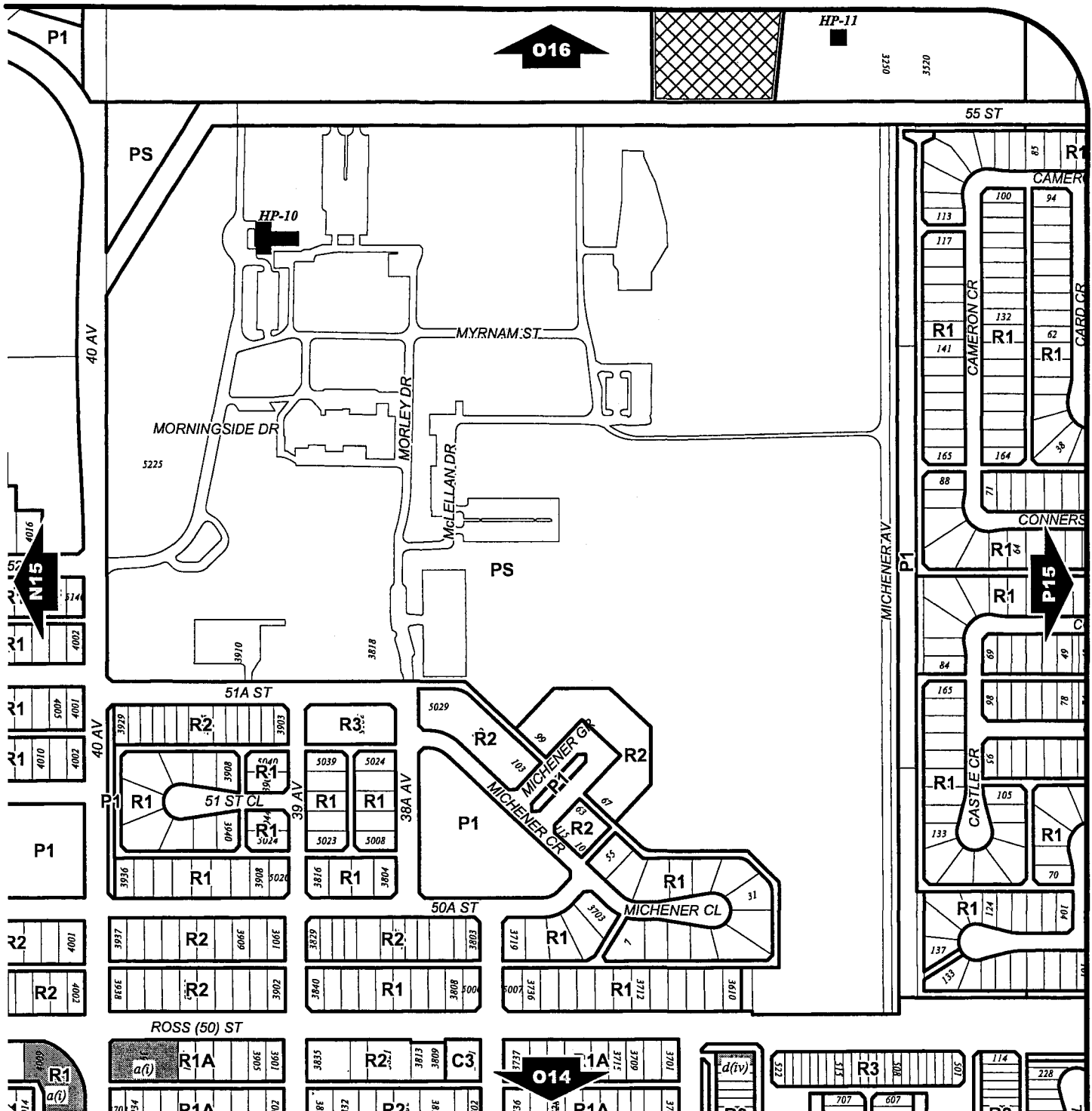
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

015

NW¼ Sec15 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

015

NW¼ Sec15 38-27-W4








Refer to Constraints Map



- SW1/4 Sec22 38-27-W4



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Red Deer

	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
400	Exception Number		City Boundary
• • •	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

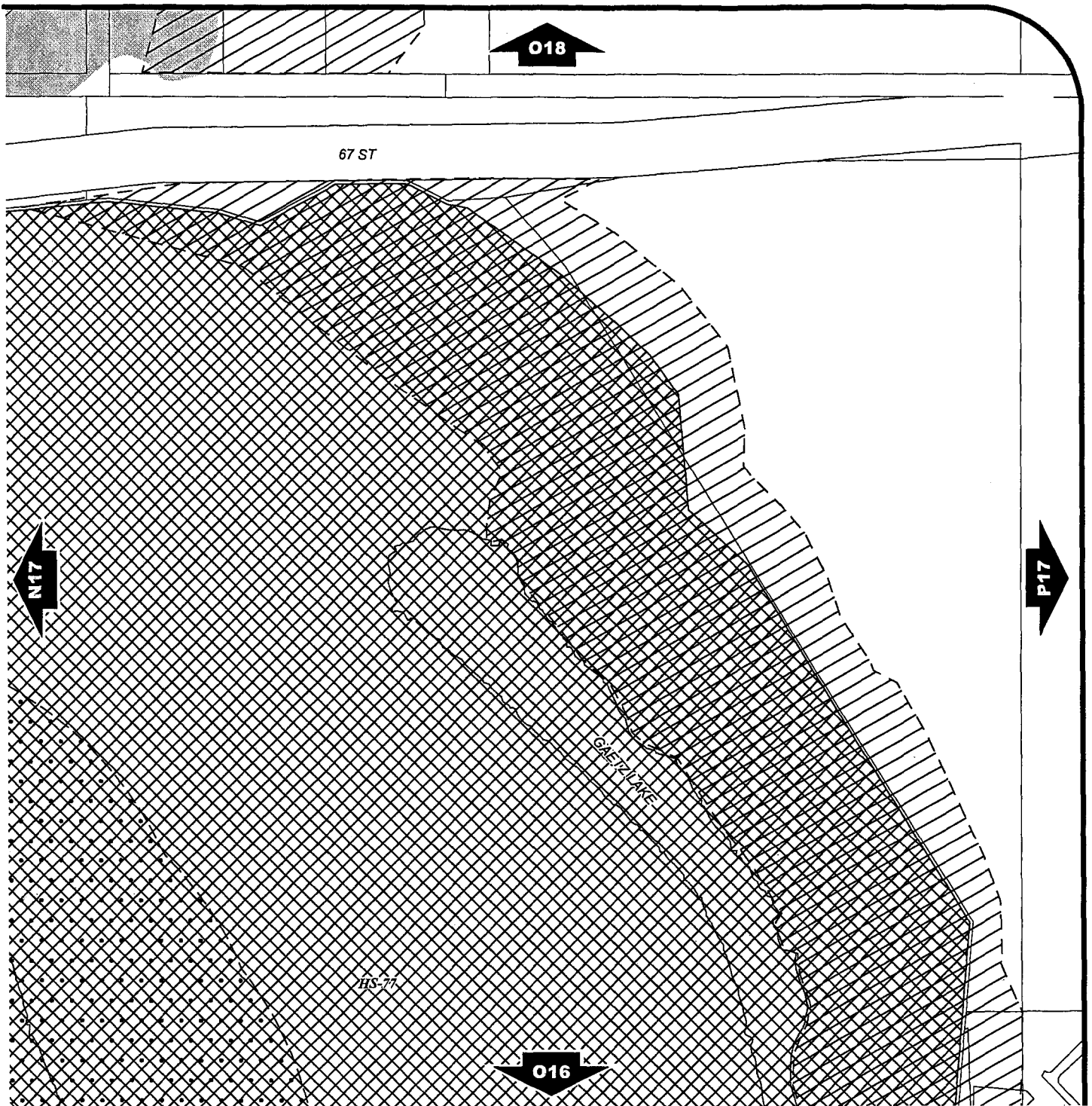
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Land Use Districts

016

SW1/4 Sec22 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

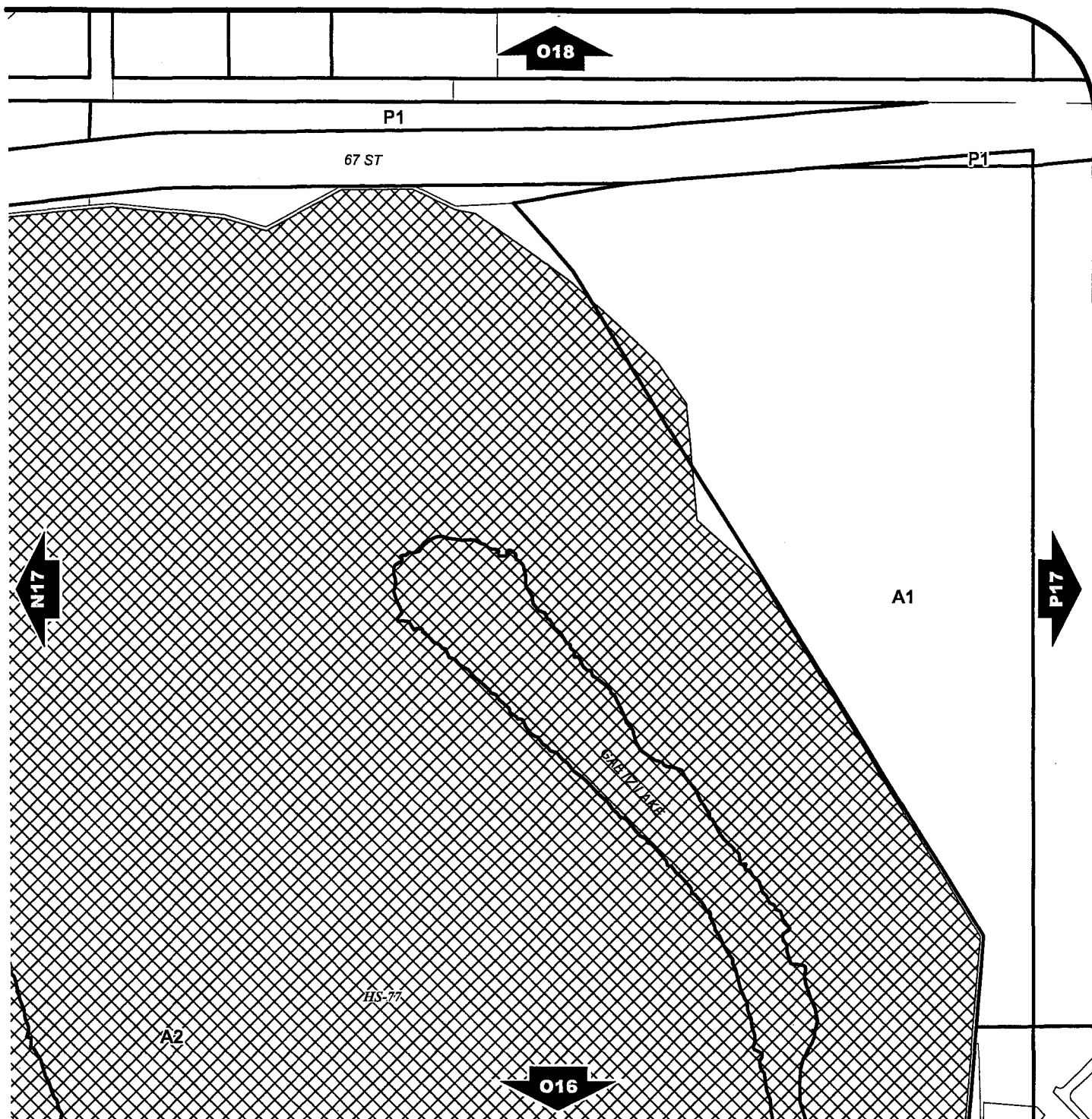
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

017

NW¼ Sec22 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
e(0)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

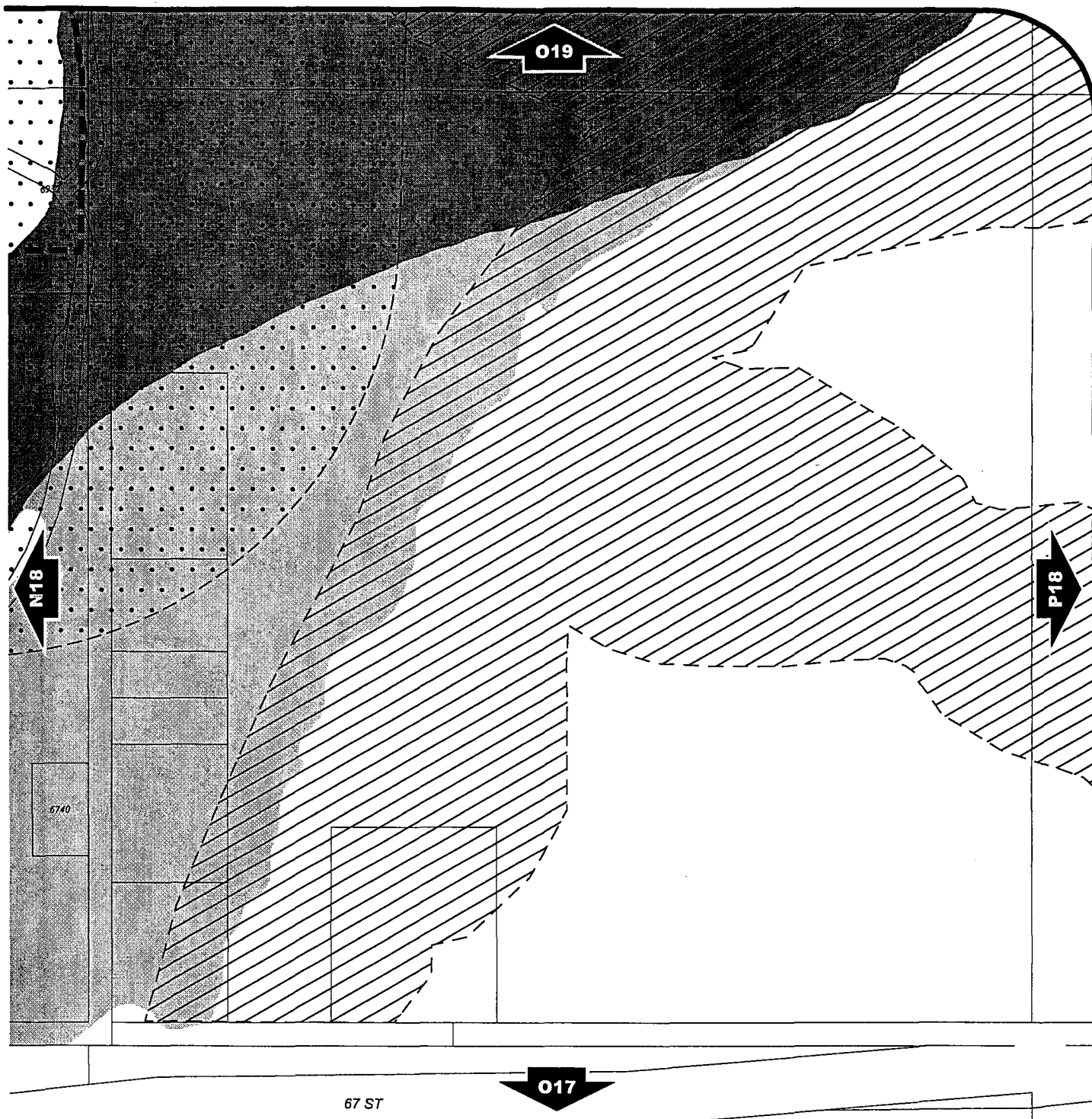
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Land Use Districts

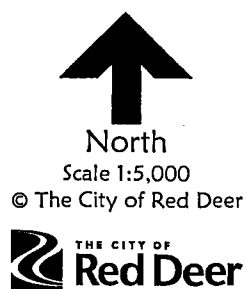
017

NW¼ Sec22 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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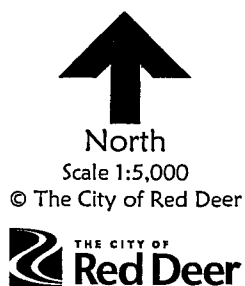
Land Use Constraints

018

SW¼ Sec27 38-27-W4

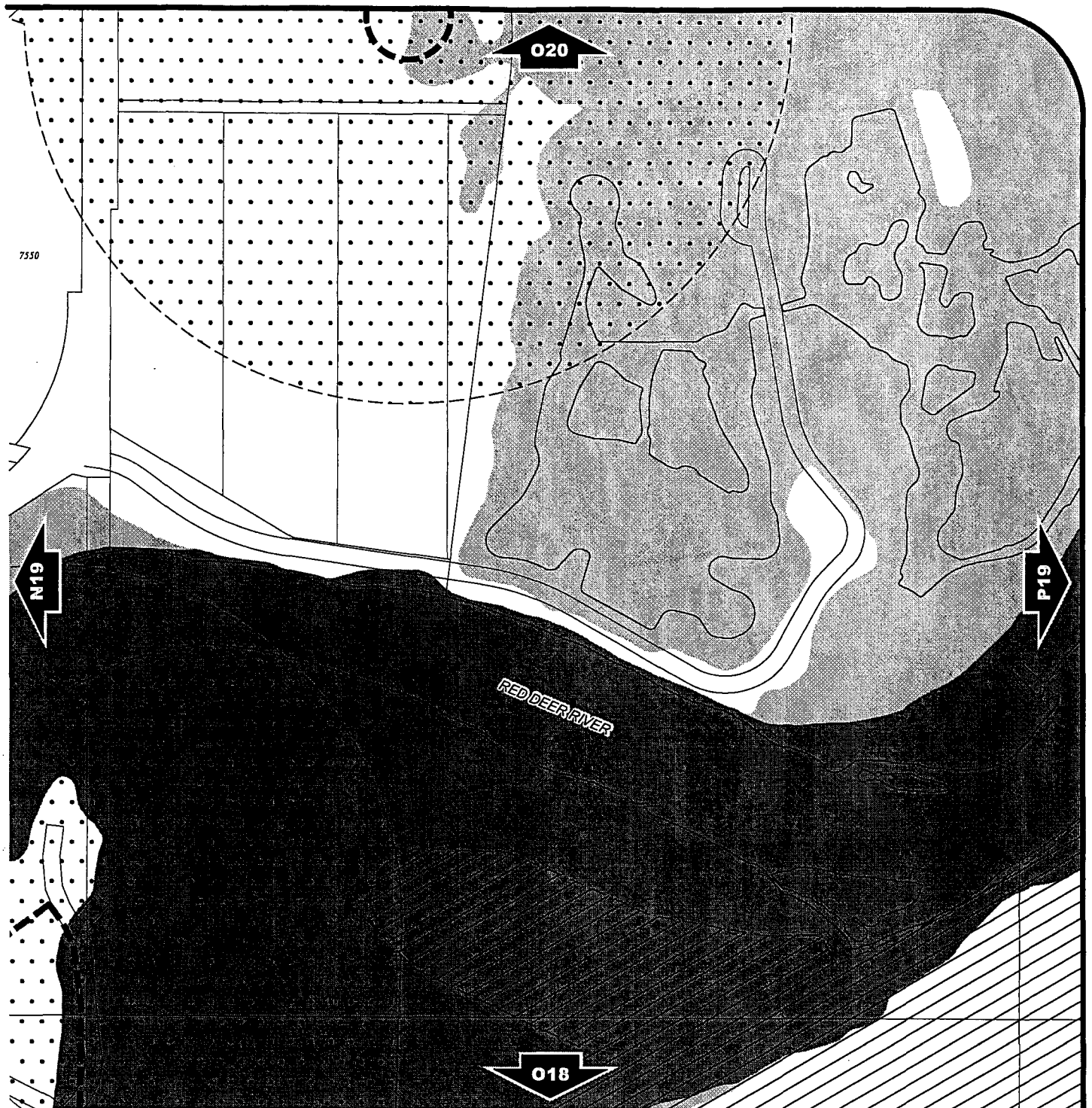


Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts
018
 SW¼ Sec27 38-27-W4
 Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

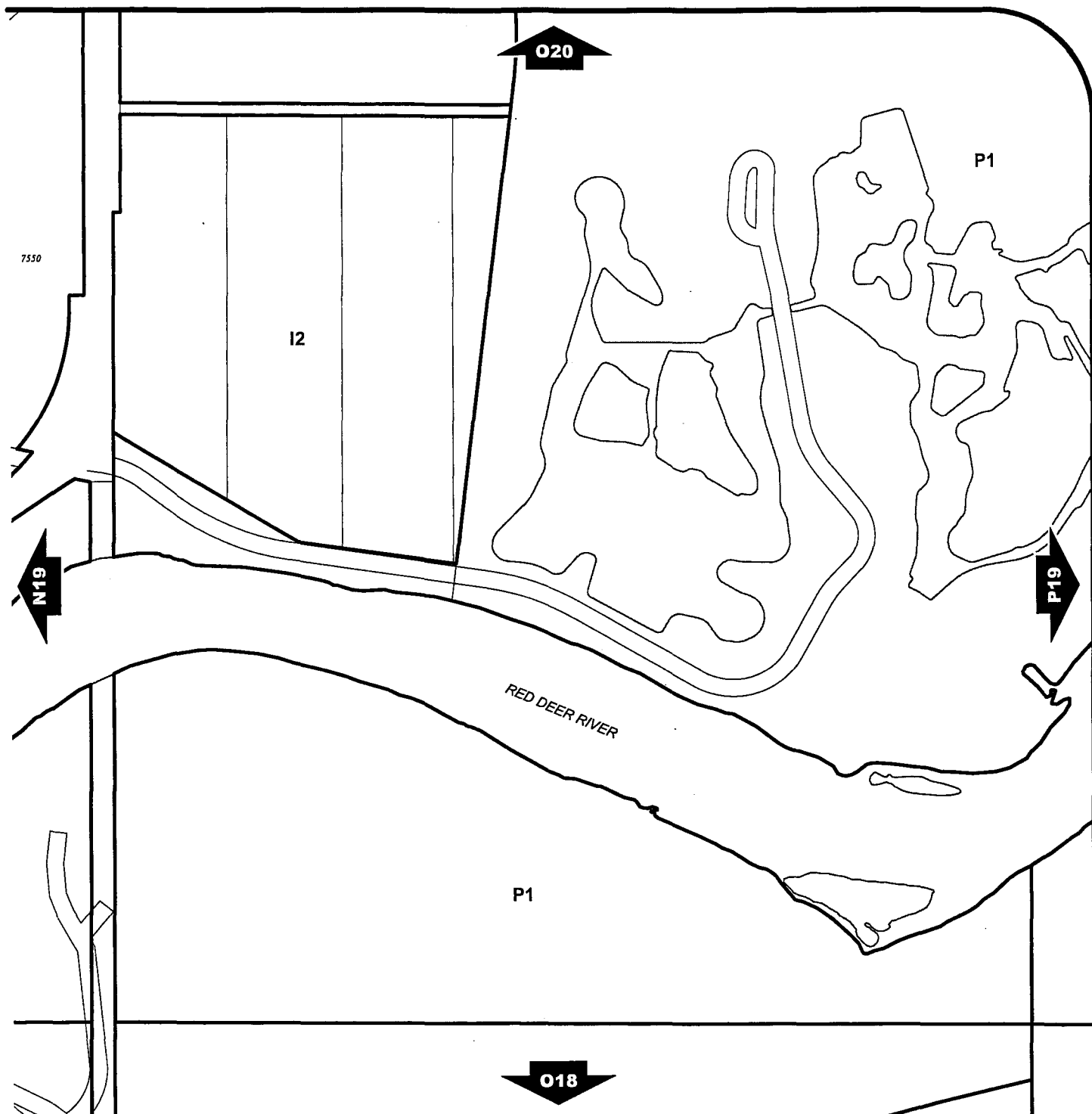
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

019

NW¼ Sec27 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	BP32	Historical Site Number
e(0)	Exception Number		City Boundary
...	Exempted from District	121	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

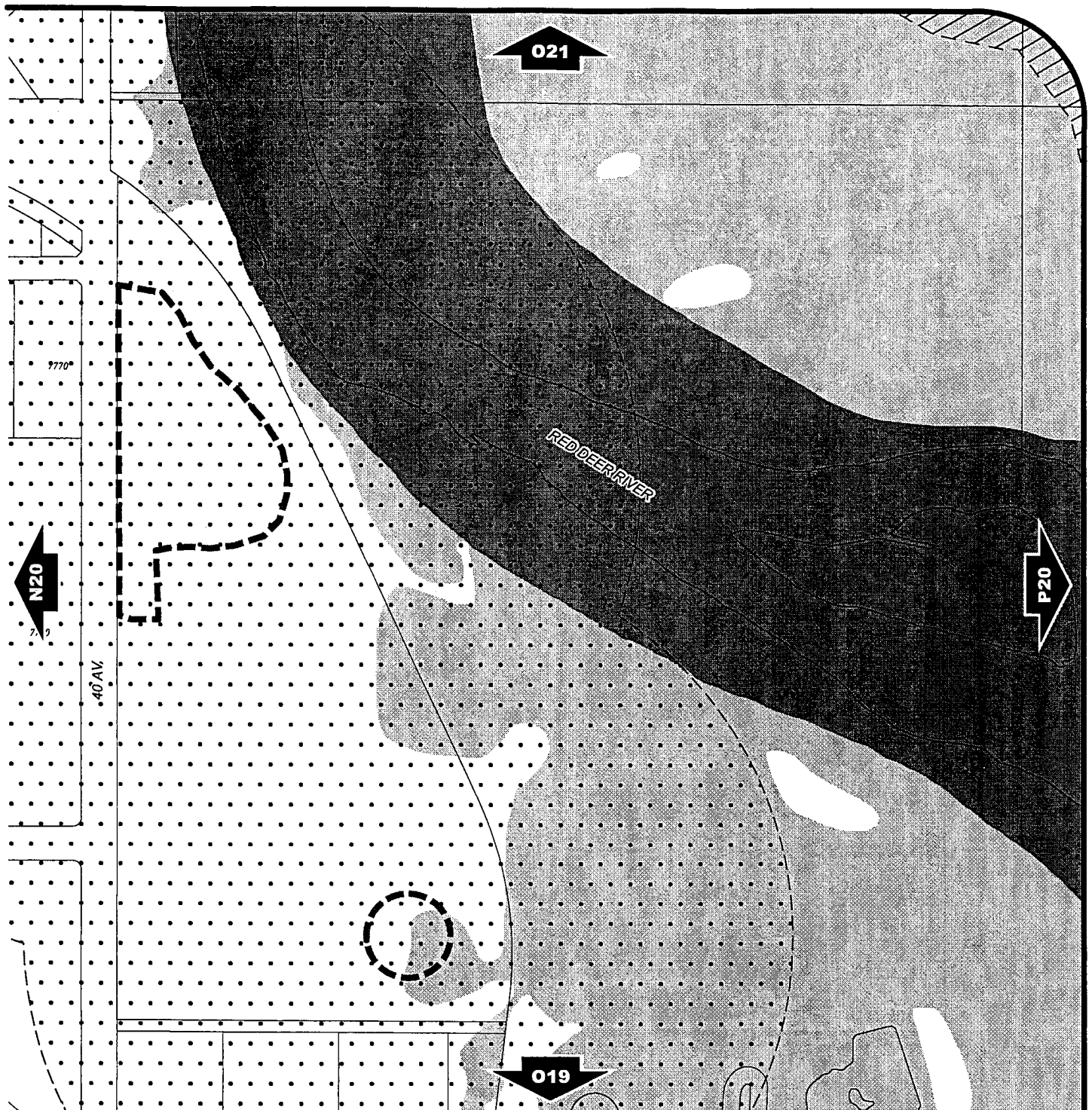
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Land Use Districts

019

NW¼ Sec27 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

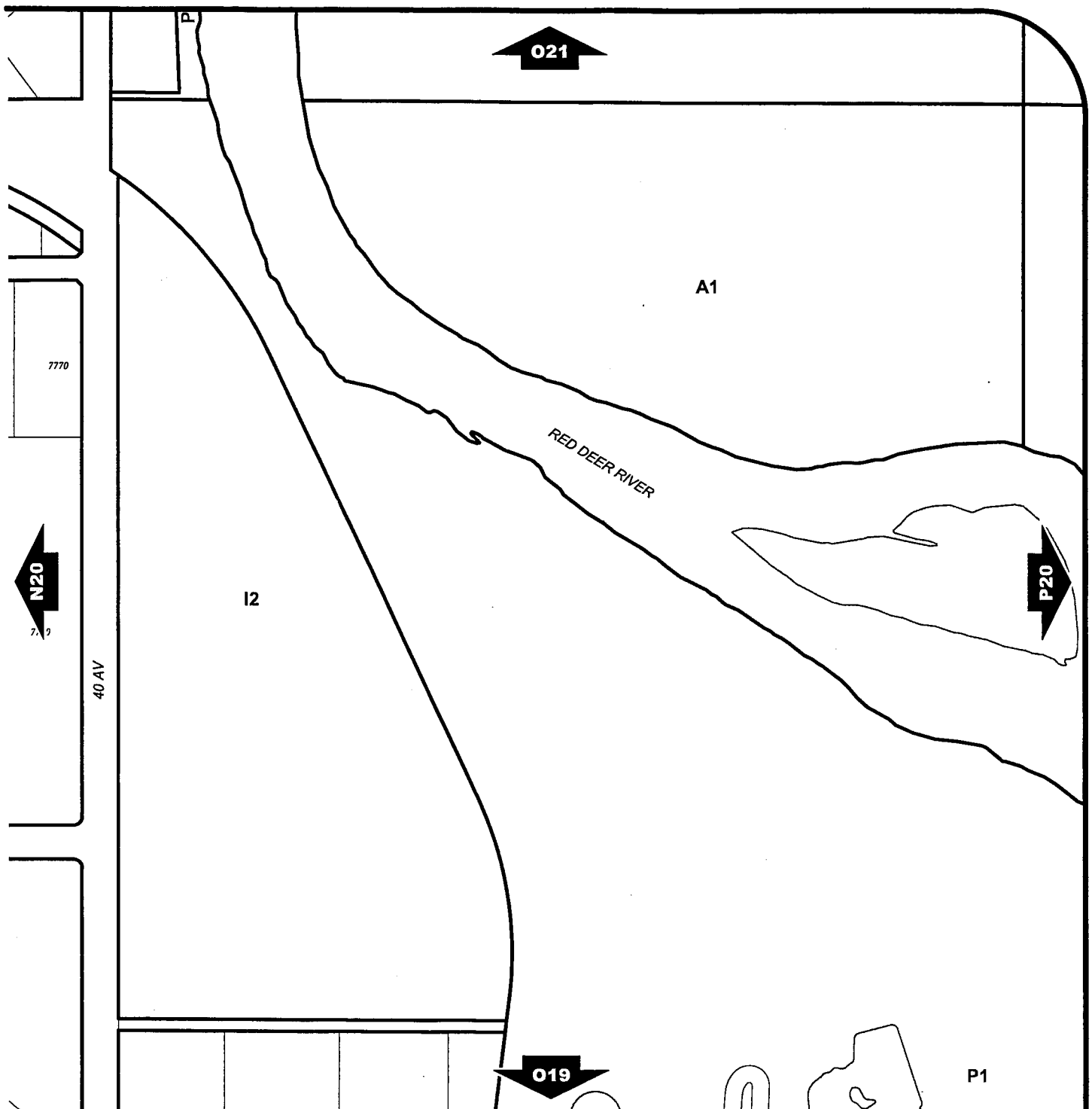
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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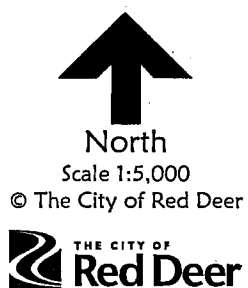
Land Use Constraints

020

SW¼ Sec34 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

020

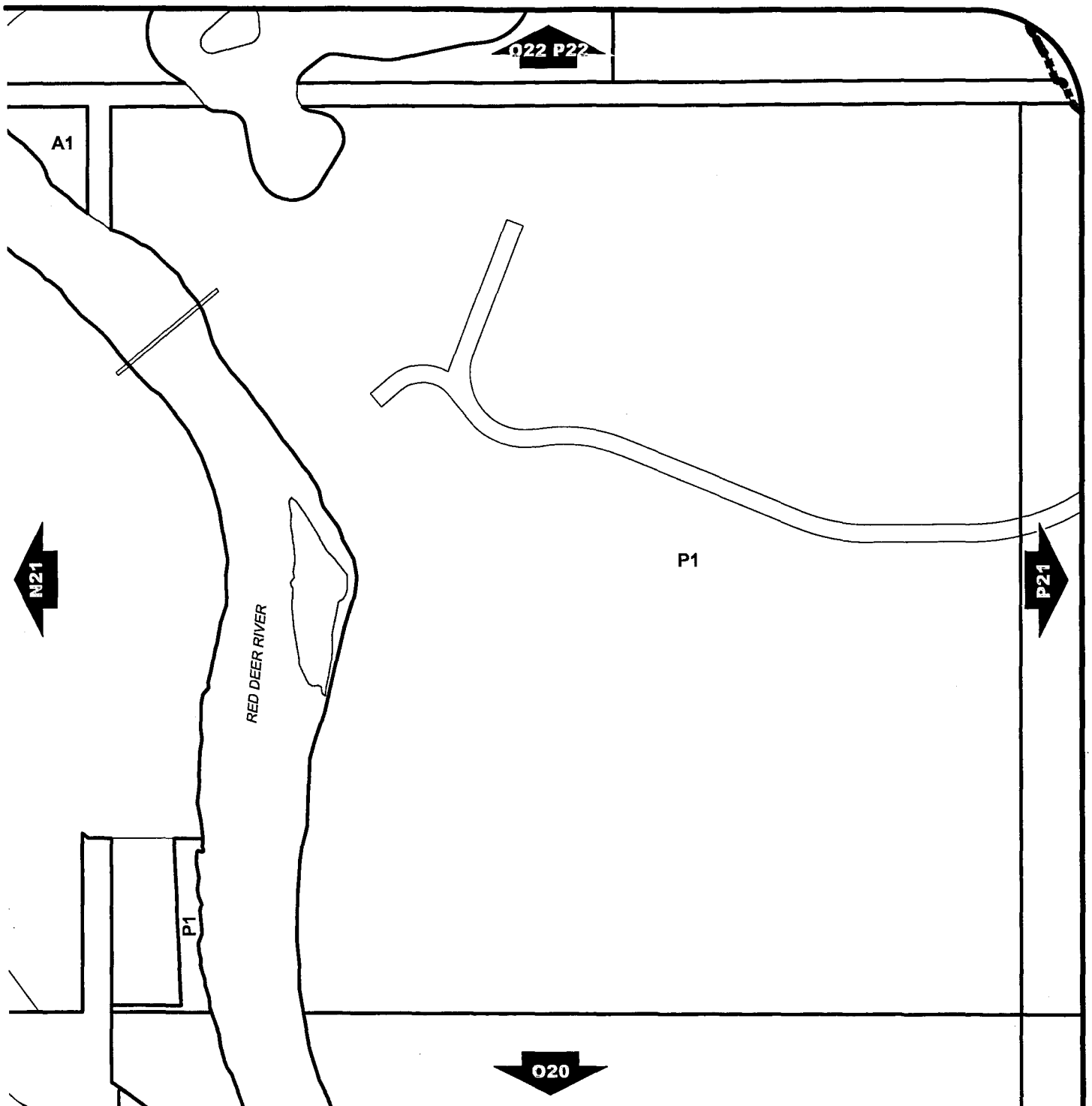
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Refer to Constraints Map

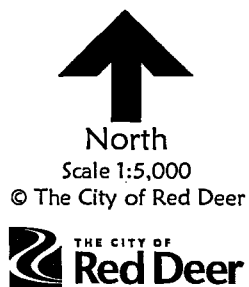


- | | |
|---|--------------------------------|
|  | Historical Preservation Sites |
|  | Historically Significant Sites |
| <i>HP-32</i> | Historical Site Number |
|  | City Boundary |
| <i>123</i> | Civic Address |
|  | Railway |
|  | Proposed Lots |

NW¼ Sec34 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

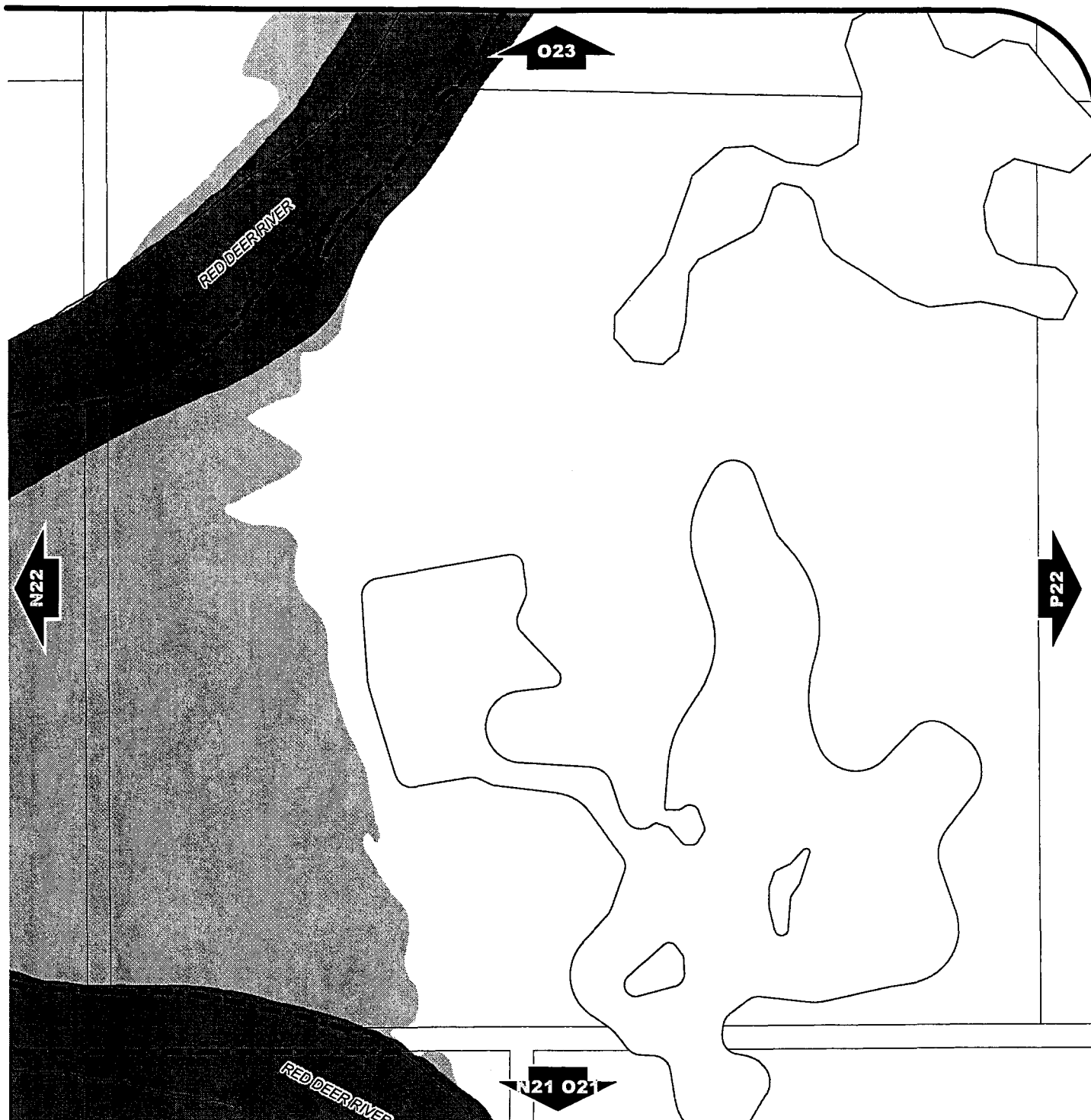
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Land Use Districts

021

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

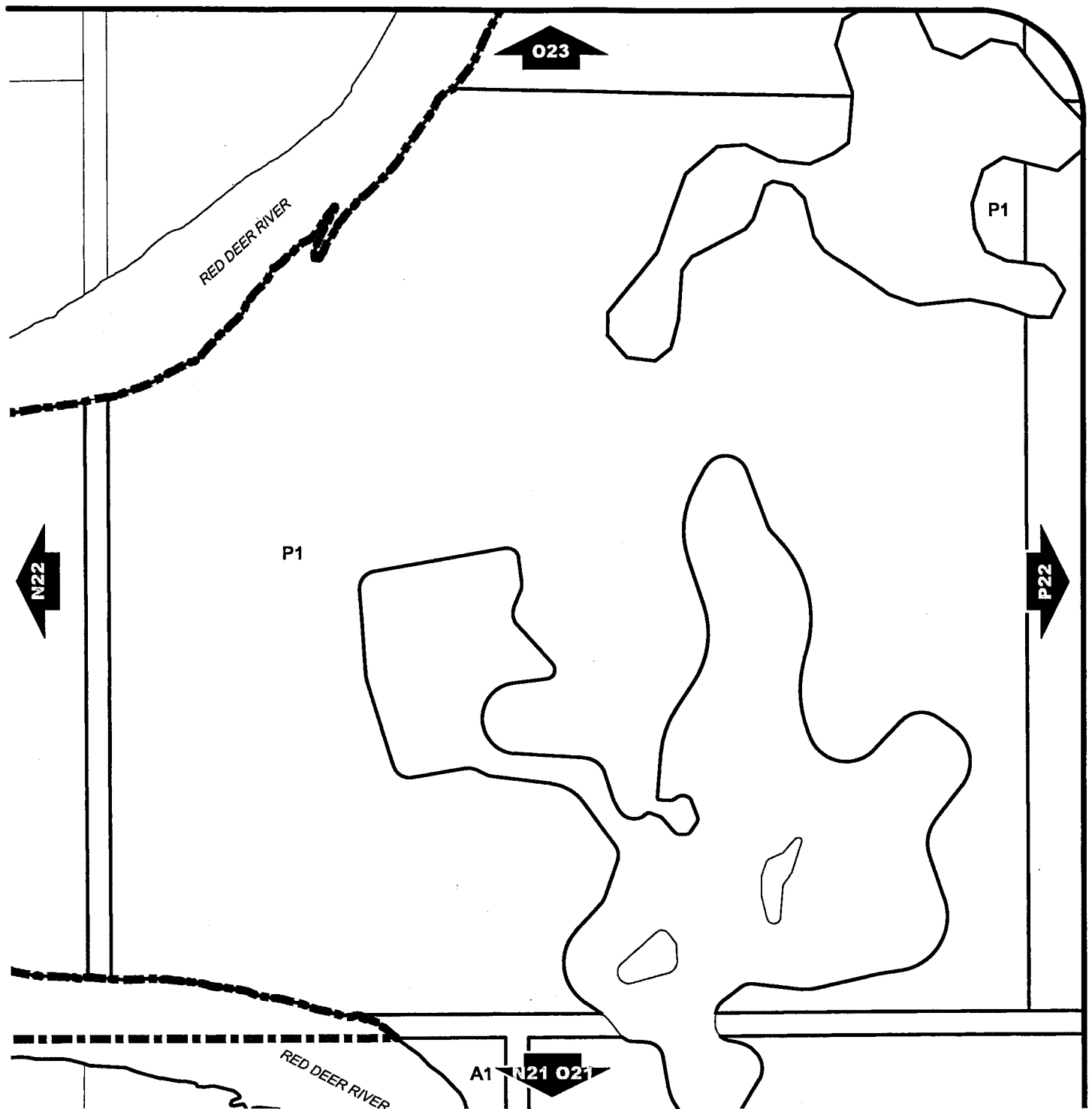
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

022

SW¼ Sec2 39-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
022	Exception Number		City Boundary
021	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

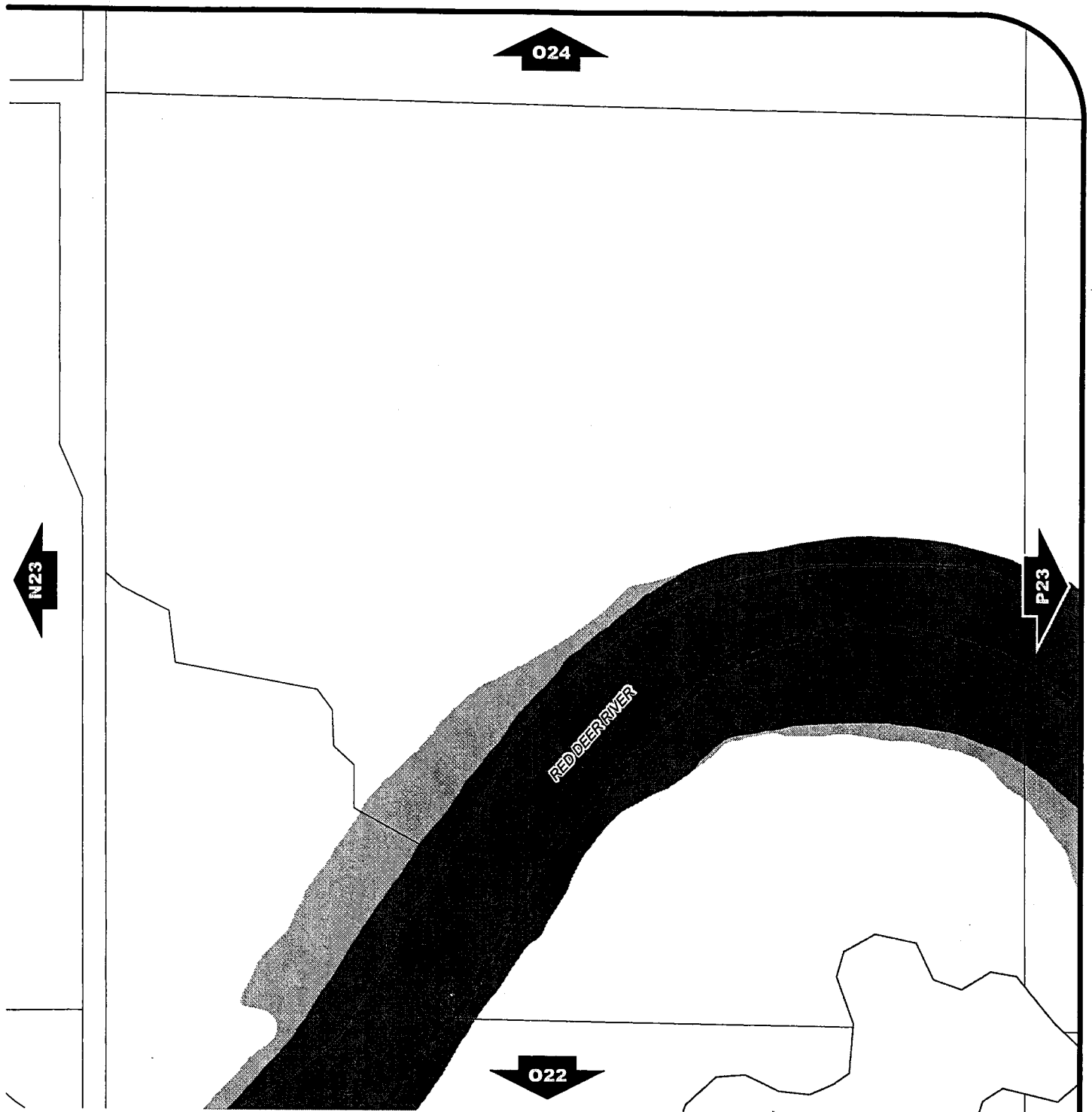
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Land Use Districts

