

SECTION FIVE

Land Use Districts

5

This section outlines specific regulation that applies to the Town's Land Use Districts.

5.1 LAND USE DISTRICT MAP

- a) Districts are described in the short form on the Land Use District Map, within “Schedule B” of this Bylaw,
- b) District boundaries are delineated on the Land Use District Map. Where the precise location of the boundary is uncertain, the following rules apply:
 - i. Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,
 - ii. Where a boundary generally follows a parcel line, it shall follow the parcel line,
 - iii. Where specific dimensions are noted on the Land Use District Map, those dimensions shall be followed,
 - iv. Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of this Bylaw,
- c) Boundaries shall not be altered except by an amendment to this Bylaw, and
- d) Council shall maintain a list of amendments to the boundaries on the Land Use District Map and update the local GIS database to reflect amendments.

5.2 PERMITTED USES FOR ALL LAND USE DISTRICTS

- a) Unless otherwise stated in the District the following uses shall be permitted in all Districts:
 - i. Home Office,
 - ii. Park,
 - iii. Solar Panels (Roof Top), and
 - iv. Utilities

5.3 LAND USE DISTRICT CONVERSION

Districts in the Bylaw have been updated as follows:

Table 9 – Land Use District Conversions

Land Use Bylaw No. 2007/24/D (as amended)		Land Use Bylaw No. 2020/12/D	
AG	Agricultural District	S-UBR	Special, Urban Reserve District
CR	Country Residential District	R-ACG	Residential, Acreage District
CRS	Country Residential Suburban Estates District	R-ACG	Residential, Acreage District
R1E	Estate Residential District	R-ACG	Residential, Acreage District
R1A	Low Density Residential District	R-GEN	Residential, General District
R1B	Standard Residential District	R-GEN	Residential, General District
R1N	Low Density Narrow Lot Residential District	R-SML	Residential, Small Parcel District
R1Z	Zero Lot line Residential District	R-SML	Residential, Small Parcel District
R2	General Residential District	R-SML	Residential, Small Parcel District
R3	Medium Density Residential District	R-MLT	Residential, Multiple Dwelling District
R4	High Density Residential District	R-HID	Residential, High Density District
---	NEW	R-TRN	Residential, Transition District
RMS	Manufactured Housing Subdivision District	R-SML	Residential, Small Parcel District
RMP	Manufactured Housing Park District	R-MAN	Residential, Manufactured Home District
C1	Central Commercial District	C-GEN	Commercial, General District
C2	General Commercial District	C-GEN	Commercial, General District
BE	Bar and Entertainment Zoning	C-GEN	Commercial, General District
---	NEW	C-HWY	Commercial, Highway District
---	NEW	C-NHD	Commercial, Neighbourhood District
M	Industrial District	I-LGT	Industrial, Light District
RI	Rural Industrial District	I-HVY	Industrial, Heavy District
IPU	Institutional and Public Uses	S-COM	Special, Community Services District
---	NEW	S-PRK	Special, Parks and Recreation District
---	NEW	S-NAT	Special, Natural Open Space District
WVP	West Valley Park Multi Use District	DC	Direct Control District
UX	Urban Expansion District	S-URB	Special, Urban Reserve District
DC	Direct Control District	DC	Direct Control District
DC2	Direct Control Two	DC	Direct Control District
DTDC	Downtown Revitalization Direct Control District	C-DWT	Commercial, Downtown District
AG-B	Agricultural District (Annexed Lands)	S-URB	Special, Urban Reserve District
CR	Country Residential (Annexed Lands)	R-ACG	Residential, Acreage District
CRS	Country Residential Suburban Estates (Annexed Lands)	R-ACG	Residential, Acreage District
C	Commercial (Annexed Lands)	I-LHT	Industrial, Light District
HWY-C	Highway Commercial (Annexed Lands)	I-LHT	Industrial, Light District
HI	Highway Industrial (Annexed Lands)	I-LHT	Industrial, Light District
I	Industrial (Annexed Lands)	I-LHT	Industrial, Light District
PI	Public Institutional (Annexed Lands)	S-COM	Special, Community Services District
RI	Rural Industrial (Annexed Lands)	I-HVY	Industrial, Heavy District

5.4 DIRECT CONTROL – DC (amended by Bylaw 2023-05-D)

The purpose and intent of the Direct Control District (DC) is to enable Council to exercise particular control over the use and development of land and buildings in any such manner as Council may consider necessary, in an area designated as a Direct Control District on the Land Use District Maps forming part of this Bylaw.