022

SW¼ Sec2 39-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

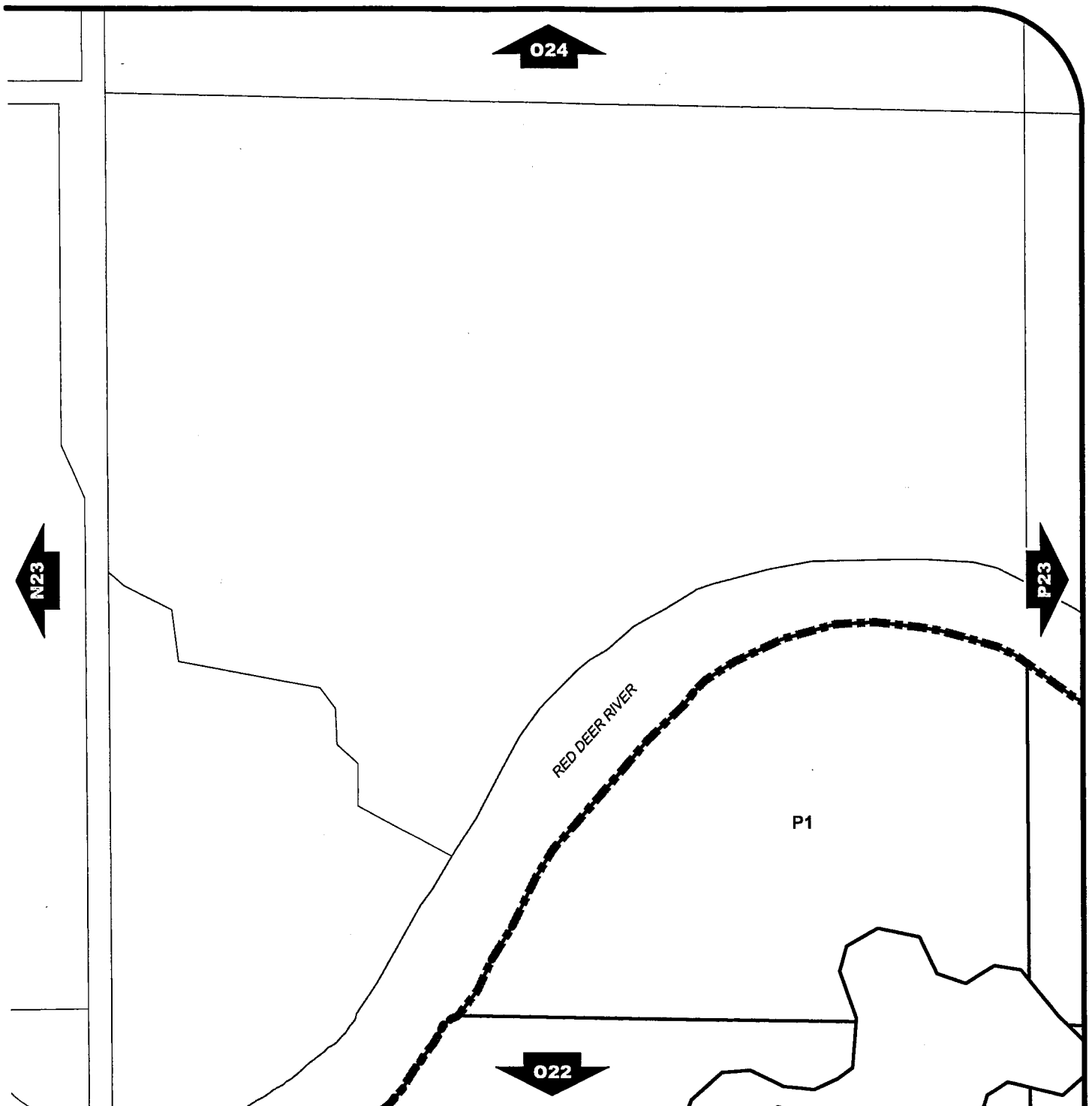
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

023

NW¼ Sec2 39-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	S Secondary Suite Permitted		

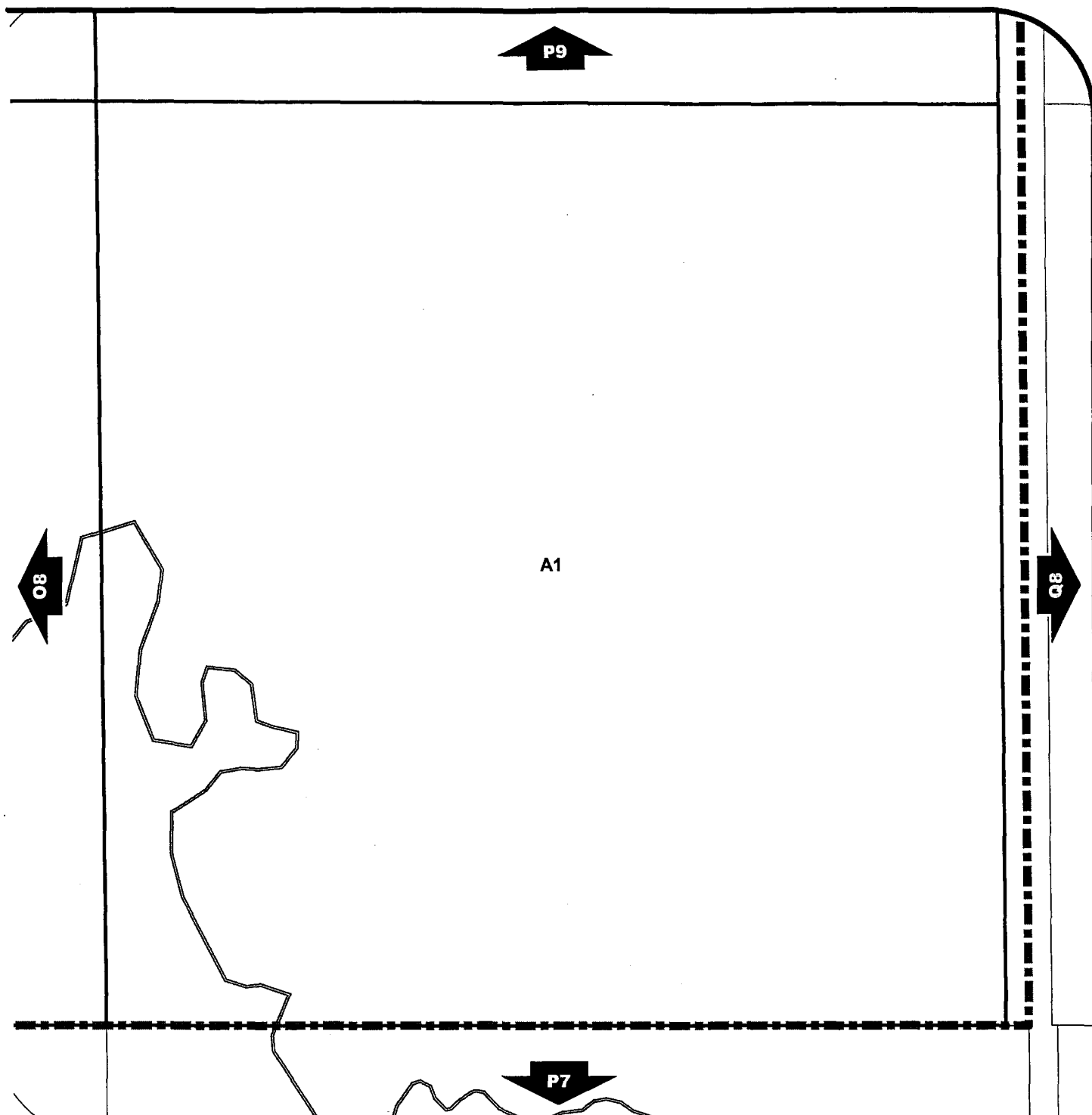
Printed on Jun 08, 2006

Land Use Districts

023

NW¼ Sec2 39-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

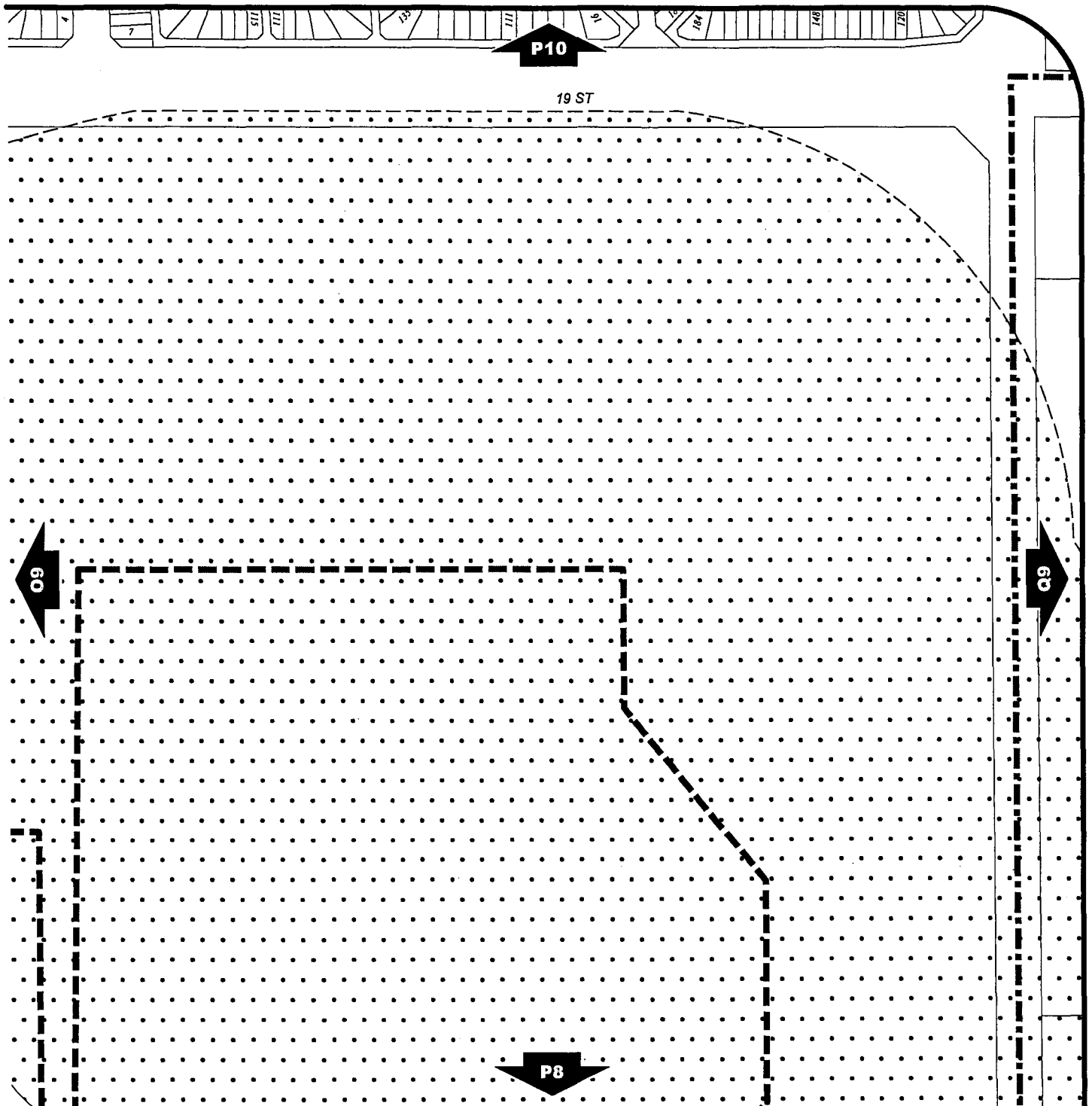
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Land Use Districts

P8

SE¼ Sec34 37-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



















North

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-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Site (approximate)
-  Landfill Setback
-  Major Entry Area
-  Parkvale District
-  Gaetz - Ross Heritage Area
-  Business Revitalization Zone

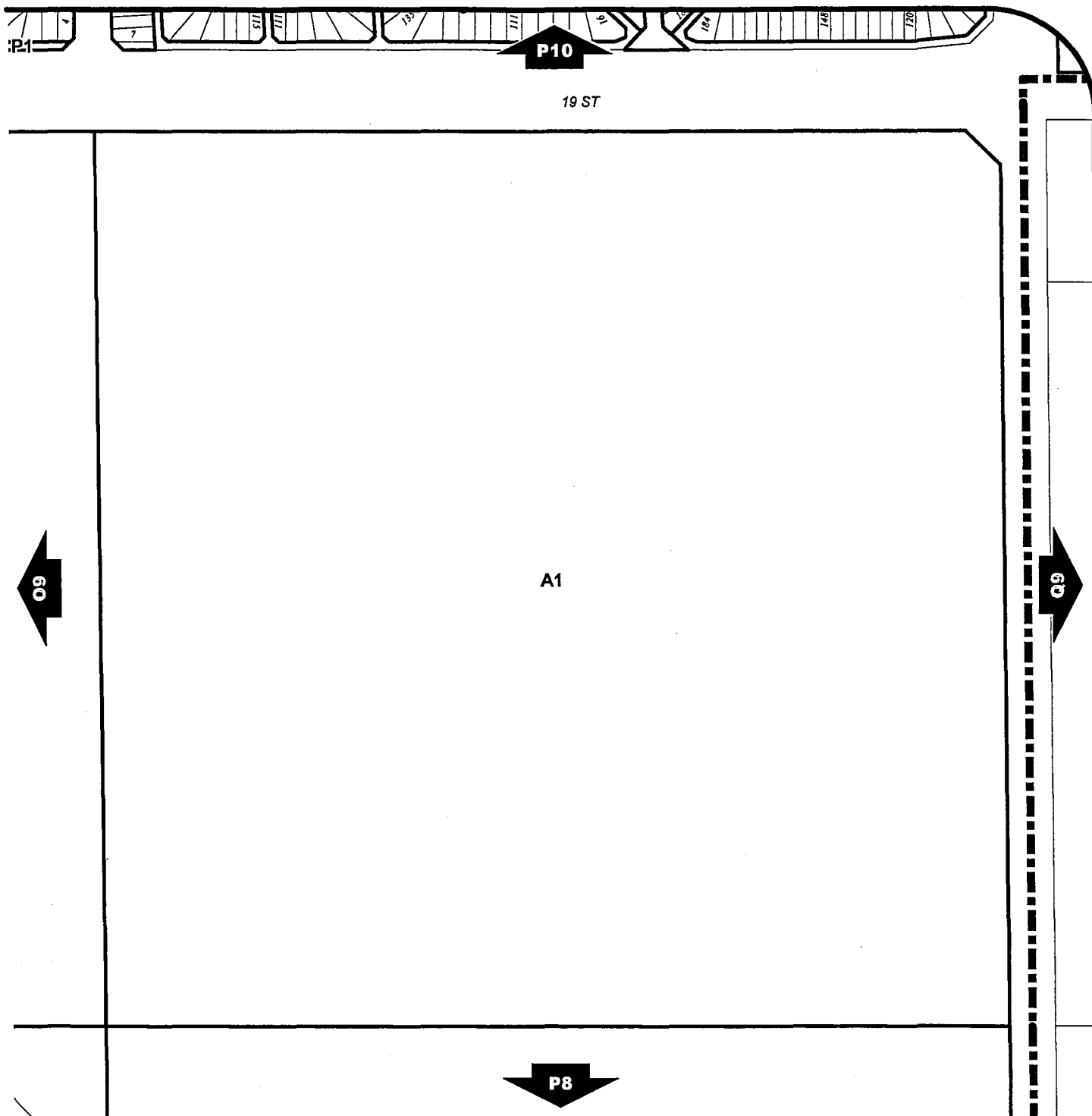
-  Historical Preservation Sites
-  Historically Significant Sites
-  Historical Site Number
-  City Boundary
-  Civic Address
-  Railway
-  Proposed Lots

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Land Use Constraints

P9

NE1/4 Sec34 37-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(0)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

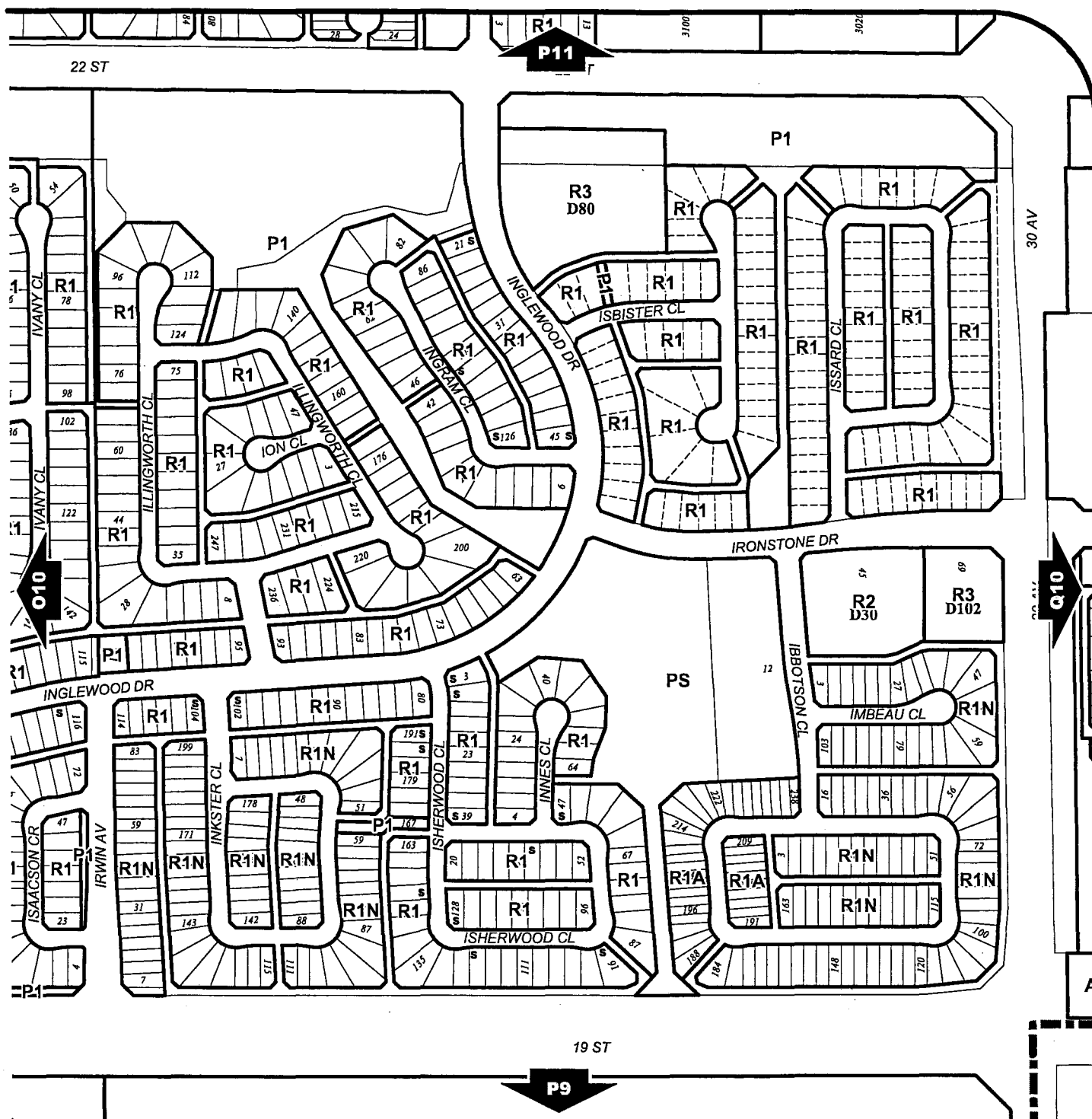
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Land Use Districts

P9

NE¼ Sec34 37-27-W4

Refer to Constraints Map



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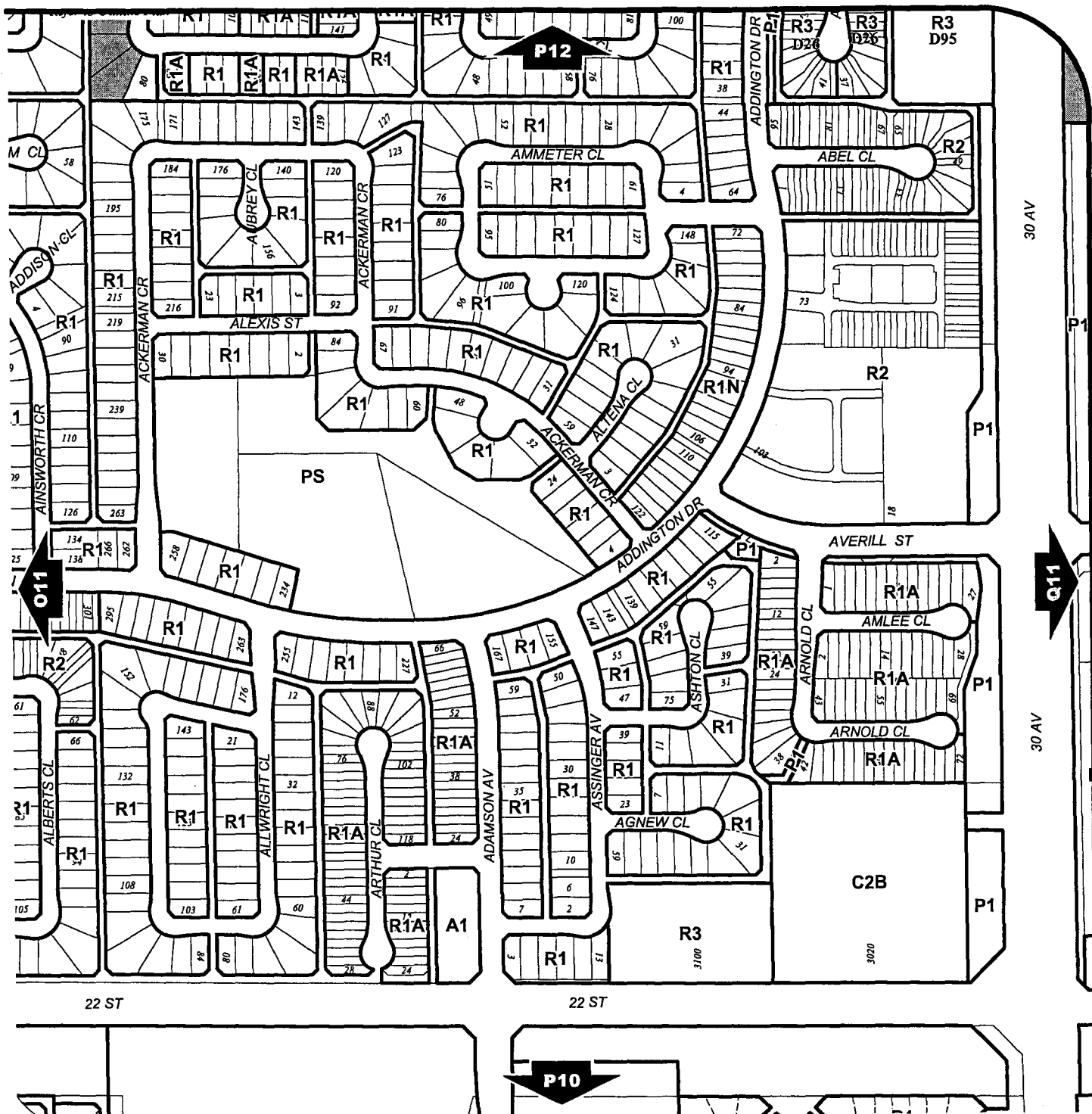
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

P10

SE1/4 Sec3 38-27-W4



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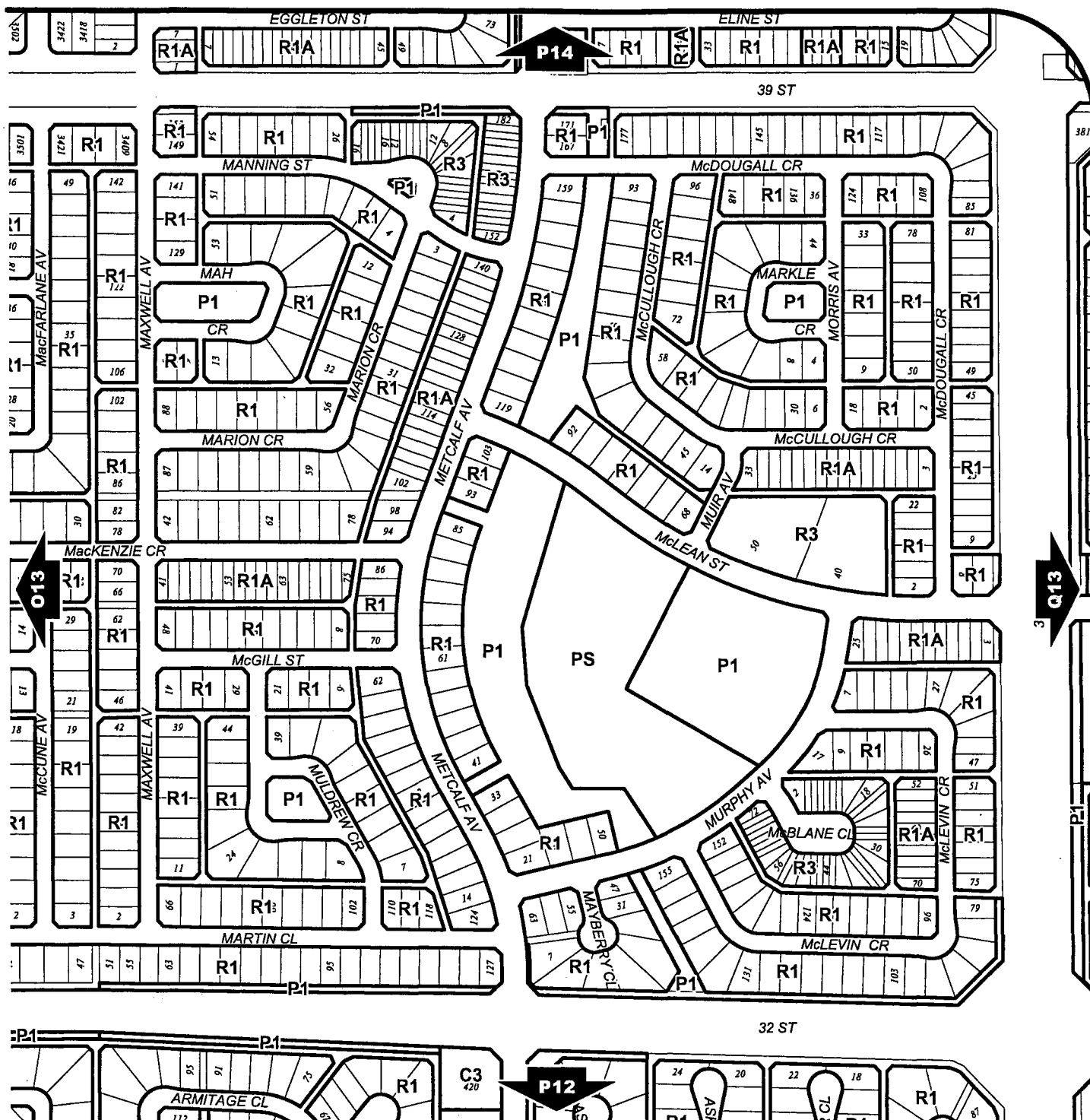
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

P11

NE1/4 Sec3 38-27-W4



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	Land Use District Boundary
	R1 Land Use District
	Exception to District
	Exception Number
	Exempted from District
	Exempted Number
	V18 Height Overlay District
	D95 Density Overlay District
	S Secondary Suite Permitted

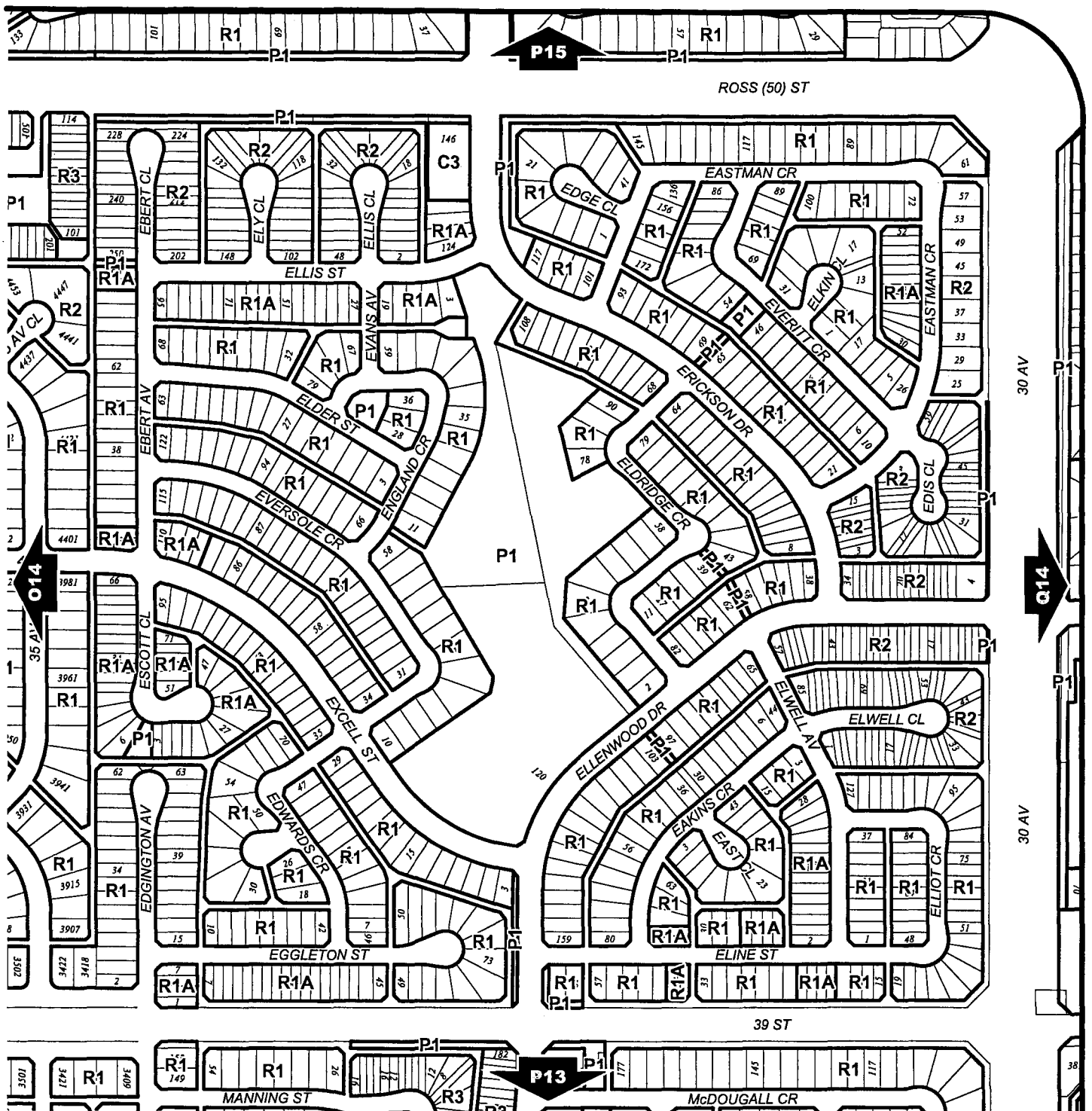
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	Historically Significant Sites
	Historical Site Number
	City Boundary
	Civic Address
	Railway
	Proposed Lots

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Land Use Districts

P13

NE¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



North

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- Land Use District Boundary
- Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- Height Overlay District
- Density Overlay District
- Secondary Suite Permitted

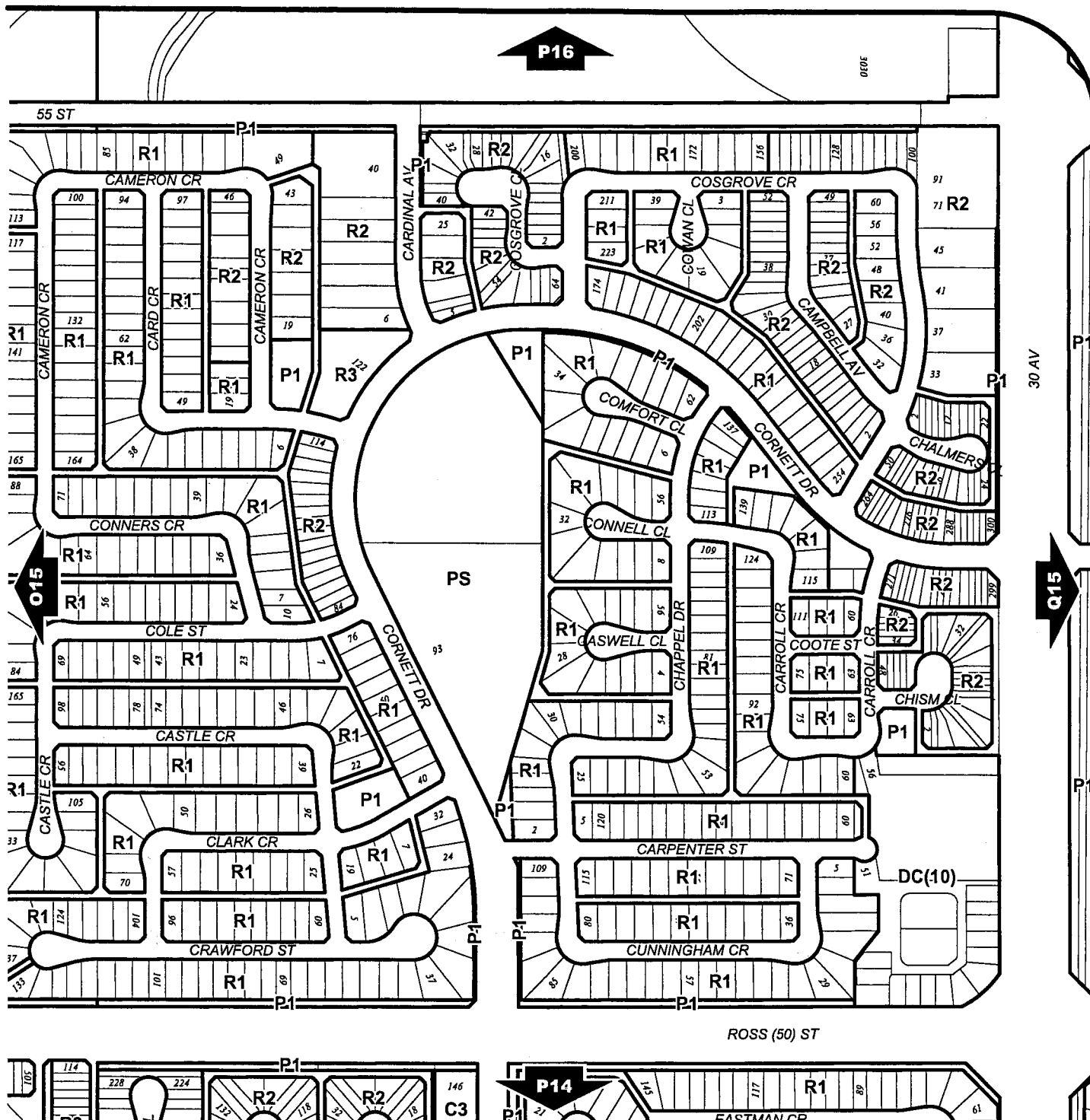
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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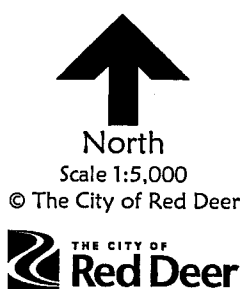
Land Use Districts

P14

SE¼ Sec15 38-27-W4



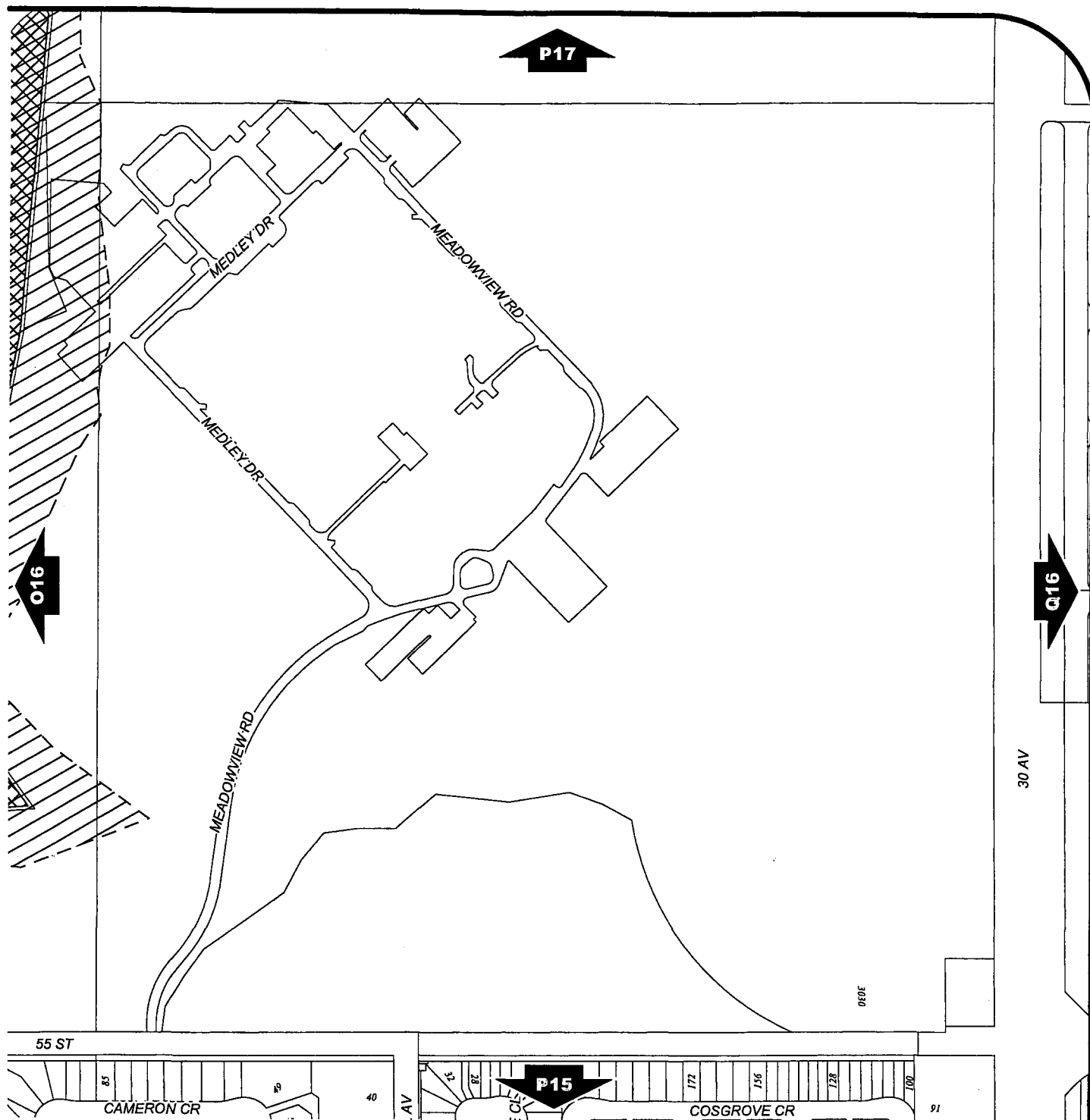
Land Use Bylaw 3357/2006



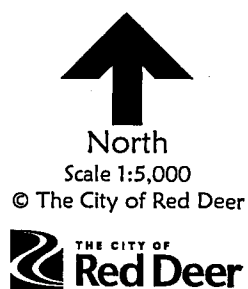
	Land Use District Boundary
	R1 Land Use District
	Exception to District
	Exception Number
	Exempted from District
	Exempted Number
	V18 Height Overlay District
	D95 Density Overlay District
	Secondary Suite Permitted

	Historical Preservation Sites
	Historically Significant Sites
	Historical Site Number
	City Boundary
	Civic Address
	Railway
	Proposed Lots

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Land Use Districts
P15
NE¼ Sec15 38-27-W4



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

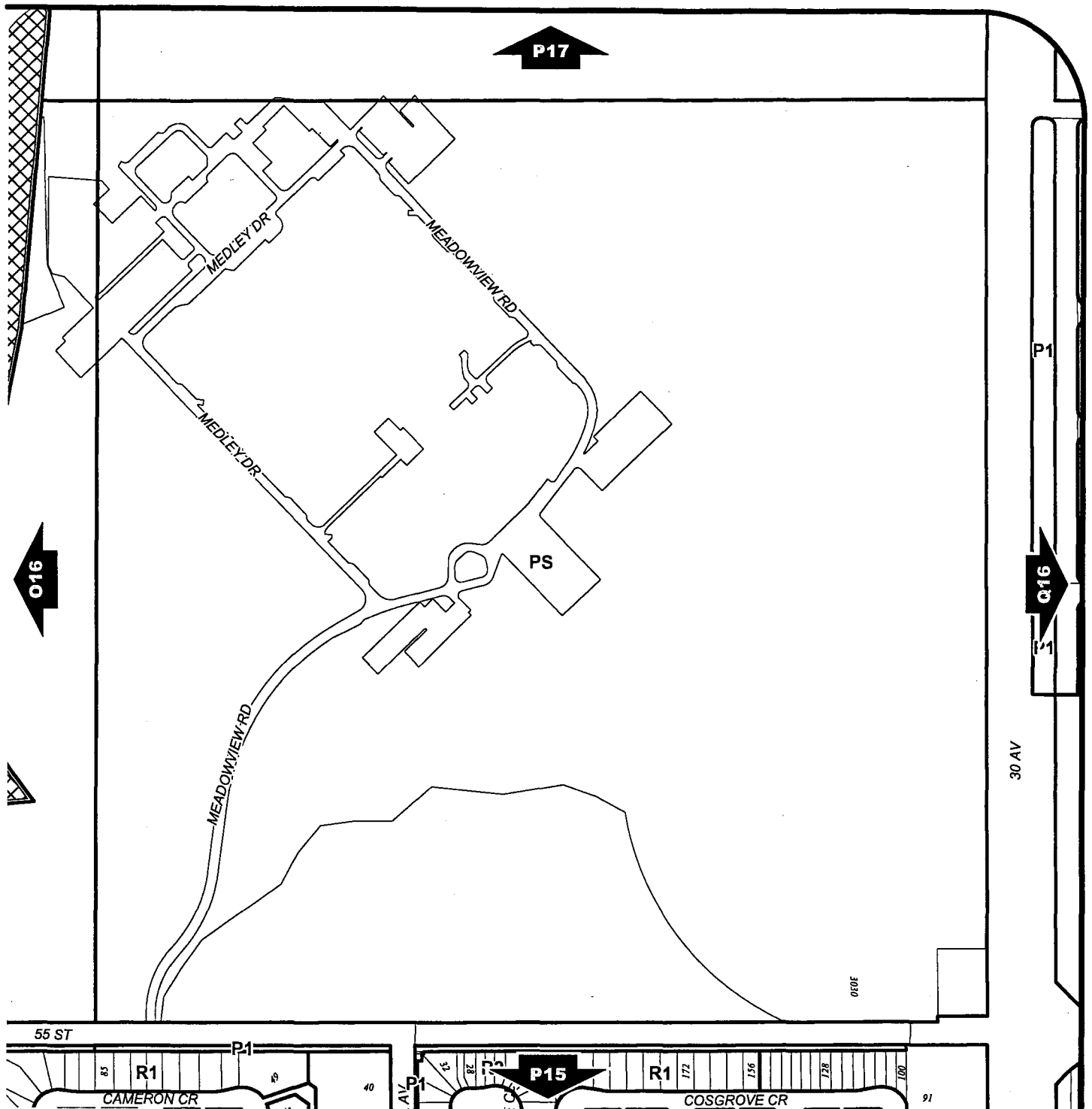
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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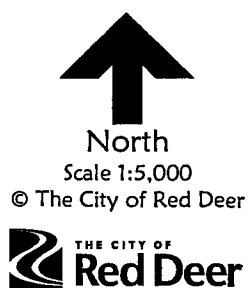
Land Use Constraints

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SE¼ Sec22 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

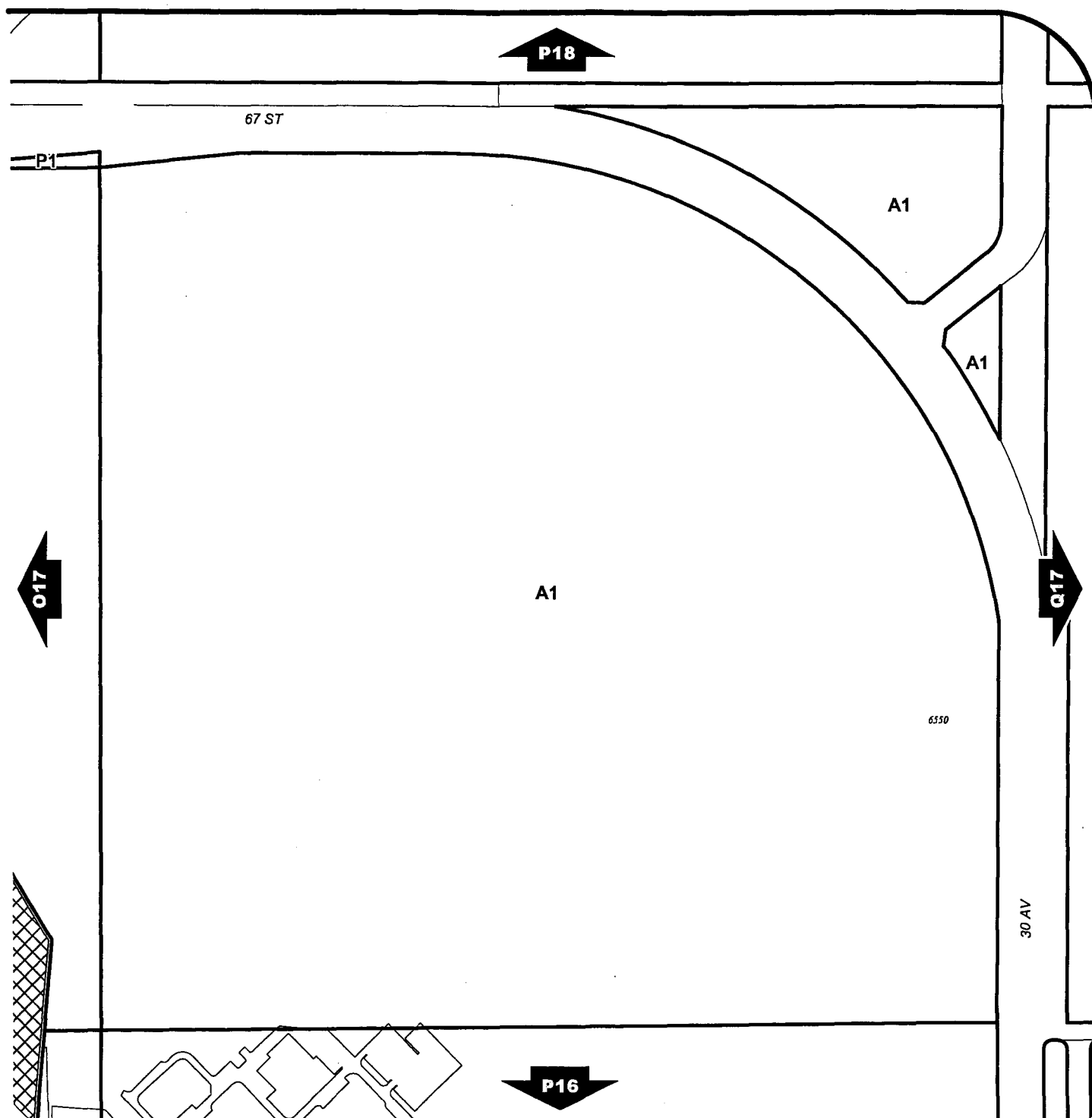
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Land Use Districts