- a) In those areas shown as Direct Control on the Land Use District Map, Council may, subject to the Municipal Development Plan, regulate and control the use or development of land or buildings in any manner it considers necessary.
- b) The Direct Control Districts shall only be applied to an area or parcel to regulate a specific proposed development under the following circumstances:
 - i. The proposed development exceeds the development provisions of the closest equivalent conventional district;
 - ii. The proposed development requires specific comprehensive regulations to ensure land use conflicts with surrounding properties are minimized;
 - iii. The site for the proposed development has unique characteristics that require specific regulations; or
 - iv. The ongoing operation of the proposed development requires specific regulations.

5.5 LAND USE AMENDMENT APPLICATIONS AND STANDARDS (amended by Bylaw 2023-05-D)

- a) The applicant shall submit a site plan and a written description explaining why the Direct Control District is warranted. The site plan shall be appended to the Direct Control Bylaw, and development shall generally conform to the Plan.
- b) A public hearing on the application will be held in accordance with the MGA to receive input from the applicant and affected landowners. The public hearing shall be advertised at least two (2) weeks prior to the hearing date.
- c) All Land Use Bylaw Regulations of general application shall apply to the Direct Control District unless such Regulations are specifically excluded or modified by Council.

5.6 ADDITIONAL REGULATIONS (amended by Bylaw 2023-05-D)

- a) All Permitted and Discretionary Uses allowed shall be at the discretion of Council, unless otherwise delegated to the Development Authority.
- b) All development regulations shall be at the discretion of Council, unless otherwise delegated to the Development Authority.
- c) This District should not be used in substitution for any other District that could be used to achieve the same objective either with or without variances or relaxations of this Bylaw or to regulate matters typically addressed through Subdivision or Development Permit approval conditions.

5.7 DEVELOPMENT APPLICATION DECISIONS (amended by Bylaw 2023-05-D)

- a) All development applications within a Direct Control District shall be referred to Council for a decision unless otherwise delegated to the Development Authority for a decision. The Council may impose any conditions which may be deemed necessary in order to minimize conflicts with neighbouring properties.
- b) If the development application is minor in nature and does not change the intent of the original Land Use Amendment Application, Council may waive the public hearing requirement.
- c) The Development Authority shall issue a development permit in accordance with the Council decision as if it were a Permitted Use.
- d) There is no appeal of a development permit within a Direct Control District unless the permit was issued in error.

DC - 1 Direct Control District

(amended by Bylaw 2023-05-D)

GENERAL PURPOSE

The general purpose of the DC - 1 district is to achieve Council's strategic vision to facilitate mixed use development on the former Deby Lands. The future development may include a range of affordable and seniors-oriented housing in a range of housing forms to reflect a variety of community needs, and a mix of commercial and office uses to serve the residents in the DC and surrounding areas. Future development concepts should include open space and park areas to serve the development and provide connectivity to the larger Deby Park areas and connecting the development to the surrounding neighbourhood and downtown.

AREA OF APPLICATION

This district shall apply to or a portion of NE 1/4 8-49-7-West of the 5 Meridian and districted as DC —1 Direct Control.

DEVELOPMENT PERMITS

- a) The Council shall be the Development Authority and will consider and decide upon all development permit applications within this District.
- b) The Council may grant a variance for a development permit in accordance with Section 2.14 of the Land Use Bylaw.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building and Structure	Care Facility (Child, Medical, Clinic)
Recreation (Public/Private)	Dwelling Unit (accessory to a commercial use)
Dwelling Unit (Multi-Unit)	Establishment (Eating & Drinking/Entertainment)
Solar Panels (Wall Mounted, roof top)	Financial Institution
	Office
	Retail (General, Small, Liquor, Personal Service)
	Public Utility, Minor
	Solar Panels (Free Standing)
	Those uses which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses, and which conform to the general intent and purpose of the district.