P16

SE1/4 Sec22 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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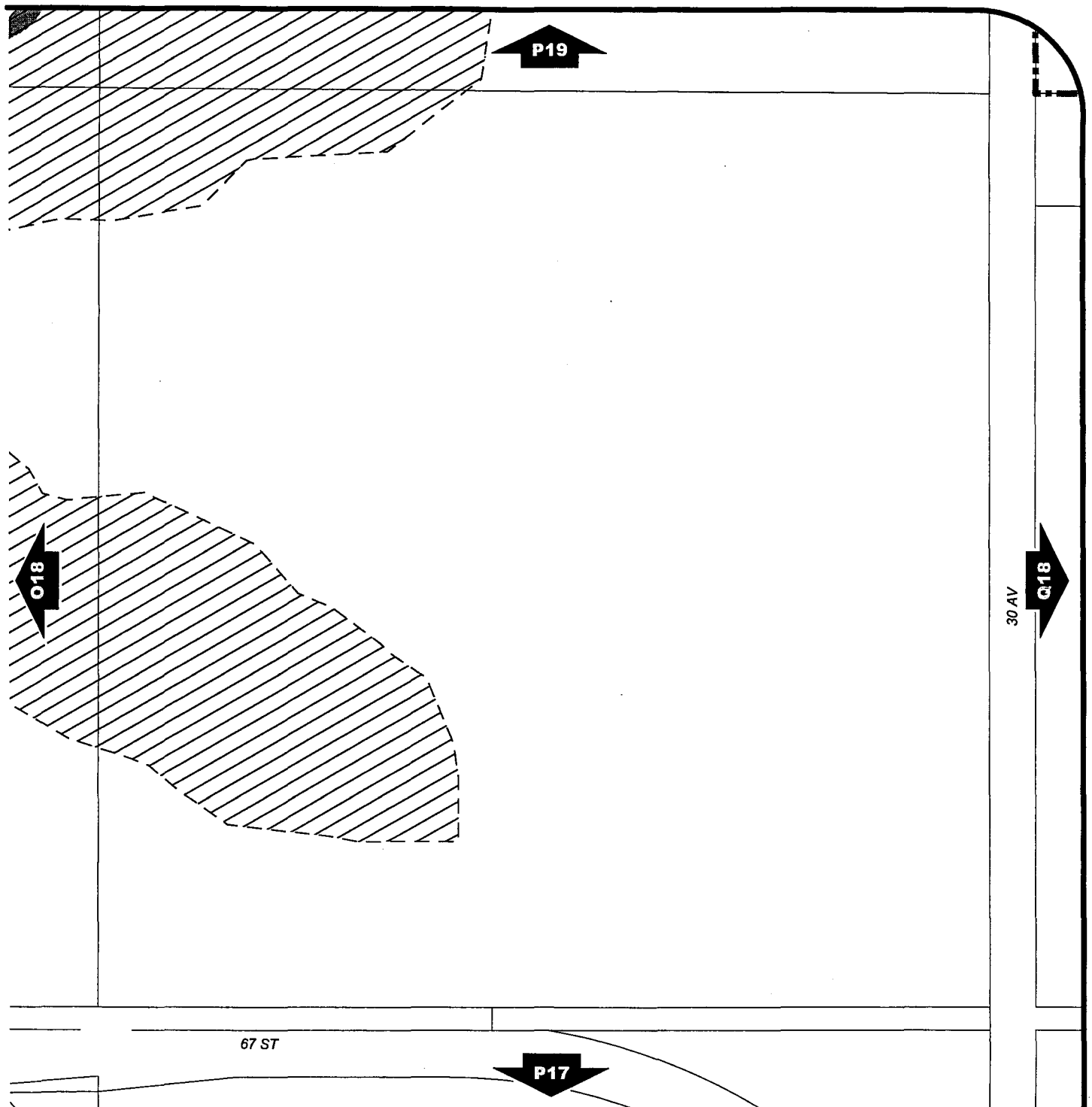
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

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NE 1/4 Sec 22 38-27-W4



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

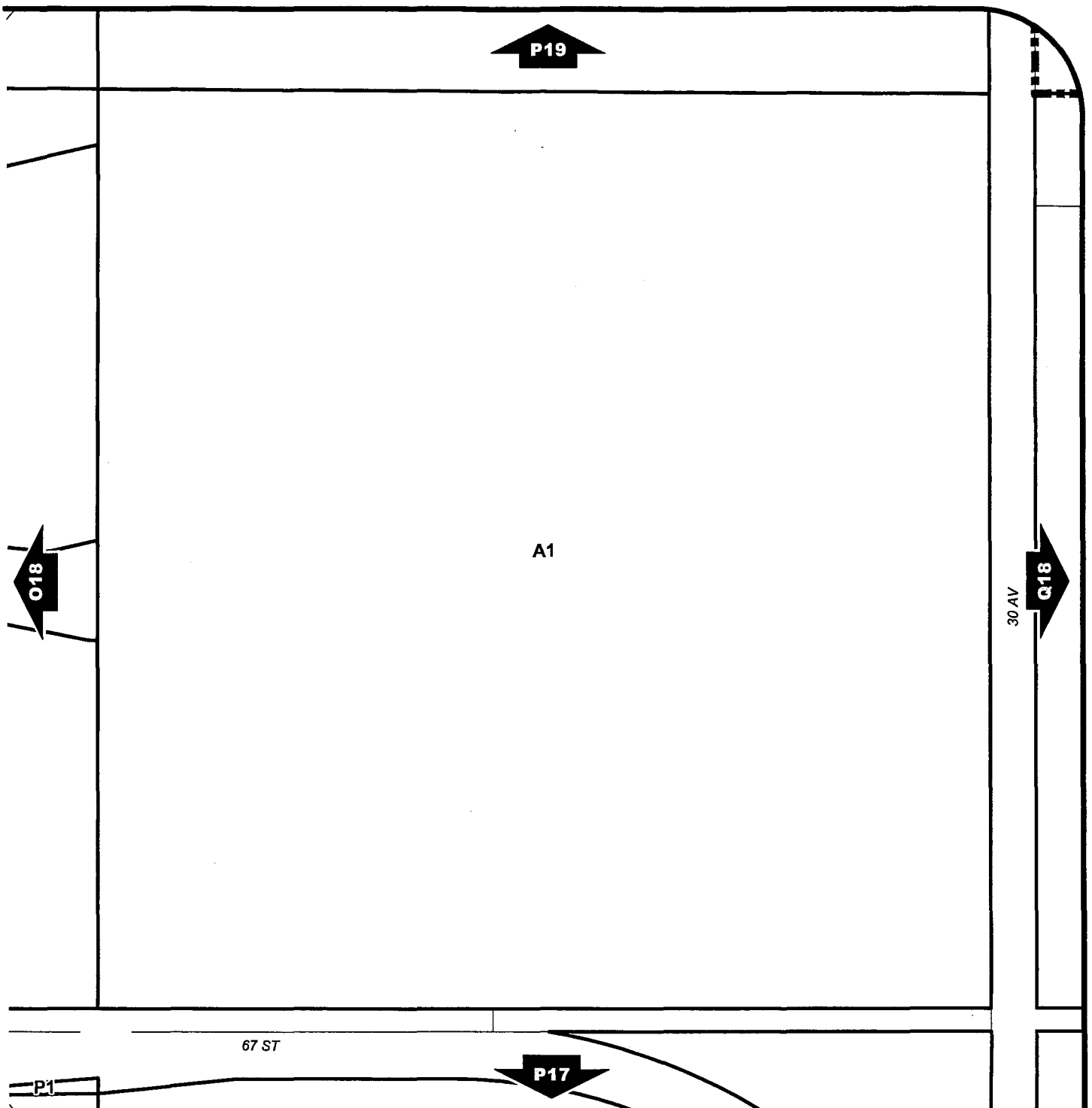
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P18

SE¼ Sec27 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District	03	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

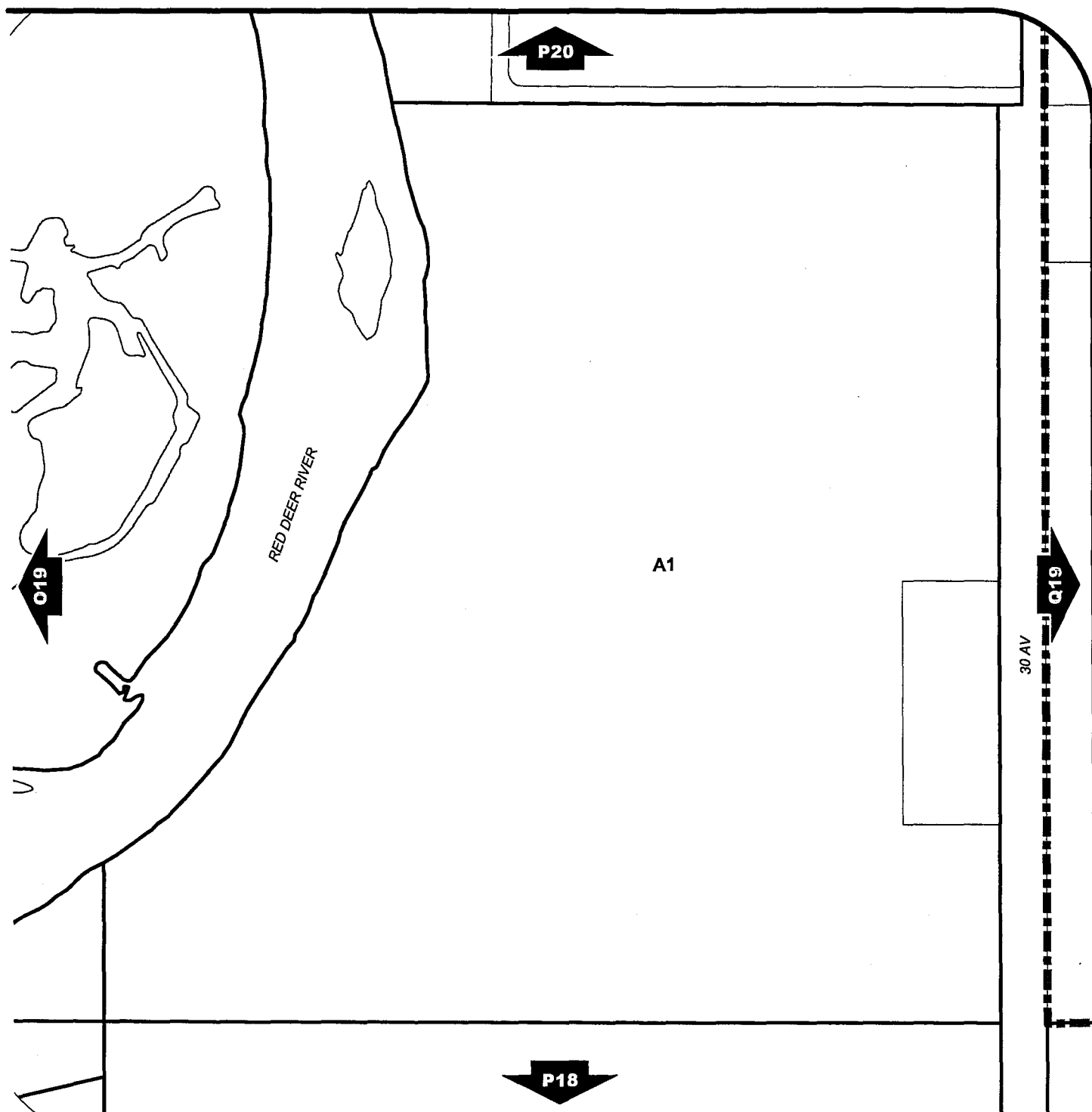
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Land Use Districts

P18

SE1/4 Sec27 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
...	Exempted from District	121	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

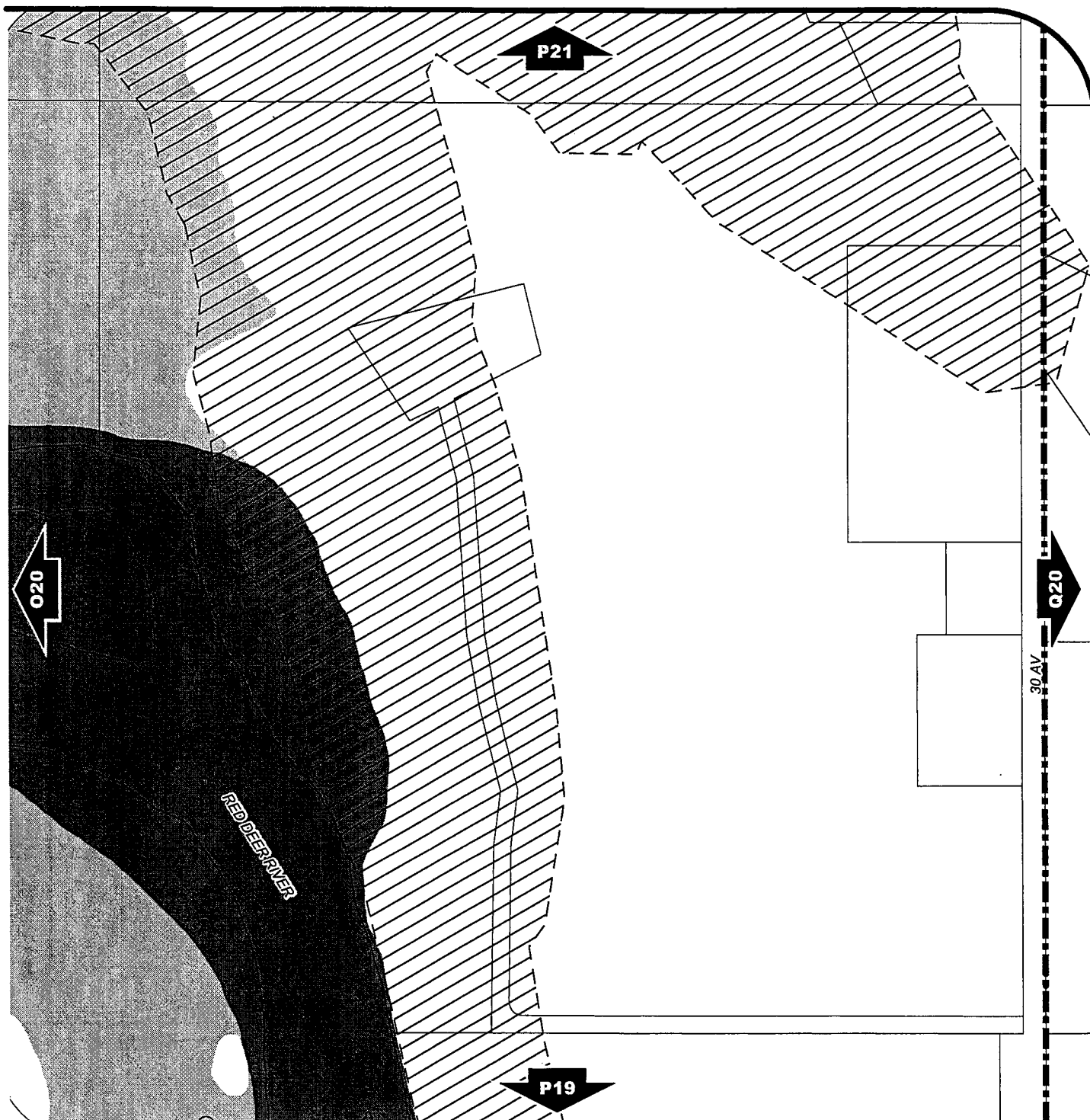
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Land Use Districts

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NE¼ Sec27 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

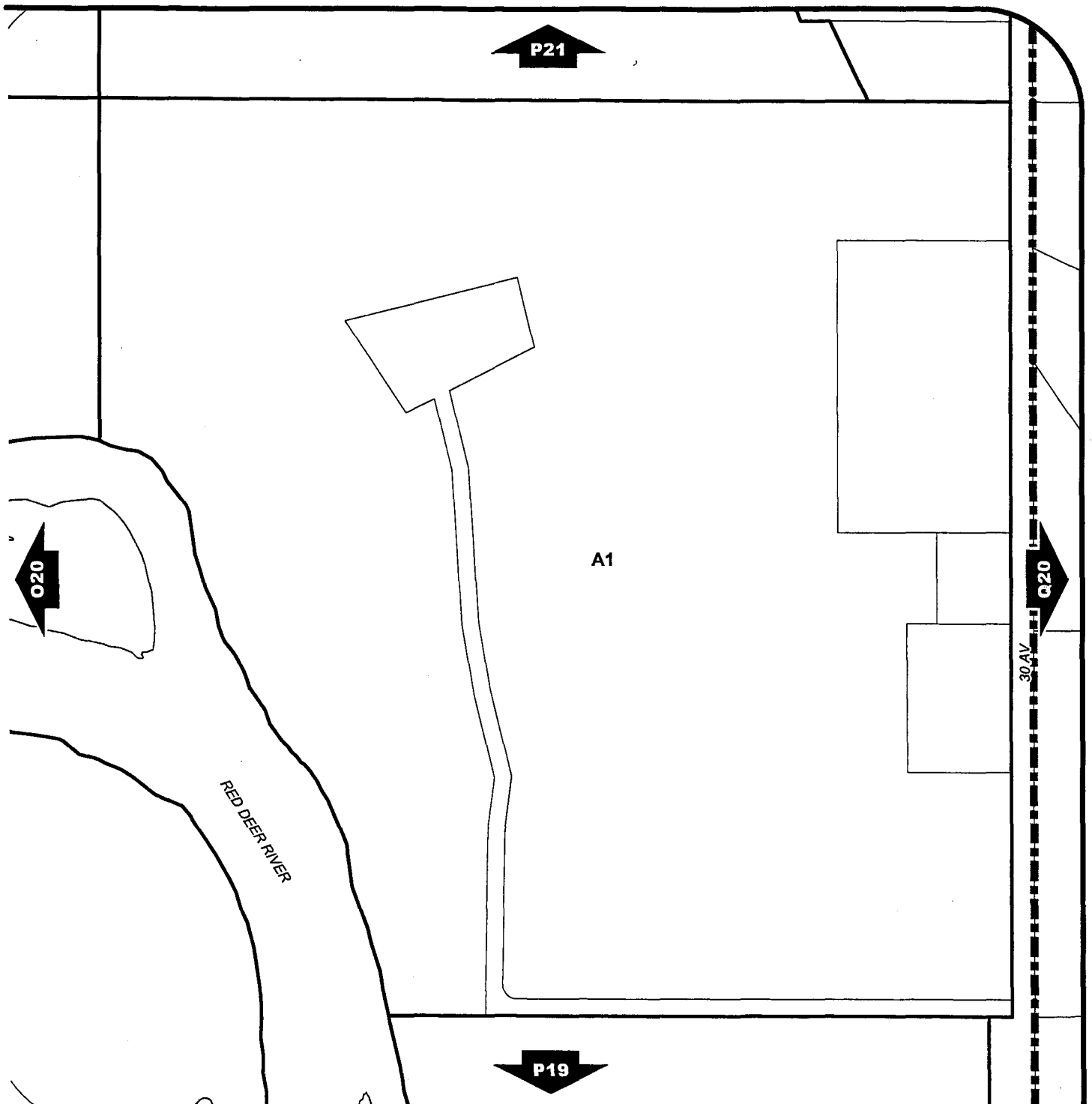
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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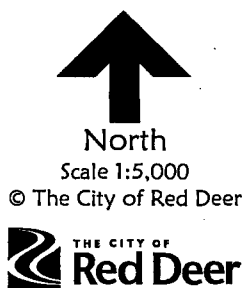
Land Use Constraints

P20

SE¼ Sec34 38-27-W4

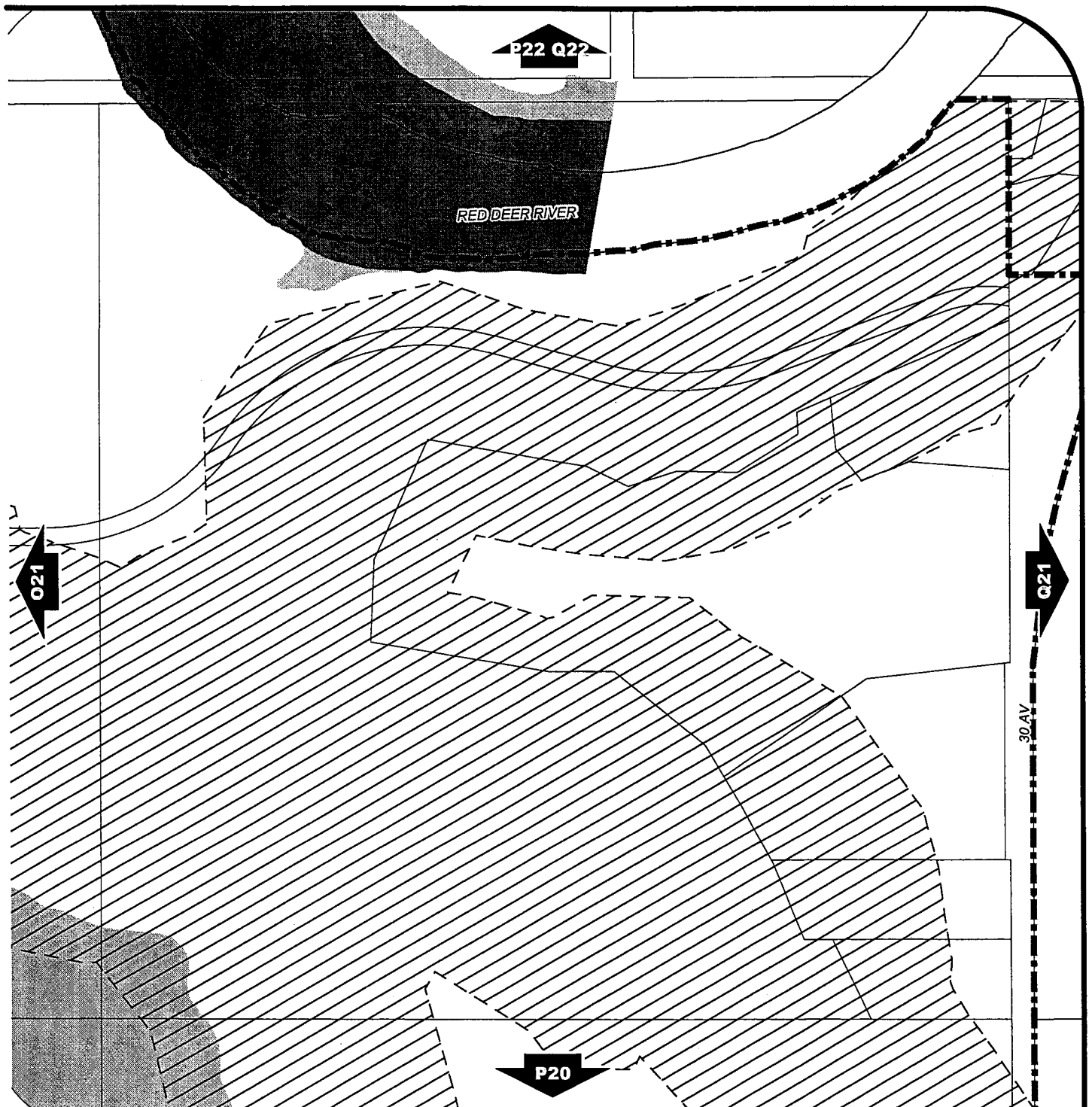


Land Use Bylaw 3357/2006



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R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
#(0)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts
P20
SE¼ Sec34 38-27-W4
Refer to Constraints Map



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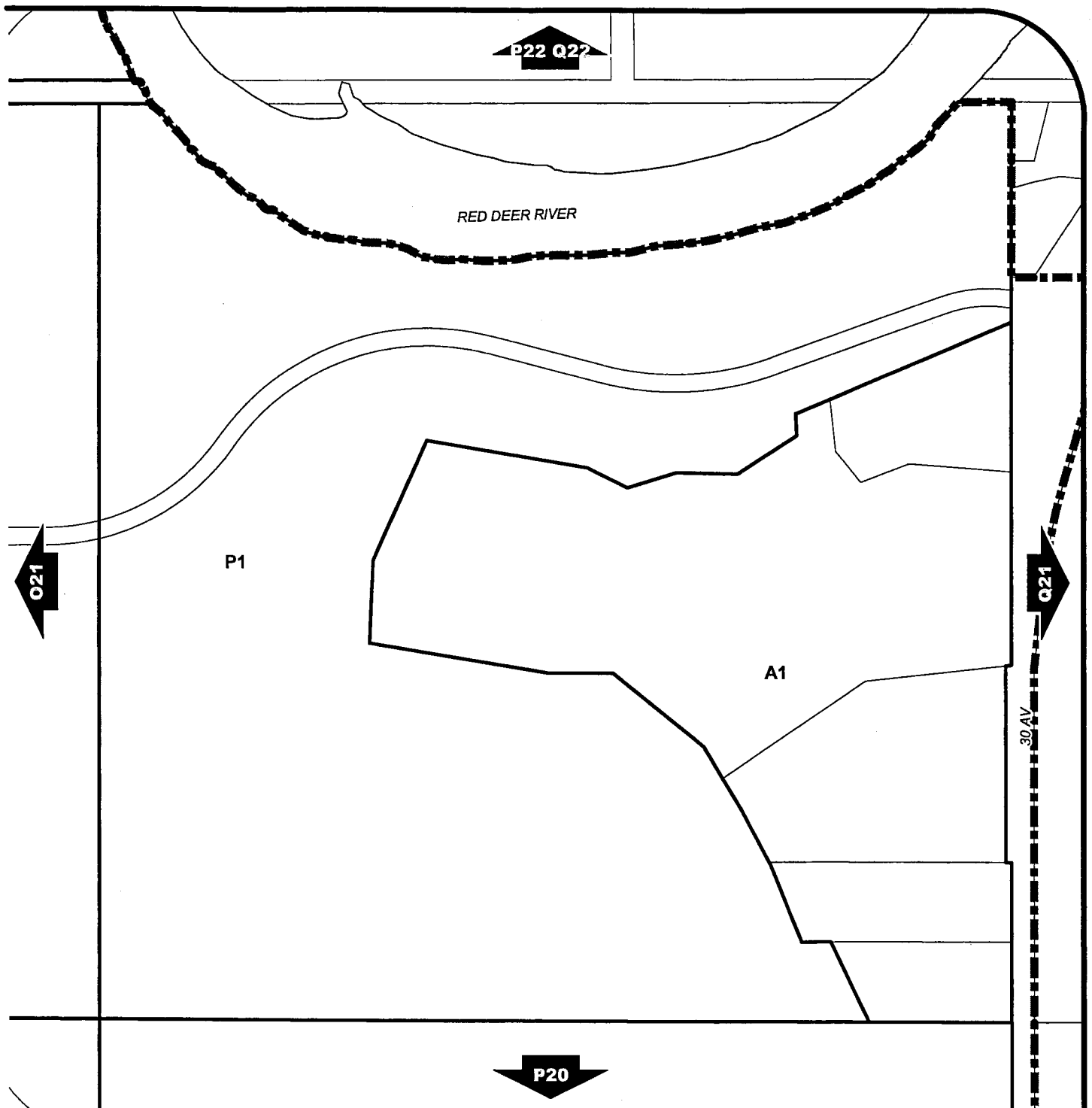
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|--|------------------------------|--|--------------------------------|
| | Escarpment Area | | Historical Preservation Sites |
| | Flood Fringe | | Historically Significant Sites |
| | Floodway | | Historical Site Number |
| | Landfill Site (approximate) | | City Boundary |
| | Landfill Setback | | Civic Address |
| | Major Entry Area | | Railway |
| | Parkvale District | | Proposed Lots |
| | Gaetz - Ross Heritage Area | | |
| | Business Revitalization Zone | | |

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Land Use Constraints

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NE1/4 Sec34 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HR32	Historical Site Number
e00	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

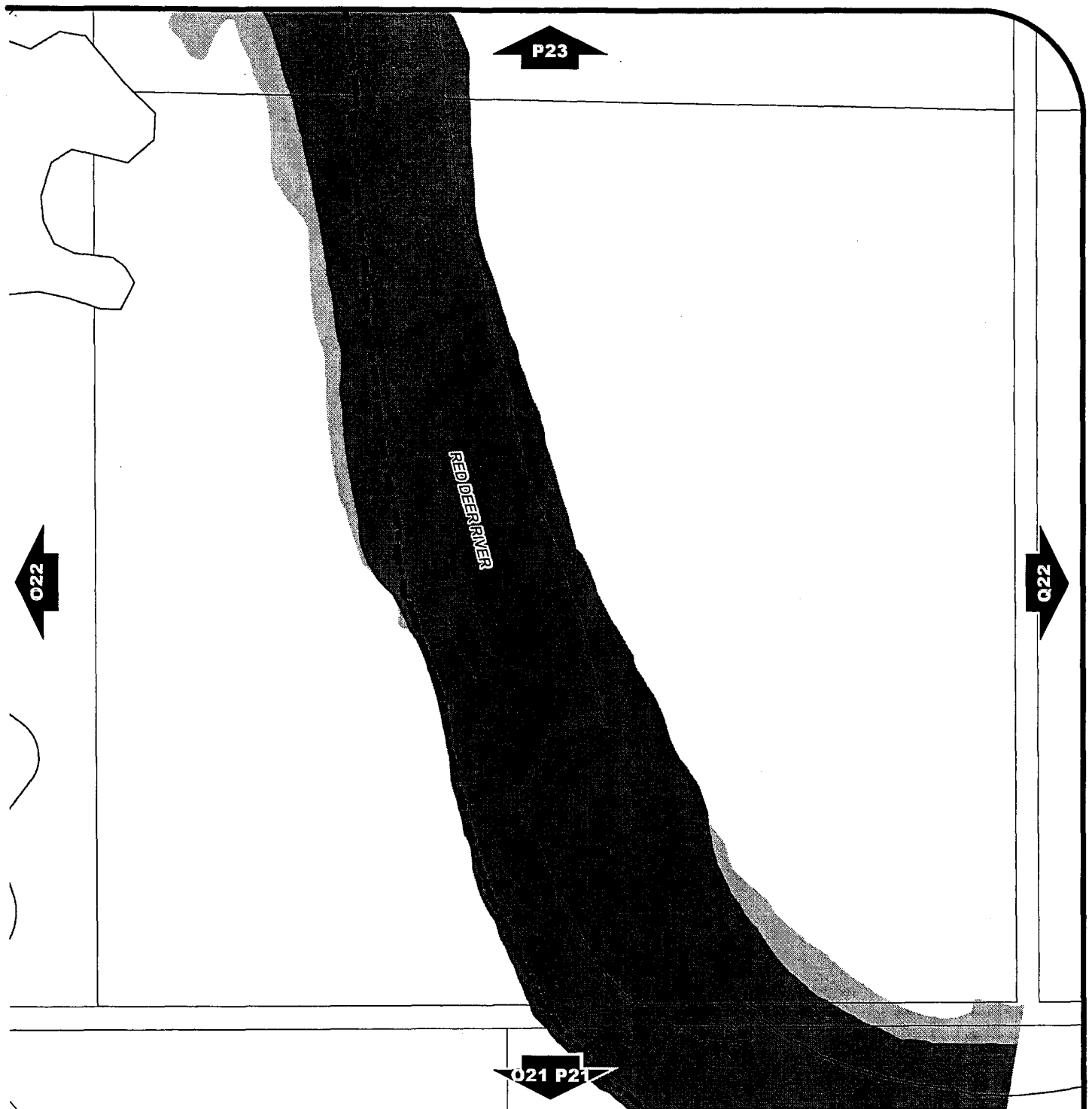
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Land Use Districts

P21

NE¼ Sec34 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006

















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-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Site (approximate)
-  Landfill Setback
-  Major Entry Area
-  Parkvale District
-  Gaetz - Ross Heritage Area
-  Business Revitalization Zone

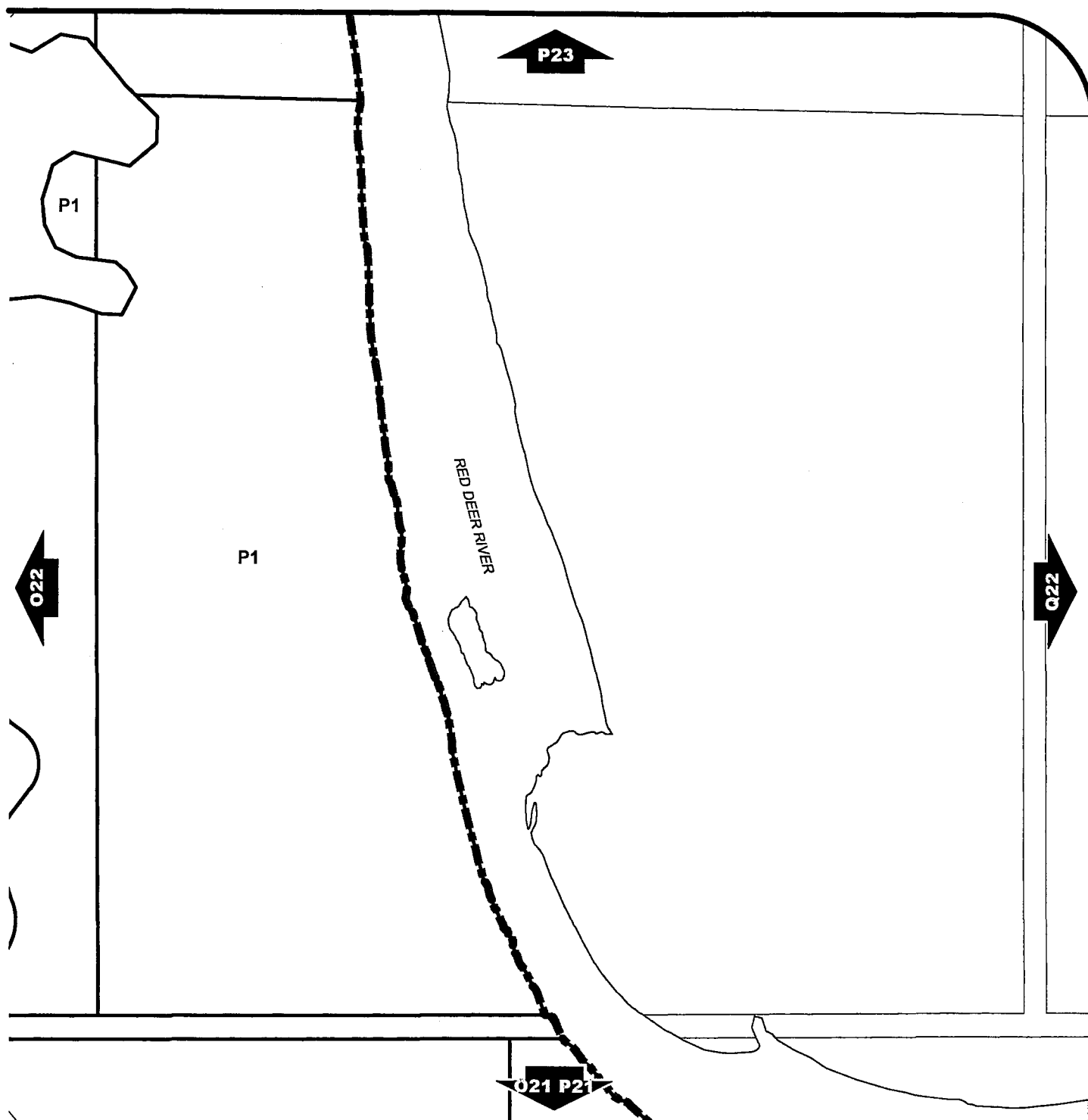
-  Historical Preservation Sites
-  Historically Significant Sites
-  Historical Site Number
-  City Boundary
-  Civic Address
-  Railway
-  Proposed Lots

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Land Use Constraints

P22

SE¼ Sec2 39-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HR32	Historical Site Number
000	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

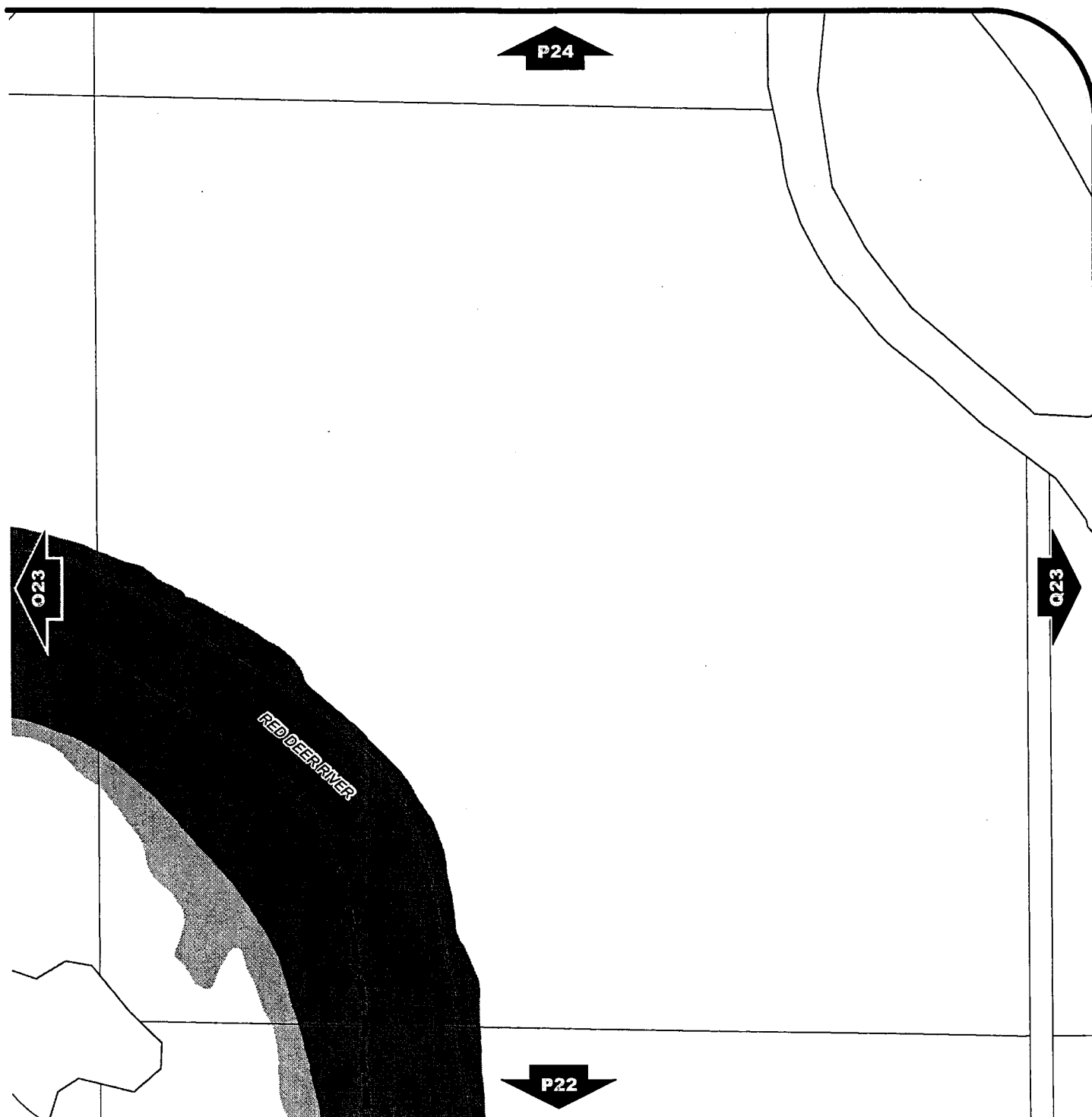
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Land Use Districts

P22

SE¼ Sec2 39-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

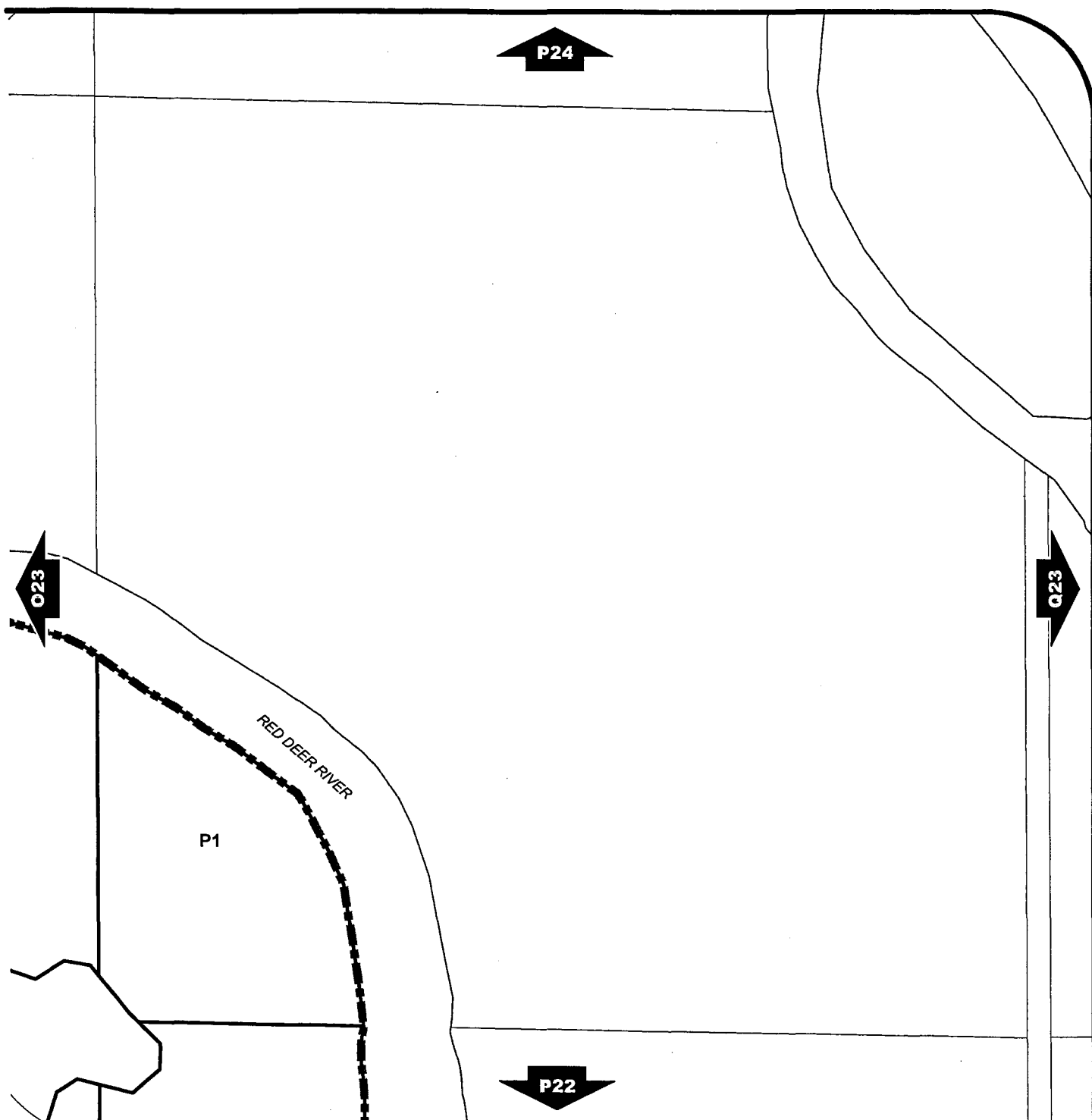
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P23

NE¼ Sec2 39-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
00	Exception Number		City Boundary
...	Exempted from District	W	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
S	Secondary Suite Permitted		

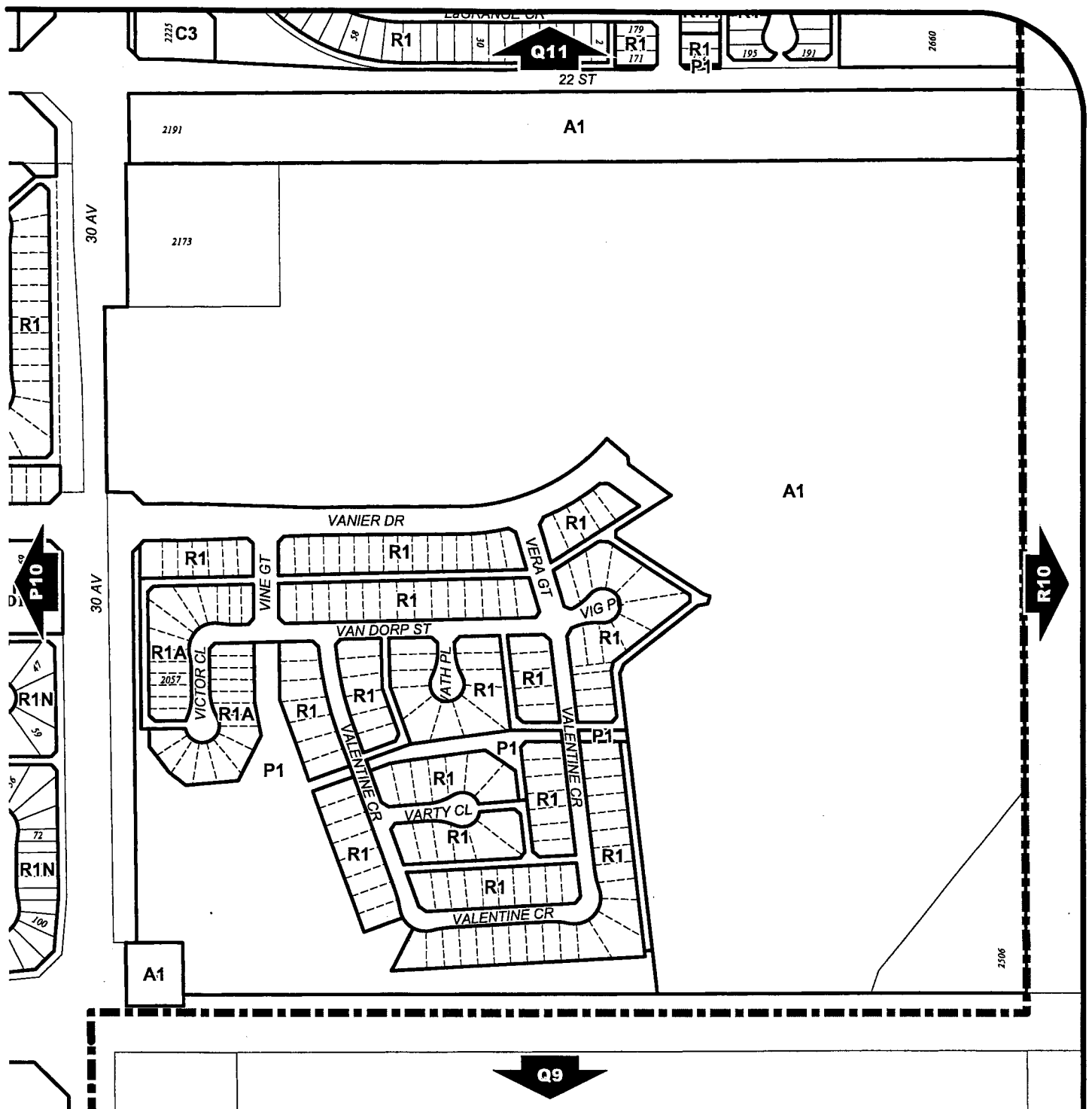
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Land Use Districts

P23

NE¼ Sec2 39-27-W4

Refer to Constraints Map



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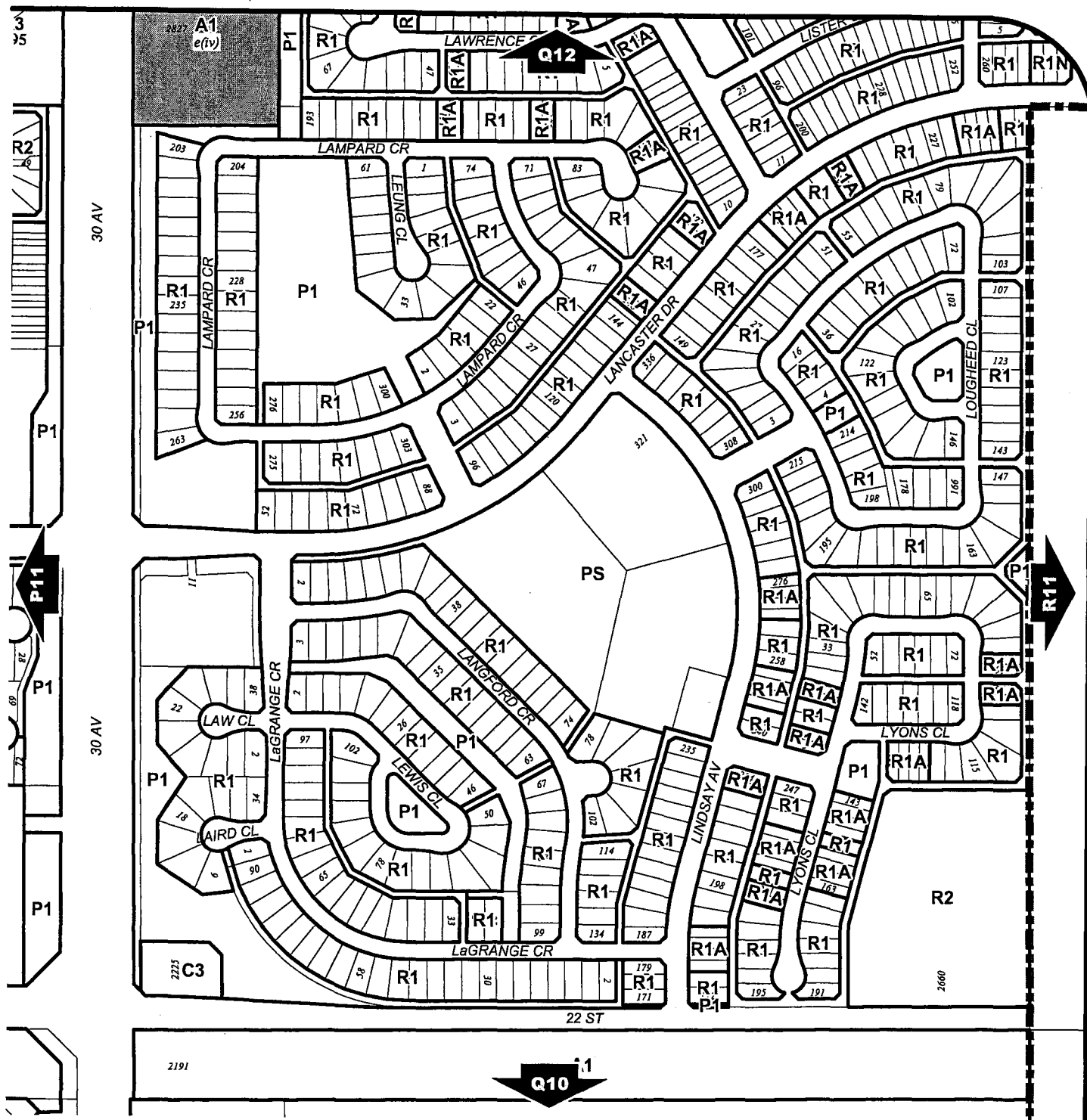
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

Q10

SW¼ Sec2 38-27-W4



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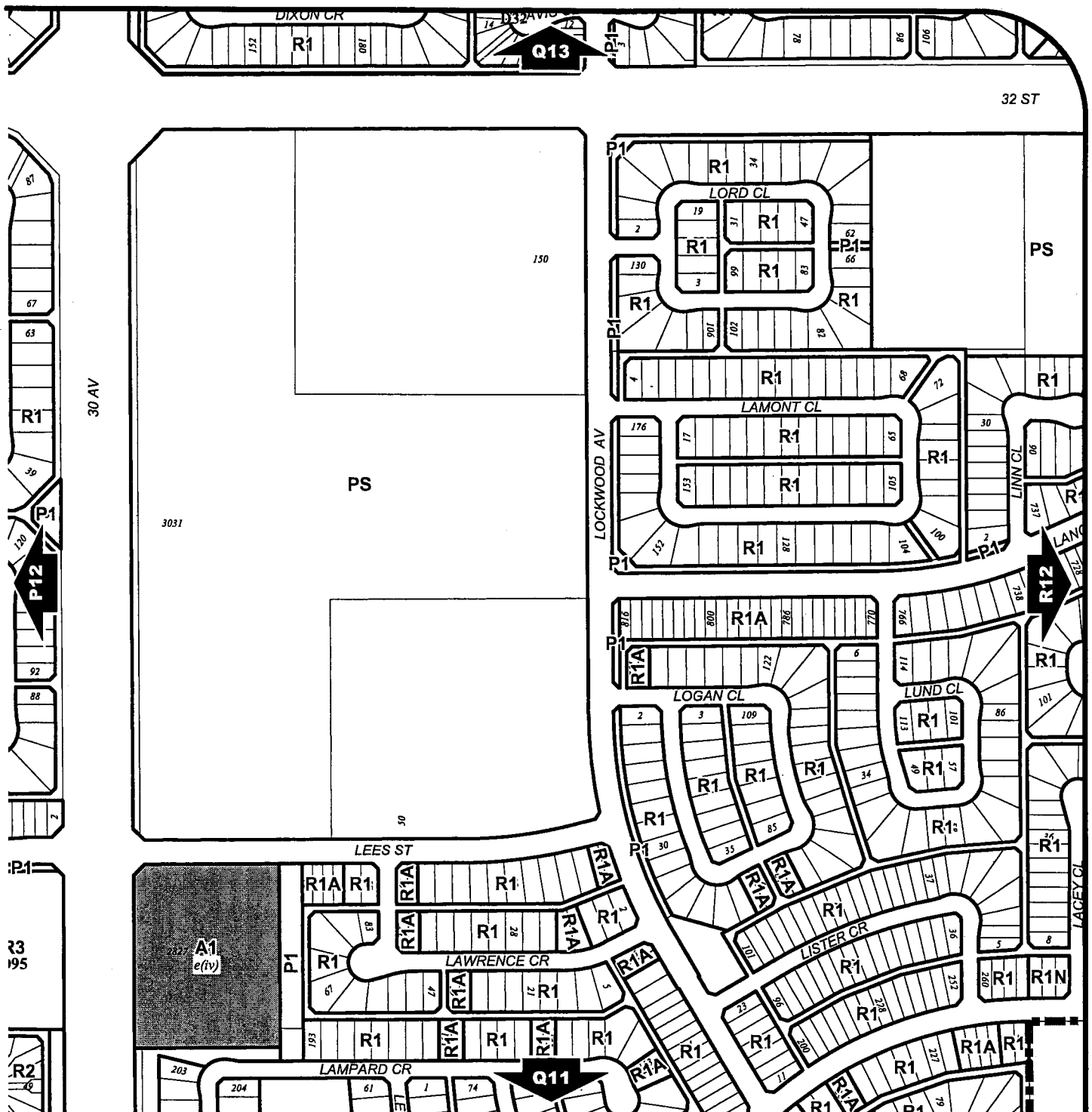
	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

Q11

NW 1/4 Sec 38-27-W4



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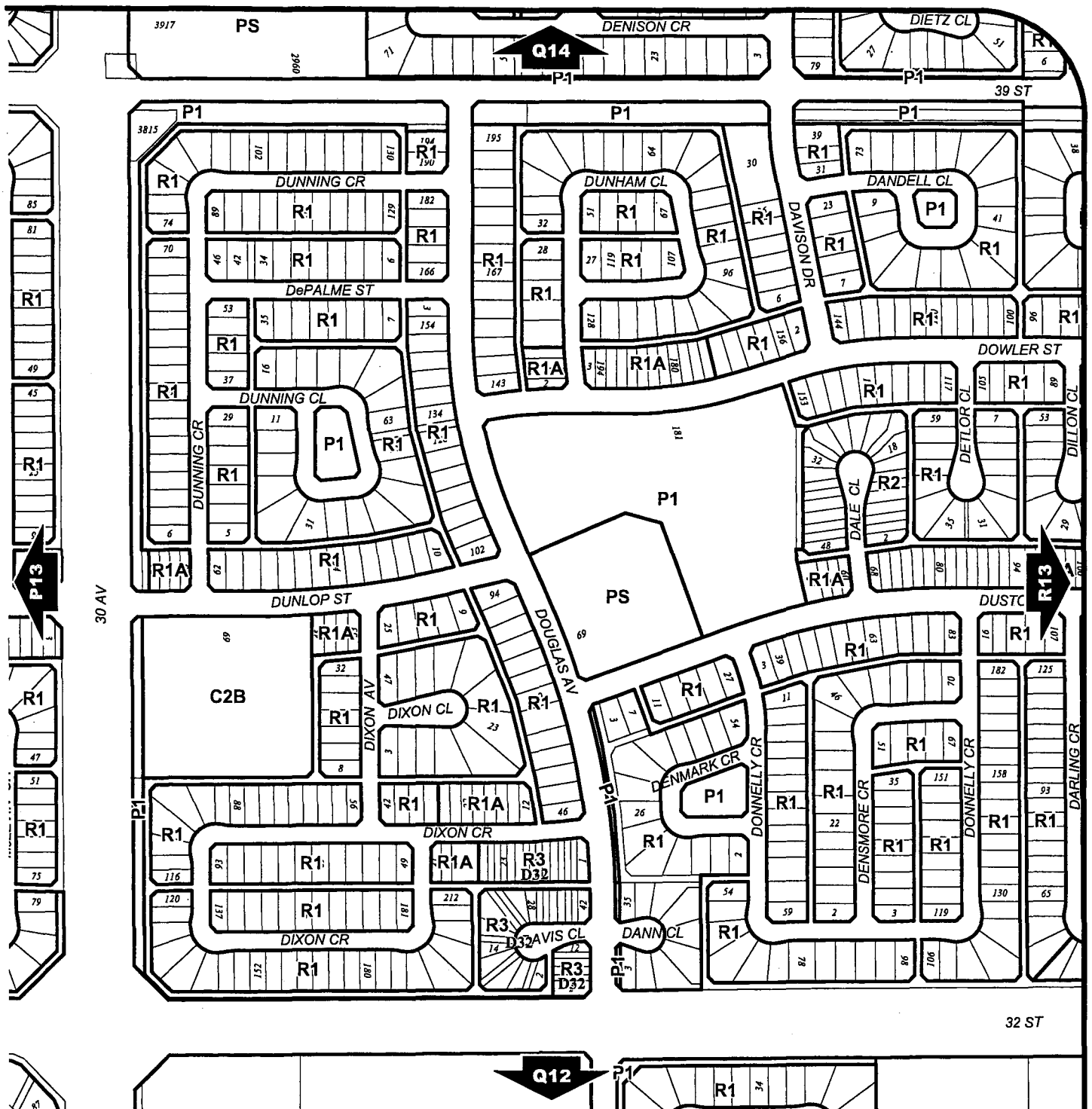
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(iv)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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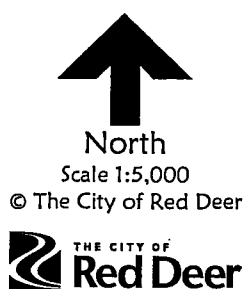
Land Use Districts

Q12

SW¼ Sec11 38-27-W4



Land Use Bylaw 3357/2006



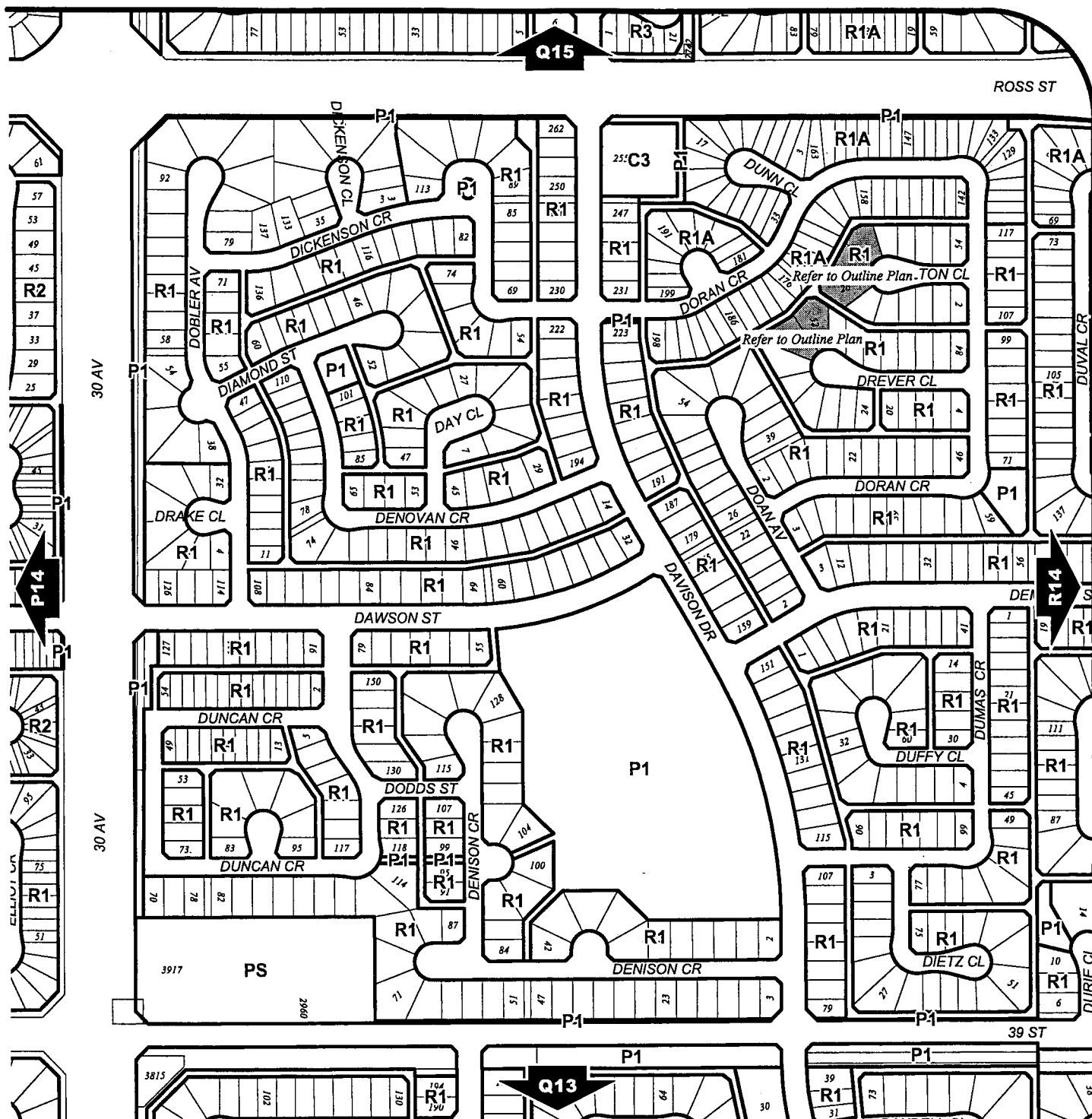
	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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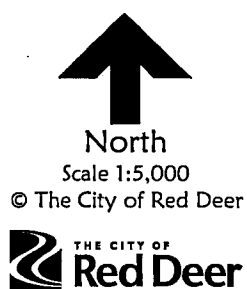
Land Use Districts

Q13

NW¼ Sec11 38-27-W4



Land Use Bylaw 3357/2006



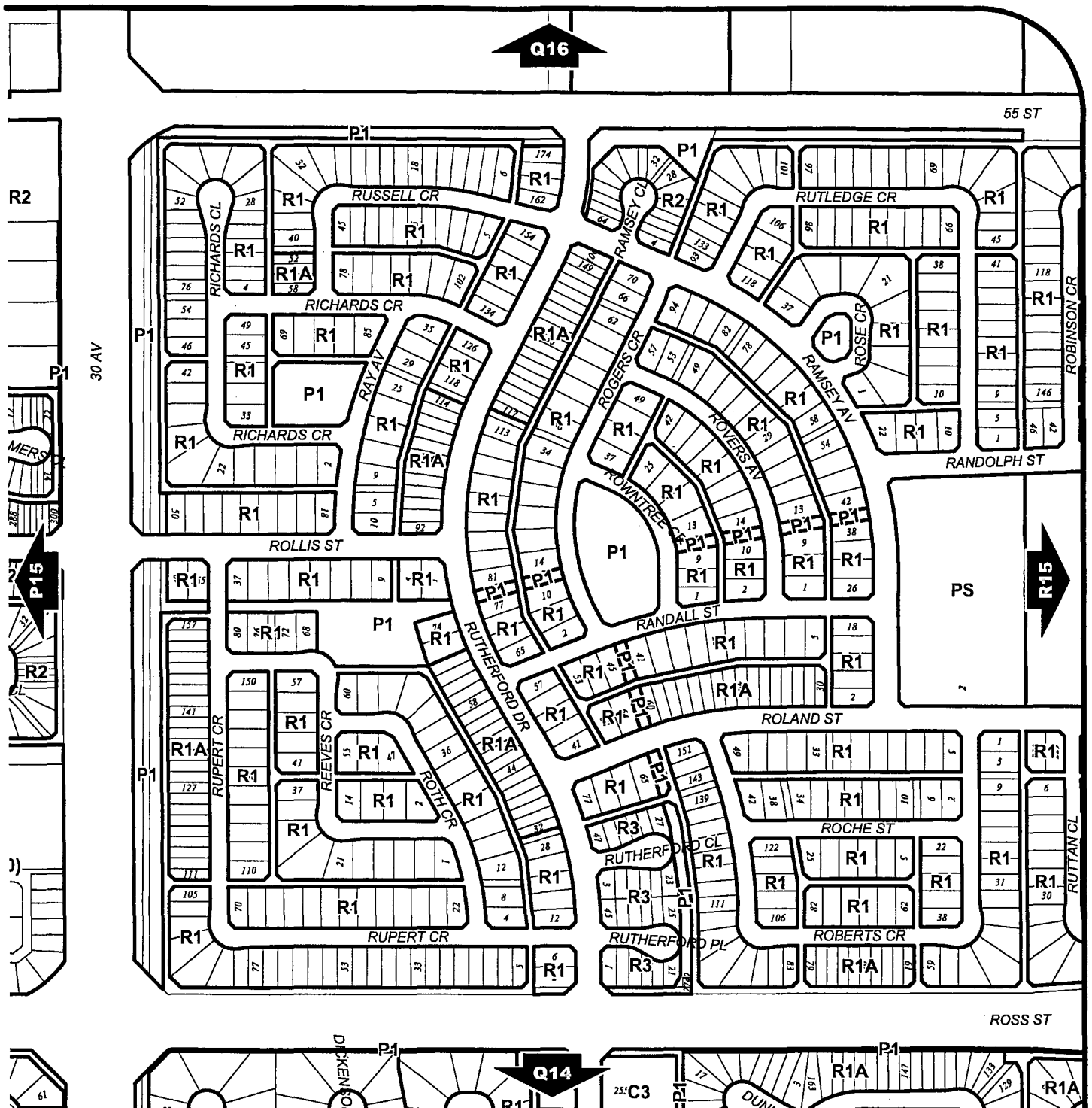
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

Q14

SW¼ Sec14 38-27-W4



Land Use Bylaw 3357/2006



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- Land Use District Boundary
- R1 Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- V18 Height Overlay District
- D95 Density Overlay District
- s Secondary Suite Permitted

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

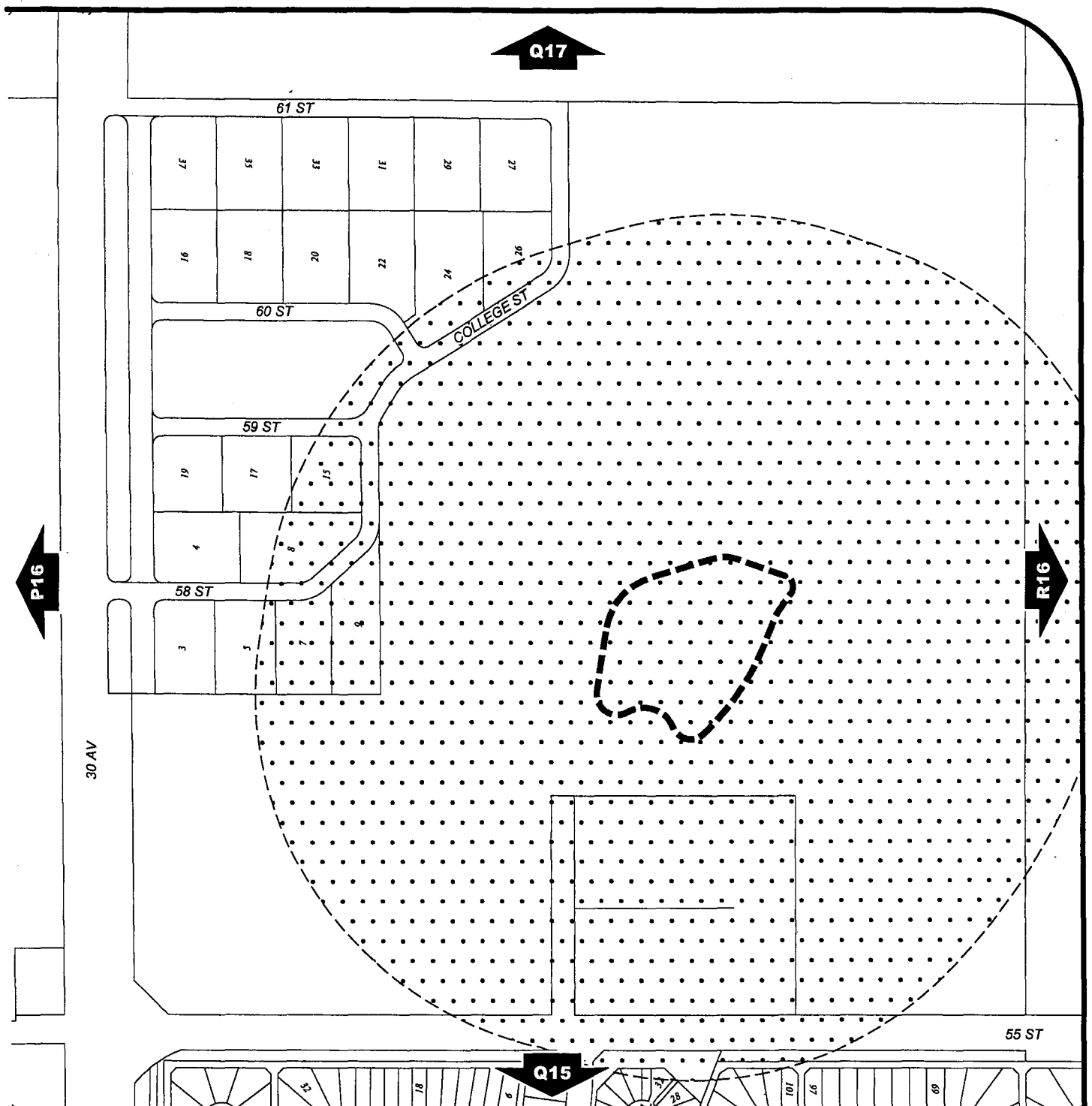
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Land Use Districts

Q15

NW¼ Sec14 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

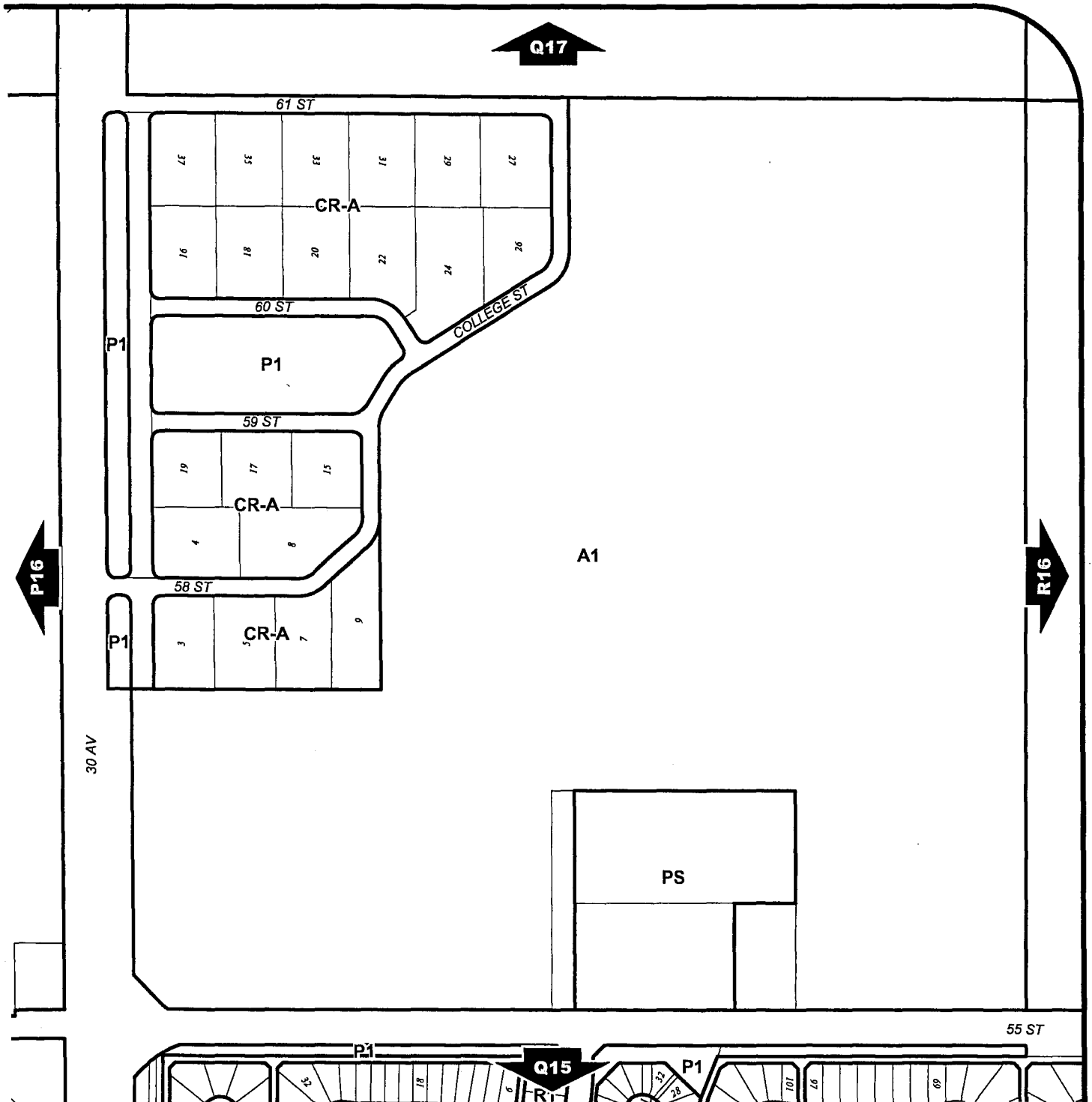
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

Q16

SW1/4 Sec23 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

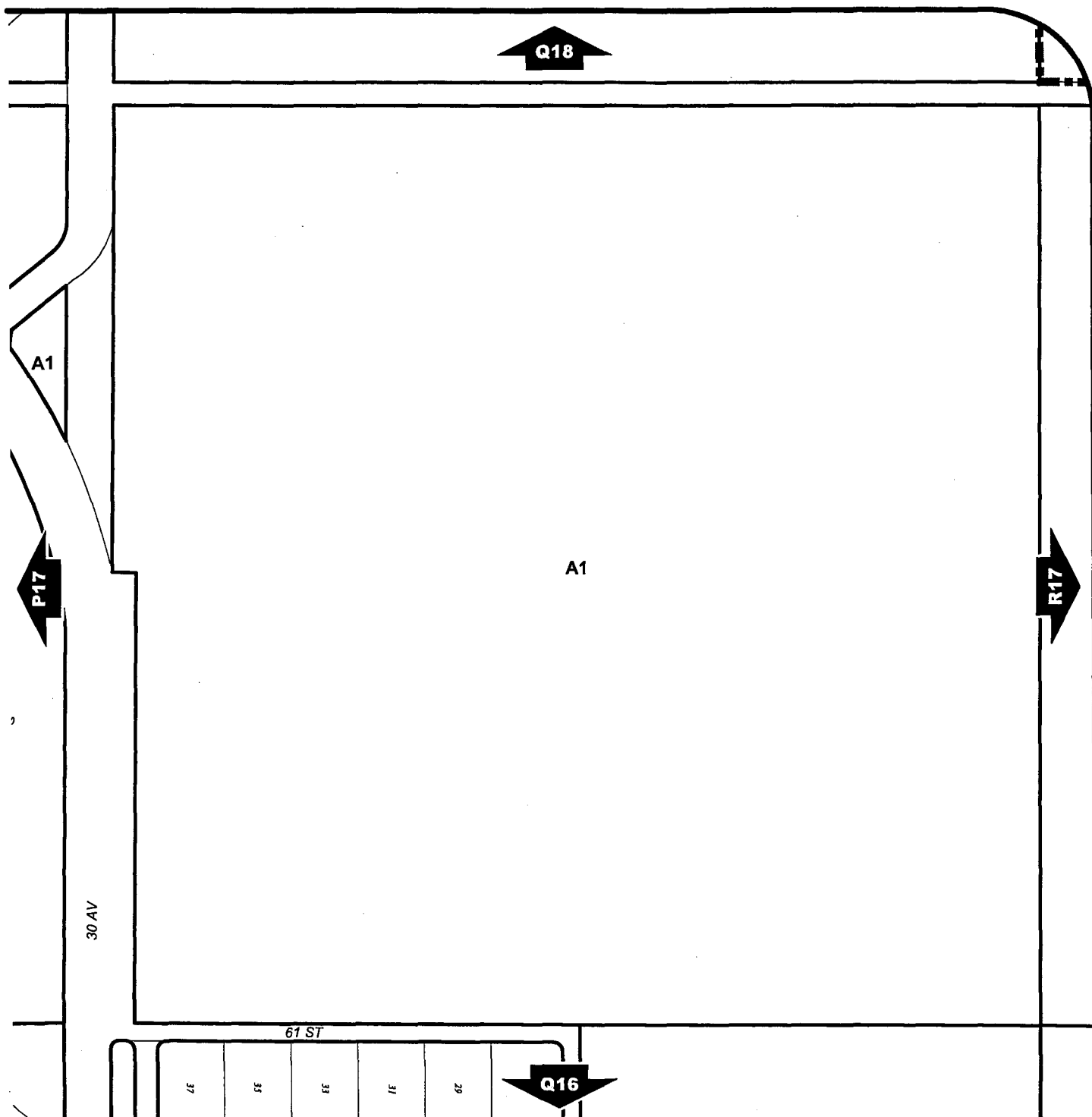
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Land Use Districts

Q16

SW¼ Sec23 38-27-W4

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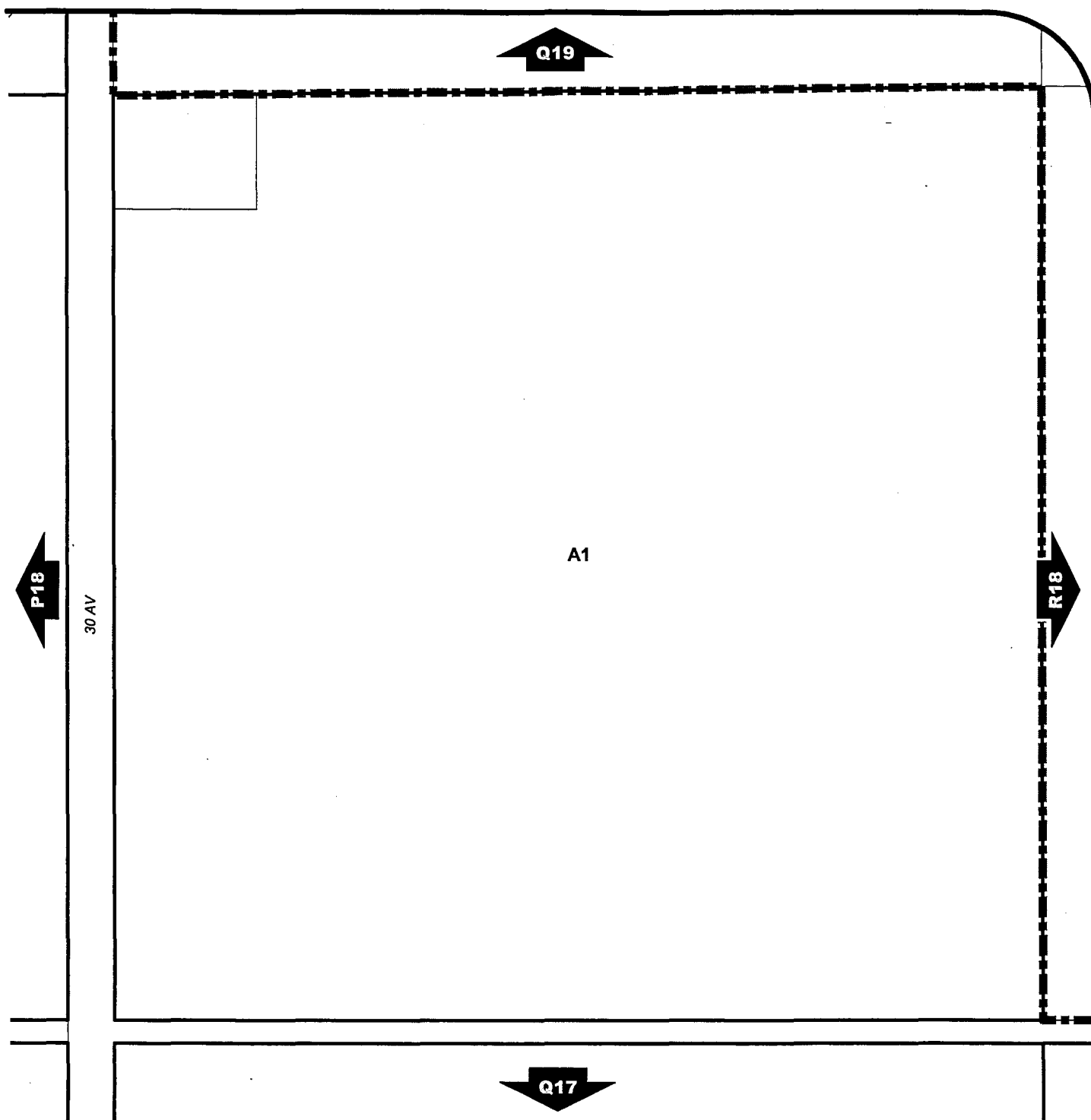
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	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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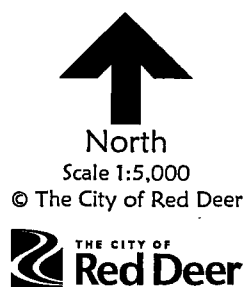
Land Use Districts

Q17

NW¼ Sec23 38-27-W4

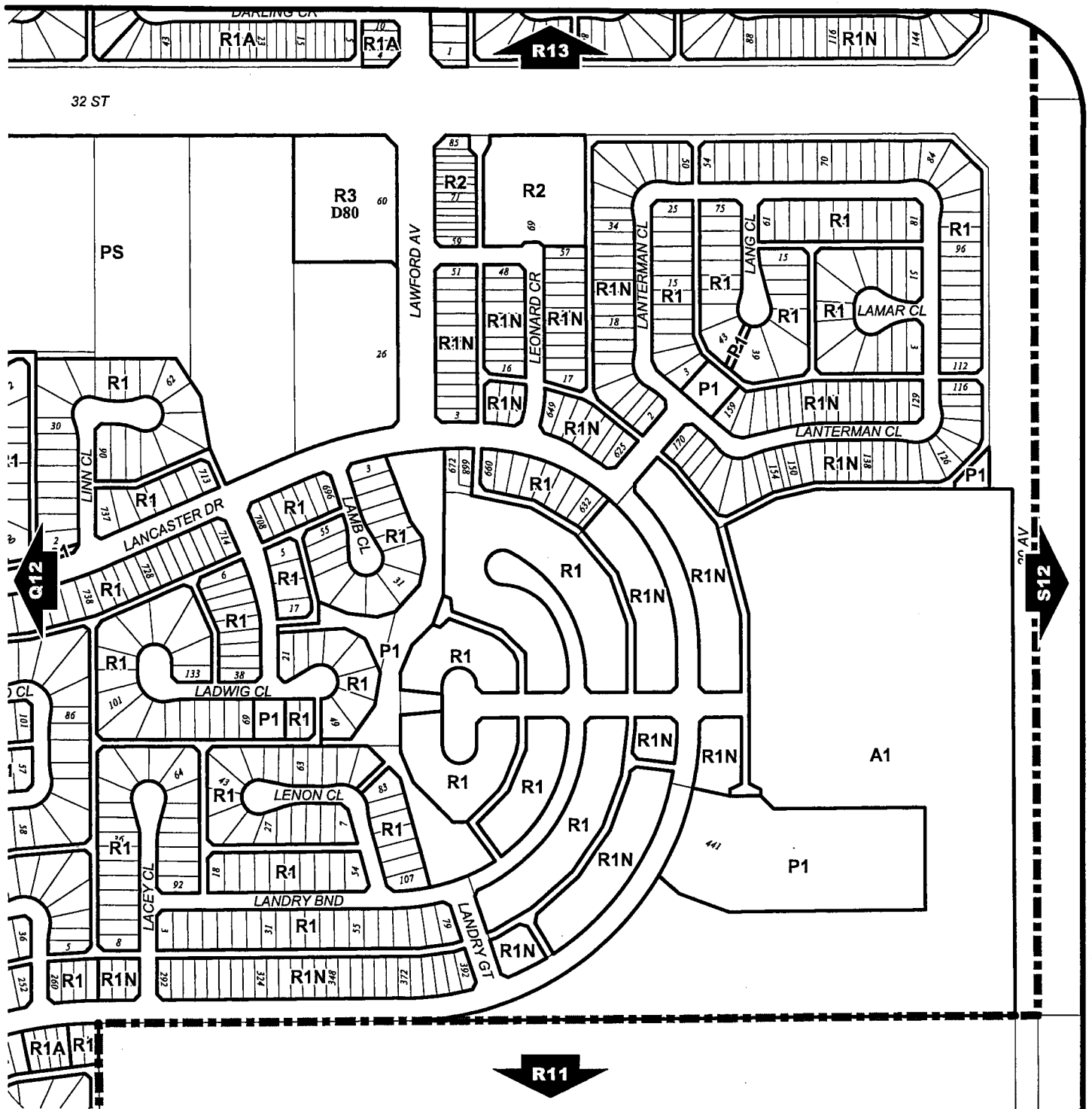


Land Use Bylaw 3357/2006

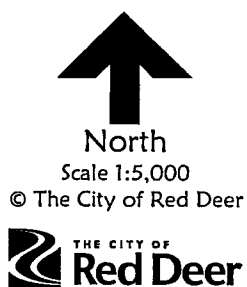


	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts
Q18
SW¼ Sec26 38-27-W4



Land Use Bylaw 3357/2006



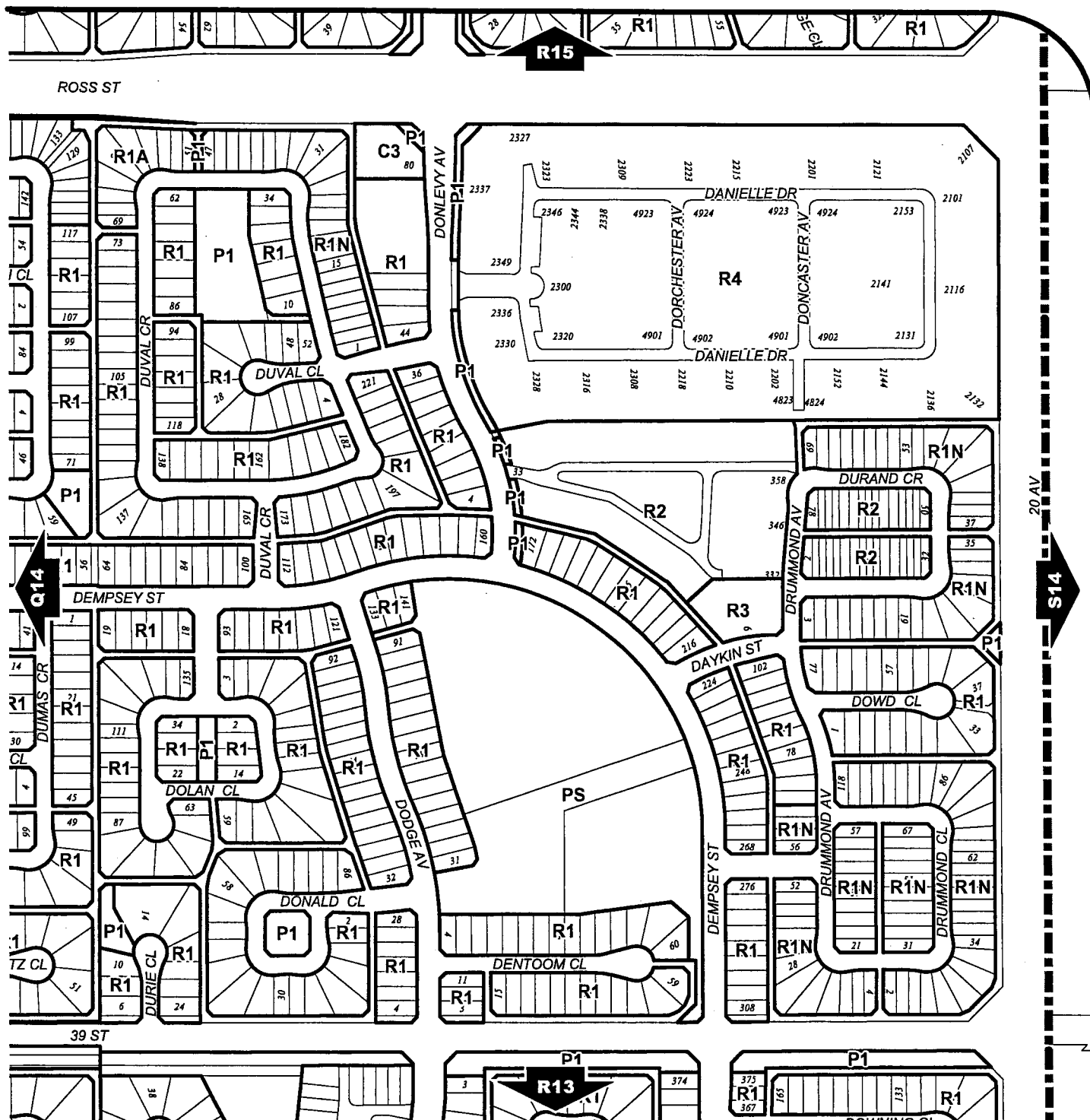
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
ex(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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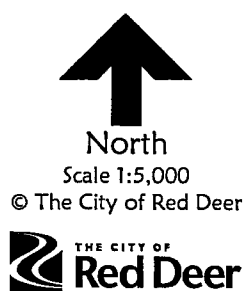
Land Use Districts

R12

SE1/4 Sec11 38-27-W4



Land Use Bylaw 3357/2006



- Land Use District Boundary
- Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- Height Overlay District
- Density Overlay District
- Secondary Suite Permitted