MINIMIUM PARCEL DIMENSIONS

- a) Parcel Size — The is no minimum parcel size.

MINIMIUM SETBACK REQUIREMENTS

- a.) Front Yard Setback to a public road right-of-way — 1.2 m.
- b.) Rear Yard and Side Yard Setback — 1.2 m.
- c.) Side yard and rear yard setbacks immediately adjacent to a residential district shall be 6.0 metres or one-half the height of the building, whichever is greater.

MASSING AND SITE COVERAGE

- a) Height — The maximum height is 40.5 m.
- b) Maximum Parcel Coverage — 90% if the off-street parking is provided below grade, and loading, storage, and waste disposal can be provided within the building envelope. The maximum site coverage when the off-street parking, loading, storage, and waste disposal are provided at grade will be to the satisfaction of Council.

SITE PLAN REQUIREMENTS

- a) An approved site plan shall be required prior to the subdivision and/or development of land in this district, and all development shall conform to the site plan;
- b) The site plan shall include the all the requirements identified under Section 2.4 and as following:
 - i. Dimensions for the planning area and individual units;
 - ii. Minimum setback dimensions; and
 - iii. Number of dwelling units and commercial units proposed within the planning area.

LANDSCAPE REQUIREMENTS

- a) The landscaping of new development requirements shall comply with Sections 3.18 — 3.25 inclusively.

PARKING AND LOADING REQUIREMENTS

- a) The general parking and loading requirements shall comply with Sections 3.37 — 3.45 inclusively.

ADDITIONAL REQUIREMENTS

- a) Council may at its discretion impose further regulations and requirements to minimize potential impacts to adjacent existing development.

DC - 2 Direct Control District

GENERAL PURPOSE

The general purpose of the DC – 2 district is to allow for residential and limited mixed use development compatible with the surrounding residential uses.

AREA OF APPLICATION

This district shall apply to or a portion of Plan 6261KS, Block 27, Lot 1, DC — 2 Direct Control.

DEVELOPMENT PERMITS

- c) The Council shall be the Development Authority and will consider and decide upon all development permit applications within this District.
- d) The Council may grant a variance for a development permit in accordance with Section 2.14 of the Land Use Bylaw.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building /Structure	Care Facility (Child, Medical, Clinic)
Dwelling (Single Detached)	Office
Solar Panels (Wall Mounted, roof top)	Sign (Fascia, Freestanding)
Home Office	Recreation (Private)
Existing Building	Home Based Business

MAXIMUM DENSITY: One (1) Principal Dwelling/Building and one (1) Secondary Suite per parcel

MAXIMUM BUILDING HEIGHT: 12.0 m

MAIN BUILDING:		
Front Yard	Side Yard	Rear Yard
5.5 m	1.2 m	5.5 m with lane
	Dwelling (Duplex/Semi)- None on common lot line	
	3.0 m corner parcel street side	7.5 without lane
	3.0 m one side if no rear access and no front garage	
ACCESSORY BUILDINGS:		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m Garages, 2.0 m, see Section 3.5 (Garage Location)
	3.0 m corner parcel street side, Garages see Section 3.5 (Garage Location) and Section 3.6 (Corner Visibility Triangle)	
	No Accessory Buildings Permitted on street side	

R-ACG Residential, Acreage District

PURPOSE: To provide for single family detached dwellings on acreage parcels

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed & Breakfast
Dwelling (Single Detached)	Care Facility (Child)
Care Facility (Small Group)	Dwelling (Manufactured Home)
Secondary Suite (Internal/External)	Home-Based Business
Solar Panels (Free Standing)	Livestock
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
30.0 m at building line	50.0 m
15.0 m road frontage for irregular parcel	

MAXIMUM PARCEL SIZE: 1.6 ha.

MAXIMUM DENSITY: One (1) dwelling unit per parcel and one (1) Secondary Suite.