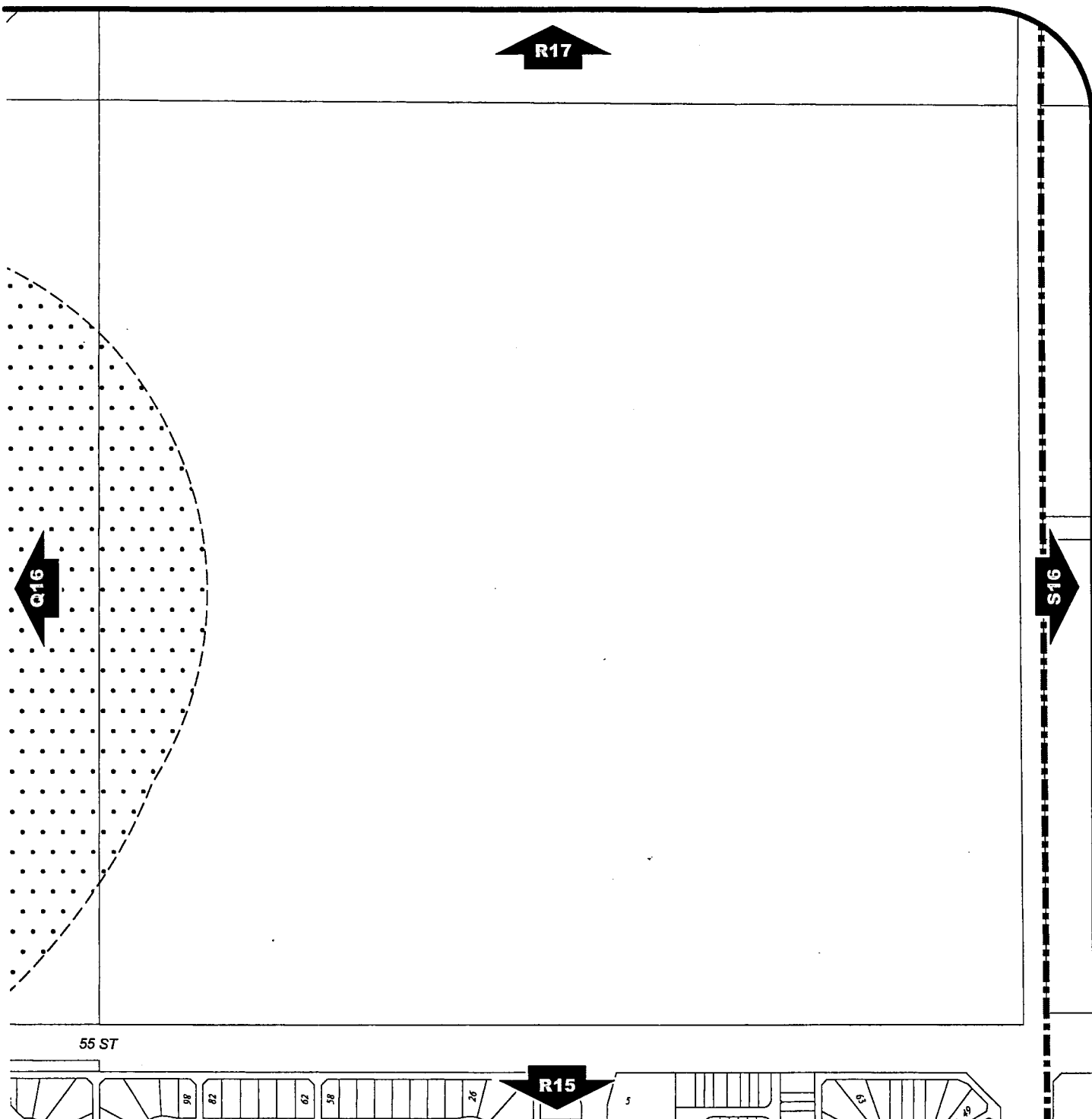
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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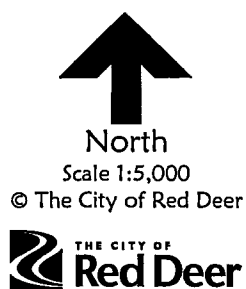
Land Use Districts

R14

SE1/4 Sec14 38-27-W4



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

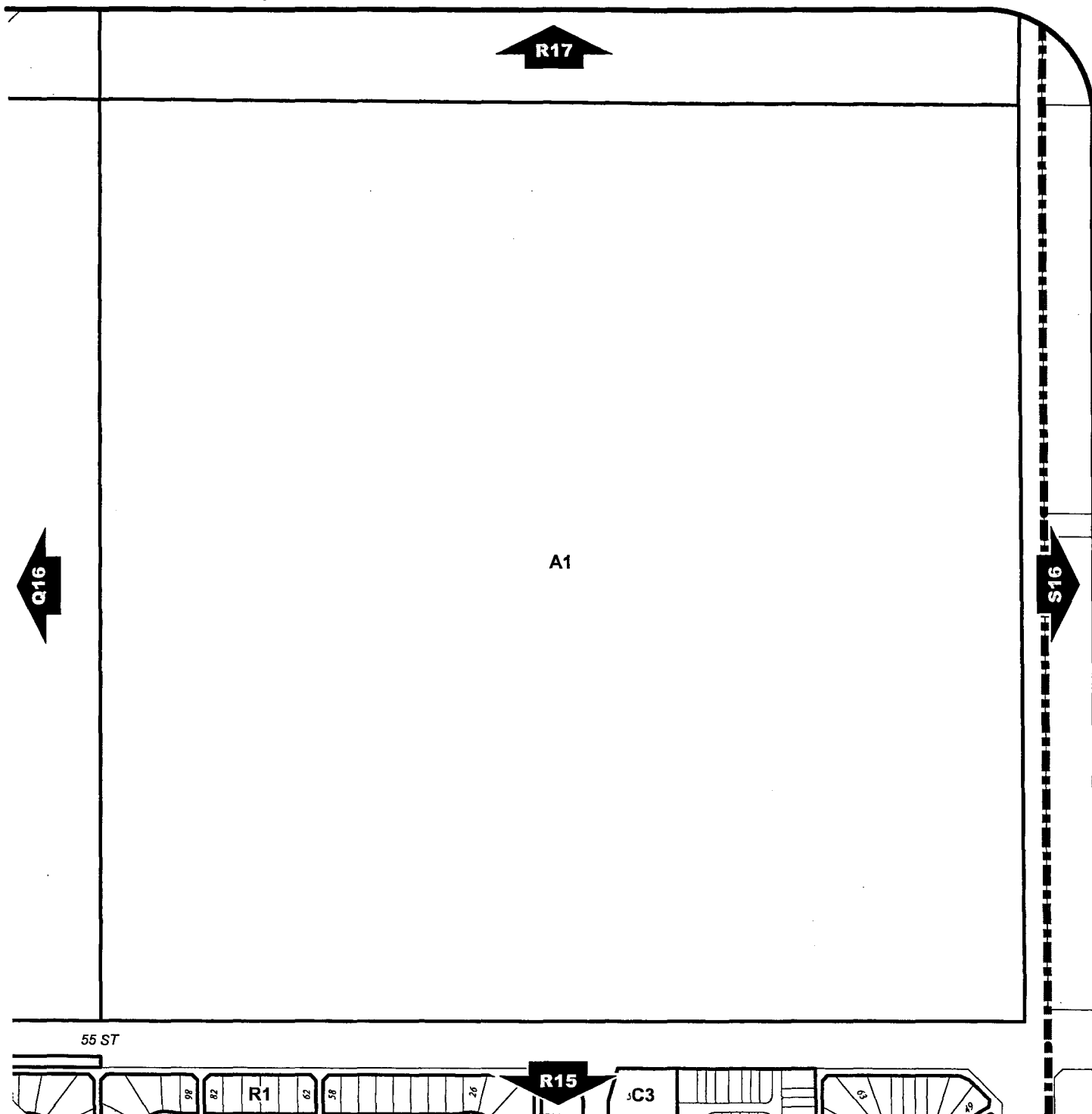
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

Printed on Jun 08, 2006

Land Use Constraints

R16

SE¼ Sec23 38-27-W4



Land Use Bylaw 3357/2006



North

Scale 1:5,000

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HR-32	Historical Site Number
#(0)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

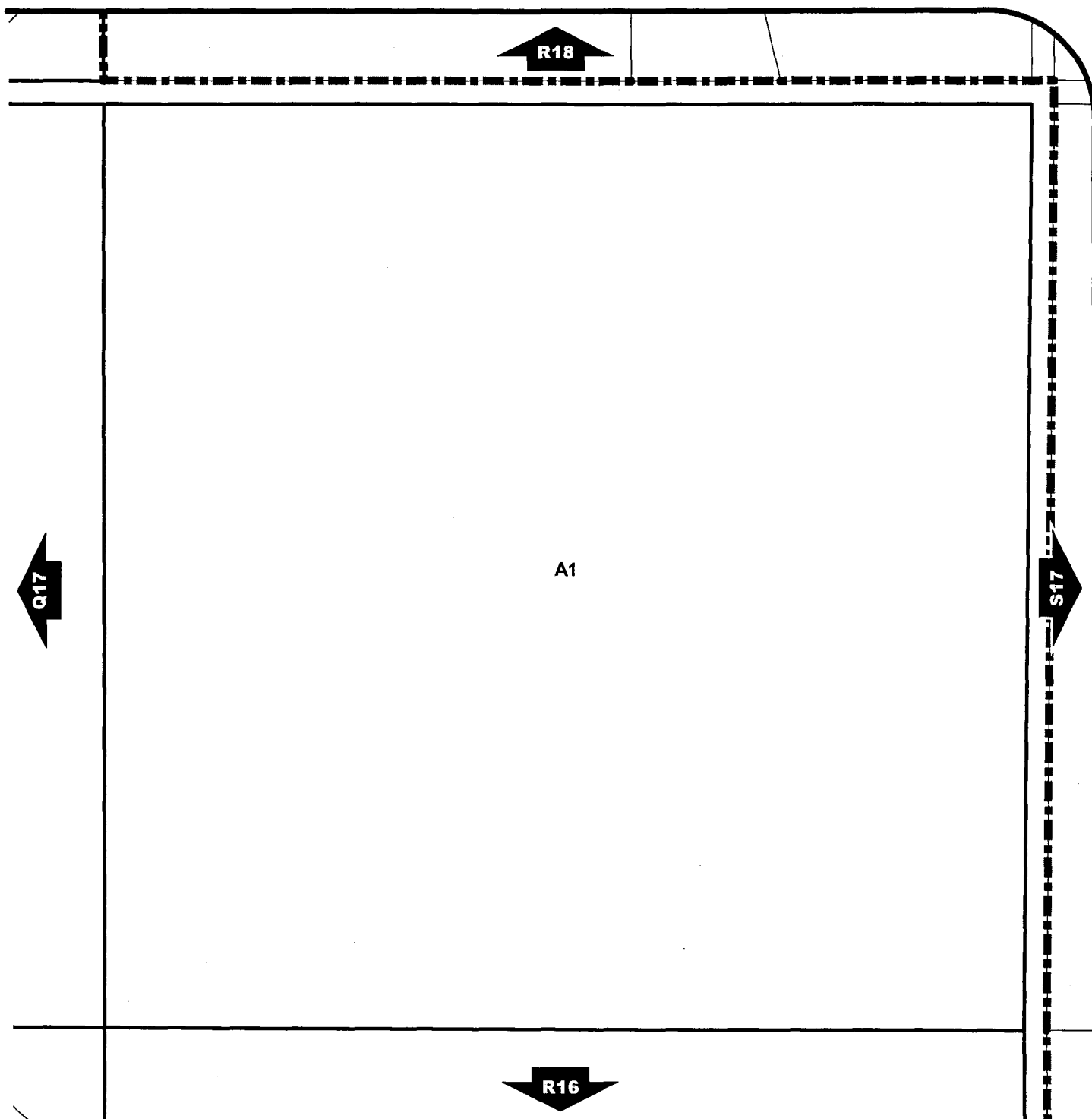
Printed on Jun 08, 2006

Land Use Districts

R16

SE1/4 Sec23 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

Scale 1:5,000

© The City of Red Deer



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>11P</i>	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
<i>2a</i>	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

Printed on Jun 08, 2006

Land Use Districts

R17

NE¼ Sec23 38-27-W4



RECREATION PARKS AND CULTURE

Date: July 6, 2006

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Kristina Getz, Culture Superintendent
Greg Scott, Recreation, Parks and Culture Manager

Subject: Recreation Centre Redevelopment - Public Art - Project 1 - Exterior

Background

The City of Red Deer's Public Art Policy supports the development of a vibrant public art collection for the community. As per the policy, 1.2% of capital construction costs, approximately \$98,000, was designated from the Recreation Centre Redevelopment project for public art. In discussion at the Culture Board meeting on April 7, 2006, the general consensus of the Board was to divide this amount into two parts: Project 1, two-thirds of total would be allocated for a large artwork for exterior placement; Project 2, approximately one-third would be set aside to purchase existing artworks for interior placement.

Discussion

The City of Red Deer invited submissions of interest for Project 1 through a mailing to over 700 artists and art galleries in western Canada. In addition advertisements were placed in arts and culture related newspapers in Edmonton and Calgary, distributed through the Culture Link list-serve, and posted on The City website.

Submissions of interest were accepted for the installation of a large-scale work of art for the exterior brick wall (approx 50' x 10') of the Recreation Centre (see attachment 1). It was requested that artwork should be made of weather-tolerant materials (brick, tile, glass mosaic, acrylics, etc.). The artists were directed that the works should celebrate any or all of the following: leisure (recreational and cultural activities), wellness, the environment, exploration, discovery, and the role that these themes play in our daily lives. The total amount specified for Project 1 is \$60,000, including installation.

A two-step jurying process was employed. The first step produced a shortlist of selected artists to complete renderings and/or maquettes. The second step involved the artist presenting his/her proposal and rendering or maquette to the jury.

The basic considerations used in reviewing the proposals were:

- the aesthetic and technical quality of the artist's work;
- the aesthetic, technical and conceptual strength of the artist's proposal;
- the artist's previous experience in working on comparable projects of scope, scale and setting;
- the artist's ability to communicate ideas visually, technically and verbally;
- the compatibility of the proposed artwork with the overall guiding themes of The City of Red Deer's Recreation Centre which include: leisure (recreational and cultural activities),

wellness, the environment, exploration discovery, and the role that these themes play in our lives; and

- the artist's ability to work effectively with the project manager.

The jury's recommendation was taken to the Culture Board for their consideration and recommendation to City Council.

At the July 6, 2006 Culture Board Meeting the following recommendation was made:

That the Culture Board support the jury's recommendation of public art for Project 1 – Exterior Brick Wall for installation at the Recreation Centre.

The Project 1 finalist(s) will be notified of City Council's decision once Council's approval has been granted.

If approved, the Artist will sign a contract with The City of Red Deer then proceed with the commission. The completed artwork will be installed at the Recreation Centre in Fall, 2006.

Financial Implications

Insurance costs to The City for the finished artwork will be approximately \$80.00 per year with annual maintenance of approximately \$500.00-\$800.00. The annual maintenance will be covered as a part of existing Public Art Maintenance budget.

Recommendation

That Red Deer City Council approves the artwork entitled "Ancient Movements" by Blake Williams Project 1 – Exterior Brick Wall for installation at the Recreation Centre.

cc Colleen Jensen, Community Services Director
Jeff Graves, Projects Superintendent

Attachments: Site Location Photography
Artists Summary
Rendering Photo





**Recreation Centre Re-Development
4501 47 A Avenue**

Area to be developed with art installation (Project #1) - north facing brick exterior wall – dimensions 10' x 50' approx.



Ancient Movements

City of Red Deer
Community Centre
Public Art

Blake Williams
1318 Grant Street
Vancouver BC
V5L 2X5
604 688 6265
604 831 6263



Rendering Summary

My rendering uses imagery that evokes the magic, mystery, history and potential of the Red Deer region. Imagery that portrays the natural world and our interaction with it. In addition to some degree I depict how it has been impacted by urbanization, and the altered relationships between the inhabitants of this land before and since European contact.

This facility is devoted to health, wellness and play, the work punctuates these concerns. It reflects our search for physical and spiritual health, evokes a sense of place, represent Red Deer's cultural groups, provide glimpses into the city's history and portray our relationship with the natural world and our inner worlds.

More specifically I have developed imagery of the human form. Large images of the body in motion evoking sport and leisure activities within the centre but also symbolic of the twists and turns that we go through in attempting to come to terms with our lives, our purpose and our dreams

These are set within a field of cultural icons and images of nature plus text that is designed to evoke our relationship with our surroundings. The cultural icons represent religious and ethnic groups but also the diversity of paths we take in the pursuit of physical and spiritual well being. The text evokes a sense of awe and wonder and the search for a more compatible relationship our environment.

These figures will be large photo images printed onto panels made of a combination of glass, ceramic tile and steel, then kiln-fired to industrial specifications and highly resistant to vandalism and graffiti. They will appeal and garner interest on an intimate level because of the wealth of detail while the large imagery will impact strongly from a distance.

As the process involved in completing this project affords the opportunity to produce multiples, it is possible to economically and efficiently produce additional pieces; details of the primary installation that could be used throughout the building and thus creating links between the exterior artwork and the interior activities of the Recreation Centre.



Materials

12" x 12" exterior grade ceramic tile

ceramic glazes and enamels

random sized glass inserts

The material will be installed using industry standards for ceramic tile installation for the region's requirements.

The artwork requires only minor care, cleaning with soap and water as necessary.

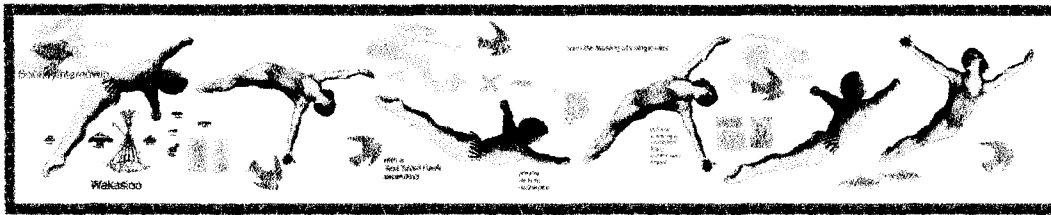
The surface on the tile is similar to any exterior tile glazed surface and have been proven to retain their character for generations.

Timeline

final design and collaboration with building design team (architects etc) 3 weeks

production of artwork 7 weeks

installation 1 week



Budget

Travel To Red Deer	
3 trips	1700
Materials	1000
Glazes	1000
Firings	500
Screen printing set up	5000
Installation	4000
Transportation	700
Accommodation and Meals	1100
contingency	5000
	20,000
Artist fee	36,000
Sub total	<u>56,000</u>
gst	3,920
Total	<u>59,920</u>

Comments:

We agree with the recommendations of the Culture Superintendent and Recreation, Parks and Culture Manager.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Kristina Getz, Culture Superintendent
Greg Scott, Recreation, Parks and Culture Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Recreation Centre Redevelopment – Public Art – Project 1 - Exterior

Reference Report:

Culture Superintendent and Recreation, Parks and Culture Manager , dated July 6, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Culture Superintendent and Recreation, Parks and Culture Manager, dated July 6, 2006, re: Recreation Centre Redevelopment – Public Art – Project 1 – Exterior hereby approves the artwork entitled “Ancient Movements” by Blake Williams Project 1 – Exterior Brick Wall for installation at the Recreation Centre.”

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk

c Community Services Director

Recreation, Parks and Culture Department

DATE: July 6, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Kristina Getz, Culture Superintendent
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Red Deer Historic Arches Park

Background

One component of the Alexander Way Centennial Legacy Project was the development of a park site at the corner of 46 Street and 51 Avenue devoted to acknowledging the important role the railway played in the history of our community. This area, called Centennial Plaza Park, is located on the former CPR yards site. Through the dedicated efforts of the Central Alberta Historical Society, the first stage of this development, the original Michener Fountain, was restored and installed in this park in 2003. The Society has continued working towards further enhancing the historic nature of this park with the addition of a Historic Arches monument - the purpose being the commemoration of the major events and periods in Red Deer's history.

Discussion

The Central Alberta Historical Society would like to present the concept design for the Historic Arches Project to Red Deer City Council for their support of its inclusion in Centennial Plaza Park

The project, with eight arches representing eight eras or stages, capturing Red Deer's development over its first 100 years, is representative of a railway roundhouse. The columns will have images from the community's history etched into granite plaques, which will highlight individuals, organizations, and events that have contributed to Red Deer's rich history. The supporting arches delineate the different eras. (See attached project brief.)

The Recreation, Parks and Culture Department has reviewed the concept design for inclusion in this park space. From an organizational perspective, there is merit in proceeding on this project. The initial concept design shows a structure, which will be accessible to all, helping to tell the story of our community, a remembrance for our long time residents and an educational tool for children, new residents and visitors.

On July 6, 2006, the Culture Board approved the following recommendation:

That the Culture Board recommend to City Council approval of the concept for the Historic Arches project subject to the following conditions: (conditions as stated in Council recommendation below)

Financial Implications



Recreation, Parks and Culture Department

The Central Alberta Historical Society has done all of the fundraising for this project. Attached to the recommendation are conditions that need to be considered or completed as part of the detail design work. These will be the responsibility of the Central Alberta Historical Society.

Once the project is complete the Arches will become the property of The City and the responsibility for insurance, ongoing maintenance will become the responsibility of The City. Insurance costs will be approximately \$100.00/year with maintenance of approximately \$800.00-\$1000.00 per year. This would need to be considered as a part of the Culture Sections 2007 budget submission for Public Art maintenance.

Recommendation

That Council approve the Historic Arches project to be developed in Centennial Plaza Park subject to the following conditions:

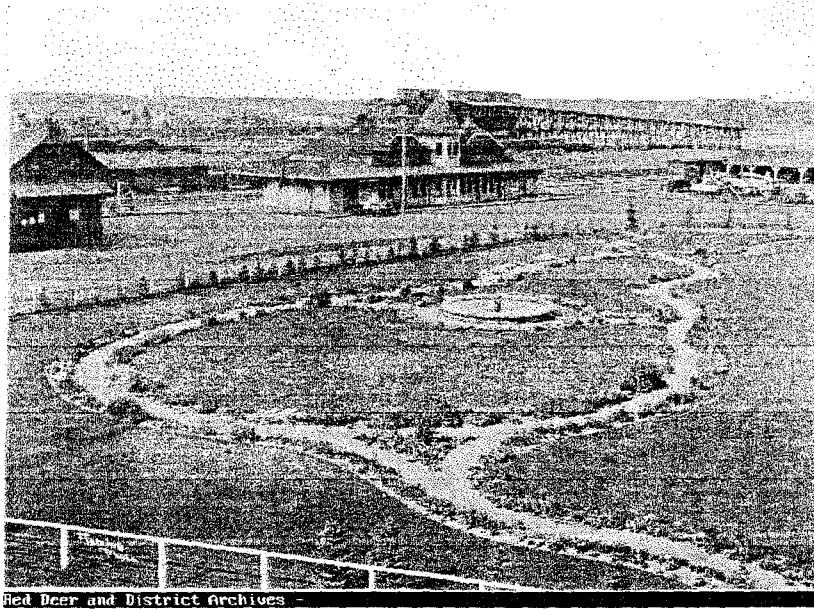
1. The Central Alberta Historic Society will be responsible for project management.
2. The Central Alberta Historic Society will bring detailed design plans to the Recreation, Parks and Culture Department for consultation and input.
3. The Central Alberta Historic Society and their contractor will ensure the detail design plan addresses concerns related to adequate foundation for size and weight of project, possible effects of construction/installation on area utilities and underground sprinklers.
4. The Central Alberta Historic Society will conduct a consultation with the residential area adjacent to the park space for input on this development with report available as a part of the detailed design.
5. Any or all historic interpretation signage and displays will need to be presented to the Heritage Preservation Committee for comments as a part of detail design proposal (pictures, wording, etc.).
6. The Central Alberta Historic Society will ensure all landscaping and sprinkler systems that may be affected during construction will be returned to completed state with no costs incurred by The City.
7. Ongoing maintenance costs will need to be considered and addressed by the Central Alberta Historic Society in detailed design stage.

cc Colleen Jensen, Community Services Director
 Ron Kraft, Parks Superintendent

Attachments: Project Brief
 Rendering Photo

HISTORIC ARCHES PARK

PROJECT BRIEF



CENTRAL ALBERTA HISTORICAL SOCIETY

March 16, 2006

HISTORIC ARCHES PARK

PROJECT BRIEF

Project Description

The purpose of the Historic Arches Park is to commemorate the major events and periods in Red Deer's history, including the time when the railway was the most important aspect of this community. The Park will give visitors a glimpse into Red Deer's past. The project will develop a set of columns and arches, reminiscent of a railway roundhouse, on which will be placed a number of marble plaques with images from Red Deer's history etched on them. Although the City's "Ghosts" program provides for a number of bronze statues to be placed around the city commemorating many individuals who have played key roles in Red Deer's history, the Historic Arches Park etchings will attempt to capture the full sweep of Red Deer's development over its first hundred years. The curved arches will recall the front facade of the CPR roundhouse, once an important part of Red Deer's position as a railway divisional point. The Michener fountain in the park, together with the landscaping, flower beds and appropriate signage, will honour the role of the CPR in developing interest in horticulture in the West. The images etched into the plaques on the columns supporting the arches will highlight individuals, organizations and events that are representative of Red Deer's rich history.

There will be eight arches, representing eight eras or stages in Red Deer's history, based on the divisions used by City Archivist Michael Dawe in his book, *Red Deer: An Illustrated History*. The aim is to have a visually striking and appealing installation which, from a distance, will immediately suggest Red Deer's historic past and, on closer inspection, will appeal to people of all ages as a source of information about our past.

Background to the Project

For the first half of the twentieth century, people arriving in Red Deer on the CPR train were greeted by a large park in front of the station. The park featured a large fountain in the centre, donated by Edward Michener (then the former mayor of the town of Red Deer) in 1907, which was surrounded by ample flower beds, part of the CPR's program to promote horticulture in the West.

By mid-century, however, growth and development in the downtown area led to major changes. Roads and parking spaces took the place of the park, and the fountain was removed and consigned to the landfill. Fortunately, however, the fountain was diverted from its intended destination by Mr. Ken Martin, who rescued it and installed it at his country residence.

By the 1990s, the railway tracks were rerouted, taking them out of the downtown area and relocating them west of the city and west of Highway 2. The railway land in the downtown area became available for redevelopment. The old CPR station, which had stood empty for a number of years, was restored to its original exterior appearance and converted to attractive office space. The original park space was no longer available, but City Council began plans for a rather long, narrow park on a small piece of land one block south from the old station and south of the original park.

Members of the Central Alberta Historical Society began discussing the possibility of restoring the old fountain as part of the new park development, and entered into negotiations with Mr. Martin for the fountain's recovery. Mr. Martin generously agreed to donate the fountain, once he was assured that it would be safely reinstalled and not destroyed. In January 2000, during the presidency of Dr. Bill Baergen, the Society decided to submit an application to the Canadian Pacific Heritage Fund for a grant to assist with the development of a part of the park to honour the work of the CPR in promoting and developing horticulture in this area. The application was prepared over the following months by Morris Flewwelling, a former member of the Board of Directors, and was submitted to the foundation in January 2001. Our application was approved and we were awarded a grant of \$32,000. The first half of the grant was received immediately. Unfortunately subsequent progress on the project was slow, and before sufficient work could be done to justify payment of the second half of the grant, the CPR foundation was discontinued and the funds were no longer available. However, the receipt of the first \$16,000 assured that one theme in the park would be recognition of the CPR's horticultural program.

The City's original plans for the park included the installation of a series of columns and beams, reminiscent of the coal ramp or tipple that at one time stood west of the station. This would be at the north end of the park and close to a small amphitheatre and outdoor public gathering area. The plans also included landscaping and the installation of the fountain at the south end of the park. Unfortunately provincial funding that had been expected for centennial projects failed to materialize, and the plans had to be greatly reduced. The fountain was installed, but plans for the "tipple" installation were abandoned.

Meanwhile members of the Board of Directors of the Society, under the inspiration of then President Dr. Bob Lampard, had begun to discuss the possibility of an installation at the south end of the park, near the fountain, which could be used to tell Red Deer's story over its first hundred years. It would be a set of columns and arches, somewhat smaller than those envisaged by the City for the north end of the park, and would be designed to suggest a part of the wall of the railway roundhouse. On three sides on each of the columns, panels would be applied on which would be etched images from Red Deer's past so that, moving from column to column, viewers would view representations from Red Deer's past. Local artist and muralist David More was invited to develop a concept design for the arches and for the image panel, and Terry Bearden of Bearden Engineering was asked to investigate the technical feasibility of the project.

When a concept design had been reviewed by the Board of Directors and the City, an application was made by President Lampard to the provincial government for funding under the Community Facilities Enhancement Program in the amount of \$125,000 and, in September 2005 we were advised that we had been successful. A cheque for \$125,000 was presented to the Society by Mary Anne Jablonski, MLA for Red Deer North.

An *ad hoc* committee was established, chaired by Bob Lampard and including David More, City Archivist Michael Dawe, representation from the City's Heritage Preservation Committee and members of the CAHS Board of Directors, to make recommendations about the historical content of the panels. It was decided that there should be eight arches, each one representing a theme used by Michael Dawe in the organization of his book, *Red Deer: An Illustrated History*. Various materials were considered for the panels themselves, and a recommendation was made by the committee to use etched marble panels, similar to those used recently in Calgary's Police Officers' and Firefighters' Commemorative Plaza.



Job #: 04-143

City of Red Deer
Box 5008
Red Deer, Alberta T4N 3T4

Attn: Greg Scott

May 30, 2006

Dear Sir:

Re: Proposed CPR Park , Red Deer, AB – Revised & Updated Preliminary Cost Estimate

We have completed a **preliminary cost estimate** for the above-mentioned project. The following information is approximate only and is meant to assist you in your decision making for the time being. The exact cost of the entire project will be known only when the detailed working drawings and specifications are produced and then tendered to the various Contractors for precise material and labour evaluations of each and every item within the entire project.

We estimate that the totally constructed project will cost **at least \$87,400.00**. This estimate is $\pm 10\%$ accurate as many factors can affect the actual costs such as adverse soils conditions, various qualities of finishes & materials, material & labor price changes and also location.

The above project cost breaks down as follows:

-	9 – 24"x24"x10' high concrete columns on large diameter concrete piles	\$28,700.00
-	8 precast concrete arches with a 10' clear span c/w delivery, erection, connections	\$43,500.00
-	New concrete walkway about columns	\$ 5,600.00
-	Repair of landscaping	\$ 2,600.00
-	Electrical lighting & power	est \$ 7,000.00
	Minimum Total Estimated Cost	\$87,400.00

The following items are not included within the above stated cost estimate:

-other site development	-earthwork below 6" depth	-new park furniture
-other concrete sidewalks	-consultants fees ($\pm 10\%$)	-GST, General Contingency Allow
-new landscaping & signage	-materials testing	-stainless steel silhouettes

We hope the above information will assist you in your planning and decision making for this project. Should you require any further information, please contact the undersigned.

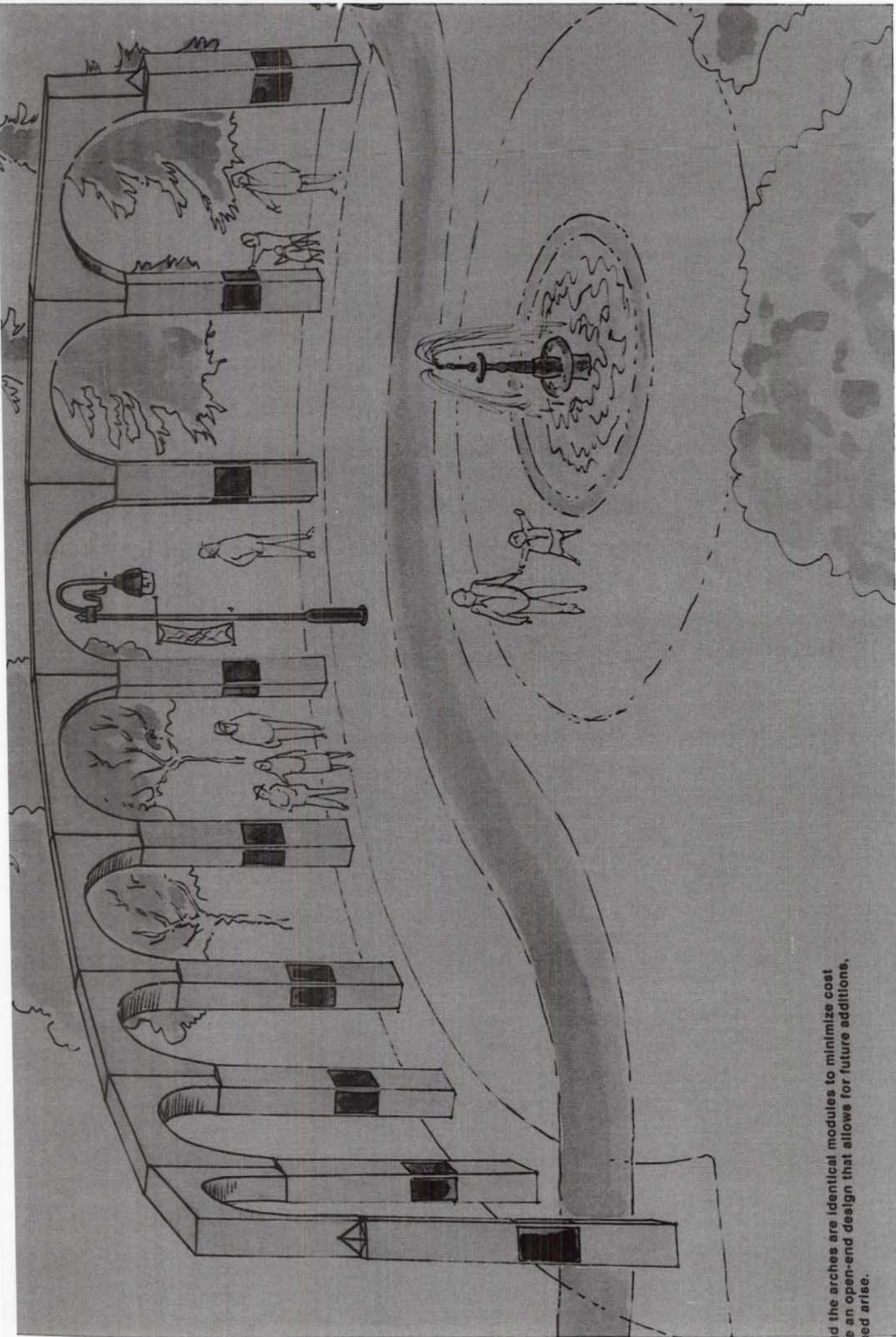
Yours truly,
BEARDEN ENGINEERING CONSULTANTS LTD.

A handwritten signature in dark ink, appearing to read "T. Bearden".

per: Terry Bearden, B. Sc., M.A. Sc., P. Eng.

cc. Dr. Robert Lampard

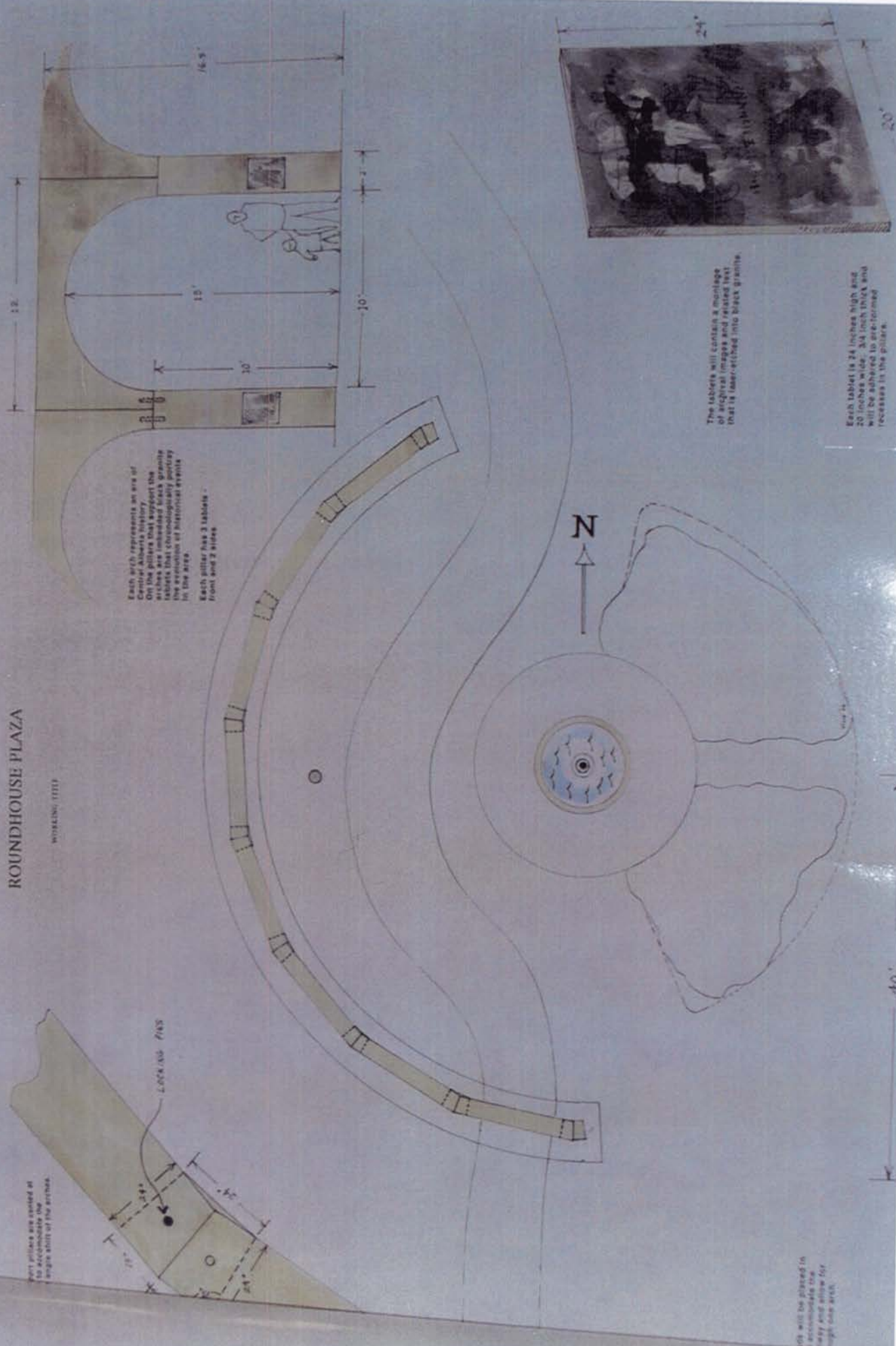
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id the arches are identical modules to minimize cost
e an open-end design that allows for future additions,
ed arise.

ROUNDHOUSE PLAZA

WORKING TITLE



Each arch represents an era of Central Alberta history. On the pillars that support the arches are 12 standard black granite tablets that contain the history of the evolution of historical events in the area.

Each pillar has 3 tablets - front and 2 sides.

The tablets will contain a montage of images and related text that is laser-etched into black granite.

Each tablet is 24 inches high and 20 inches wide. The text and images will be adhered to the front recesses in the pillars.

Each pillar is made of black granite and is 12' high and 12' wide.

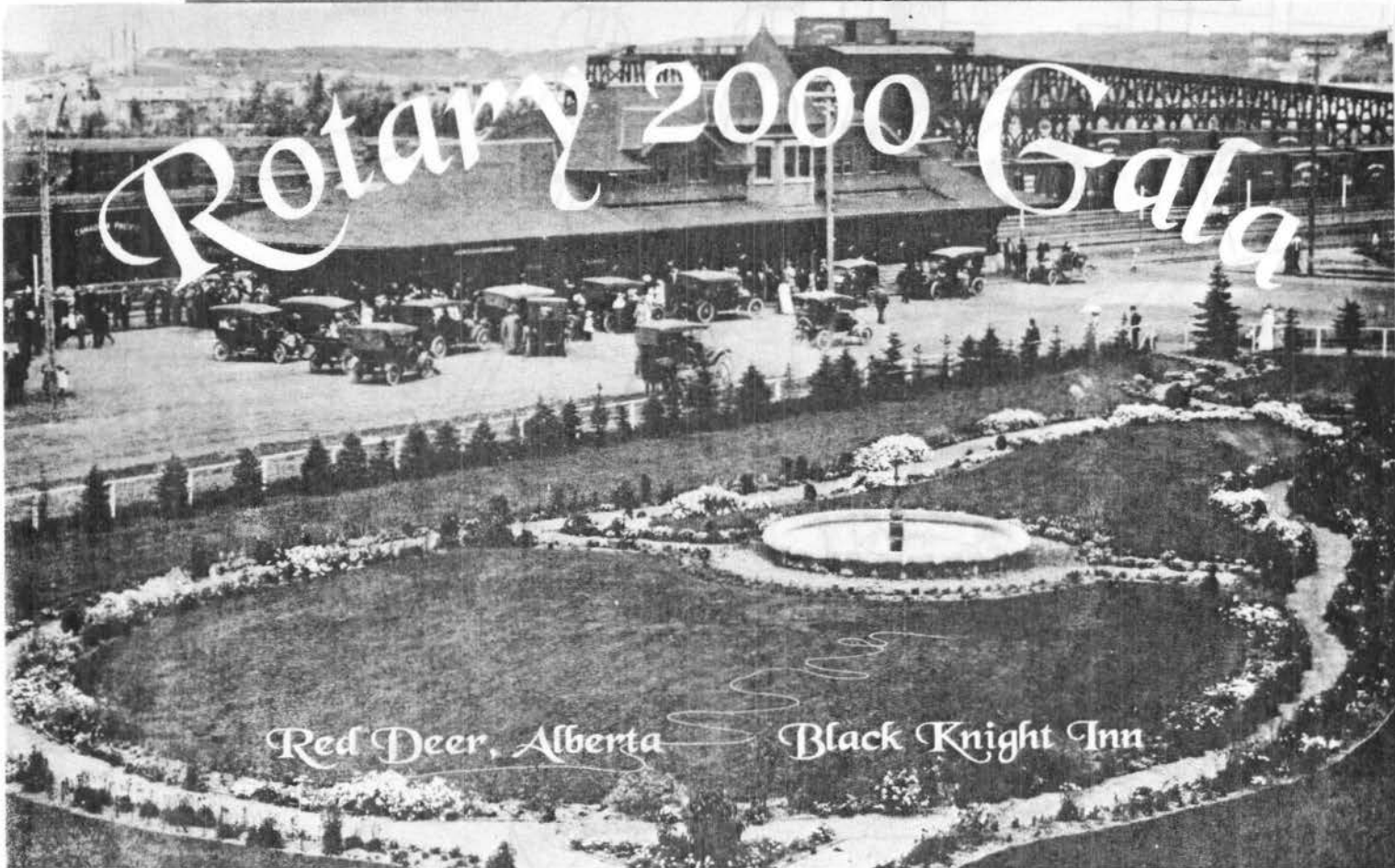
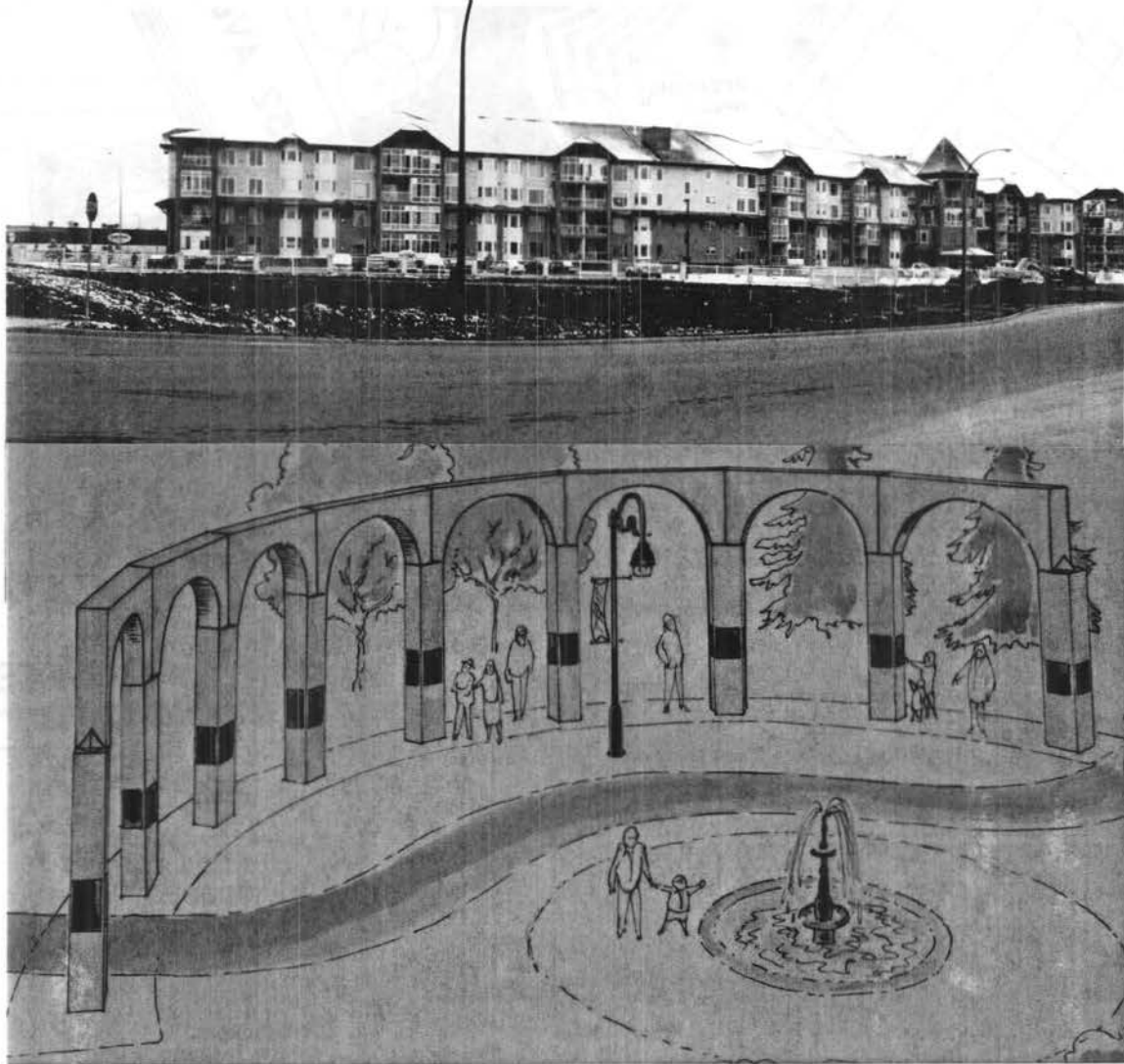
Each pillar will be placed in a recessed area of the plaza and will be surrounded by a low wall and a path for people to walk around.

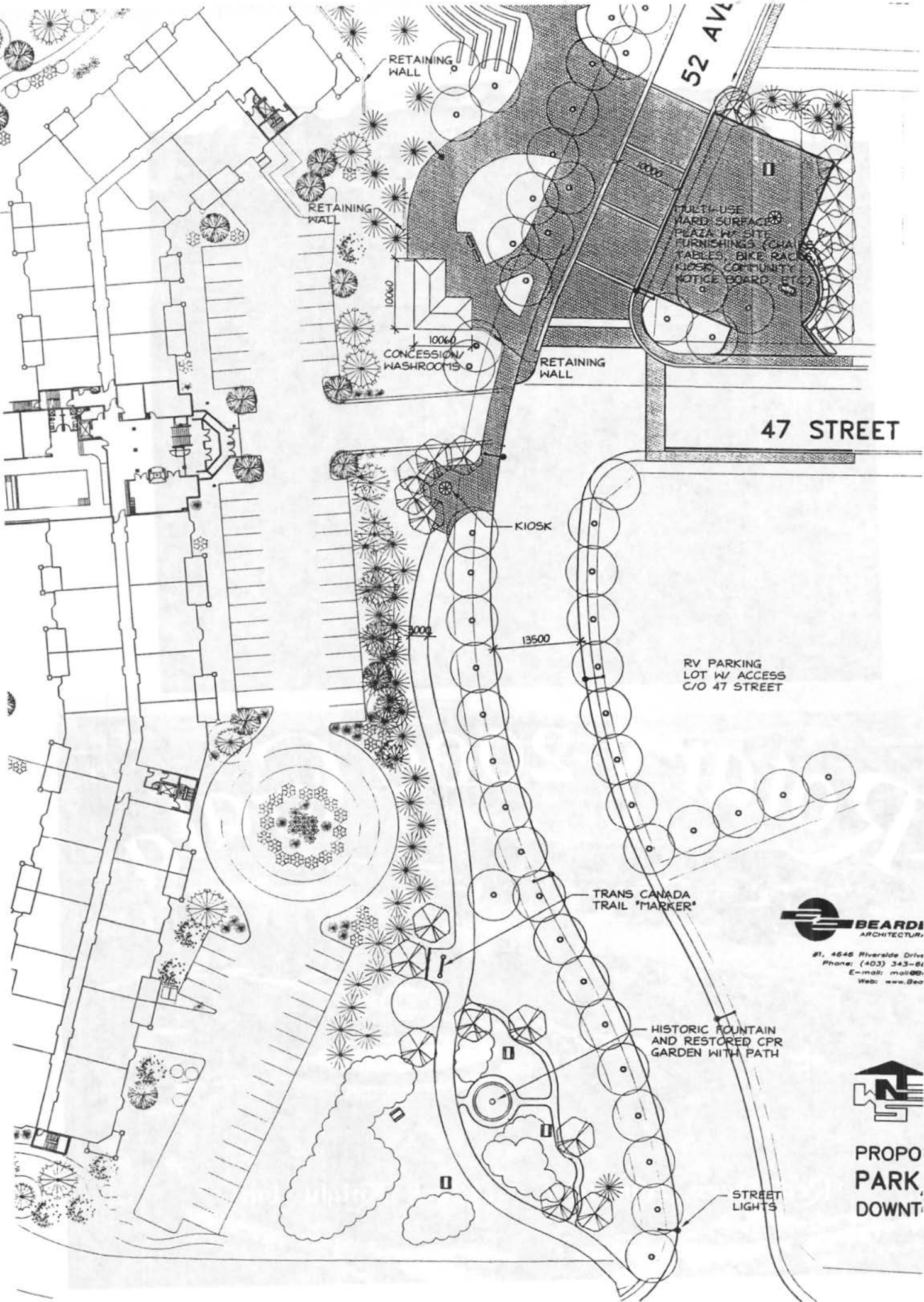
Comments:

We agree with the recommendations of the Culture Superintendent and Recreation, Parks and Culture Manager.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager

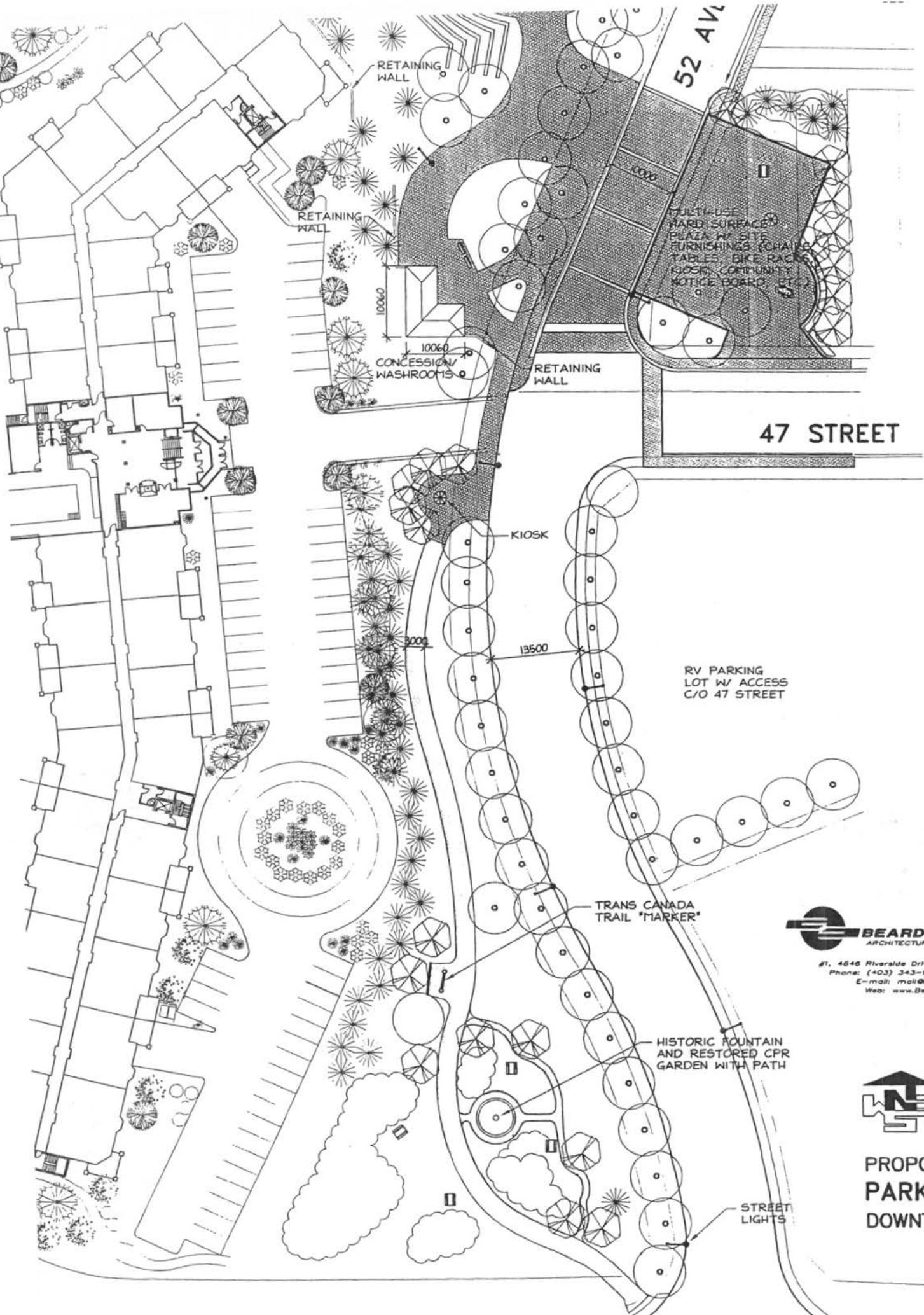




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Web: www.beardi.ca



**PROPO
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DOWNTOWN**



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Web: www.bea



PROPO
PARK
DOWNTOWN



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Kristina Getz, Culture Superintendent
Greg Scott, Recreation, Parks and Culture Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Red Deer Historic Arches Park

Reference Report:

Culture Superintendent and Recreation, Parks and Culture Manager , dated July 6, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Culture Superintendent and Recreation, Parks and Culture Manager, dated July 6, 2006, re: Red Deer Historic Arches Park hereby approves the Historic Arches project to be developed in Centennial Plaza Park subject to the following conditions:

1. Central Alberta Historic Society is responsible for project management.
2. Central Alberta Historic Society bring detailed design plans to the Recreation, Parks and Culture Department for consultation and input.
3. Central Alberta Historic Society and their contractor ensures the detail design plan addresses concerns related to adequate foundation for size and weight of project, possible effects of construction/installation on area utilities and underground sprinklers.
4. Central Alberta Historic Society consults with the residential area adjacent to the park space for input on this development with reports available as a part of the detailed design.
5. Any or all historic interpretation signage and displays to be presented to the Heritage Preservation Committee for comments as a part of the detail design proposal (pictures, wording, etc.)
6. Central Alberta Historic Society ensures all landscaping and sprinkler systems that may be affected during construction are returned to completed state with no costs incurred by The City.
7. On-going maintenance costs to be considered and addressed by the Central Alberta Historic Society in detailed design stage.”

...2/

Council Decision – July 17, 2006
Red Deer Historic Arches Park
Page 2

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk

c Community Services Director

**Recreation & Culture Facilities**

RPC-47.055

DATE: July 10, 2006**TO:** Kelly Kloss, Manager
Legislative & Administrative Services**FROM:** Greg Scott, Manager
Recreation, Parks & CultureJeff Graves, Projects Superintendent
Recreation, Parks & Culture**SUBJECT: G.H. Dawe Renovation / Upgrade Project**

Background:

In 2003 the Recreation, Parks & Culture Department and Group 2 Architects completed a Needs Assessment and Concept Design for the G.H. Dawe Recreation Centre. The study was presented to Council in December 2003. The process for the study included public consultation, a public meeting and consultation with both the Red Deer Catholic School and Red Deer Public School Authorities and the Red Deer Public Library. In 2004, funding for the Detail Design Phase of this project was provided for in the Recreation, Parks and Culture Business Plan and Budget and City Council approved funding to undertake this phase of the project. The design phase was then put on hold pending the review of the Roland Michener Recreation Centre and the delay in the start date for proceeding with the Recreation Centre Renovation Project. As a result of these factors, the design budget was carried forward into 2006 and presented to Council for approval as part of the 2006 Capital Budget. An amount of \$650,000 has been assigned for the detail design stage of this project.

Discussion:

In accordance with the major facilities planning and construction template, we would like to proceed with Phase III (Detail Design stage). Our timeline anticipates that we will be ready for the construction phase in July 2007. This timing allows for the completion of the Recreation Centre in early 2007 and for construction start up to take place at the Dawe site when the majority of children are on summer vacation from G.H. Dawe School.

We will be working cooperatively with the Red Deer Public Library on this project and consulting with both the Red Deer Public School District and the Red Deer Catholic Regional Division #39.



Recreation & Culture Facilities

RPC-47.055

Recommendation:

That Council of the City of Red Deer approve the Recreation, Parks & Culture Department proceeding with the Detail Design Stage of G.H. Dawe Renovation / Upgrade Project in accordance with the major facilities planning and construction template.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Greg Scott', written over a horizontal line.

Greg Scott, Manager
Recreation, Parks & Culture

A handwritten signature in black ink, appearing to read 'Jeff Graves', written over a horizontal line.

Jeff Graves, Projects Superintendent
Recreation, Parks & Culture

Comments:

We agree with the recommendations of the Recreation, Parks and Culture Manager.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006

TO: Greg Scott, Recreation, Parks and Culture Manager
Jeff Graves, Projects Superintendent, Recreation, Parks and Culture

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: G.H. Dawe Renovation / Upgrade Project

Reference Report:

Recreation, Parks and Culture Manager, dated July 10, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks and Culture Manager and the Projects Superintendent, dated July 10, 2006, re: G.H. Dawe Renovation/Upgrade Project, directs Administration to proceed with the Detail Design Stage of the G.H. Dawe Renovation/Upgrade Project, based on a budget not to exceed \$650,000."

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk

c Community Services Director



Director of Corporate Services

DATE: July 11, 2006

TO: Legislative & Administrative Services Manager

FROM: Director of Corporate Services

Re: **Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF)**

Background

The CAMRIF grant is a partnership between Canada, Alberta and municipal governments for infrastructure projects in the province. The eligible cost of approved projects will be shared equally among the three partners. Applicants may use federal or provincial funding for their share but this funding must not exceed 50% of the eligible costs. For purposes of this grant, costs that have already been incurred, or work that is performed by City staff is ineligible, such as studies, administrative overhead, and staff salaries.

The project approvals will be decided on a competitive basis. There will be a minimum of two calls for projects. The first call is July 31, 2006 and the next call is April 2007.

Construction must commence 6 months after the later date of the approval date or the completion date of an environmental assessment; and construction must be totally complete by March 31, 2010. The Province intends to review submitted business plans for the first call by December 31, 2006.

The grant reviewers are placing a strong emphasis on funding "green" projects that improve the quality of the environment and contribute to clean water, soil, or air. Projects must fall into one of the following categories: water and wastewater, solid waste, public transit or energy efficiency improvements.

The grantors intend to also allocate grant money to projects such as local roads and bridges, recreation cultural and tourism projects, energy improvement, transit, water and wastewater, recreation facilities, and improved broadband Internet access projects.

**Director of Corporate Services**

We are advised that a minimum of a 1/3 of the grant will be spent on water and wastewater projects and a minimum of a 1/3 of the grant will be spent on transportation with a maximum of a 1/3 being spent on other projects. The final 1% will be used to fund municipal capacity building, such as the proposed asset management system.

Canada and Alberta will each contribute \$88 million, for a total of \$176 million. Of that amount, 20% or \$35.2 million will be allocated to Edmonton and Calgary. Cities are also expected to contribute \$88 million, for total funding of \$264 million.

For any project that is approved, progress and final reports will be required. These reports must include the project costs and the performance measures to indicate the level of success in supporting the objectives and specific benefits of the project.

Discussion

Administration has identified the following 6 projects for this grant application:

- 1) Dawe Centre & Library Renovations
- 2) Waste Water Treatment Plant Secondary Clarifier
- 3) Park Upgrades to Waskasoo Park Area
- 4) Transit Bus Stops
- 5) 32 Street/Gaetz Avenue Intersection Improvements
- 6) Asset Management System

The program requires a supporting Council resolution. With Council's approval, we will apply for this funding by July 31, 2006.

Results of the process are not expected until after the December 31, 2006 deadline for reviewing the business cases. If successful, we will need to proceed to construction within 6 months after we are granted project approval.

Recommendation

That Council approve submission of the business cases for the above noted projects, to the CAMRIE Secretariat for review.

A handwritten signature in black ink, appearing to read 'Rodney Burkard'.

Rodney Burkard

Comments:

We agree with the recommendations of the Director of Corporate Services.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager

FILE COPY



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006
TO: Rodney Burkard, Director of Corporate Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF)

Reference Report:

Director of Corporate Services, dated July 11, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Director of Corporate Services, dated July 11, 2006, re: Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF), hereby approves the submission of the following projects to the CAMRIE Secretariat for review:

1. Dawe Centre & Library Renovations
2. Waste Water Treatment Plant Secondary Clarifier
3. Park Upgrades to Waskasoo Park Area
4. Transit Bus Stops
5. 32 Street/Gaetz Avenue Intersection Improvements
6. Asset Management System"

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

/chk

c G. Mullin, City Treasurer



DATE: July 11, 2006
TO: Legislative & Administrative Services Manager
FROM: Parking Liaison
RE: **Proposed Amendments to Traffic Bylaw 3186/97**

Several changes are being recommended to the Traffic bylaw. These changes improve the clarity of the bylaw, address legal concerns on the wording of the bylaw, update the speed limit provisions to include annexed lands and implement the new City of Red Deer parking program. The proposed amendments reflect changes requested by several departments and legal counsel. The details are as follows:

DEFINITIONS

It is recommended that the following definitions be deleted:

1. "Commercial loading or unloading space"; and
2. Loading or unloading zone".

Two new definitions are required to help clear up any confusion in the Bylaw.

"Commercial loading zone" means a space on a highway, marked with a City authorized sign containing the words "Commercial Loading Zone", for parking of commercial vehicles during actual loading or unloading of goods or other materials.

"Public loading zone" means a space on a highway, marked with a City authorized sign containing the words "Public Loading Zone", for the parking of non-commercial vehicles during actual loading or unloading of goods or other materials.

STOPPING OR PARKING A VEHICLE

2. A change is being recommended to Section 24 to clarify the bylaw's intent regarding stopping and parking of vehicles. The change addresses some concerns expressed recently by a traffic court judge. The judge felt that the bylaw did not

expressly prohibit people from stopping in a no parking zone. As a result the judge dismissed a ticket on the basis of an argument that a vehicle was stopped temporarily, not parked, in a no parking zone.

Recommendation

It is recommended that section 24 be amended to read:

24 No person shall stop or park their vehicle at any of the following locations:

- (a) Construction Area - With the exception of authorized construction personnel, upon any portion of a highway marked by a sign as a construction area;
- (b) Bus Area - Upon any portion of a highway marked by a sign as a bus stop or bus zone;
- (e) Designated Vehicles Only Area - With the exception of designated vehicles, upon any portion of a highway marked by a sign as an area for designated vehicles. Without limiting the generality of the foregoing, the following classes of vehicles are designated vehicles:
 - (i) Police vehicles;
 - (ii) Red Deer Transit System vehicles;
 - (iii) bylaw enforcement vehicles;
 - (iv) funeral cars owned and being operated by a funeral chapel in the course of performing a funeral; and
 - (v) school buses during such time that such buses are being used to transport students to and from the school, and loading and unloading of such students.

LOADING ZONES

3. A change is being recommended to Section 24.1 of the traffic bylaw to clarify the intent of loading zones. Most loading zones are established to allow commercial vehicles to unload merchandise. There are, however, a few loading zones that have been established for public use to pick up merchandise. The current bylaw does not differentiate between these two uses and leads to some confusion as to who can use the loading zone. Public use of a commercial loading zone has caused problems for couriers and delivery vehicles. The proposed bylaw amendment would clarify the use of the loading zones resulting in reduced abuse and improved clarity.

The Bylaw presently reads:

“With the exception of a person operating a vehicle for a courier service or a person actively engaged in loading or unloading a vehicle, no person shall stop or park a vehicle in any loading or unloading zone. A person operating a vehicle for a courier service may park in a loading or unloading zone for a period of time not exceeding 10 minutes. A person actively engaging in loading or unloading a vehicle may park in a loading or unloading zone for a period of time not exceeding 60 minutes.”

The recommended change to this bylaw would identify each loading zone as a “Commercial Loading Zone” or as a “Public Loading Zone”.

An example of a Commercial Loading Zone would be:

The current Loading Zone in the alley between Amos and Andes and the Dollar Store on Gaetz Av. This loading zone would be identified as such with the words “Commercial Loading Zone” and is ideal for larger vehicles that cannot fit in a regular parking stall.

An example of a Public Loading Zone would be:

The current loading zone in front of the Century Centre at 4807 - 50 Av. This loading zone is situated between 2 angled parking stalls and would be identified as such with the words “Public Loading Zone” and would be used by the public to allow the momentary stopping to pick up a pre-purchased item from one of the available stores in the immediate area.

Recommendation

It is recommended that section 24.1 be amended to read:

- 24.1 No owner or operator shall stop or park a vehicle in a Commercial Loading Zone unless:
- (a) the vehicle bears a commercial license plate or is identified as a commercial vehicle through signage;
 - (b) the owner or operator is actively engaged in loading or unloading the commercial vehicle of merchandise or other materials; and
 - (c) The commercial vehicle is not stopped or parked for a period of time exceeding 30 minutes.

It is also recommended that section 24.2 be added to read:

- 24.2 No owner or operator shall stop or park a vehicle in any Public Loading Zone unless:

- (a) The owner or operator is actively engaged in loading or unloading a vehicle; and
- (b) The vehicle is not stopped or parked for a period of time exceeding 10 minutes.

In order to reflect the proposed changes, it is also recommended that the fines section of the bylaw be updated to reflect the fact that there are five potential fines under the new wording of the bylaw. The fine amounts (\$50.00) will remain unchanged.

ADVERTISING AND SELLING GOODS

4. Section 37.2 is proposed to be amended to address vehicles being parked on highways or boulevards advertising, displaying, offering or selling goods for sale. Although this is already covered in provincial legislation (Section 109 (1) (d) of the Use of Highway and Rules of the Road Regulation Act), it is not specifically addressed in our traffic bylaw. A specified penalty of \$50.00 is also proposed to be added.

Recommendation

It is recommended that section 37.2 be added to read:

- 37.2 Unless permitted by the City no person shall do any of the following on a highway or boulevard within the City limits:
- (a) display any goods for sale;
 - (b) offer any goods for sale;
 - (c) sell any goods; and
 - (d) park a vehicle that is being displayed for sale or that is displaying advertising directing persons to a commercial premises.

PAID PARKING - HANDICAPPED STALLS

5. Section 43.1 is proposed to be amended to clarify handicapped parking in the City. In the Swanson Transportation Consultants Parking Report (November 2004), the consultant indicated that:

“In other municipalities, the disabled community has demanded equal access, that is, specific designated stalls provided to them to allow the opportunity for access. However, they have not demanded ‘preferential treatment, such as free parking’. Providing free parking to vehicles with placards places an added incentive to handicap placard abuse, counterfeiting and theft of placards.”

Although the parking consultant has recommended that free parking be eliminated for vehicles with handicapped placards, staff are recommending that the free parking be maintained for vehicles with placards that are parked in the marked handicapped stalls. Along with the rest of the residents in the City, vehicles with placards would be required to pay when they park in metered stalls.

Recommendation

It is recommended that section 43.1 be amended to read:

- 43.1 Vehicles bearing a valid handicapped placard or license plate issued or approved under the Traffic Safety Act and regulations thereunder are exempt from the required meter payments when parked in a Marked Handicapped Stall.

COURIER PARKING

6. In order to provide for courier and delivery operators, it is proposed that a Parking Permit be made available to the delivery industry for parking in the downtown area. This type of permit is offered in Calgary and Edmonton for courier companies.

This permit would be purchased from the City annually and it is anticipated that no more than 20 permits would be bought per year. It is felt that this would not hinder parking in the Downtown area and would allow courier companies to park at the nearest available stall for deliveries.

Recommendation

It is recommended that section 43.2 be added to the Traffic Bylaw to read:

- 43.2 Sections 40 and 41 do not apply to a vehicle operated by a licensed delivery/courier service occupying a metered space for not more than fifteen (15) consecutive minutes and on which is displayed a valid parking permit in a form duly authorized by the Inspections and Licensing Manager.

A specified penalty of \$50.00 is also proposed to be added for couriers that park over the time limit provided.

OVERDIMENSION/OVERWEIGHT PERMITS

7. The Engineering Department has conducted a review of the fee currently being charged for this type of permit. Presently, section 55(8) specifies a fee of \$1000 for each move of an oversized or overweight object such as a large turbine. The intent of the permit fee has always been to recover all costs associated with facilitating these

types of moves through the city and as such the rate was intended to be adjusted periodically to reflect costs. It is therefore recommended that the bylaw be changed to remove the reference to the set fee of \$1000, and instead indicate that the cost for over dimension and overweight permits will reflect the actual cost of providing the service.

Recommendation

It is recommended that section 55(8) be amended to read:

55(8) The fee for a Move Approval permit on the High and Wide Corridor will be assessed at a rate determined by the city annually based upon the average cost to the city for manpower, administrative and equipment costs related to Over Dimension Vehicles or Oversize Load Requests.

SNOW CLEARING

8. An amendment is required to Section 82(1) and 82(3) of the Traffic Bylaw to clarify who has responsibility for snow removal. At the present time the bylaw is not clear as to who is responsible for snow removal – the tenant or the owner. This means that violation notices regarding snow removal have to be sent out to the registered owner of the property as well as the tenants. This has caused some tickets to be double paid by the owner and the tenant and in other cases it has caused difficulty in prosecution in court as both the tenant and the owner argue that is it the other party's responsibility to clear the snow. The new amendment will make snow removal the owner's responsibility.

Recommendation

It is recommended that section 82(1) and 81(3) be amended to read:

82(1) All persons owning premises in the following areas of the city shall be responsible for the removal and clearing away all snow, ice, dirt and other obstructions from the sidewalk in any highway adjoining such premises within 48 hours of the time that such snow, ice, dirt or obstruction was deposited thereon;

- (a) Land zoned Commercial C1, C1A, C2A, C2B, C3, or C4 under the City's Land Use Bylaw;
- (b) Land zoned Industrial I1A/BSR under the City's Land Use Bylaw;
- (c) Land zoned residential R1, R1A, R1N, R2, R3 or R4 under the City's Land Use Bylaw;
- (d) Land zoned as a Direct Control district under the City's Land Use Bylaw; and

- (e) Land used for schools.

82(3) The owner shall make payment on demand to the City of all costs of removal under section 82(2).

SPEED LIMIT UPDATES

9. With the recent annexation of the county land in the northeast corner of the City, the Engineering Services Department recommend that the following streets be included in the Traffic Bylaw within the applicable schedules.

Recommendation

It is recommended that the following speed limits be added to Schedule D – 80 km/hr :

1. 67 Street between 30 Avenue and 20 Avenue
2. 20 Avenue, between 67 Street and 55 Street

It is recommended that the following speed limits be deleted in Schedule C – 70 km/hr:

1. 30 Avenue, from 200 metres south of 22 Street to the South City Limit

It is also recommended that the following speed limits be changed in Schedule B – 60 km/hr:

1. Deleted - 30 Avenue, from 150 metres north of 61 Street to 200 metres south of 22 Street.
2. Added - 30 Avenue, from 150 metres north of 61 Street to South City Limit.

Comments from Other Departments

The proposed amendments were referred to five other City departments for comment as well as the City Solicitor and the Downtown Business Association. Comments were very positive; some small changes were identified and are incorporated in the draft bylaw which is included with this memo.

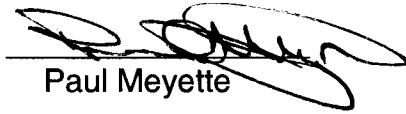
Some of the bylaw amendments are a result of recommendations made by the parking consultant after extensive public consultation. The remaining changes are administrative in nature. As a result, no further public consultation was done.

It is respectfully recommended that Council amend the traffic bylaw as noted above.

A stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

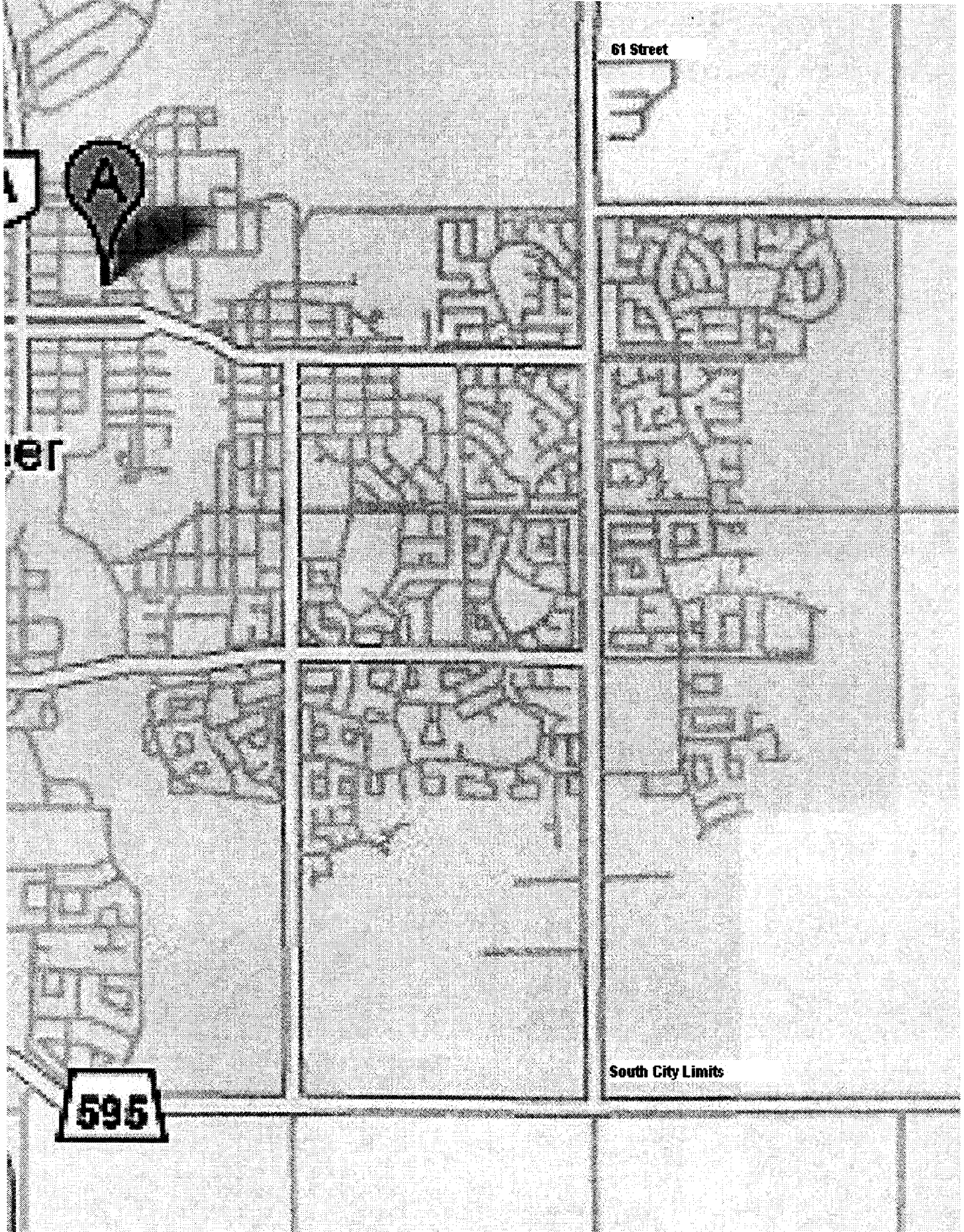
Fred Dieno
Parking Liaison

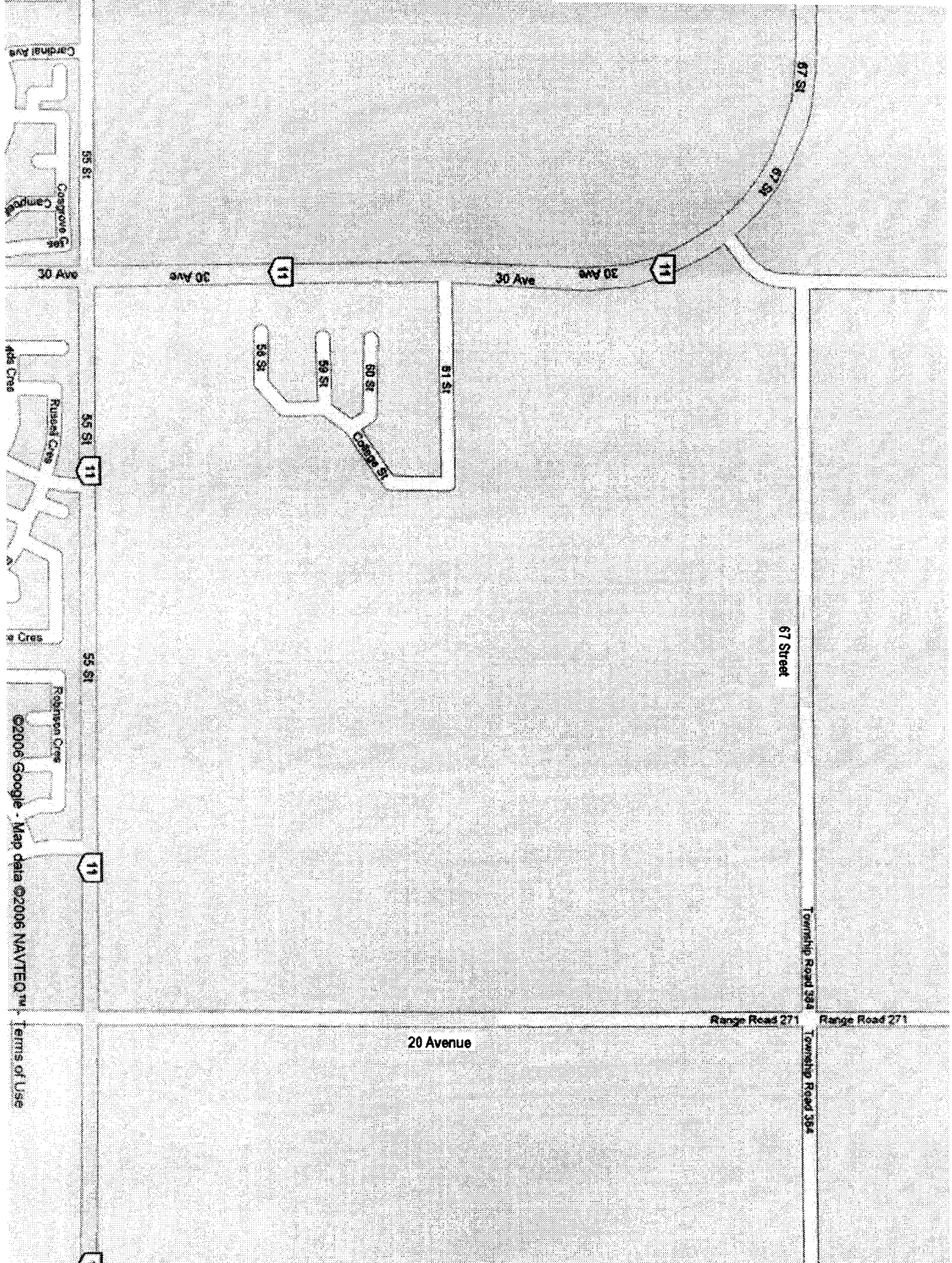
Authorized By:

A handwritten signature in black ink, featuring a series of overlapping loops and a long horizontal stroke at the bottom.

Paul Meyette

Schedule "B"
30th Avenue from 150 metres North of
61st Street to South City Limit





Comments:

We agree with the recommendations of the Parking Liaison.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager

Christine Kenzie

BACKUP INFORMATION
~~NOT SUBMITTED TO COUNCIL~~

From: Kelly Kloss
Sent: June 12, 2006 8:21 AM
To: Tom Warder
Cc: Christine Kenzie
Subject: RE: Council Report? Traffic Bylaw Amendment draft - Section 24

Thanks Tom,

Kelly Kloss
Manager
Legislative & Administrative Services
The City of Red Deer
(403) 342-8134 Office
(403) 346-6195 FAX
kelly.kloss@reddeer.ca

From: Tom Warder
Sent: June 12, 2006 8:02 AM
To: Kelly Kloss; Paul Goranson
Cc: Paul Meyette; Kevin Joll; Nancy Bergstrom
Subject: RE: Council Report? Traffic Bylaw Amendment draft - Section 24

Kelly,

This is the report that I sent you a couple weeks ago, then said to hold it until Kevin Joll got back to me as to whether or not this was an isolated issue. Kevin indicated that this is a reoccurring problem, so we should go ahead with the amendment. In the meantime, I became aware that Paul Meyette was proposing some other changes to the bylaw, so I suggested that he take all the changes together in one report. I think Paul is planning to bring a report to Council for the July 4 meeting.

Tom Warder, P. Eng.
Engineering Services Manager
City of Red Deer
tom.warder@reddeer.ca
403.342.8168

-----Original Message-----

From: Kelly Kloss
Sent: June 11, 2006 10:24 PM
To: Paul Goranson
Cc: Paul Meyette; Kevin Joll; Tom Warder; Nancy Bergstrom
Subject: Council Report? Traffic Bylaw Amendment draft - Section 24

Hi Paul G.,

2006/06/12

Paul M. & I have discussed the issue of the Traffic Bylaw as far as who is responsible for it. The Bylaw affects a number of departments but we do not have one person responsible when it comes to changes like the one proposed by Nancy. The question is "Who should write the report that goes to Council?". You may wish to discuss this with Paul, Kevin, Tom, & Colleen to determine if it should be a joint report or sponsored by one person in consultation with the others.

Thanks

Kelly

From: Nancy Bergstrom
Sent: Sun 2006/06/11 10:04 PM
To: Paul Meyette; Kelly Kloss; Kevin Joll; Chi Lee; Roger Bouchard; Dennis Hoffman; Linda Rehn
Cc: Nick Riebeek; Don Simpson
Subject: Traffic Bylaw Amendment draft - Section 24

To all,

Just so that everyone has some background regarding the changes being proposed to Section 24 of the Traffic Bylaw, please be advised that its review came about as a result of a ticket that was written with respect to a vehicle being in a bus zone while the driver was still in the vehicle. The offence under Section 24 was for being parked in a bus zone.

The ticket was contested by a lawyer in the City on the basis of the technical argument that his vehicle was not parked in the zone, only "stopped momentarily". As Section 24 makes it an offence to park in certain areas, but does not prohibit stopping in these areas, the Section was reviewed.

As there is good reason to prohibit stopping, not just parking, in the identified areas referred to in subsections a) to e) of Section 24, we are recommending that the bylaw be amended according to the attached draft. The underlined portions are those that have been changed from from the existing Section 24 text.

If there are other proposed changes with respect to other Sections of the Traffic Bylaw that people would like to address, we invite you to forward same to us to incorporate into the amending bylaw.

If you have any questions or comments, please do not hesitate to contact me.

Yours truly

Nancy

Christine Kenzie

From: Kelly Kloss
Sent: June 11, 2006 10:29 PM
To: Christine Kenzie
Subject: FW: Council Report? Traffic Bylaw Amendment draft - Section 24
Attachments: Traffic Bylaw.Amd.06.doc

FYI

From: Kelly Kloss
Sent: Sun 2006/06/11 10:24 PM
To: Paul Goranson
Cc: Paul Meyette; Kevin Joll; Tom Warder; Nancy Bergstrom
Subject: Council Report? Traffic Bylaw Amendment draft - Section 24

Hi Paul G.,

Paul M. & I have discussed the issue of the Traffic Bylaw as far as who is responsible for it. The Bylaw affects a number of departments but we do not have one person responsible when it comes to changes like the one proposed by Nancy. The question is "Who should write the report that goes to Council?". You may wish to discuss this with Paul, Kevin, Tom, & Colleen to determine if it should be a joint report or sponsored by one person in consultation with the others.

Thanks

Kelly

From: Nancy Bergstrom
Sent: Sun 2006/06/11 10:04 PM
To: Paul Meyette; Kelly Kloss; Kevin Joll; Chi Lee; Roger Bouchard; Dennis Hoffman; Linda Rehn
Cc: Nick Riebeek; Don Simpson
Subject: Traffic Bylaw Amendment draft - Section 24

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The ticket was contested by a lawyer in the City on the basis of the technical argument that his vehicle was not parked in the zone, only "stopped momentarily". As Section 24 makes it an offence to park in certain areas, but does not prohibit stopping in these areas, the Section was reviewed.

As there is good reason to prohibit stopping, not just parking, in the identified areas referred to in subsections a) to e) of Section 24, we are recommending that the bylaw be amended according to the attached draft. The underlined portions are those that have been changed from the existing Section 24 text.

If there are other proposed changes with respect to other Sections of the Traffic Bylaw that people would like to address, we invite you to forward same to us to incorporate into the amending bylaw.

2006/06/12

If you have any questions or comments, please do not hesitate to contact me.

Yours truly

Nancy

BYLAW NO. /2006

Being a Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Bylaw No. 3186/97 is hereby amended as follows:

1. Section 24 and sub-sections (a), (b) and (e) are deleted in their entirety and replaced with the following new section 24 and new sub-sections (a), (b) and (e):

"24 No person shall stop or park a vehicle at any of the following locations:

- (a) **Construction Area** - With the exception of authorized construction personnel, upon any portion of a highway marked by a sign as a construction area;
- (b) **Bus Area** – Upon any portion of a highway marked by a sign as a bus stop or bus zone;
- (e) **Designated Vehicles Only Area** – With the exception of designated vehicles, upon any portion of a highway marked by a sign as an area for designated vehicles. Without limiting the generality of the foregoing, the following classes of vehicles are designated vehicles:
 - (i) police vehicles;
 - (ii) Red Deer Transit System vehicles;
 - (iii) bylaw enforcement vehicles ;
 - (iv) funeral cars owned and being operated by a funeral chapel in the course of performing a funeral; and
 - (v) school buses during such time that such buses are being used to transport students to and from the school, and loading and unloading of such students.

2. In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006

READ A SECOND TIME IN OPEN COUNCIL this day of 2006

READ A THIRD TIME IN OPEN COUNCIL this day of 2006

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006

MAYOR

CITY CLERK

Christine Kenzie

From: Kelly Kloss
Sent: May 30, 2006 9:01 AM
To: Christine Kenzie
Subject: FW: Amendment to Traffic Bylaw - No Stopping

FYI

-----Original Message-----

From: Tom Warder
Sent: May 30, 2006 8:40 AM
To: Don Simpson
Cc: Kelly Kloss; Nick Riebeek; Nancy Bergstrom; Dan Doyle; Linda Rehn; Kevin Joll; Chi Lee
Subject: RE: Amendment to Traffic Bylaw - No Stopping

Hi Don,
I thought that it was your recommendation to amend the bylaw due to a recent penalty reversal related to an individual stopping in a transit zone. However, I agree that we should consider this further and not amend the bylaw if it is an infrequent/non-problematic occurrence.

Dan, Kevin,
Can you review your records and let us know if stopping in transit and other 'no parking' zones is a frequent and problematic occurrence?

Kelly,
Please hold this item off of the agenda until we do a little more research.

Thanks,
Tom Warder, P. Eng.
Engineering Services Manager
City of Red Deer
tom.warder@reddeer.ca
403.342.8168

-----Original Message-----

From: Don Simpson
Sent: May 29, 2006 10:42 AM
To: Tom Warder
Cc: Kelly Kloss; Nick Riebeek; Nancy Bergstrom
Subject: Amendment to Traffic Bylaw - No Stopping

Tom:

I am in receipt of a copy of your letter of May 24th to LAS on the above matter. The issue about stopping in a parking space rather than parking has come up in the past. We have had decisions in the past that "stopping" is not "parking" and as a result, stopping is not penalized or prohibited.

This is not a surprising or new development. We may want to consider whether in fact it is necessary to prohibit temporary stopping in parking spaces, how much of a problem this is and what the policy rationale would be for making it an offence. If people can't park because there are so many "stoppers", that is one thing. But if this is a rare and infrequent occurrence that causes only momentary inconvenience, then it may not be appropriate to prohibit stopping unless we are going to make more stopping spaces available and sign them accordingly.

I would like to discuss this with our Bylaw Enforcement prosecutors before we proceed further.

- Don

Christine Kenzie

From: Kelly Kloss
Sent: May 29, 2006 2:03 PM
To: Christine Kenzie
Subject: FW: Amendment to Traffic Bylaw - No Stopping

FYI

-----Original Message-----

From: Don Simpson
Sent: May 29, 2006 10:42 AM
To: Tom Warder
Cc: Kelly Kloss; Nick Riebeek; Nancy Bergstrom
Subject: Amendment to Traffic Bylaw - No Stopping

Tom:

I am in receipt of a copy of your letter of May 24th to LAS on the above matter. The issue about stopping in a parking space rather than parking has come up in the past. We have had decisions in the past that "stopping" is not "parking" and as a result, stopping is not penalized or prohibited.

This is not a surprising or new development. We may want to consider whether in fact it is necessary to prohibit temporary stopping in parking spaces, how much of a problem this is and what the policy rationale would be for making it an offence. If people can't park because there are so many "stoppers", that is one thing. But if this is a rare and infrequent occurrence that causes only momentary inconvenience, then it may not be appropriate to prohibit stopping unless we are going to make more stopping spaces available and sign them accordingly.

I would like to discuss this with our Bylaw Enforcement prosecutors before we proceed further.

- Don

Date: May 24, 2006
To: Legislative & Administrative Services Manager
From: Engineering Services Manager
Re: **Proposed Amendment to Traffic By-law 3186/97**

Recently, a citizen challenged a ticket received in a no-parking zone on the basis that he was not parked, only stopped momentarily. The matter was reviewed by the City Solicitor, who concluded that the wording in the Traffic Bylaw could be improved to clarify the intent of the Bylaw. As such Engineering Services recommends that Council approve changes to Section 24 of the Traffic Bylaw to include the words "stop" and "stopping" as indicated below.

Recommendation

We respectfully recommend that Section 24(a) of the Traffic Bylaw be amended to read as follows:

PROHIBITED PARKING

24 No person shall *stop or* park their vehicle for any period of time at any of the following locations:

- (a) Construction Area – upon a highway in front of any building under construction or repair, when such *stopping or* parking will impede or obstruct traffic, unless a permit has been issued under the Use of Streets Bylaw to allow such parking;



Tom C. Warder, P.Eng.
Engineering Services Manager

RBH/ldr

- c. Inspection & Licensing Manager
Traffic Engineer
Don Simpson, City Solicitor



Council Decision – July 17, 2006

Legislative & Administrative Services

DATE: July 18, 2006
TO: Fred Dieno, Parking Liaison, Inspections & Licensing Department
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Traffic Bylaw Amendment 3186/B-2006

Reference Report:

Parking Liaison, dated July 11, 2006

Bylaw Readings:

Traffic Bylaw Amendment 3186/B-2006 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Traffic Bylaw Amendment 3186/B-2006 provides for changes to improve the clarity of the bylaw, wording, update of speed limit provisions to include annexed lands and implement the new City of Red Deer parking program, including changes to Schedules "B", "C", "D" and "L". This office will amend the consolidated version of Traffic Bylaw 3186/97 and distribute copies in due course.



Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
Engineering Services Manager
Inspections & Licensing Manager

BYLAW NO. 3186/B-2006

Being a Bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA ENACTS AS FOLLOWS:

Bylaw No. 3186/97 is hereby amended as follows:

1. By deleting the following definitions in Section 2:

- a. Commercial loading or unloading space; and
- b. Loading or unloading zone.

By adding the following definitions in alphabetical order in Section 2:

2. "Commercial loading zone" means a space on a highway, marked with a City authorized sign containing the words "Commercial Loading Zone", for parking of commercial vehicles during actual loading or unloading of goods or other materials.

"Public loading zone" means a space on a highway, marked with a City authorized sign containing the words "Public Loading Zone", for the parking of non-commercial vehicles during actual loading or unloading of goods or other materials.

3. By deleting Section 24 and sub-sections (a) (b) and (e) and replacing them with the following new Section 24 and new sub-sections (a) (b) and (e):

24 No person shall stop or park a vehicle at any of the following locations:

- (a) Construction Area - with the exception of authorized construction personnel, upon any portion of a highway marked by a sign as a construction area;
- (b) Bus Area - (any portion of a highway marked by a sign as a bus stop or bus zone);
- (e) Designated Vehicles Only Area - With the exception of designated vehicles, upon any portion of a highway marked by a sign as an area for designated vehicles. Without limiting the generality of the foregoing, the following classes of vehicles are designated vehicles:

- (i) police vehicles;
- (ii) Red Deer Transit System vehicles;
- (iii) Bylaw enforcement vehicles;
- (iv) funeral cars owned and being operated by a funeral chapel in the course of performing a funeral; and
- (v) school buses during such time that such buses are being used to transport students to and from the school, and loading and unloading of such students.

4. By deleting Section 24.1 and replacing it with the following new Section 24.1:

24.1 No owner or operator shall stop or park in a Commercial Loading Zone unless:

- (a) the vehicle bears a commercial license plate or is identified as a commercial vehicle through signage; and
- (b) the owner or operator is actively engaged in loading or unloading of the merchandise or other materials; and
- (c) the commercial vehicle is not stopped or parked for a period of time exceeding 30 minutes.

5. By adding a new Section 24.2 as follows:

24.2 No owner or operator shall stop or park a vehicle in any Public loading zone unless:

- (a) the owner or operator is actively engaged in loading or unloading a vehicle; and
- (b) the vehicle is not stopped or parked for a period or time exceeding 10 minutes.

6. By adding a new Section 37.2 as follows:

37.2 Unless permitted by the City, no person shall do any of the following on a highway or boulevard:

- (a) display any goods for sale;
- (b) offer any goods for sale;
- (c) sell any goods;

- (d) park a vehicle that is being displayed for sale or that is displaying advertising directing persons to a commercial premises.

7. By deleting Section 43.1 and replacing it with the following new Section 43.1:

43.1 Vehicles bearing a valid handicapped placard or license plate issued or approved under the Traffic Safety Act and regulations thereunder are exempt from the required meter payments in a Marked Handicapped Stall.

8. By adding a new Section 43.2 as follows:

43.2 Sections 40 and 41 do not apply to a vehicle operated by a licensed delivery/courier service occupying a metered space for not more than fifteen (15) consecutive minutes and on which is displayed a valid parking permit in a form duly authorized by the Inspections and Licensing Manager.

9. By deleting Section 55(8) and replacing it with the following new Section 55 (8):

55(8) The fee for a Move Approval permit on the High and Wide Corridor will be assessed at a rate determined by the city annually based upon the average cost to the city for manpower, administrative and equipment costs related to Over Dimension Vehicles or Oversize Load Requests.