MAXIMUM BUILDING HEIGHT: 12.0 m

MINIMUM SETBACKS:

MAIN AND ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
8.0 m	6.0 m	10.0 m

ADDITIONAL REQUIREMENTS:

- a) Architectural controls may be registered on title at the time of subdivision,
- b) All parcels shall be connected to the municipal water system.,
- c) All other development standards shall be negotiated with the municipality and a development agreement shall be registered on title, and
- d) Livestock kept within Town limits is subject to the *Animal Control Bylaw*.

R-GEN Residential, General District

(amended by Bylaw 2022-08-D)

PURPOSE: To provide for low density single family detached dwellings.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed & Breakfast
Dwelling (Single Detached)	Care Facility (Child/Large Group)
Care Facility (Small Group)	Government Services
Show Home	Home-Based Business
Secondary Suite (Internal)	Religious Assembly
Solar Panels (Wall Mounted)	Secondary Suite (External)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
11.0 m	33.5 m
14.0 m corner parcel	
10.0 m road frontage for irregular parcel	

MAXIMUM DENSITY: One (1) dwelling unit per parcel and one Secondary Suite.

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
5.5 m	1.5 m	5.5 m with lane
	3.0 m corner parcel street side	7.5 without lane
	3.0 m one side if no rear access and no front garage	
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m Garages, see Section 3.5 (Garage Location)
	3.0 m corner parcel street side, Garages, see Section 3.5 (Garage Location)	
	No Accessory Buildings Permitted on street side	

MAXIMUM SITE COVERAGE: 50%

ADDITIONAL REQUIREMENTS:

- a) Where oversized lots are being re-subdivided, the required widths may be relaxed to accommodate existing buildings.

R-SML Residential, Small Parcel District

PURPOSE: To provide for single family and two-family dwellings on smaller parcels, including manufactured homes where units are located on separately registered parcels.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child)
Dwelling (Duplex/Semi)	Care Facility (Large Group)
Dwelling (Manufactured Home)	Home-Based Business
Dwelling (Single Detached)	Show Home
Care Facility (Small Group)	
Secondary Suite (Internal)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
10.0 m	33.5 m with lane
13.0 m corner parcel	35.0 m without lane
7.5 m road frontage for irregular parcel	

MAXIMUM DENSITY: One (1) Principal Dwelling and one (1) Secondary Suite per parcel or one (1) Dwelling, Duplex per parcel.

MAXIMUM BUILDING HEIGHT: 12.0 m

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
5.5 m	1.2 m	5.5 m with lane
	Dwelling (Duplex/Semi)- None on common lot line	
	3.0 m corner parcel street side	7.5 without lane
	3.0 m one side if no rear access and no front garage	
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m Garages, 2.0 m, see Section 3.5 (Garage Location)
	3.0 m corner parcel street side, Garages see Section 3.5 (Garage Location) and Section 3.6 (Corner Visibility Triangle)	
	No Accessory Buildings Permitted on street side	

MAXIMUM SITE COVERAGE: 65%

ADDITIONAL REQUIREMENTS:

- a) A dwelling without a front attached garage must have a garage or concrete parking pad in the rear yard constructed at the same time as the principal dwelling.

EXCEPTIONS:

- a) Lots less than 11.0m in width require lane access, and
- b) Parcel widths for Semi-Detached or Attached Dwellings shall be a minimum of 6.0 m per interior unit and 7.5m per end unit.

R-MLT Residential, Multiple Dwelling District

(amended by Bylaw 2022-08-D)

PURPOSE: To provide for medium density development by allowing a wide variety of street-oriented multiple unit dwelling types.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child)
Care Facility (Large Group)	Dwelling (Duplex/Semi)
Dwelling (Multi-Unit)	Dwelling (Single Detached)
	Government Services
	Home-Based Business
	Religious Assembly
	Show Home

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
10.0 m	33.5 m with lane
13.0 m corner parcel	35.0 m without lane
7.5 m road frontage for irregular parcel	

MAXIMUM DENSITY: 30 Dwelling Units/Hectare

MAXIMUM BUILDING HEIGHT: 12.0 m

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
5.5 m	1.5 m	5.5 m
	Dwelling (Multi-Unit)- None on common lot line	
	3.0 m, corner parcel street side	
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in Front Yard	3.0 m corner parcel street side, Garages see Section 3.5 (Garage Location)	1.0 m- Garages see Section 3.5 (Garage Location)
	No Accessory Buildings permitted on street side	1.0 m Garages 2.0 m and see Section 3.5 (Garage Location)

MAXIMUM SITE COVERAGE: 65%

ADDITIONAL REQUIREMENTS:

- a) Lots shall be served by a rear lane.

EXCEPTIONS:

- a) Attached housing may be built straddling the side property line.

R-HID Residential, High Density District

PURPOSE: To provide for medium to high-density development by allowing comprehensive multiple unit dwelling developments and apartments.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child/Large Group)
Dwelling (Multi-Unit)	Solar Panels (Wall Mounted)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 1000 m²

MAXIMUM DENSITY: 74 Dwelling Units/Hectare

MAXIMUM BUILDING HEIGHT: 30 m

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
5.5 m from travel surface	1.5 m	6.0 m
	Dwelling (Multi-Unit)- None on common lot line	
	3.0 m, corner parcel street side	
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m
	No Accessory Building permitted on street side	

MAXIMUM SITE COVERAGE: 65%

ADDITIONAL REQUIREMENTS:

- a) All internal roads shall have a right-of-way width of 7.0 m and be hard surfaced, well drained and maintained to the satisfaction of the Development Authority,
- b) For developments exceeding 10 dwelling units, a minimum of 5% of the gross site area shall be devoted to recreational space, and
- c) A Landscaping Plan (s.3.21) shall be required for the development project.

R-TRN Residential, Transition District

(amended by Bylaw 2022-08-D)

PURPOSE: To allow for the redevelopment of older, low-density residential neighbourhoods that includes a mix of low-density residential uses and compatible low-impact professional and service type commercial uses that are compatible with the surrounding residential neighbourhood in both appearance and operation.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed and Breakfast
Dwelling (Duplex/Semi)	Care Facility (Child/Large Group)
Dwelling (Single Detached)	Home-Based Business
Care Facility (Small Group)	Secondary Suite (External)
Residential Conversion	Show Home
Secondary Suite (Internal)	Solar Panels (Wall Mounted)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
10.0 m	33.5 m with lane
13.0 m corner parcel	35.0 m without lane
7.5 m road frontage for irregular parcel	

MAXIMUM DENSITY: One (1) Principal Dwelling and one (1) Secondary Suite per parcel or one (1) Dwelling, Duplex or one business as a Residential Conversion per parcel.

MAXIMUM BUILDING HEIGHT: 12.0 m

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
5.5 m	1.2m	5.5 m with lane
	Dwelling (Duplex/Semi) - None on common lot line	
	3.0 m corner parcel street side	7.5 without lane
3.0 m one side if no rear access and no front garage		
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m Garages 2.0 m and see Section 3.5 (Garage Location)
	3.0 m corner parcel street side, Garages see Section 3.5 (Garage Location) and Section 3.6 (Corner Visibility Triangle)	
	No Accessory Buildings Permitted on street side	

MAXIMUM SITE COVERAGE: 65%

ADDITIONAL REQUIREMENTS:

- a) A dwelling without a front attached garage must have a garage or concrete parking pad in the rear yard constructed at the same time as the principal dwelling.

EXCEPTIONS:

- a) Lots less than 11.0m in width require lane access, and
- b) Parcel widths for Semi-Detached or Attached Dwellings shall be a minimum of 6.0 m per interior unit and 7.5m per end unit.

R-MAN Residential, Manufactured Home Park District

PURPOSE: To permit and regulate Manufactured home parks where stalls are provided on a rental basis.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Home-Based Business
Dwelling (Manufactured)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE (per development): 10 Hectares.

MINIMUM PARCEL SIZE (per unit):

Parcel Width	Parcel Depth
12.0 m	36.0 m
16.5 m, corner parcel	

MAXIMUM DENSITY: 3.2 units per hectare

MAXIMUM BUILDING HEIGHT: 5.0 m

MINIMUM SETBACKS:

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
3.0 m, from internal road	1.5 m	3.0 m
4.5 m, from public road	3.0 m, corner lot street side	
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings permitted in the front yard	1.0 m	1.0 m
	No Accessory Building permitted on street side	

ADDITIONAL REQUIREMENTS:

- a) All internal roads shall have a right-of-way width of 7.0 m and be hard surfaced, well drained and maintained,
- b) All internal pathways shall be 1.0 m in width, providing safe, convenient, all-season pedestrian access between units, parks, and community facilities,
- c) All areas occupied by dwelling units, internal roads or pathways shall be fully landscaped to the satisfaction of the Development Authority,
- d) A minimum of 5% of the gross site area shall be devoted to recreational space,
- e) Visitor parking shall be provided at a ratio of at least one space for every two manufactured home dwelling units, located at convenient locations throughout the park, and
- f) One (1) freestanding sign may be erected at the entrance to a manufactured home park.

C-GEN Commercial, General District

(amended by Bylaw 2023-01-D, Bylaw 2023-02-D, Bylaw 2023-09-D)

PURPOSE: To provide for intensive commercial uses, offering a wide variety of goods and services with an attractive environment for pedestrians while accessible to motor vehicles.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Auction Market
Alcohol Production	Automotive Sales and Service
Animal Services (Minor)	Cannabis Processing (Micro)
Care Facility (Clinic)	Care Facility (Child/Large Group)
Establishment (Eating & Drinking/Entertainment)	Communications Tower
Financial Institution	Crematorium
Funeral Home	Establishment (Adult)
Government Services	Gas Station
Hotel/Motel	Industrial (Light)
Office	Recreation (Public)
Recreation (Culture & Tourism)	Recycling Facility
Recreation (Private)	Retail (Large/Shopping Centre)
Religious Assembly	School
Retail (Cannabis/Liquor/Small/General)	Drive-Through
School (Trade)	Solar Panels (Wall Mounted)
	Dwelling (Multi-Unit) ¹

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

¹Applies only to Plan 5935HW Block 11 Lot 2

MINIMUM PARCEL SIZE: 0.3 hectares

Parcel Width	Parcel Depth
6.0 m	30.0 m

MAXIMUM BUILDING HEIGHT: 20.0 m

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
8.0 m	3.0 m	5.0 m

ADDITIONAL REQUIREMENTS:

- Outdoor storage and display shall not be permitted except for sidewalk sales,
- Garbage storage shall be confined to a designated area and shall not have an adverse affect on the use or circulation on the parcel or adjacent lands, and
- No shipping containers are allowed.

EXCEPTIONS:

- Auction Markets exclude livestock sales.

C-DWT Commercial, Downtown District

(amended by Bylaw 2023-01-D)

PURPOSE: To provide for pedestrian-oriented commercial uses and accessory residential uses to encourage redevelopment of the downtown core with more flexibility than other commercial districts.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child)
Dwelling Unit (accessory to a commercial use)	Establishment (Adult)
Alcohol Production	Recreation (Public)
Animal Services (Minor)	Retail (Cannabis/General)
Care Facility (Clinic)	School (Trade)
Establishment (Eating & Drinking/Entertainment)	School
Government Services	Solar Panels (Wall Mounted)
Financial Institution	
Hotel/Motel	
Office	
Recreation (Culture & Tourism)	
Recreation (Private)	
Religious Assembly	
Retail (Liquor/Small)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 0.3 hectares

Parcel Width	Parcel Depth
6.0 m	30.0 m

MAXIMUM BUILDING HEIGHT: 30.0 m

MINIMUM SETBACKS, MAIN AND ACCESSORY BUILDINGS: No setbacks required, except where space is needed at the rear for parking, loading or garbage containers

ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display shall not be permitted except for sidewalk sales,
- b) Garbage storage shall be confined to a designated area and shall not have an adverse affect on the use or circulation on the parcel or adjacent lands, and
- c) No shipping containers are allowed.

EXCEPTIONS:

- a) Dwelling units that are an accessory to a commercial use shall be attached to but located in a completely separate space from the commercial use and have direct access to the outside at ground level,
- b) No off-street parking is required for a parcel less than 600 m², and
- c) No building setbacks are required except where space is required at the rear for parking, loading or garbage containers.

C-NHD Commercial, Neighbourhood District

PURPOSE: To provide for local commercial uses which are compatible with surrounding residential uses.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Dwelling Unit (accessory to a commercial use)
Care Facility (Child/Clinic)	Establishment (Eating & Drinking)
Recreation (Private)	Gas Station
Retail (Small)	Office
	Recreation (Public)
	Solar Panels (Wall Mounted)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM PARCEL SIZE: 0.5 hectares

MAXIMUM BUILDING HEIGHT: 10.0 m

MINIMUM SETBACKS:

MAIN AND ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
5.5 m	3.0 m	5.5 m

ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display shall not be permitted,
- b) Garbage storage shall be confined to a designated area, and
- c) No shipping containers are allowed in this District.

EXCEPTIONS:

- a) Dwelling units that are an accessory to a commercial use shall be attached to but located in a completely separate space from the commercial use and have direct access to the outside at ground level.

C-HWY Commercial, Highway District

(amended by Bylaw 2023-02-D)

PURPOSE: To provide for commercial uses adjacent to a major thoroughfare which require large areas for parking and display of merchandise and caters to the traveling public and large retailers.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Auction Market
Animal Services, Minor	Cannabis Processing (Micro)
Automotive Sales and Service	Car Wash
Drive-Through	Communications Tower
Establishment (Eating & Drinking/Entertainment)	Crematorium
Funeral Home	Industrial (Light/Logistics)
Gas Station	Recreation (Private)
Government Services	Retail (Cannabis/Liquor/Large/Shopping Centre)
Hotel/Motel	School (Trade)
Retail (General/Groceries)	
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width adjacent to a service road	15.0 m
Parcel Width without a Service Road	46.0 m

MAXIMUM BUILDING HEIGHT: 15.0 m

MINIMUM SETBACKS:

MAIN AND ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
9.0 m	3.0 m	3.0 m

ADDITIONAL REQUIREMENTS:

- Building setbacks shall allow for the planned widening of streets and/or provision of service roads providing there is a road widening plan adopted by Council,
- All outdoor storage shall be screened, and
- No storage is permitted in the front yard.

EXCEPTIONS:

- Auction Markets exclude livestock sales.

I-LHT Industrial, Light District

(amended by Bylaw 2023-02-D)

PURPOSE: To provide for a variety of light industrial activities, including support services and storage, where nuisance factors are confined to the site area.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Animal Services (Major)
Animal Services (Minor)	Alcohol Production
Auction Market	Bulk Fuel Station
Automotive Sales and Service	Car Wash
Cannabis Processing (Micro)	Cannabis Processing (Standard)
Communications Tower	Crematorium
Funeral Home	Surveillance Suite
Gas Station	Establishment (Eating & Drinking/Adult)
Government Services	Industrial (Medium)
Retail (Agriculture/General)	Recreation (Private)
Industrial (Light/Logistics)	Retail (Cannabis/Liquor)
Office	School (Trade)
Recycling Facility	
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM BUILDING HEIGHT: 20.0 m

MINIMUM SETBACKS:

MAIN AND ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
6.0 m	3.0 m	6.0 m

MAXIMUM SITE COVERAGE: 60%

ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks and landscaping requirements for an industrial development which may interfere with the amenity of adjacent sites,
- b) The Development Authority may require an Environmental Impact Assessment where there is uncertainty regarding the potential risk from the proposed development, and
- c) Storage shall be located to the rear and side of the Principal Building.

EXCEPTIONS:

- a) Auction Markets exclude livestock sales.

I-HVY Industrial, Heavy District

(amended by Bylaw 2023-02-D)

PURPOSE: To provide for a variety of industrial activities, including support services and storage, that may have off-site nuisance impacts.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Animal Services (Major)
Alcohol Production	Crematorium
Animal Services (Minor)	Government Services
Auction Market	Industrial (Heavy)
Automotive Sales and Service	Office
Bulk Fuel Station	Recreation (Private)
Cannabis Processing (Micro & Standard)	Retail (Cannabis/Liquor)
Communications Tower	
Retail (Agriculture)	
Industrial (Light/Logistics/Medium)	
Solar Panels (Free Standing)	
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM BUILDING HEIGHT: 30.0 m

MINIMUM SETBACKS:

MAIN AND ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
8.0m	3.0 m	9.0 m

ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks and landscaping requirements for an industrial development to avoid interfering with the amenity of adjacent sites, and
- b) The Development Authority may require an Environmental Impact Assessment where there is uncertainty regarding the potential risk from the proposed development.

S-COM Special, Community Services District

(amended by Bylaw 2023-02-D)

PURPOSE: To provide for either public or private development of community services or amenities.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Campground
Care Facility (Child/Large Group/Clinic/Medical)	Communications Tower
Establishment (Entertainment)	Surveillance Suite
Funeral Home	Office
Government Services	Recreation (Private)
Recreation (Culture & Tourism)	
Recreation (Outdoor)	
Recreation (Public)	
Religious Assembly	
School	
Solar Panels (Free Standing)	
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

PARCEL SIZE: At the discretion of the Development Authority

MAXIMUM BUILDING HEIGHT: At the discretion of the Development Authority

MINIMUM SETBACKS, MAIN AND ACCESSORY BUILDINGS: At the discretion of the Development Authority

S-PRK Special, Parks and Recreation District

PURPOSE: To provide for the development of public areas to meet active or passive recreational and leisure pursuits.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Communications Tower
Recreation (Public/Private)	Government Services
School	
Solar Panels (Free Standing)	
Solar Panels (Wall Mounted)	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

PARCEL SIZE: At the discretion of the Development Authority

MAXIMUM BUILDING HEIGHT: At the discretion of the Development Authority

MINIMUM SETBACKS, MAIN AND ACCESSORY BUILDINGS: At the discretion of the Development Authority

S-NOS Special, Natural Open Space District

PURPOSE: To protect environmentally sensitive areas by restricting development to clearly compatible uses and to provide access to the public in a manner that preserves the area in accordance with the Act.

PERMITTED USES:	DISCRETIONARY USES:
Natural Conservation Lands	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

ADDITIONAL REQUIREMENTS:

- a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

EXCEPTIONS:

- a) Parks exclude playgrounds, and
- b) Utilities are a Discretionary Use.

S-URB Special, Urban Reserve District

(amended by Bylaw 2023-03-D)

PURPOSE: To protect lands for future orderly and economic development, provide for a limited range of temporary uses and allow existing agricultural operations to continue on lands annexed to the Town until such time as redevelopment occurs.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure (excepting thereout in the North East Quarter of Section 5, Township 49, Range 7, West of the 5th Meridian, where accessory buildings and structures for single detached dwellings are prohibited)	Animal Services (Major)
Agriculture (existing only)	Dwelling, Single Detached (excepting thereout in the North East Quarter of Section 5, Township 49, Range 7, West of the 5th Meridian, where Dwelling, Single Detached is prohibited)
Dwelling, Single Detached (prior to adoption of Bylaw 2023/03/D)	Government Services
Solar Panels (Free Standing)	Recreational (Public)
Solar Panels (Wall Mounted)	Livestock
	Any strictly temporary use, which in the opinion of the Development Authority, will not prejudice the orderly and economic development of the area in the future.

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

FUNDAMENTAL USE CRITERIA:

The fundamental use criteria for the S-URB, Special, Urban Reserve District is to prohibit residential dwellings and associated accessory structures or buildings in the North East Quarter of Section 5, Township 49, Range 7, West of the 5th Meridian, and thereby, provide greater operational and investment certainty to industry, and reduce the potential for incompatible land uses on the said lands.

ADDITIONAL REQUIREMENTS:

- a) All siting, Parcel coverage, densities, setbacks and heights of Buildings shall be at the discretion of the Development Authority,
- b) The Development Authority may specify the length of time a use is permitted, having regard to the future servicing and development of the subject land, and
- c) No land shall be reclassified from Urban Reserve district into other land use districts unless the development of the same land constitutes an orderly and economic development, having due regard for the provisions of Schools, Parks, roads, Utilities and services, and such development as in the opinion of the Council shall not detract or disrupt any other orderly and economic development already initiated in the Town.