10. By deleting Section 82(1) and Section 82(3) replacing them with the following new Section 82(1) and Section 82(3):

82(1) All persons owning premises in the following areas of the city shall be responsible for the removal and clearing away all snow, ice, dirt and other obstructions from the sidewalk in any highway adjoining such premises within 48 hours of the time that such snow, ice, dirt or obstruction was deposited thereon;

- (a) Land zoned Commercial C1, C1A, C2A, C2B, C3, or C4 under the City's Land Use Bylaw;
- (b) Land zoned Industrial I1A/BSR under the City's Land Use Bylaw;

- (c) Land zoned residential R1, R1A, R1N, R2, R3 or R4 under the City's Land Use Bylaw;
- (d) Land zoned as a Direct Control district under the City's Land Use Bylaw; and
- (e) Land used for schools.

82(3) The owner shall make payment on demand to The City of all costs of removal under Section 82(2).

11. By deleting Item 1 from Schedule "B" "Avenues" and replacing it with the following;

"AVENUES

1. 30 Avenue from 150 metres north of 61 Street to South City Limit."

12. By deleting Item 5 from Schedule "C" "Avenues"

"AVENUES

5. 30 Avenue, from 200 metres south of 22nd Street to the South City Limit."

13. By adding the following to Schedule "D":

"STREETS

1. 67 Street, between 30 Avenue and 20 Avenue.

AVENUES

1. 20 Avenue, between 67 Street and 55 Street."

14. By adding the following to Schedule "L" – Index to Offences and Specified Penalties:

Section	Title of Offence	Penalty
24.1(a)	Park in a Commercial loading zone without a commercial license plate or commercial signage.	50.00
24.1(b)	Park in a Commercial loading zone without loading or unloading.	50.00

24.1(c)	Park in a Commercial loading zone for more than 30 minutes.	50.00
24.2(a)	Park in a Public loading zone without loading or unloading.	50.00
24.2(b)	Park in a Public loading zone for more than 10 minutes.	50.00
37.2(a)	Display goods for sale.	50.00
37.2(b)	Offer goods for sale on highway or boulevard.	50.00
37.2(c)	Sell goods on highway or boulevard.	50.00
37.2(d)	Park a vehicle that is being displayed for sale or that is displaying advertising directing persons to a commercial premises.	50.00
43.2	Park licensed courier/delivery vehicle over time limit.	30.00


15. In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

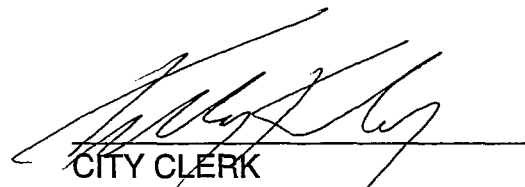
READ A FIRST TIME IN OPEN COUNCIL this 17th day of July 2006.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of July 2006.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of July 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of July 2006.


MAYOR


CITY CLERK

**Legislative & Administrative Services**

DATE: July 11, 2006

TO: Legislative and Administrative Services Manager

FROM: Policy Coordinator

SUBJECT: Approval for New Council Policy on the Use of City Emblems and Revocation of Council Policies 1006 and 1007

Background:

There are two Council policies dealing with the use of City emblems and trademarks (Policies 1006 and 1007) that can be merged and brought up to date as part of The City's ongoing policy risk review.

In the past City Council has passed policy resolutions:

1. To ensure that the old trademarked logo and slogan of The City are used correctly (see Policy 1006)
2. To restrict the use of The City's Coat of Arms (see Policy 1007).

Both C1006 and C1007 are out of date and should be revised. The proposed new policy allows City Council to define more clearly its oversight role in its delegation of authority to the City Manager for control of the use, maintenance and development of all City emblems and trademarks, such as the coat of arms, flag, badges, logos and slogans of The City.

Consultation:

The Legislative and Administrative Services Manager and the Coordinator of Communications and Corporate Planning were consulted.

Recommendation:

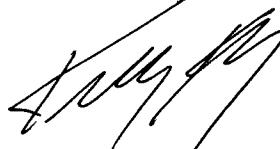
1. That City Council rescinds the following two Council policies:
 - C1006 Utilization of City Logo and Slogan Policy
 - C1007 Utilization of City of Red Deer Crest Policy
2. That Council approves the proposed Use of City Emblems Policy (attached).

City Clerk
Approval for New Council Policy on the Use of City Emblems and
Revocation of Council Policies 1006 and 1007
July 11, 2006



Garth Clarke
Policy Coordinator

Authorized By:



Kelly Kloss
Manager

Attachments:

1. C 1006 Utilization of City Logo and Slogan Policy.
2. C 1007 Utilization of City of Red Deer Crest Policy.
3. C 1014 Use of City Emblems Policy.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO. 1006

Page 1 of 1

TITLE: Utilization of City of Red Deer
Logo and Slogan

Date of Approval:
September 9, 1996

SECTION: General
(Red Deer Visitor and Convention
Bureau)

Dates of Revision:

POLICY STATEMENT

1. At The City of Red Deer's Council Meeting held July 25, 1988, Council passed a resolution adopting the following as The City's official logo and slogan:



2. The above logo and slogan have been copyrighted in the name of The City of Red Deer. The Red Deer Visitor and Convention Bureau have been licensed to use the official logo and slogan, and are hereby delegated the power to authorize the use of same.

Cross Reference: City of Red Deer Administration Manual

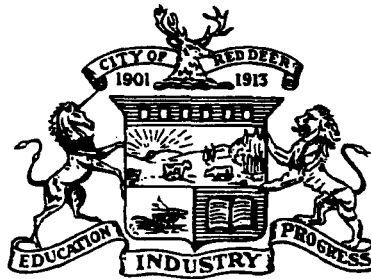


**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.	1007	Page 1 of 1
TITLE:	Utilization of City of Red Deer Crest (Coat of Arms)	Date of Approval: September 9, 1996
SECTION:	General (Mayor)	Dates of Revision:

POLICY STATEMENT

The City of Red Deer's Municipal Crest
(Coat of Arms)



1. The Mayor and/or City Manager of the City are hereby delegated the power to authorize the use of the City's Municipal Crest (Coat of Arms).
2. The City's Crest (Coat of Arms) may be utilized by City Departments in the normal course of City business.

Cross Reference: *City of Red Deer Administration Manual*



Use of City Emblems Policy

Purpose:

1. To maintain The City's control of the use of its trademarked and copyrighted emblems, such as its coat of arms, flag, badges, logos and slogans.
2. To ensure the appropriate use of all emblems of The City.
3. To support the non-commercial use of City emblems by authorized non-profit organizations in Red Deer.
4. To follow protocol and best practices in the design, display and use of armorial bearings and trademarked emblems of The City, including its coat of arms, flag, badges, lapel pins, logos and slogans.

Policy Statement:

1. Council retains the power to approve the creation or change of official civic emblems.
2. The City Manager is to develop and maintain policy, procedures and guidelines for the use of City emblems by City Departments and other authorized individuals and organizations.
3. The City Manager is empowered to authorize the use of City emblems for civic promotions, and for non-commercial use by Red Deer non-profit organizations in accordance with this policy.
4. The City Manager will ensure that any new City emblems will be trademarked, registered or otherwise protected from unauthorized use.
5. The City Manager will coordinate the custody and preservation of all official City emblems and will make recommendations to Council for any modifications to City emblems and for the development of new ones.

Scope/Application:

This policy applies to the use of all registered official marks and City emblems and the development of new City emblems.

Authority/Responsibility to Implement:

1. Authority to implement this policy is delegated to the City Manager.
2. The City Manager is to ensure that the policy requirements are met and updated as required.

Approval History

Approval Date:
Revision Date:
Revision Date:

References/Links:

1. Municipal Government Act
2. Trade Marks Act
3. Copyright Act
4. Canadian Heraldic Authority
5. The City Corporate Identity Standards Guide

Inquiries/Contact Person:

Coordinator Communications and Corporate Planning

Comments:

We agree with the recommendations of the Policy Coordinator.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager

Backup



Legislative & Administrative Services

DATE: June 14, 2006

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Garth Clarke, Policy Coordinator

SUBJECT: Report on the Status of City Emblems and Official Marks

1. CURRENT SITUATION

The City of Red Deer uses various emblems and registered official marks (often collectively called trademarks) for both ceremonial occasions and to identify ownership of objects or sponsorship of events. An examination of the status of City emblems and symbols is warranted at this time, given the update of The City's Corporate Identity Standards Guide and the review of Council and Corporate Administrative policies on the use of City emblems and marks.

2. BACKGROUND

Red Deer has used identifying emblems and marks since its incorporation as a town in 1901. The emblems, symbols, slogans, logos and other marks currently used or registered by the City are as follows:

- a. *Corporate Seal:* A corporate seal was designed in 1901, which consisted of an elk's head with the motto "ex elegantia pabulum" (*i.e.*, "From elegance comes nourishment"). A version of that seal is still used by The City. It is not registered under the Trade Marks Act as an official mark, but is protected from unauthorized use by other federal and provincial statutes.
- b. *Coat of Arms:* In 1915, the Red Deer jeweler Alex Mitchell's made-up and non-heraldic design was adopted by the then City Council and passed off as its official coat of arms (frequently referred to incorrectly as a "crest"). It was registered in 1964 as an official mark and is still in use. It has not, however, been registered or confirmed by the Canadian Heraldic Authority as an official Canadian armorial grant to The City. Nor is there any evidence that either the Court of the Lord Lyon in Scotland or the College of Arms in London (which had been responsible for all Canadian grants of armorial bearings before the creation of the Canadian Heraldic Authority in 1988) ever registered the Mitchell designed Red Deer coat of arms.

- c. *Maple Leaf Design*: A Canadian Centennial design for Red Deer. It is registered as an official mark, but is no longer used.
- d. *Red Deer Name Tag*: Created for the Alberta 75th anniversary. It is registered as an official mark, but is no longer used.
- e. *Red Deer Lapel Pin*: Created for the Alberta 75th anniversary. It is registered as an official mark and is still used by City Council.
- f. *Waskasoo Park Logo*: Created for the opening of the Waskasoo Park system in 1984. It is registered as an official mark and is still in use. The figure was based on an image of the Sioux Chief Sitting Bull, which has been an issue with local aboriginal groups in the past.
- g. *City Flag*: Adopted by Council in 1977. It is registered as an official mark and is still in use in Red Deer. It is not the best possible design from a vexillological or heraldic point of view.
- h. *"Red Deer a Delight to Discover!" Logo and Slogan*: Created to celebrate the 75th anniversary of The City. It is registered as an official mark and is licensed to Tourism Red Deer. It has fallen out of use over the last five years.
- i. *"THE CROSSING AT RED DEER" Slogan*: It is registered as an official mark, but it is not used.
- j. *Red Deer Columbine Crimson Star Logo*: The Red Crimson Columbine was adopted by Council in 1992 as the official flower of The City. The logo design is registered as an official mark and may still be in use.
- k. *City of Red Deer Tartan*: Adopted by Council as Red Deer's official tartan in late 1996. The tartan was designed to commemorate the 50th anniversary of the Red Deer Highland Games Association. It has not been registered by The City as an official mark. It is, however, listed in the Scottish Tartans Authority's international index of tartan designs. Copyright for the tartan is presumably still held by its designer, Joyce Munawyeh of the Red Deer Region Highland Dance Association.
- l. *City of Red Deer Logo and Wordmark*: Designed as part of the corporate identity program for The City. It is registered as an official mark and is still in use. This logo will probably have to be replaced in another 10 to 15 years as it becomes stylistically antiquated.

- m. *Official Cookie*: A recipe for a "caramel surprise" cookie was adopted by Council in 1996 as the official cookie for Red Deer. The copyright to the recipe is presumably held by Darlene Blair of Trochu, Alberta. This symbol is of little emblematic significance other than the fact that Council passed a resolution on the matter.
- n. *Official Red Deer Quilt Square*: Adopted by City Council in 2002. The copyright is held either by the quilt square's designer, Kathy Rideout, or the Red Deer and District Museum Society. This symbol is of little emblematic significance other than the fact that Council passed a resolution on the matter.
- o. *Official Mascot*: In 1993 City Council designated Mickey the Beaver as the official mascot of Red Deer. The name has not been registered by The City – possibly because of worries about trademark litigation. The knowledge of the mascot has been revived because of the Doris and Mickey the Beaver ghost statue near Coronation Park.

The City currently lacks two official emblems frequently used by other Canadian cities, and should probably have the designs approved and fabricated for the coming centennial of The City. The three emblems are:

- a. *An Official Chain of Office*: Worn by the Mayor or Deputy Mayor on ceremonial occasions to signify the authority and responsibilities of the office.
- b. *A Ceremonial Mace*: Used to open and close meetings of a City Council, it represents the legislative powers of the Council.

3. DISCUSSION

a. Chain of Office and Ceremonial Mace

City Council may desire the creation of an official chain of office and a ceremonial mace in time for their use in The City's centennial celebrations on March 25, 2013. Such emblems symbolic of the powers and responsibilities of the Mayor and Council are normally designed by using aspects of a city's official coat of arms as well as incorporating local or regional characteristics and interests. Key to such designs is the possession of a coat of arms that has been granted, registered or confirmed by the Canadian Heraldic Authority. The use of a made-up unofficial coat of arms for the chain of office and ceremonial mace would defeat the role of the monarch as the font of all honours and awards.

To have expensive items such as a chain of office and a ceremonial mace designed without regard to Canadian heraldic conventions could cause The City a loss of national prestige; it could as well later incur additional costs to correct the problem.

b. New Coat of Arms

Before embarking on the design and purchase of either a chain of office or ceremonial mace it would be appropriate for The City to petition the Canadian Heraldic Authority to grant, register or confirm an official coat of arms. Grants of arms to both organizations and individuals are a component of the Canadian System of Honours, which includes the Order of Canada and other awards granted by the Governor General on behalf of Queen Elizabeth II. Armorial bearings, therefore, have a certain cachet not to be found in typical modern corporate logos and wordmarks.

As R.D. Watt, Chief Herald of Canada stated in 2004, when proclaiming the official coat of arms for the City of Leduc, "Heraldry ... is an art form with its own language which gives it a versatility and adaptability not possible with the trademarks and logos widespread in our time."

A petition to the Canadian Heraldic Authority would be required to ensure that The City possessed correct armorial bearings and any associated flag, banner or badge. The Mitchell designed coat of arms for Red Deer most likely would be rejected by the Chief Herald of Canada as violating various heraldic conventions. It is opportune, therefore, for Council to seek from the Chief Herald a new coat of arms that would be correct, unique to Red Deer, and more representative of its population, environment and history.

It normally takes between 12 to 14 months for the Canadian Heraldic Authority to complete a grant of arms. The cost of the petition, artwork and letter patent would be approximately \$5,000. The process anticipates the active involvement of Council and Administration, perhaps in the form of a City task force.

The proclamation of the new grant could be timed to coincide with some civic celebration – for example, the 95th anniversary of The City on Tuesday, March 25, 2009. Such a date would necessitate a petition being sent to the Canadian Heraldic Authority at least 15 months previous to the proclamation ceremony. The public relations value to The City would be high -- compare the official ceremonies for the grant of arms to in the City of Leduc.

Once a grant of arms has taken place, design competitions could then be held by Culture Services for both a distinctive chain of office and a ceremonial mace reflecting the official coat of arms and distinctive aspects of Red Deer's natural and cultural heritage.

c. The Flag

The grant of an official coat of arms to The City of Red Deer would unfortunately render the current City flag out of date. A new design would be required. An example of what can be done is the new flag of the City of Leduc and that of Red Deer College.

4. RECOMMENDATIONS

1. Any emblems, slogans and logos that are registered by The City and have not been used for some time (e.g., the 1967 maple leaf design) should be abandoned. This will cut down on the cost of re-registering such unused emblems.
2. That Council by resolution sends a petition to the Chief Herald of Canada “to receive armorial bearings from the Canadian Crown under the powers exercised by the Governor General.” See the Canadian Heraldic Authority’s Procedure Guide (Appendix C).
3. That Council also seeks a new flag design and City badge from the Chief Herald of Canada.
4. That Council returns to the use of the Latin motto of the former Town of Red Deer, “ex elegantia pabulum” (“From elegance comes nourishment”), instead of the dull and derivative Mitchell motto “Education, Industry, Progress,” which is also the motto of Brockton, Massachusetts and Speedway, Indiana, and is close to the “Industry, Integrity, Progress” motto of Edmonton.
5. That Council considers the development of a new heraldic badge for Emergency Services, and for any future City Police Service.
6. That Council considers having the logo for Waskasoo Park changed to fit more with the historical and aboriginal roots of Red Deer. The new logo could be used on any new signage required for the park system.


Garth Clarke
Policy Coordinator

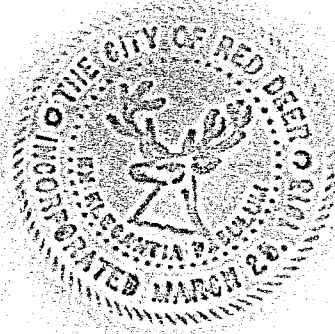
Appendix A: Corporation seal

Appendix B: City of Red Deer Registered Marks (compilation)

Appendix C: Procedure Guide: Granting Armorial Bearings in Canada

Appendix A

Corporate Seal



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*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0900033

Paragraph 9(1)(e)**STATUS:**

ADVERTISED

FILED:

1964-09-28

ADVERTISED:

1964-11-26

APPLICANT:CORPORATION OF THE CITY OF RED DEER,
ALBERTA
4813-50th Street
Red Deer,
T4N 1X4
ALBERTA**PROHIBITED MARK; ARMS, CREST OR FLAG:****MARK DESCRIPTIVE REFERENCE:****CITY OF RED DEER & DESIGN****INDEX HEADINGS:**CITY OF RED DEER
EDUCATION
INDUSTRY
PROGRESS
NUMERALS-1901
NUMERALS-1913**VIENNA INFORMATION:****Code Description**

- 3.1.1 Lions
- 3.1.2 Heraldic lions
- 3.1.22 Animals of Series I with forepaw(s) resting on an escutcheon or other object
- 3.3.1 Horses, mules
- 3.3.17 Animals of Series III rearing, bounding
- 3.4.1 Bovines
- 3.4.2 Cows, calves
- 3.4.7 Deer, stags, elk, reindeer, fawns, antelopes
- 3.4.13 Heads of animals of Series IV, with horns
- 3.4.14 Heads of stags
- 4.3.9 Unicorns
- 6.19.1 Other landscapes
- 15.1.22 Machines for agriculture Note: (a) Including lawn mowers and other garden machines. (b) Tools for agriculture are classified in division 14.9.
- 20.7.1 Books, magazines, newspapers, bookbindings, binders
- 20.7.2 Books, magazines, newspapers
- 24.1.5 Shields containing other figurative elements or inscriptions
- 24.1.17 Shields with figurative elements or inscriptions placed outside
- 24.1.18 Shields surmounted by figurative elements or inscriptions
- 24.1.19 Shields with supporters
- 24.1.20 Shields with figurative elements or inscriptions placed outside in any other way
- 27.1.1 Letters or numerals forming geometrical figures, written or typographical matter in perspective
- 27.1.13 Letters or numerals forming a figure in the shape of a band with one or more wavy or zigzag sides

<u>ACTION</u>	<u>DATE</u>	<u>BF</u>	<u>COMMENTS</u>
Filed	28 September 1964		
Advertised	26 November 1964		

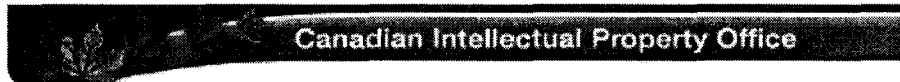
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Last updated: 2006-05-24


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CANADIAN TRADE-MARK DATA

*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0900260

Subparagraph 9(1)(n)(iii)**STATUS:**

ADVERTISED

FILED:

1967-03-15

ADVERTISED:

1967-05-03

APPLICANT:

CITY OF RED DEER
4813-50th Street
Red Deer
T4N 3T4
ALBERTA

PROHIBITED MARK; OFFICIAL MARK:**MARK DESCRIPTIVE REFERENCE:****MAPLE LEAF & DESIGN****INDEX HEADINGS:**

NUMERALS-1967

V

VIENNA INFORMATION:**Code Description**

3.4.7 Deer, stags, elk, reindeer, fawns, antelopes

3.4.24 Animals of Series IV stylized

5.3.4 Vine leaves (except 5.3.19), plane leaves, maple leaves

ACTION	DATE	BF	COMMENTS
Filed	15 March 1967		
Advertised	03 May 1967		

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Last updated: 2006-05-24



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The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0900261

Subparagraph 9(1)(n)(iii)**STATUS:**

ADVERTISED

FILED:

1980-03-24

ADVERTISED:

1980-07-16

APPLICANT:CITY OF RED DEER
4914-48th Avenue
Red Deer
T4N 3T4
ALBERTA**PROHIBITED MARK; OFFICIAL MARK:****MARK DESCRIPTIVE REFERENCE:****THE CITY OF RED DEER & DESIGN****INDEX HEADINGS:**

THE CITY OF RED DEER

VIENNA INFORMATION:**Code Description**

1.17.13 Parts of a country

1.17.19 Tourist maps

26.4.2 Rectangles

26.4.5 One quadrilateral

27.5.1 Letters presenting a special form of writing

WARES:

(1) Lapel pins and name tags worn by the city representatives at official functions.

ACTION**DATE****BF****COMMENTS**

Filed 24 March 1980
Advertised 16 July 1980

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Last updated: 2006-05-24[Important Notices](#)



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CANADIAN TRADE-MARK DATA

*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0900262

Subparagraph 9(1)(n)(iii)

STATUS:

ADVERTISED

FILED:

1980-03-24

ADVERTISED:

1980-08-27

APPLICANT:

CITY OF RED DEER

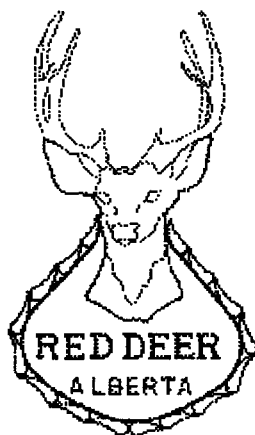
4914-48th Avenue

Red Deer

T4N 3T4

ALBERTA

PROHIBITED MARK; OFFICIAL MARK:



MARK DESCRIPTIVE REFERENCE:

RED DEER ALBERTA & DESIGN

INDEX HEADINGS:

RED DEER ALBERTA

VIENNA INFORMATION:

Code	Description
1.15.15	Drops

3.4.7 Deer, stags, elk, reindeer, fawns, antelopes

3.4.13 Heads of animals of Series IV, with horns

3.4.14 Heads of stags

24.11.25 Other emblems or insignia Note: Not including representations of the serpent and cup (3.11.1), the serpent and staff (3.11.1), imperial eagles (3.7.1) and torches (13.1.5).

WARES:

(1) Lapel pins and name tags worn by city representatives at official functions.

ACTION	DATE	BF	COMMENTS
Filed	24 March 1980		
Advertised	27 August 1980		

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*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0900263

Subparagraph 9(1)(n)(iii)**STATUS:**

ADVERTISED

FILED:

1984-09-13

ADVERTISED:

1984-11-21

APPLICANT:

CITY OF RED DEER

4914-48th Avenue

Red Deer

T4N 3T4

ALBERTA

PROHIBITED MARK; OFFICIAL MARK:**MARK DESCRIPTIVE REFERENCE:****WASKASOO PARK & DESIGN****INDEX HEADINGS:**

WASKASOO PARK

VIENNA INFORMATION:**Code Description**

2.1.1 Heads, busts

26.1.1 Circles

26.1.14 Circles or ellipses containing representations of human beings or parts of the human body

26.1.16 Circles or ellipses containing other figurative elements

27.5.1 Letters presenting a special form of writing

ACTION	DATE	BF	COMMENTS
Filed	13 September 1984		
Advertised	21 November 1984		

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Last updated: 2006-05-24



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*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0903296

Paragraph 9(1)(e)**STATUS:**

ADVERTISED

FILED:

1988-05-24

ADVERTISED:

1988-09-21

APPLICANT:CITY OF RED DEER,
P.O. BOX 5008,
RED DEER,
T4N 3T4
ALBERTA**PROHIBITED MARK; ARMS, CREST OR FLAG:****MARK DESCRIPTIVE REFERENCE:**

CITY OF RED DEER & DESIGN

INDEX HEADINGS:

CITY OF RED DEER

NUMERALS-1901-1913

EDUCATION INDUSTRY PROGRESS

VIENNA INFORMATION:**Code Description**

3.1.1 Lions

3.1.2 Heraldic lions

3.1.22 Animals of Series I with forepaw(s) resting on an escutcheon or other object

- 3.3.1 Horses, mules
- 3.3.17 Animals of Series III rearing, bounding
- 3.4.7 Deer, stags, elk, reindeer, fawns, antelopes
- 5.3.4 Vine leaves (except 5.3.19), plane leaves, maple leaves
- 5.5.19 Other flowers, blossoms Note: (a) Including flowers or blossoms of trees (cherry trees, peach trees, apple trees) and of bushes. (b) Including flowers of protea and strelitzia.
- 5.5.20 Stylized flowers
- 5.5.21 One flower
- 9.1.10 Ribbons, bows
- 24.1.5 Shields containing other figurative elements or inscriptions
- 24.1.17 Shields with figurative elements or inscriptions placed outside
- 24.1.18 Shields surmounted by figurative elements or inscriptions
- 24.1.19 Shields with supporters
- 24.1.20 Shields with figurative elements or inscriptions placed outside in any other way
- 25.1.6 Banderoles, cartouches
- 26.3.4 Several triangles, juxtaposed, joined or intersecting
- 26.3.15 Triangles containing representations of animals or parts of animals' bodies or plants
- 26.3.24 Triangles with dark surfaces or parts of surfaces
- 26.4.4 Other irregular parallelograms, trapezia and quadrilaterals, quadrilaterals containing one or more rounded corners
- 26.4.15 Quadrilaterals containing representations of animals or parts of animals' bodies or plants
- 26.4.24 Quadrilaterals with dark surfaces or parts of surfaces

ACTION	DATE	BF	COMMENTS
Filed	24 May 1988		
Advertised	21 September 1988		

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Office de la propriété
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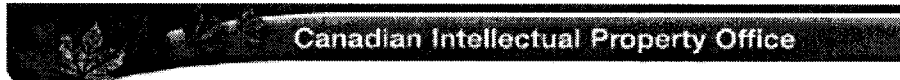
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The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0903523

Paragraph 9(1)(e)

STATUS:

ADVERTISED

FILED:

1988-10-20

ADVERTISED:

1989-04-05

APPLICANT:

CITY OF RED DEER,
P. O. BOX 5008,
RED DEER,
T4N 3T4
ALBERTA

PROHIBITED MARK; ARMS, CREST OR FLAG:



MARK DESCRIPTIVE REFERENCE:

RED DEER A DELIGHT TO DISCOVER! & DESIGN

INDEX HEADINGS:

RED DEER A DELIGHT TO DISCOVER!
DEER, RED
CHARACTER-EXCLAMATION POINT

VIENNA INFORMATION:

Code	Description
------	-------------

- 3.4.7 Deer, stags, elk, reindeer, fawns, antelopes
- 3.4.22 Animals of Series IV bounding, galloping
- 5.1.3 Trees or bushes of some other shape
- 5.1.5 One tree or one bush
- 5.1.11 Deciduous trees
- 5.1.16 Trees or bushes in stylized form
- 26.11.1 One line or one band

ACTION	DATE	BF	COMMENTS
Filed	20 October 1988		
Advertised	05 April 1989		

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CANADIAN TRADE-MARK DATA

*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0904823

Subparagraph 9(1)(n)(iii)

STATUS:

ADVERTISED

FILED:

1991-01-08

ADVERTISED:

1991-08-28

APPLICANT:

CITY OF RED DEER
P.O. BOX 5008,
RED DEER,
T4N 3T4
ALBERTA

REPRESENTATIVE FOR SERVICE:

SMART & BIGGAR
SUITE 900, 55 METCALFE STREET
P.O. BOX 2999, STATION D
OTTAWA
ONTARIO K1P 5Y6

PROHIBITED MARK; OFFICIAL MARK:

THE CROSSING AT RED DEER

INDEX HEADINGS:

CROSSING AT RED DEER, THE
AT RED DEER, THE CROSSING
RED DEER, THE CROSSING AT
DEER, THE CROSSING AT RED

ACTION	DATE	BF	COMMENTS
Filed	08 January 1991		
Advertised	28 August 1991		Vol.38 Issue 1922

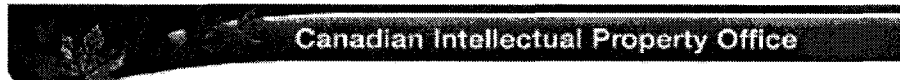


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CANADIAN TRADE-MARK DATA

*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0905638

Subparagraph 9(1)(n)(iii)**STATUS:**

ADVERTISED

FILED:

1992-10-30

ADVERTISED:

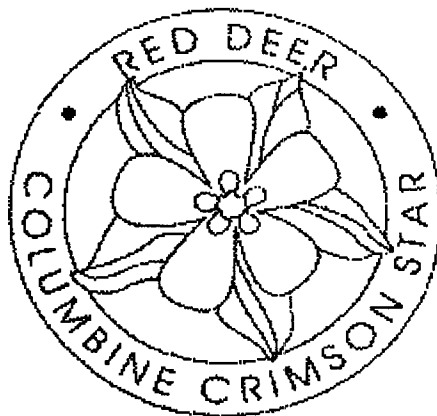
1993-03-10

APPLICANT:

CITY OF RED DEER
P.O. BOX 5008,
RED DEER,
T4N 3T4
ALBERTA

REPRESENTATIVE FOR SERVICE:

SMART & BIGGAR
SUITE 900, 55 METCALFE STREET
P.O. BOX 2999, STATION D
OTTAWA
ONTARIO K1P 5Y6

PROHIBITED MARK; OFFICIAL MARK:**MARK DESCRIPTIVE REFERENCE:****RED DEER COLUMBINE CRIMSON STAR & DESIGN****INDEX HEADINGS:**

RED DEER COLUMBINE CRIMSON STAR

VIENNA INFORMATION:

Code	Description
5.5.19	Other flowers, blossoms Note: (a) Including flowers or blossoms of trees (cherry trees, peach trees, apple trees) and of bushes. (b) Including flowers of protea and strelitzia.
5.5.20	Stylized flowers
5.5.21	One flower
25.12.25	Surfaces or backgrounds covered with any other ornament
26.1.4	Two circles, two ellipses, one inside the other
26.1.15	Circles or ellipses containing representations of animals, parts of animals' bodies or plants
26.1.21	Circles or ellipses containing inscriptions arranged in circular or elliptical form
29.1.1	Red, pink, orange
29.1.2	Yellow, gold
29.1.3	Green
29.1.6	White, grey, silver
29.1.14	Four colours

COLOUR CLAIM:

The outer circle background is white, the inner circle background is green, the outer petals of the flower are red, the middle petals of the flower are white and the inner petals of the flower are red, the stamen of the flower is yellow.

ACTION	DATE	BF	COMMENTS
Filed	30 October 1992		
Advertised	10 March 1993		Vol.40 Issue 2002

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*** Note Data on trade-marks is shown in the official language in which it was submitted.

The database was last updated on: 2006-05-24

APPLICATION NUMBER:

0914134

Subparagraph 9(1)(n)(iii)**STATUS:**

ADVERTISED

FILED:

2002-03-13

FORMALIZED:

2002-03-19

ADVERTISED:

2002-04-17

APPLICANT:

The City of Red Deer
c/o City Clerk's Department
4914 - 48 Avenue
P.O. Box 5008
Red Deer
T4N 3T4
ALBERTA

REPRESENTATIVE FOR SERVICE:

ROGER A. C. KUYPERS
(FASKEN MARTINEAU DUMOULIN LLP)
2100 - 1075 WEST GEORGIA STREET
VANCOUVER
BRITISH COLUMBIA V6E 3G2

PROHIBITED MARK; OFFICIAL MARK:**MARK DESCRIPTIVE REFERENCE:**

THE CITY OF RED DEER design

INDEX HEADINGS:

THE CITY OF RED DEER
R

VIENNA INFORMATION:

Code	Description
------	-------------

7.11.10	Roads, intersections, road forks
---------	----------------------------------

- 26.4.2 Rectangles
- 26.4.5 One quadrilateral
- 26.4.16 Quadrilaterals containing other figurative elements
- 26.4.18 Quadrilaterals containing one or more letters
- 26.11.1 One line or one band
- 26.11.6 Thick lines, bands
- 26.11.7 Vertical lines or bands
- 26.11.13 Wavy lines or bands, zigzag lines or bands
- 27.3.1 Letters or numerals representing a human being or a part of the human body, an animal or a part of an animal's body, a plant or an object
- 27.3.15 Letters or numerals representing an object

<u>ACTION</u>	<u>DATE</u>	<u>BF</u>	<u>COMMENTS</u>
Filed	13 March 2002		
Created	19 March 2002		
Formalized	19 March 2002		
Accepted for Publication	02 April 2002		
Extracted for Advertisement	04 April 2002		Vol.49 Issue 2477 2002/04/17
Advertised	17 April 2002		Vol.49 Issue 2477

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Granting
Armorial Bearings
in Canada

La concession
d'emblèmes héraldiques
au Canada

Coats of Arms, Flags and Badges

Armoiries, drapeaux et insignes

Procedure Guide

Marche à suivre



THE CANADIAN
HERALDIC AUTHORITY

L'AUTORITÉ HÉRALDIQUE
DU CANADA

Cover illustration:

Arms of the Canadian Heraldic Authority

The shield features the maple leaf of Canada charged with a smaller shield, which indicates the heraldic responsibilities of the Authority.

The crest consists of the crowned lion resting its paw on a shield, symbolizing the fact that the Governor General is the Head of the Authority and that heraldic emblems are honours flowing from the Canadian Crown.

The supporters are special heraldic beasts, half raven and half polar bear. Many First Nations in Canada regard the raven as a creator or transformer, while the polar bear is known for its strength and endurance. These supporters represent the responsibility of Canada's heralds to create symbols for a wide range of Canadian institutions and individuals. The supporters rest on an outcrop of the Canadian Shield, representing the solid foundations on which the Authority has been established.

The Latin motto can be translated as: ***Let those who honour their country be honoured.***

Illustration de couverture :

Armoiries de l'Autorité héraldique du Canada

L'écu est orné de la feuille d'érable canadienne chargée d'un écusson plus petit, lequel fait allusion aux responsabilités héraldiques de l'Autorité.

Le cimier est composé d'un léopard ceint d'une couronne, la patte posée sur un écusson, pour signifier que le gouverneur général est le chef de l'Autorité et que les emblèmes héraldiques sont des marques d'honneur émanant de la Couronne du Canada.

Les supports sont des corbeaux-ours, créatures conçues pour l'Autorité. Maintes Premières Nations du Canada attribuent au corbeau le pouvoir de créer et de transformer, tandis que l'ours blanc est admiré pour sa force et sa résistance. Ces créatures évoquent le rôle qu'exercent les héralds de l'Autorité dans la création d'emblèmes destinés à un grand nombre d'organismes canadiens et de particuliers. Les supports sont debout sur un roc au cœur du bouclier canadien qui symbolise les fondements solides de l'Autorité.

La devise latine peut se rendre ainsi : ***Que ceux qui honorent leur patrie soient honorés.***

This brochure was produced by Communications and Visitor Services Directorate,
Office of the Secretary to the Governor General.

Cette brochure a été produite par la Direction des communications et des services aux visiteurs,
Bureau du secrétaire du gouverneur général.

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2006
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ISBN: 0-662-42838-2

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printed in Canada | imprimé au Canada

Granting Armorial Bearings in Canada

Grants of armorial bearings are honours from the Canadian Crown. They provide recognition for contributions that Canadian individuals and corporate bodies make in Canada and elsewhere.

All Canadian citizens or corporate bodies (municipalities, schools, societies, associations, institutions, etc.) may petition to receive a grant of armorial bearings.

Three categories of armorial bearings can be requested: coats of arms, flags and badges. A coat of arms is centred on a shield and may be displayed with a helmet, mantling, a crest and a motto (*see explanation of terminology, p. 4*). A grant of supporters is limited to corporate bodies and to some individuals in specific categories.

PROCESS

CANADIAN CITIZENS OR CORPORATE BODIES desiring to be granted armorial bearings by lawful authority must send a letter addressed to the Chief Herald of Canada stating the wish "to receive armorial bearings from the Canadian Crown under the powers exercised by the Governor General."

La concession d'emblèmes héraldiques au Canada

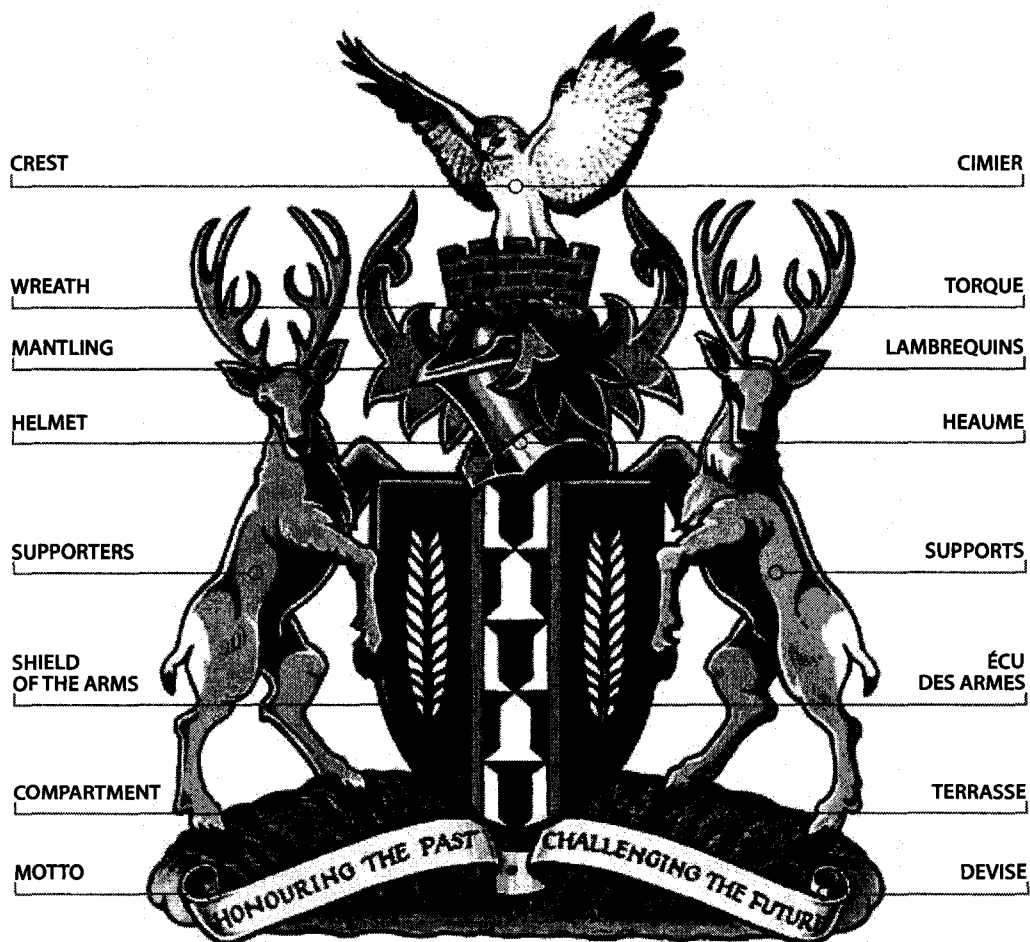
La concession d'emblèmes héraldiques est une marque d'honneur émanant de la Couronne du Canada. Elle rend hommage aux contributions que des particuliers et des organismes canadiens apportent à la communauté au pays ou à l'étranger.

Toute personne de citoyenneté canadienne et tout organisme légalement constitué au Canada (municipalité, école, société, association, institution, etc.) peuvent présenter une demande de concession d'emblèmes héraldiques.

Trois types d'emblèmes peuvent être demandés : des armoiries, des drapeaux et des insignes. Les armoiries sont disposées sur un écu auquel peuvent être ajoutés un heaume, des lambrequins, un cimier et une devise (*voir le schéma explicatif de ces termes à la p. 4*). La concession de supports d'armoiries est réservée aux personnes morales et à certaines catégories définies de particuliers.

MARCHE À SUIVRE

LES CITOYENS OU ORGANISMES CANADIENS souhaitant obtenir des emblèmes héraldiques officiels doivent envoyer une lettre au héraut d'armes du Canada indiquant qu'ils désirent « recevoir des emblèmes héraldiques émanant de la Couronne du Canada en vertu des pouvoirs exercés par le gouverneur général ».



THE COAT OF ARMS OF THE | LES ARMOIRIES DU

Town of Penhold, Alberta

Individuals should forward:

- a completed information form (no. I-2006-1);
- proof of Canadian citizenship;
- a current biographical sketch that includes educational and employment background, as well as details of voluntary and community service;
- the names of two persons who may be contacted as confidential references.

Les particuliers doivent joindre à leur lettre :

- un formulaire dûment rempli (no. I-2006-1);
- une preuve de citoyenneté canadienne;
- une notice biographique à jour faisant état de leurs diplômes d'études, de leur expérience professionnelle et de leurs contributions bénévoles et communautaires;
- les noms de deux personnes pouvant servir de références.

Corporate bodies should forward:

- a brief history and a copy of the document establishing their legal existence in Canada;
- a current annual report or financial statement;
- a copy of the resolution from their governing body requesting the grant.

Les organismes doivent inclure :

- un résumé de leurs antécédents et une copie du document établissant leur existence légale au Canada;
- un rapport annuel ou des états financiers à jour;
- une copie de la résolution de leurs instances dirigeantes demandant la concession d'emblèmes.

A grant of armorial bearings, as an honour, recognizes the contribution made to the community by the petitioner. The background information is therefore an important tool for the Chief Herald of Canada to assess the eligibility of the request.

La concession d'emblèmes héraldiques, définie comme un honneur, rend hommage à la contribution à la communauté du demandeur. La documentation fournie est donc un instrument clé permettant au héraut d'armes du Canada d'évaluer l'admissibilité de la demande.

On the recommendation of the Chief Herald of Canada, the Herald Chancellor (the Secretary to the Governor General) or the Deputy Herald Chancellor (the Deputy Secretary, Chancellery) signs a warrant authorizing a grant of armorial bearings. An invoice for the processing fee is then sent to the petitioner.

Sur la recommandation du héraut d'armes du Canada, le chancelier d'armes (le secrétaire du gouverneur général) ou le vice-chancelier d'armes (le sous-secrétaire de la Chancellerie) signe un mandat autorisant la concession d'emblèmes. Une facture pour les frais administratifs est alors envoyée au demandeur.

Each petition is assigned to one of the heralds of the Authority. There are three main stages in the grant process: the creation of a written description, the preparation of a preliminary design, and the production of the official letters patent.

Chaque dossier est confié à l'un des héralds d'armes de l'Autorité. Le processus de concession comprend trois grandes étapes : la conception des emblèmes sous forme écrite, la création d'un dessin préliminaire et la production des lettres patentes officielles.

Once the processing fee has been paid, the herald, a specialist in the field of emblematic design, begins work with the petitioner to determine the elements of a possible design, which must follow the rules of heraldry. After the written description of the armorial bearings has been approved by the Chief Herald of Canada, it is sent to the petitioner for acceptance.

After the written description has been approved, a contract is signed between the petitioner and one of the Authority's artists, who then prepares preliminary artwork. This preliminary design is reviewed by Fraser Herald, the Authority's principal artist, approved by the Chief Herald of Canada, and sent to the petitioner for approval.

The third stage involves the preparation of the grant document. Called letters patent, this official document includes the final artistic illustration of the armorial bearings accompanied by a legal text. It is signed by the appropriate officials, and the seal of the Canadian Heraldic Authority is applied to it.

The petitioner decides whether the letters patent will be an **Option I** or an **Option II** format (see pp. 10-19). The letters patent are bilingual, and the petitioner indicates which official language (English or French) is to be displayed on the left side. There are separate contracts for the final artwork and for the calligraphy of the document.

The grant is entered in the **Public Register of Arms, Flags and Badges of Canada**, and the official notice of the grant is published in Part I of the *Canada Gazette* under the title "Government House."

Lorsque les frais administratifs ont été réglés, le héraut d'armes, spécialiste en matière d'émblématique, travaille de concert avec le demandeur à définir les éléments potentiels à inclure, lesquels doivent respecter les règles de l'héraldique. La description écrite des emblèmes, une fois acceptée par le héraut d'armes du Canada, est envoyée au demandeur pour approbation.

Une fois la description écrite approuvée, le demandeur signe une formule d'entente autorisant un des artistes de l'Autorité à préparer un dessin préliminaire des emblèmes. Le dessin est revu par le héraut Fraser, artiste principal de l'Autorité, approuvé par le héraut d'armes du Canada, puis envoyé au demandeur pour approbation.

La troisième étape est celle de la préparation du document de concession. Ce document officiel, appelé lettres patentes, inclut la représentation finale des emblèmes et un texte légal de concession. Il est signé par les autorités compétentes et le sceau de l'Autorité héraldique du Canada y est apposé.

Le demandeur choisit le format de ses lettres patentes, soit l'**option I** ou l'**option II** (voir p. 10-19). Les lettres patentes sont bilingues et le demandeur indique la langue officielle (français ou anglais) qu'il souhaite voir à la gauche du document. Des formules d'entente distinctes sont préparées pour la réalisation du dessin final et pour la calligraphie du document.

La concession est consignée dans le **Registre public des armoiries, drapeaux et insignes du Canada** et un avis officiel est publié dans la Partie I de la *Gazette du Canada* sous la rubrique « Résidence du gouverneur général ».

COST

All costs must be paid before the Letters Patent can be sent to the petitioner.

THE GOVERNMENT OF CANADA requires that **the petitioner cover all direct costs related to the grant of armorial bearings.**

These costs are in three parts:

1 The **processing fee** for all petitioners, fixed at \$435 (*plus GST*) by Ministerial Order. An invoice for this fee is sent at the time the warrant authorizing the grant is signed. *Please note that payments forwarded before the invoice is sent will be returned to the petitioner.*

2 **Variable costs of research** and/or specialized translation, to cover, for instance, the translation of mottoes into Latin or other foreign languages. In cases requiring additional research, the petitioner will receive an estimate and will pay a supplementary fee to the researcher.

3 **Artwork costs**, paid by the petitioner directly to the artist assigned by the Authority. The maximum cost of the artwork is established before each stage of the process, and the petitioner indicates agreement by signing contracts. Artwork is forwarded to the petitioner by the Authority, together with the artist's invoice, payable within thirty days of receipt.

FRAIS

Tous les frais doivent être réglés avant que les lettres patentes ne puissent être remises au demandeur.

LE GOUVERNEMENT DU CANADA exige que **le demandeur assume tous les frais directement liés à la concession d'emblèmes héraldiques.**

Il faut prévoir trois types de frais :

1 Le montant fixe des **frais administratifs** pour tous les demandeurs, établi à 435 \$ (*plus TPS*) par arrêté ministériel. Une facture est envoyée suite à la signature du mandat autorisant la concession. *Veuillez noter que les paiements reçus avant l'émission de la facture seront retournés au demandeur.*

2 **Des frais variables de recherche** et/ou de traduction spécialisées, demandés notamment pour couvrir la traduction de devises vers le latin ou vers d'autres langues étrangères. Lorsqu'un dossier nécessite de plus amples recherches, un devis est envoyé au demandeur qui doit payer un supplément au recherchiste.

3 Le **coût du travail artistique**, payé par le demandeur directement à l'artiste désigné par l'Autorité. Le montant maximal prévu est établi avant le début de chaque étape et le demandeur signe des formules d'entente pour signifier son accord. Le travail artistique et la facture de l'artiste, qui doit être acquittée dans les trente jours suivant sa réception, sont acheminés par l'Autorité au demandeur.

- The **cost of one preliminary design** ranges from \$300 to \$1,000 depending on the complexity of the design and the number of components. The cost increases if the petitioner wishes to make changes that require the revision of the preliminary design or the creation of new artwork.
- The **cost of the letters patent** depends on the format of the document chosen by the petitioner, the complexity of the design, the number of components in the grant, and the inclusion of additional decoration.

Two formats are available for the letters patent:

Option I (one sheet) (*see pp. 10-14*)

- dimensions: approximately 56 cm (22") high and 76 cm (30") wide;
- heading: hand painted;
- granting text: inscribed in calligraphy;
- coat of arms, flag and badge: hand painted, with 24k gold where applicable;
- cost: approximately \$1,800 to \$3,300 for art and calligraphy.

Option II (two sheets) (*see pp. 15-19*)

- dimensions: each sheet is 56 cm (22") high and 38 cm (15") wide;
- heading: printed in colour;
- sheet 1: text produced by computer;
- sheet 2: coat of arms, flag, and badge hand painted, with 24k gold where applicable, with identifying text in calligraphy;
- cost: approximately \$600 to \$2,100 for art and calligraphy.

In summary, the minimum cost of a grant of a coat of arms (shield, crest, helmet, mantling, and motto) is approximately \$2,000, including the processing fee, one preliminary design and the letters patent (*Option II*).

- Le **coût d'un dessin préliminaire** varie entre 300 \$ et 1 000 \$ selon la complexité du dessin et le nombre d'éléments. Le coût augmente si le demandeur souhaite apporter des changements nécessitant la révision du dessin préliminaire ou l'exécution d'un dessin supplémentaire.
- Le **coût des lettres patentes** dépend du format de document retenu par le demandeur, de la complexité du dessin, du nombre d'emblèmes concédés et de l'ajout d'éléments décoratifs.

Deux formats de lettres patentes sont offerts :

Option I (une feuille) (*voir p. 10-14*)

- dimensions : environ 56 cm (22 po) de hauteur sur 76 cm (30 po) de largeur;
- en-tête : peint à la main;
- texte de concession : calligraphié;
- armoiries, drapeau et insigne : peints à la main, avec or de 24 carats aux endroits requis;
- coût : environ 1 800 \$ à 3 300 \$ pour le travail artistique et la calligraphie.

Option II (deux feuilles) (*voir p. 15-19*)

- dimensions : chaque feuille mesure 56 cm (22 po) de hauteur sur 38 cm (15 po) de largeur;
- en-tête : imprimé en couleurs;
- feuille 1 : texte généré à l'aide de l'ordinateur;
- feuille 2 : armoiries, drapeau et insigne peints à la main, avec or de 24 carats aux endroits requis, avec texte de référence calligraphié;
- coût : environ 600 \$ à 2 100 \$ pour le travail artistique et la calligraphie.

En résumé, le coût minimum d'une concession d'armoiries (écu, cimier, heaume, lambrequins et devise) est généralement de l'ordre de 2 000 \$, et inclut les frais administratifs, un dessin préliminaire et des lettres patentes (*option II*).

The choice of Option I, the need for additional preliminary artwork, or the inclusion of a flag, badge, shields for children, or decorative elements will result in additional costs.

Le choix de l'option I ainsi que l'ajout de dessins préliminaires supplémentaires, d'un drapeau, d'un insigne, d'écus pour les enfants, ou d'éléments décoratifs augmentent le coût total.

TIME

THE AVERAGE TIME REQUIRED to complete a grant is 12 to 14 months after the warrant has been signed. The process can last longer if there are protracted discussions or if the volume of petitions received exceeds available staff resources.

It is important to remember that grants of armorial bearings are made by the Crown to be valid forever. As a result, a sufficient amount of time is required to complete each grant.

DÉLAIS REQUIS

IL FAUT PRÉVOIR EN MOYENNE DE 12 à 14 mois à partir du moment où le mandat est signé pour compléter la concession. Le délai peut être plus long si l'étape de création des emblèmes se prolonge ou si les ressources en personnel ne suffisent pas à répondre à la demande.

Il importe de rappeler que les concessions d'emblèmes héraldiques émanent de la Couronne et ont une durée perpétuelle. Par conséquent, le temps nécessaire doit être consacré au processus de concession.

SPECIAL CONSIDERATIONS

THE PROPOSED ARMORIAL BEARINGS must satisfy both the petitioner and the Chief Herald of Canada, who is responsible for following acceptable heraldic practice and for maintaining high aesthetic standards. To do this, the heralds aim to create meaningful and powerful designs using a limited number of symbols and colours, often in dramatic contrast.

By determining what elements are essential for inclusion and by taking advantage of the Authority's expertise, a petitioner can ensure the creation of a beautiful and lasting design.

THE SOVEREIGN OF CANADA, on the recommendation of the Governor General, must personally approve each use of the Royal Crown in Canadian armorial bearings.

REMARQUES

LES EMBLÈMES HÉRALDIQUES PROPOSÉS doivent satisfaire à la fois le demandeur et le Héraut d'armes du Canada. Ce dernier doit veiller au respect des règles de l'héraldique et au maintien de normes esthétiques de très haut niveau. À cette fin, les héralds d'armes cherchent à réaliser des emblèmes éloquants et saisissants en créant des contrastes frappants entre un nombre limité de figures et de couleurs.

En ne retenant que les éléments les plus caractéristiques et en mettant à profit les connaissances spécialisées de l'Autorité, le demandeur obtiendra des emblèmes qu'il arborera toujours avec fierté.

LA SOUVERAINE DU CANADA doit approuver personnellement, sur recommandation du gouverneur général, toutes les représentations de la couronne royale figurant dans des emblèmes canadiens.



Letters Patent Lettres patentes

Option I

ONE SHEET UNE FEUILLE

Approximately 56 cm (22") high
and 76 cm (30") wide

Environ 56 cm (22 po) de hauteur
sur 76 cm (30 po) de largeur

The text is inscribed in calligraphy.
All artwork is painted by hand.

Le texte est calligraphié.
Le travail artistique est peint à la main.



À TOUS CEUX QUI

[illegible]

REPRESENTATION DES UNIVERSITES ET COLLEGES DU

[illegible]

John A. Black *Robert B. Black* *John A. Black*

Letters Patent Lettres patentes

Option 1

ONE SHEET UNE FEUILLE

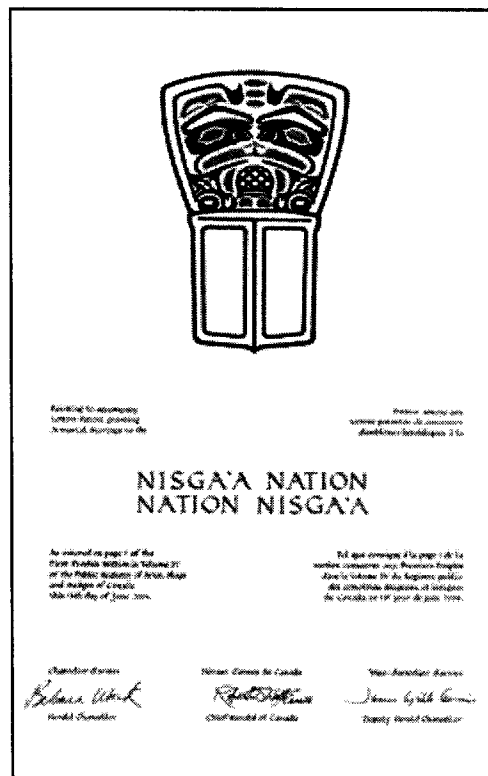
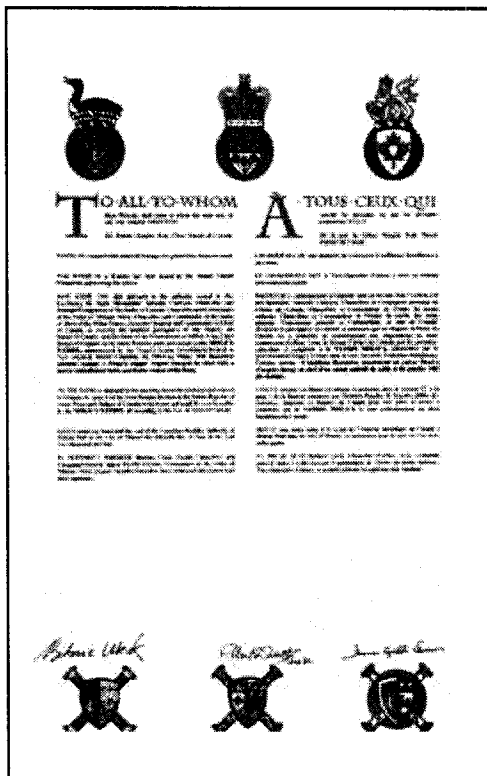
ANOTHER EXAMPLE AUTRE EXEMPLE



À TOUS CEUX QUI

[illegible]

Thomas Wick



Letters Patent

Lettres patentes

Option II

TWO SHEETS

DEUX FEUILLES

Each sheet is 56 cm (22") high
and 38 cm (15") wide.

Chaque feuille mesure 56 cm (22 po) de hauteur
sur 38 cm (15 po) de largeur.

SHEET 1: GRANTING TEXT

The heading, footing and opening phrase
are printed in colour. The granting text
is produced by computer.

FEUILLE 1: TEXTE DE CONCESSION

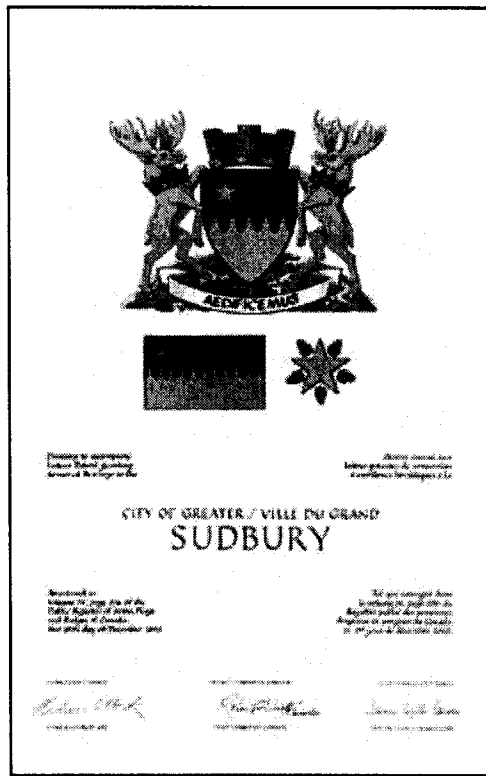
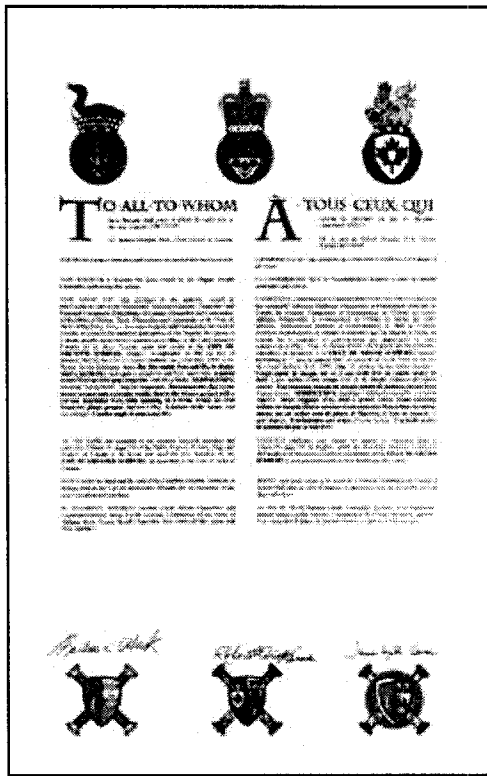
L'en-tête, le bas de la page et la première phrase
sont imprimés en couleurs. Le texte de concession
est généré à l'aide de l'ordinateur.

SHEET 2: PAINTING

The coat of arms, flag and badge are painted
by hand, with identifying text done in calligraphy.

FEUILLE 2 : DESSIN

Les armoiries, le drapeau et l'insigne sont peints
à la main, avec le texte de référence calligraphié.

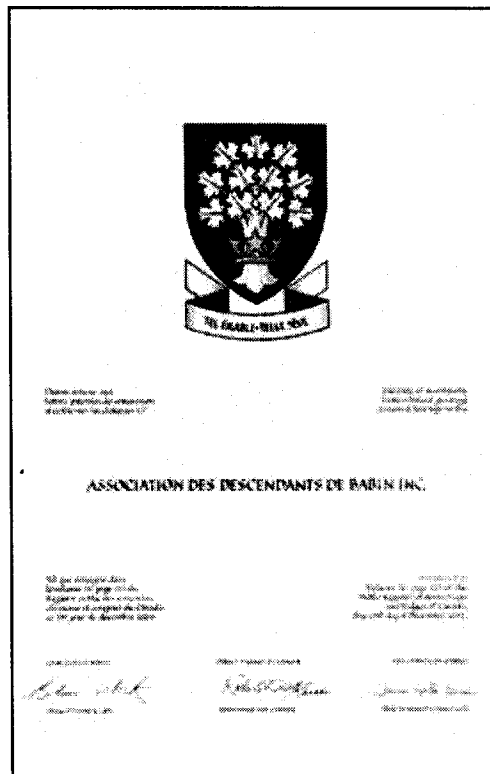
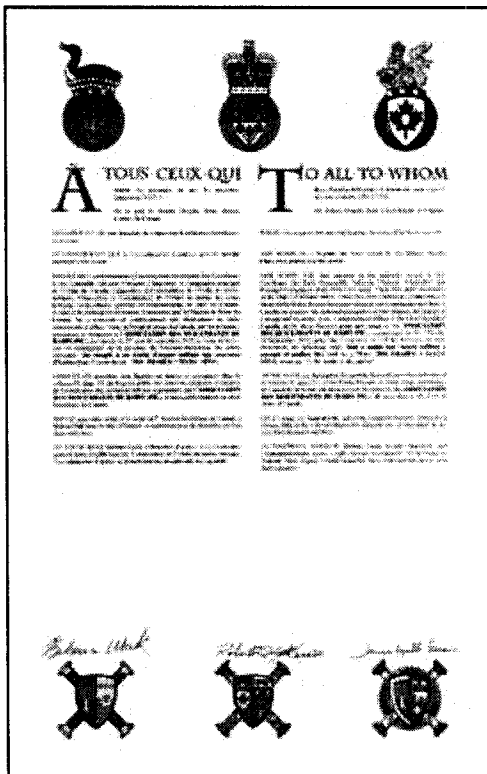


Letters Patent Lettres patentes

Option II

TWO SHEETS DEUX FEUILLES

ANOTHER EXAMPLE AUTRE EXEMPLE

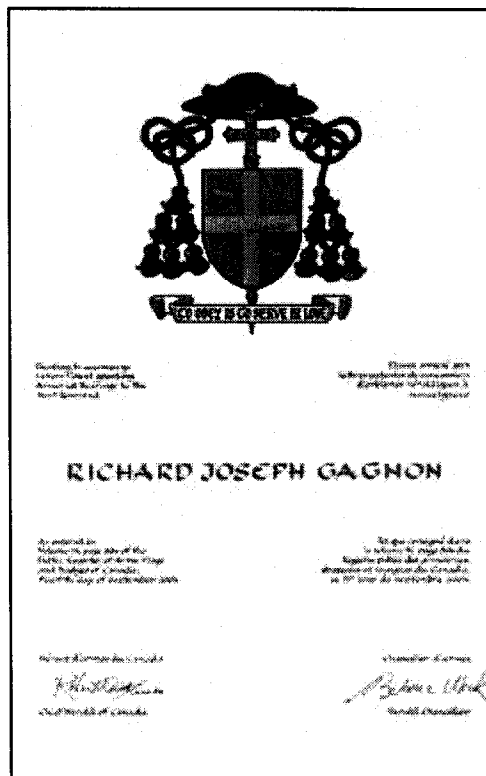
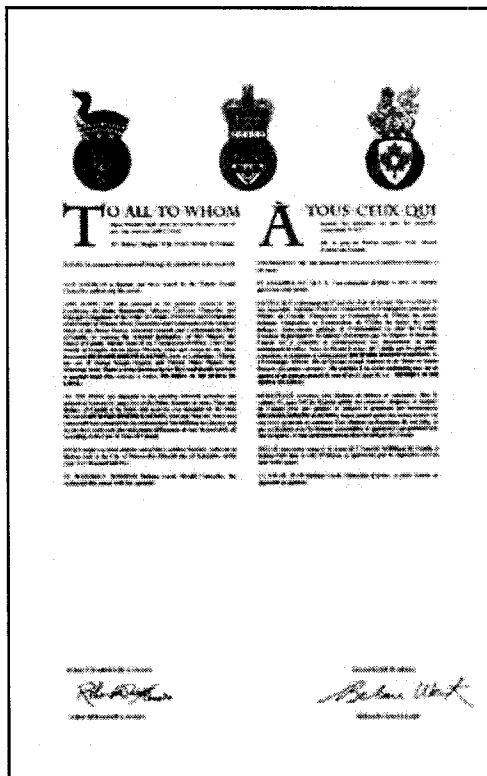


Letters Patent Lettres patentes

Option II

TWO SHEETS DEUX FEUILLES

ANOTHER EXAMPLE AUTRE EXEMPLE

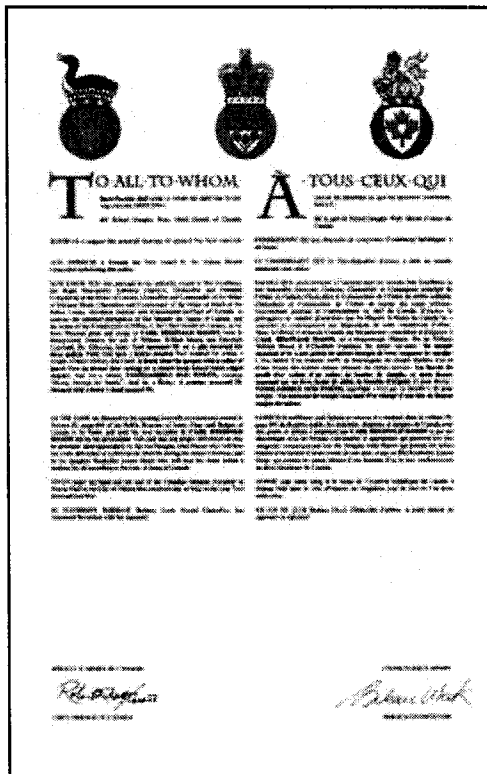


Letters Patent Lettres patentes

Option II

TWO SHEETS DEUX FEUILLES

ANOTHER EXAMPLE AUTRE EXEMPLE



Letters Patent Lettres patentes

Option II

TWO SHEETS DEUX FEUILLES

ANOTHER EXAMPLE AUTRE EXEMPLE



*More information on
the Canadian Heraldic Authority
is available from:*

*Pour de plus amples renseignements au sujet
de l'Autorité héraldique du Canada,
prière de s'adresser à :*

The Canadian Heraldic Authority
Office of the Secretary to the Governor General
1 Sussex Drive
Ottawa, ON
K1A 0A1

L'Autorité héraldique du Canada
Bureau du secrétaire du gouverneur général
1, promenade Sussex
Ottawa (Ontario)
K1A 0A1

1-800-465-6890
www.gg.ca

Legislative & Administrative Services

DATE: July 18, 2006

TO: Garth Clarke, Policy Coordinator

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Approval for New Council Policy 1014 – Use of City Emblems
Rescinding of Council Policy 1006 – Utilization of City Logo and Slogan Policy
Rescinding of Council Policy 1007 – Utilization of City of Red Deer Crest Policy

Reference Report:

Policy Coordinator, dated July 11, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Policy Coordinator, dated July 11, 2006, re: Approval of New Council Policy 1014 on the Use of City Emblems and Rescinding of Council Policies 1006 and 1007, hereby:

1. Rescinds Council Policy 1006 – Utilization of City Logo and Slogan Policy
2. Rescinds Council Policy 1007 – Utilization of City of Red Deer Crest Policy."

Report Back to Council: No

Comments/Further Action:

- 1) This office will amend the Council Policy Manual and distribute notice of the rescinded policies in due course.
- 2) In discussion with Julia Harvie-Shemko, she felt we needed more discussion on the new emblems policy, so this was delayed to allow that discussion.



Kelly Kloss
Manager

/chk

c Communications & Corporate Planning Coordinator
Deputy City Clerk

**Legislative & Administrative Services**

DATE: July 11, 2006

TO: Legislative and Administrative Services Manager

FROM: Policy Coordinator

SUBJECT: Revocation of Council Policies 5102 and 5104

Background:

There are two Council policies dealing with taxation issues (Policies 5102 and 5104) that are no longer used by The City.

In the past City Council has passed policy resolutions:

1. to ensure that the business tax levy rate be reviewed annually (see Policy 5102); and
2. to authorize the City Assessor to reduce tax penalties as felt appropriate (see Policy 5104).

The Manager of the Assessment and Taxation Department reports that neither policy is in current use, and that at present there is no need for either of them.

The Municipal Government Act (R.S.A. 2000, Chapter M-26) and associated regulations deal with municipal assessment and taxation procedures and practices. Each of the unused Council policies covers an area of taxation dealt with by the MGA. The current status of the two policies is as follows:

- **Council Policy 5102** ("Business Tax Levy Rate Policy") is rendered void because City Council has not imposed a business tax since 1998.
- **Council Policy 1504** ("Possible Reduction of Penalties Levied on Unpaid Taxes after June 30 Policy") is probably in error. It is not in use. Under section 347 of the MGA, Council has the power to cancel or reduce tax arrears or current year penalties for late payment of taxes. Council, however, cannot delegate that power according to section 203 (2) (d) of the MGA. There may have to be a procedure developed to clearly frame the required actions of the City Assessor in dealing with requests for the reduction of late payment penalties and tax arrears. Any such procedure must ensure that Council alone has the power to approve or deny any requests.

City Clerk
Revocation of Council Policies 5102 and 5104
July 11, 2006

It is important, therefore, for Council to rescind these policies as they do not reflect current practice.

Consultation:

The Assessment and Taxation Manager was consulted.

Recommendation:

That City Council rescinds the following two Council policies:

- C5102 Business Tax Levy Rate Policy
- C5104 Possible Reduction of Penalties Levied On Unpaid Taxes After June 30 Policy

Authorized By:



Garth Clarke
Policy Coordinator



Kelly Kloss
Manager

Attachments:

1. C 5102 Business Tax Levy Rate Policy.
2. C 5104 Possible Reduction of Penalties Levied On Unpaid Taxes After June 30 Policy.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

5102

Page 1 of 1

TITLE:

Business Tax Levy Rate

**Date of Approval:
September 9, 1996**

SECTION:

**Corporate Services
(City Assessor)**

Dates of Revision:

POLICY STATEMENT

The business tax levy rate shall be reviewed each year for a possible increase in line with property tax increases.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

5104

Page 1 of 1

TITLE:

***Possible Reduction of Penalties
Levied On Unpaid Taxes
After June 30***

***Date of Approval:
September 9, 1996***

SECTION:

***Corporate Services
(City Assessor)***

Dates of Revision:

POLICY STATEMENT

The purpose of this policy is to provide for a reduction to the penalty payable on unpaid taxes after the June 30th due date to a lesser penalty if in the opinion of the City Assessor a reduction is appropriate.

The City Assessor is given authority to reduce the penalty payable after the June 30 due date to:

- (a) a \$20 administration fee if in the opinion of the City Assessor the circumstances warrant a reduction, or
- (b) cancel the penalty if it appears appropriate.

Comments:

We agree with the recommendation of the Policy Coordinator.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager

FILE



Council Decision – July 17, 2006

Legislative & Administrative Services

REVISED

DATE: July 18, 2006

TO: Garth Clarke, Policy Coordinator

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Rescinding of Council Policy 5102 – Business Tax Levy Rate Policy
Rescinding of Council Policy 5104 – Possible Reduction of Penalties
Levied on Unpaid Taxes after June 30 Policy

Reference Report:

Policy Coordinator, dated July 11, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Policy Coordinator, dated July 11, 2006, re: Rescinding of Council Policies 5102 and 5104, hereby rescinds Council Policy 5102 – Business Tax Levy Rate Policy and Council Policy 5104 – Possible Reduction of Penalties Levied on Unpaid Taxes after June 30 Policy.”

Report Back to Council: No

Comments/Further Action:

This office will amend the Council Policy Manual and distribute notice of the rescinded policies in due course.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

/chk

c City Assessor

BYLAW NO. 3156/P-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

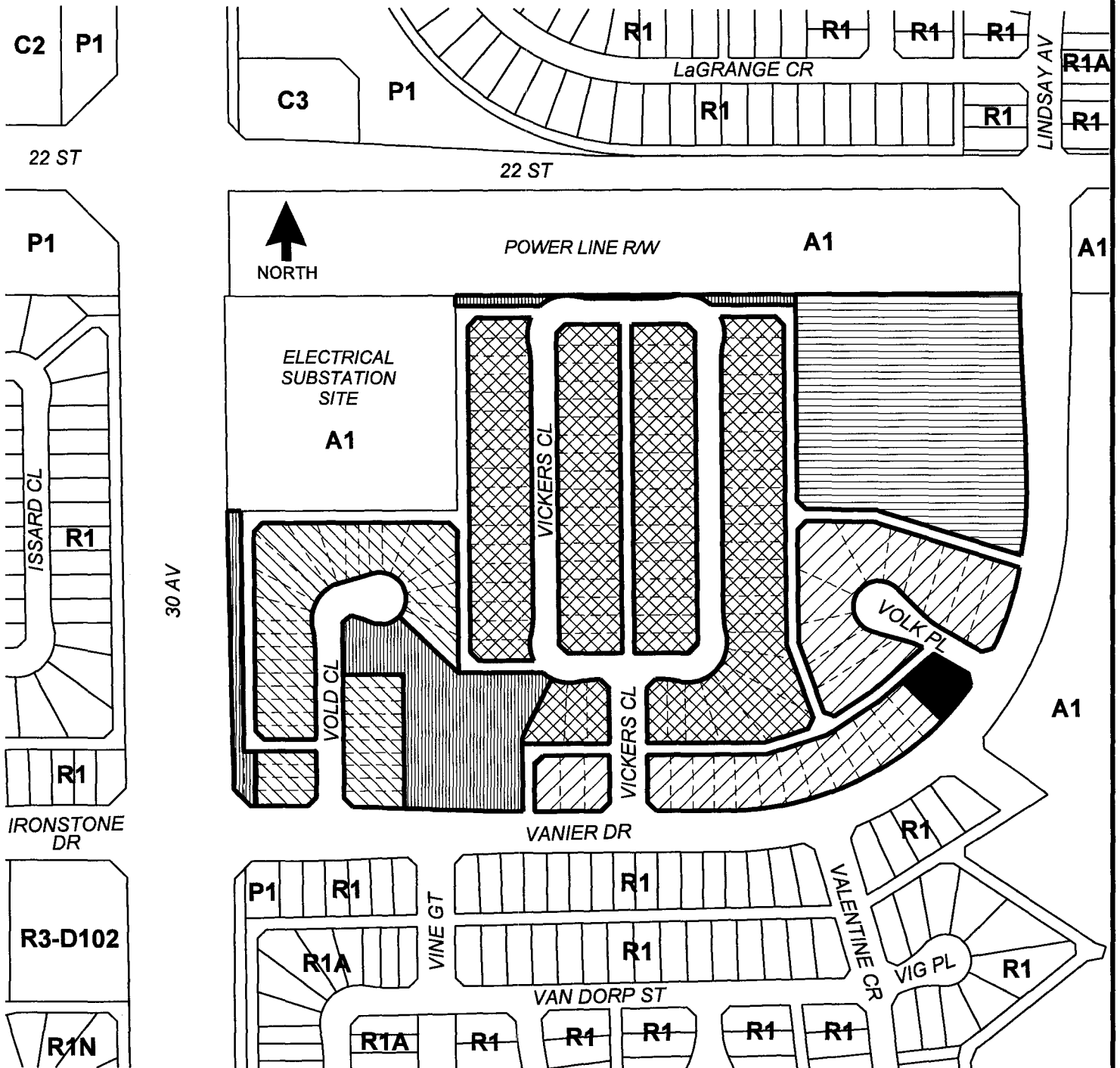
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK







The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional or Governmental)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to R2 
- A1 to PS 
- A1 to P1 

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006

BYLAW NO. 3156/S-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

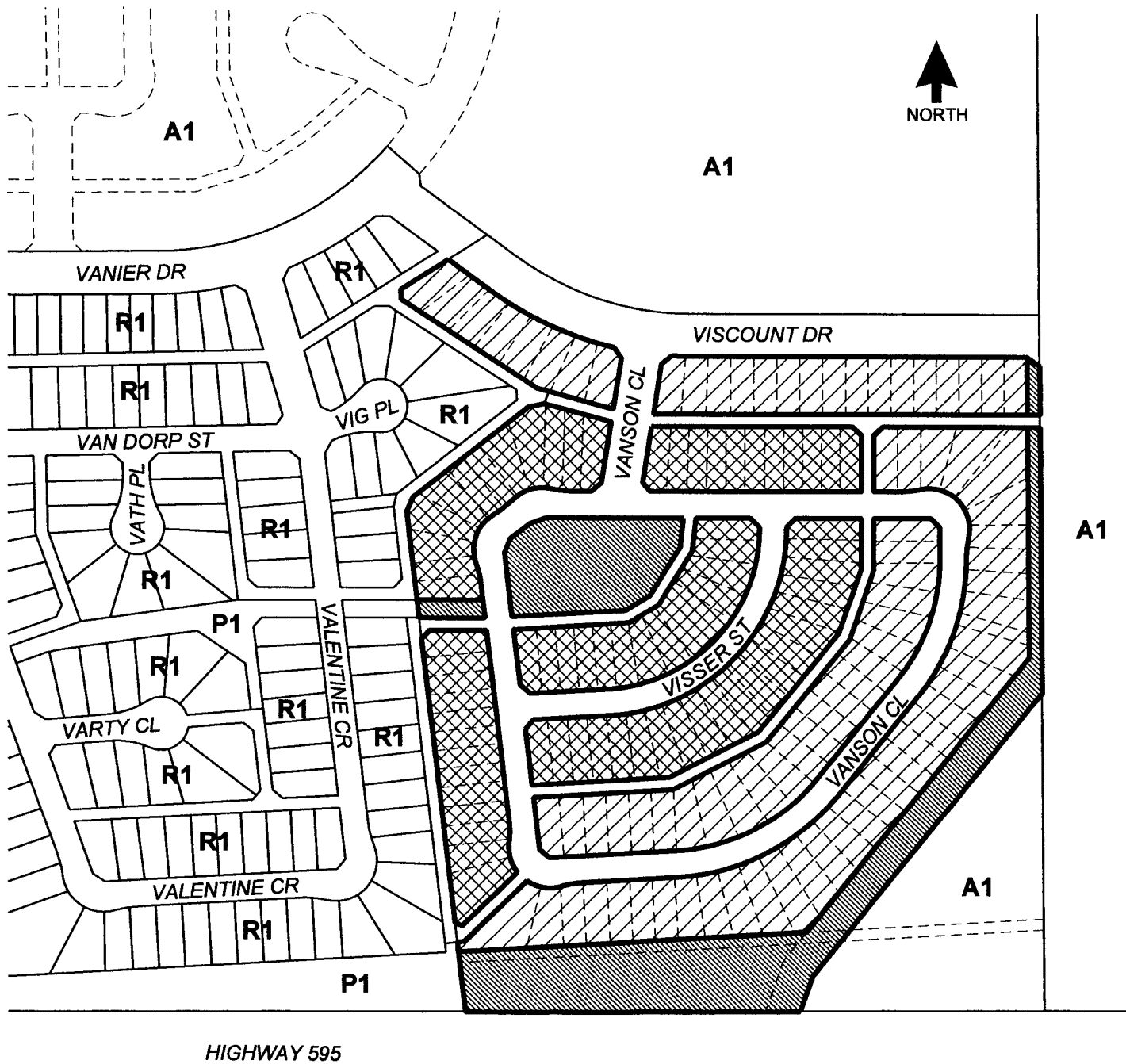
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1N 
- A1 to P1 

MAP No. 14 / 2006
BYLAW No. 3156 / S - 2006

Item No. 3

BYLAW NO. 3361/2006

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan_____. Excepting thereout all mines and minerals”.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/Q-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

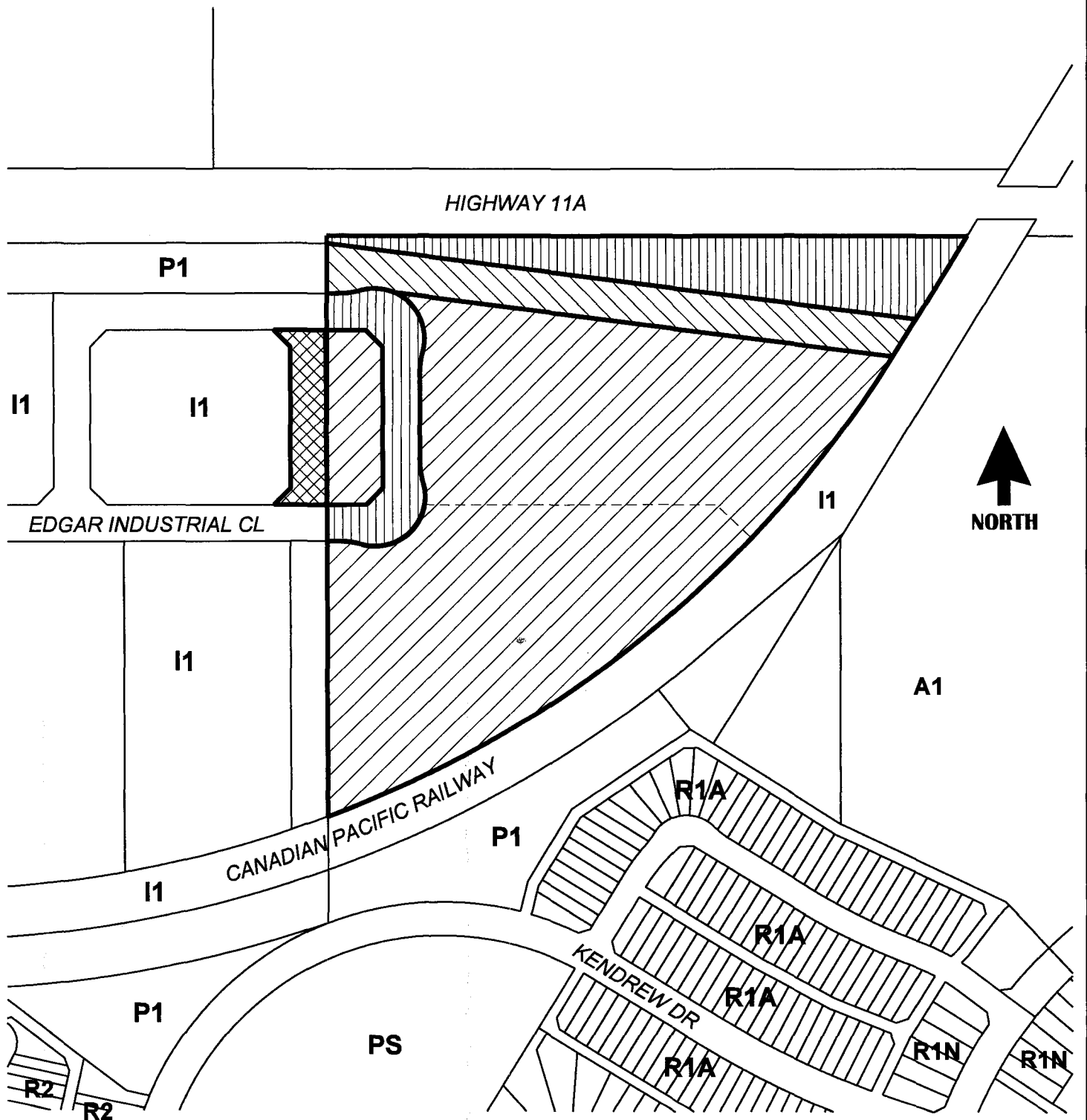
- 1. That “Use District Map E15” contained within “Schedule B” of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.
READ A SECOND TIME IN OPEN COUNCIL this day of 2006.
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK





The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 
 A1 to Road 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

BYLAW NO. 3362/2006

Being a bylaw to close portions of roads in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadways in the City of Red Deer are hereby closed:
 - a) "All that portion of Chrysler Avenue (22nd Street) as shown on Plan 5326 HW lying within Plan 062_____. Excepting thereout all mines and minerals."
 - b) "All that portion of addition to road as shown on Plan 942 4044 lying within Plan 062 _____. Excepting thereout all mines and minerals."
 - c) "All that portion of Taylor Drive as shown on Plan 942 2275 lying within Plan 062_____. Excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/U-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map F5" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

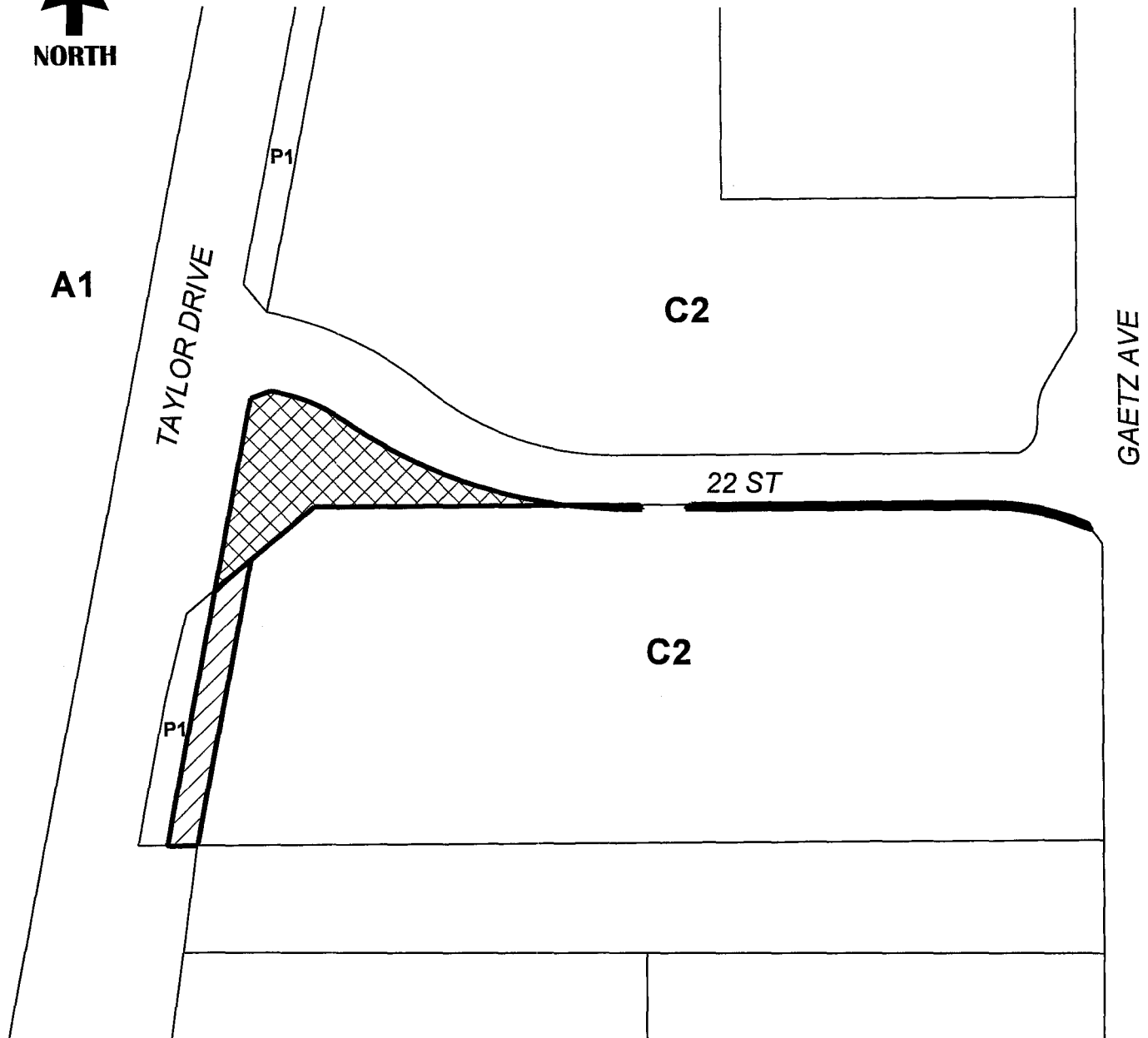
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006

BYLAW NO. 3186/B-2006

Being a Bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA ENACTS AS FOLLOWS:

Bylaw No. 3186/97 is hereby amended as follows:

1. By deleting the following definitions in Section 2:
 - a. Commercial loading or unloading space; and
 - b. Loading or unloading zone.

By adding the following definitions in alphabetical order in Section 2:

2. "Commercial loading zone" means a space on a highway, marked with a City authorized sign containing the words "Commercial Loading Zone", for parking of commercial vehicles during actual loading or unloading of goods or other materials.

"Public loading zone" means a space on a highway, marked with a City authorized sign containing the words "Public Loading Zone", for the parking of non-commercial vehicles during actual loading or unloading of goods or other materials.

3. By deleting Section 24 and sub-sections (a) (b) and (e) and replacing them with the following new Section 24 and new sub-sections (a) (b) and (e):

24 No person shall stop or park a vehicle at any of the following locations:

- (a) Construction Area - with the exception of authorized construction personnel, upon any portion of a highway marked by a sign as a construction area;
- (b) Bus Area - (any portion of a highway marked by a sign as a bus stop or bus zone);
- (e) Designated Vehicles Only Area - With the exception of designated vehicles, upon any portion of a highway marked by a sign as an area for designated vehicles. Without limiting the generality of the foregoing, the following classes of vehicles are designated vehicles:

- (i) police vehicles;
- (ii) Red Deer Transit System vehicles;
- (iii) Bylaw enforcement vehicles;
- (iv) funeral cars owned and being operated by a funeral chapel in the course of performing a funeral; and
- (v) school buses during such time that such buses are being used to transport students to and from the school, and loading and unloading of such students.

4. By deleting Section 24.1 and replacing it with the following new Section 24.1:

24.1 No owner or operator shall stop or park in a Commercial Loading Zone unless:

- (a) the vehicle bears a commercial license plate or is identified as a commercial vehicle through signage; and
- (b) the owner or operator is actively engaged in loading or unloading of the merchandise or other materials; and
- (c) the commercial vehicle is not stopped or parked for a period of time exceeding 30 minutes.

5. By adding a new Section 24.2 as follows:

24.2 No owner or operator shall stop or park a vehicle in any Public loading zone unless:

- (a) the owner or operator is actively engaged in loading or unloading a vehicle; and
- (b) the vehicle is not stopped or parked for a period or time exceeding 10 minutes.

6. By adding a new Section 37.2 as follows:

37.2 Unless permitted by the City, no person shall do any of the following on a highway or boulevard:

- (a) display any goods for sale;
- (b) offer any goods for sale;
- (c) sell any goods;

- (d) park a vehicle that is being displayed for sale or that is displaying advertising directing persons to a commercial premises.

- 7. By deleting Section 43.1 and replacing it with the following new Section 43.1:

43.1 Vehicles bearing a valid handicapped placard or license plate issued or approved under the Traffic Safety Act and regulations thereunder are exempt from the required meter payments in a Marked Handicapped Stall.

- 8. By adding a new Section 43.2 as follows:

43.2 Sections 40 and 41 do not apply to a vehicle operated by a licensed delivery/courier service occupying a metered space for not more than fifteen (15) consecutive minutes and on which is displayed a valid parking permit in a form duly authorized by the Inspections and Licensing Manager.

- 9. By deleting Section 55(8) and replacing it with the following new Section 55 (8):

55(8) The fee for a Move Approval permit on the High and Wide Corridor will be assessed at a rate determined by the city annually based upon the average cost to the city for manpower, administrative and equipment costs related to Over Dimension Vehicles or Oversize Load Requests.

- 10. By deleting Section 82(1) and Section 82(3) replacing them with the following new Section 82(1) and Section 82(3):

82(1) All persons owning premises in the following areas of the city shall be responsible for the removal and clearing away all snow, ice, dirt and other obstructions from the sidewalk in any highway adjoining such premises within 48 hours of the time that such snow, ice, dirt or obstruction was deposited thereon;

- (a) Land zoned Commercial C1, C1A, C2A, C2B, C3, or C4 under the City's Land Use Bylaw;
- (b) Land zoned Industrial I1A/BSR under the City's Land Use Bylaw;

- (c) Land zoned residential R1, R1A, R1N, R2, R3 or R4 under the City's Land Use Bylaw;
- (d) Land zoned as a Direct Control district under the City's Land Use Bylaw; and
- (e) Land used for schools.

82(3) The owner shall make payment on demand to The City of all costs of removal under Section 82(2).

11. By deleting Item 1 from Schedule "B" "Avenues" and replacing it with the following;

"AVENUES

1. 30 Avenue from 150 metres north of 61 Street to South City Limit."

12. By deleting Item 5 from Schedule "C" "Avenues"

"AVENUES

5. 30 Avenue, from 200 metres south of 22nd Street to the South City Limit."

13. By adding the following to Schedule "D":

"STREETS

1. 67 Street, between 30 Avenue and 20 Avenue.

AVENUES

1. 20 Avenue, between 67 Street and 55 Street."

14. By adding the following to Schedule "L" – Index to Offences and Specified Penalties:

Section	Title of Offence	Penalty
24.1(a)	Park in a Commercial loading zone without a commercial license plate or commercial signage.	50.00
24.1(b)	Park in a Commercial loading zone without loading or unloading.	50.00

24.1(c)	Park in a Commercial loading zone for more than 30 minutes.	50.00
24.2(a)	Park in a Public loading zone without loading or unloading.	50.00
24.2(b)	Park in a Public loading zone for more than 10 minutes.	50.00
37.2(a)	Display goods for sale.	50.00
37.2(b)	Offer goods for sale on highway or boulevard.	50.00
37.2(c)	Sell goods on highway or boulevard.	50.00
37.2(d)	Park a vehicle that is being displayed for sale or that is displaying advertising directing persons to a commercial premises.	50.00
43.2	Park licensed courier/delivery vehicle over time limit.	30.00

15. In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK