

PART 7: URBAN SERVICE AREA ZONING DISTRICTS

7.1 R1A – SINGLE DETACHED RESIDENTIAL A

7.1.1. Purpose

To provide for single dwellings on residential lots with a minimum width of 15.0 m.

7.1.2. Permitted Uses and Discretionary Uses

| Permitted Uses | Discretionary Uses |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling, single Group home, minor Home business, minor* Secondary suite* | Bed and breakfast, up to two (2) sleeping units* Group home, major Home business, intermediate* Residential sales centre* |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.1.3. Fundamental Use Criteria

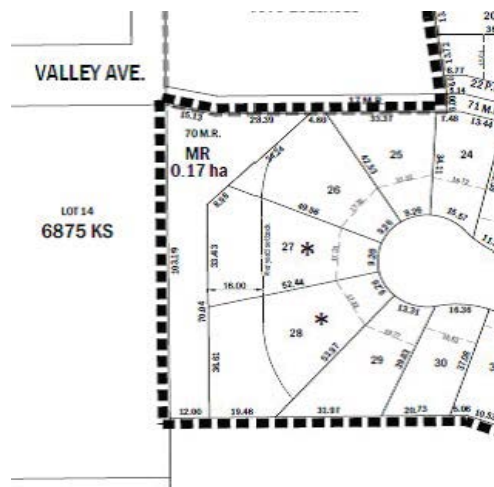
- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.1.4. Subdivision Regulations

- a) The minimum lot width shall be 15.0 m, or 16.5 m for a corner lot.
- b) The minimum lot area shall be 500 m².

7.1.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 10.0 m, or 11.0 m where there is a front drive basement garage.
- a.1) Despite 7.1.5.a), a principal dwelling on a lot identified with an asterisk (*) in the diagram below, which is located within Phase 2 of the Salisbury Village Area Structure Plan, shall be a single-storey bungalow with a maximum height of 7.0 m. *(Bylaw 22-2018-June 7, 2018)*



- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.5 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) Despite 7.1.5 d) ii) above, the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m for lots registered after March 27, 2018. *(Bylaw 14-2018 – Mar 27, 2018)*
 - iv) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.0 m.
 - v) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- e) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- e.1) Despite 7.1.5.e), the minimum setback from the rear lot line shall be 16.0 m for a principal dwelling on a lot identified with an asterisk (*) in the diagram in 7.1.5. a.1), which is located within Phase 2 of the Salisbury Village Area Structure Plan. *(Bylaw 22-2018-June 7-2018)*
- f) There shall be a minimum of 3.0 m of the first storey of a dwelling, other than an attached garage, exposed to the road.

7.1.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum ground floor area for one accessory building shall be 68 m².
- g) The maximum combined ground floor area for all accessory buildings shall be 94 m².

7.1.7. Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 40%.

7.1.8. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.2 R1B – Single Detached Residential B

7.2.1. Purpose

To provide for single dwellings on residential lots with a minimum width of 12.0 m.

7.2.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single
 Group home, minor
 Home business, minor*
 Secondary suite*

Discretionary Uses

Bed and breakfast, up to two (2) sleeping units*
 Group home, major
 Home business, intermediate*
 Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.2.3. Fundamental Use Criteria

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.2.4. Subdivision Regulations

- a) The minimum lot width shall be 12.0 m, or 13.5 m for a corner lot.
- b) The minimum lot area shall be 400 m².

7.2.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.2.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m.
- e) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) Despite 7.2.5 e) ii) above, the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m for lots registered after March 27, 2018. (*Bylaw 14-2018 – Mar 27, 2018*)
 - iv) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.0 m.
 - v) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- f) In addition to 7.2.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
 - i) The side lot line is not adjacent to a road;
 - ii) The dwelling has no windows or doors facing that side lot line; and
 - iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.

- g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- h) There shall be a minimum of 2.4 m of the first storey of the dwelling, other than a garage, exposed to the road.

7.2.6. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The minimum setback from the front lot line shall be 18.0 m.
- b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a side lot line flanking a road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum ground floor area for one accessory building shall be 68 m².
- f) The maximum combined ground floor area for all accessory buildings shall be 94 m².
- g) The maximum height shall be 4.5 m. *(Bylaw 14-2018 – Mar 27, 2018)*

7.2.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

7.2.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.3 R1C – SINGLE DETACHED RESIDENTIAL C

7.3.1. **Purpose**

To provide for single dwellings on residential lots with a minimum width of 10.4 m.

7.3.2. **Permitted Uses and Discretionary Uses**

| Permitted Uses | Discretionary Uses |
|-----------------------|------------------------------|
| Dwelling, single | Group home, major |
| Group home, minor | Home business, intermediate* |
| Home business, minor* | Residential sales centre* |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.3.3. **Fundamental Use Criteria**

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.3.4. **Subdivision Regulations**

- a) The minimum lot width shall be 10.4 m, or 13.0 m for a corner lot.
- b) The minimum lot area shall be 350 m².

7.3.5. **Development Regulations – Principal Dwelling**

- a) The maximum height shall be 9.1 m.
- b) Despite Section 7.3.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) Despite Section 7.3.5 d) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the minimum setback from the front lot line shall be 5.5 m or 4.5 m where access is gained from a lane.
- f) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
 - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
 - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- g) In addition to 7.3.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
 - i) The side lot line is not adjacent to a road;
 - ii) The dwelling has no windows or doors facing that side lot line; and
 - iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.

- h) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- i) There shall be a minimum of 1.8 m of the first storey of the dwelling, other than a garage, exposed to the road.
- j) The maximum width of an attached garage shall be 7.32 m.
- k) Despite 7.3.5 j), the maximum width of an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan shall be 7.93 m. (*Bylaw 38-2016 – Sept 13, 2016*)
- l) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

7.3.6. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of an garage faces a lane or road, the minimum setback from the lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.3.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 42.5%.

7.3.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.4 R2A – SEMI-DETACHED RESIDENTIAL

7.4.1. Purpose

To provide primarily for semi-detached dwellings on residential lots designated for low density development.

7.4.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, semi-detached
Home business, minor*

Discretionary Uses

Dwelling, duplex
Dwelling, single
Group home, minor
Home business, intermediate*
Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.4.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

7.4.4. Subdivision Regulations – All Dwelling Types

- a) The minimum lot width for a semi-detached dwelling shall be 7.4 m for an interior lot, and 11.6 m for a corner lot.
- b) The minimum lot width for a duplex dwelling shall be 17.4 m.
- c) The minimum lot area shall be 280 m².
- d) The lot width regulations of Section 7.5 (R1C Zoning District) should apply to lots for a single dwelling.

7.4.5. Development Regulations – Semi-Detached Dwellings and Duplex Dwellings

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.4.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
 - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
 - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- f) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.

- h) Attached garages for the two dwelling units may be centered on the shared lot line.

7.4.6. **Development Regulations – Single Dwellings**

- a) The development regulations of Section 7.3 (R1C Zoning District) shall apply to all single dwellings.

7.4.7. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.4.8. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

7.4.9. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.5 R2B – LOW DENSITY SITE RESIDENTIAL

7.5.1. Purpose

To primarily provide for single dwellings and semi-detached dwellings on a planned site basis with internal roadways.

7.5.2. Permitted Uses and Discretionary Uses

| Permitted Uses | Discretionary Uses |
|-------------------------|------------------------------|
| Dwelling, single | Dwelling, multiple |
| Dwelling, semi-detached | Dwelling, townhouse |
| Home business, minor* | Group home, minor |
| | Home business, intermediate* |
| | Residential sales centre* |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.5.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be four (4).

7.5.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 25 units/ha.
- c) Despite Section 7.5.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.
- d) Reduced areas for individual dwellings that are bare land condominium units may be considered; however the density of the development shall not exceed the provisions of Section 7.5.4 b) or c).

7.5.5. Development Regulations – Planned Site

- a) The maximum height shall be 10.0 m.
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) The minimum setback from a side lot line shall be 3.0 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.5 m.
 - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.5 m.
- e) The minimum setback from the rear lot line shall be 7.5 m.

7.5.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m. or 4.0 m from a side lot line abutting a flanking road.

- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.5.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

7.5.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.5A R2C – LANE SPECIFIC RESIDENTIAL

7.5A.1 Purpose

To provide for road oriented single and semi-detached housing with vehicular access from a rear lane.

7.5A.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single
 Dwelling, semi-detached
 Group home, minor
 Home business, minor*

Discretionary Uses

Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.5A.3 Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall only abut:
 - i) another lot for a single detached dwelling with one setback from a side lot line of 0.0 m;
 - ii) a public utility lot;
 - iii) a road right of way; or
 - iv) a reserve lot.

(Bylaw 7-2016 – Feb 23, 2016)

7.5A.4 Subdivision Regulations

- a) The minimum lot width for a single detached dwelling shall be 7.6 m, or 10.2 m for a corner lot.
- b) Despite 7.5A.4 a), the minimum width of a lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall be 7.6 m, or 9.1 m for a corner lot. *(Bylaw 7-2016 – Feb 23, 2016)*
- c) The minimum lot width for a semi-detached dwelling shall be 6.7 m, or 9.1 m for a corner lot.
- d) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall require a minimum 1.5 m wide private maintenance easement be registered on title of the abutting side lot that provides for:
 - i) a 0.30 m eave encroachment easement with the requirement that the eave shall be a minimum 0.90 m to the eave of the abutting building;
 - ii) a 0.60 m footing encroachment easement;
 - iii) drainage in accordance with the Strathcona County Design and Construction Standards;
 - iv) permission to access the easement area for maintenance of both lots; and
 - v) no roof leader discharge directed to the maintenance easement.

(Bylaw 7-2016 – Feb 23, 2016)
- e) The minimum lot area for a single detached dwelling shall be 250 m².

- f) The minimum lot area for a semi-detached dwelling shall be 221 m² per dwelling.

7.5A.5 Development Regulations – Single Dwellings and Semi-Detached Dwellings

- a) The maximum height shall be 10.5 m.
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 4.5 m.
- d) The minimum setback from a side lot line shall be 1.2 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- e) Despite 7.5A.5 d), the setback from one side lot line for a single detached dwelling may be reduced to 0.0 m where the other setback from a side lot line is a minimum of 1.5 m and the abutting lot(s) have an easement registered against title, as required in Section 7.5A.4 d). *(Bylaw 7-2016 – Feb 23, 2016)*
- f) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- g) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- h) Where a common wall of semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- i) The minimum setback from the rear lot line for a principal building with a rear detached garage shall be 10.0 m.
- j) The minimum setback from the rear lot line for a principal building with a rear attached garage shall be 6.0 m.
- k) The minimum setback from the rear lot line for a principal building with a front attached garage shall be 7.5 m.
- l) Vehicle access to single dwelling lots shall be from a rear lane.
- m) Vehicle access for a minimum of one unit of a semi-detached structure shall be from a rear lane.
- n) One unit of a semi-detached structure may have a front attached garage with vehicle access from the road.
- o) The development permit application for a principal building without an attached garage shall include the construction of a hard surfaced parking pad and apron in accordance with the following:
- i) The parking pad and access/driveway shall consist of concrete.
 - ii) The minimum area of the parking pad shall be 36 m².
 - iii) The parking pad shall be sited in accordance with the requirements for garages (See the Development Regulations for Accessory Development in this District).
 - iv) The parking pad shall include an electrical outlet.
 - v) Provisions shall be made for a future garage on the parking pad.
- p) The maximum site coverage for a principal building without an attached garage is 35%.

7.5A.6 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.

- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) Despite the above, the following shall apply to detached garages within this district:
 - i) A maximum of one garage per lot shall be allowed.
 - ii) Access to a detached garage shall be from the rear lane.
 - iii) The overhead door(s) of a detached garage shall face the lane.
 - iv) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
 - v) The maximum height shall be 4.5 m.
 - vi) The minimum setback from a side lot line shall be 0.6 m, except it shall be 3.0 m from a side lot line that abuts a flanking road. *(Bylaw 7-2016 – Feb 23, 2016)*
 - vii) Despite 7.5A.6 e) vi, the setback for one side lot line may be reduced to 0.0 m for the same side as the principal dwelling that is reduced to 0.0 m provided that:
 - a. The garage or parking area shall not encroach on the private maintenance easement;
 - b. All roof drainage shall be directed away from buildings and to a public roadway, including a lane, or to a drainage network; and
 - c. An application for a development permit shall include a detailed drainage plan showing the proposed drainage of the site.
(Bylaw 7-2016 – Feb 23, 2016)
 - viii) Where a common wall of a semi-detached garage is located on a shared lot line, the setback shall be 0.0 m.
 - ix) The minimum setback from a rear lot line shall be 2.6 m.
 - x) The maximum ground floor area for a detached garage shall be 41 m².
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.5A.7 Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 50%.

7.5A.8 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within other Parts of this Bylaw.

7.6 R3 – LOW TO MEDIUM DENSITY MULTIPLE RESIDENTIAL

7.6.1. Purpose

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

7.6.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, multiple
 Dwelling, semi-detached
 Dwelling, townhouse
 Group home, minor
 Home business, minor*

Discretionary Uses

Boarding and lodging house
 Dwelling, single
 Home business, intermediate*
 Residential sales centre*
 Temporary shelter service

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.6.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be six (6).

7.6.4. Subdivision Regulations

- a) The maximum density shall be 37.0 units/ha.
- b) Despite Section 7.6.4 a), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.
- c) The minimum lot width for a townhouse dwelling unit shall be:
 - i) 5.4 m for an internal unit, or
 - ii) 6.6 m for an end unit, or
 - iii) 8.4 m for a corner lot. *(Bylaw 58-2017 – December 12, 2017)*
- d) The lot width regulations of Section 7.4.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- e) The lot width regulations of Section 7.3.4 (R1C Zoning District) should apply to all single dwellings.
- f) The minimum lot depth for all listed dwelling types shall be 33.0 m.

7.6.5. Development Regulations – Townhouse Dwellings

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.6.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m, or 4.5 m where the only vehicular access is from a rear lane.
- e) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.

- iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
 - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
 - f) Where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0 m.
 - g) The minimum setback from the rear lot line shall be 7.5 m.
- 7.6.6. **Development Regulations – Semi-detached Dwellings**
- a) The development regulations of Section 7.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- 7.6.7. **Development Regulations – Single Dwellings**
- a) The development regulations of Section 7.3 (R1C Zoning District) should apply to all single dwellings.
- 7.6.8. **Development Regulations – Accessory Buildings and Accessory Structures** (*Bylaw 58-2017 – December 12, 2017*)
- a) The maximum height shall be 4.5 m.
 - b) The minimum setback from the front lot line shall be 18.0 m.
 - c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
 - d) The minimum setback from the rear lot line shall be 1.0 m.
 - e) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
 - f) The following additional regulations shall apply to detached garages within this district that are accessed from a rear lane:
 - i) A maximum of one garage per lot shall be allowed.
 - ii) The overhead door(s) of a detached garage shall face the lane.
 - iii) The minimum setback from a side lot line shall be 0.6 m or 3.0 m from a side lot line that abuts a flanking road.
 - iv) Despite 7.6.8. f) iii), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
 - v) Despite 7.6.8. d), the minimum setback from a rear lot line shall be 2.6 m.
 - vi) The maximum ground floor area for a detached garage shall be 41 m².
 - g) The maximum combined ground floor area for all accessory buildings shall be 52 m².
- 7.6.9. **Development Regulations – Site Coverage**
- a) The maximum site coverage for all buildings shall be 55% for an interior lot, or 50% for a corner lot.
- 7.6.10. **Other Regulations**
- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.7 R4 – MEDIUM DENSITY MULTIPLE RESIDENTIAL

7.7.1. Purpose

To provide for medium-density dwellings, primarily as low-rise apartment dwellings.

7.7.2. Permitted Uses and Discretionary Uses

Permitted Uses

Care centre, intermediate
 Dwelling, apartment
 Dwelling, multiple
 Dwelling, stacked townhouse
 Dwelling, townhouse
 Group home, minor
 Home business, minor*

Discretionary Uses

Boarding or lodging house
 Care centre, major
 Congregate housing
 Group home, major
 Personal service establishment
 Residential sales centre*
 Retail, convenience
 Temporary shelter service

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.7.3. Fundamental Use Criteria

- a) Uses that are accessory to a dwelling unit shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be eight (8).

7.7.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 75 units/ha.
- c) Despite Section 7.7.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.

7.7.5. Development Regulations – Principal Building

- a) The maximum height shall be 14.0 m.
- b) Despite Section 7.7.5 a) for a lot within an Area Structure Plan approved after January 1, 2014 and within the Urban Service Area, the maximum height shall be 15 m.
- c) The minimum setback from the front lot line shall be 4.5 m.
- d) The minimum setback from a side lot line shall be 2.0 m or 1.5 m for each storey or partial storey, whichever is greater.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- f) The minimum setback from the rear lot line shall be 7.5 m.
- g) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- h) The maximum site coverage shall be 40%.

7.7.6. Development Regulations – Townhouse Dwellings

- a) The development regulations of Section 7.6 (R3 Zoning District) shall apply to all townhouse dwellings.

7.7.7. Other Regulations

- a) Commercial uses that are accessory to residential development, including a personal service establishment and convenience retail shall:
 - i) be considered as part of a development with more than 150 dwelling units;
 - ii) shall be located on the ground floor of a principal building; and
 - iii) have a maximum gross floor area of 275 m².
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.8 R5 – HIGH DENSITY MULTIPLE RESIDENTIAL

7.8.1. Purpose

To provide for a high-density dwellings, primarily as high-rise apartment dwellings.

7.8.2. Permitted Uses and Discretionary Uses

Permitted Uses

Care centre, intermediate
 Care centre, major
 Congregate housing
 Dwelling, apartment
 Group home, minor
 Home business, minor*

Discretionary Uses

Apartment hotel
 Boarding or lodging house
 Dwelling, multiple
 Dwelling, townhouse
 Group home, major
 Personal service establishment
 Recreation, indoor
 Residential sales centre*
 Retail, convenience
 Temporary shelter service

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.8.3. Fundamental Use Criteria

- a) Uses that are accessory to a dwelling unit shall provide all required parking on-site.

7.8.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 200 units/ha.
- c) Despite Section 7.8.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.

7.8.5. Development Regulations – Principal Building

- a) The maximum height shall be 40.0 m.
- b) The minimum setback from the front lot line shall be 6.0 m.
- c) The minimum setback from a side lot line shall be 2.0 m or 1.0 m for each storey or partial storey, whichever is greater.
- d) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 9.0 m.
- f) The maximum site coverage shall be 40%.

7.8.6. Other Regulations

- a) Uses that are accessory to residential development, including indoor recreation, a personal service establishment and convenience retail shall:
 - i) be considered as part of a development with more than 150 dwelling units;
 - ii) shall be located on the ground floor of a principal building; and
 - iii) have a maximum gross floor area of 275 m².

- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.9 RE – ESTATE RESIDENTIAL

7.9.1. Purpose

This Zoning District is intended only for existing subdivisions within the Urban Service Area and a portion of the Rural Area adjacent to the Urban Service Area. This Zoning District is not intended for development following the implementation date of this Bylaw.

7.9.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single
 Group home, minor
 Home business, minor*
 Secondary suite*

Discretionary Uses

Bed and breakfast, up to 2 sleeping units*
 Care centre, intermediate
 Garden suite*
 Group home, major
 Home business, intermediate*
 Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.9.3. Fundamental Use Criteria

- a) A garden suite shall be limited to a single story structure.
- b) A garden suite shall not be located within a side yard.
- c) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

7.9.4. Subdivision Regulations

- a) The minimum lot width shall be 25.0 m.
- b) The minimum lot area shall be 1250 m².

7.9.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 7.0 m.
- c) The minimum setback from a side lot line shall be 4.0 m.
- d) The minimum setback from a side lot line that abuts a flanking road shall be 7.0 m.
- e) The minimum setback from a rear lot line shall be 10.0 m.

7.9.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) An accessory building shall not be located in the front yard.
- b) The maximum height shall be 4.5 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m (*Bylaw 23-2015 – May 26, 2015*).
- e) The minimum setback from a side lot line that abuts a flanking road shall be 7.0 m.
- f) The minimum setback from the rear lot line shall be 1.0 m (*Bylaw 23-2015 – May 26, 2015*).
- g) The maximum ground floor area for all accessory buildings shall be 94.0 m².

7.9.7. **Development Regulations – Site Coverage**

- a) The maximum combined site coverage for all buildings shall be 40%.

7.9.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.10 RM – MANUFACTURED HOME

7.10.1. Purpose

To provide for housing in a planned manufactured housing community within the Urban Service Area in accordance with the Municipal Development Plan.

7.10.2. Permitted Uses and Discretionary Uses

| Permitted Uses | Discretionary Uses |
|--------------------------------|------------------------------|
| Home business, minor* | Care centre, intermediate |
| Manufactured home park | Home business, intermediate* |
| Manufactured home* | Recreation, community |
| Manufactured home, singlewide* | Residential sales centre* |
| Modular home | |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.10.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

7.10.4. Subdivision Regulations

- a) The minimum site area shall be 2.0 ha.
- b) The configuration of manufactured home spaces shall be provided on a plan prepared by an Alberta Land Surveyor.

7.10.5. Development Regulations – Site

- a) The minimum setback from the front lot line shall be 4.5 m.
- b) The minimum setback from a side lot line shall be 3.0 m.
- c) The minimum setback from a rear lot line shall be 3.0 m.
- d) The minimum setback from a lot line that abuts a road shall be 4.5 m.

7.10.6. Development Regulations – Manufactured Home Space

- a) A manufactured home shall be located on a space of at least 350 m² for a singlewide manufactured home and 420 m² for a manufactured home or modular home.
- b) The minimum distance to the front of a manufactured home space abutting a flanking private road shall be 3.0 m.
- c) The minimum distance to the side of a manufactured home space shall be 1.2 m where there is no door on the side of a dwelling and 1.5 m where there is a door on the side of the dwelling.
- d) The minimum distance to the side of a manufactured home space abutting a flanking private road shall be 3.0 m.
- e) The minimum distance to the rear of a manufactured home space shall be 3.0 m, except it shall be 4.5 m when abutting a private road.
- f) The maximum height shall be 6.0 m or one (1) storey, whichever is less.
- g) Where the vehicle door(s) of an attached garage or carport face a private road, the minimum setback from the lot line shall be 3.0 m.

7.10.7. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback to the front of a manufactured home space shall be 6.0 m.
- c) The minimum setback to the side of a manufactured home space shall be 1.0 m.
- d) The minimum setback to the rear of a manufactured home space shall be 1.0 m.
- e) The maximum ground floor area for one accessory building shall be 68.0 m².
- f) The maximum ground floor area for all accessory buildings shall be 94.0 m².
- g) Where the doors of a detached garage or carport face a private road, the minimum setback from the lot line shall be 3.0 m.

7.10.8. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings within a manufactured home space shall be 42.5%.

7.10.9. **Other Regulations**

- a) Community recreation uses shall have a maximum height of 10.0 m.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.11 C1 – COMMUNITY COMMERCIAL

7.11.1. Purpose

To provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads.

7.11.2. Permitted Uses and Discretionary Uses

Permitted Uses

- Care centre, intermediate^
- Care centre, major^
- Care centre, minor^
- Financial service^
- Food service, restaurant^
- Food service, specialty^
- Gas bar*
- Health service, minor^
- Office^
- Personal service establishment^
- Religious assembly, minor*^
- Retail, convenience^
- Service station, minor*
- Veterinary service, minor

Discretionary Uses

- Amusement centre^
- Animal grooming and care
- Commercial school^
- Drive-through vehicle service*
- Emergency service^
- Food service, drive-in^
- Government service^
- Household repair service
- Library and exhibit^
- Neighbourhood pub^
- Recreation, indoor^
- Residential security/operator unit^
- Retail, alcohol*^
- Retail, cannabis*^
- (Bylaw 16-2018 – April 24, 2018)*
- Retail, general^
- Service station, major*
- Utility service, minor
- WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.11.3. Fundamental Use Criteria

- a) (none)

7.11.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.

7.11.5. Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from the side lot line shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 6.0 m.
- f) The minimum setback from the side lot line and rear lot line shall be increased by 1.0 m for each storey above the first storey.

7.11.6. **Development Regulations – Development Abutting a Residential Zoning District**

The following regulations shall apply to development that abuts a residential Zoning District:

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 10.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from the rear lot line shall be 7.5 m.
- f) The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.

7.11.7. **Other Regulations**

- a) Retail alcohol shall only be considered on a lot greater than 0.8 ha.
- b) Retail, cannabis shall only be considered on a lot greater than 0.8 ha.
(Bylaw 16-2018 – April 24, 2018)
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.12 C2 – ARTERIAL COMMERCIAL

7.12.1. Purpose

To provide for a diversity of commercial businesses in planned centres in the Urban Service Area displaying a high standard of appearance and design.

7.12.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Business support service[^]
 Care centre, intermediate[^]
 Care centre, major[^]
 Care centre, minor[^]
 Convenience, vehicle rental
 Custom workshops
 Emergency service[^]
 Entertainment, spectator[^]
 Equipment, minor
 Financial service[^]
 Fleet service
 Food service, drive-in[^]
 Food service, restaurant[^]
 Food service, specialty[^]
 Funeral service[^]
 Gas bar^{*}
 Government service[^]
 Greenhouse
 Health service, minor[^]
 Hotel[^]
 Household repair service
 Landscaping sales and service
 Library and exhibit[^]
 Motel[^]
 Neighbourhood pub[^]
 Nightclub[^]
 Office[^]

Permitted Uses Cont'd

Personal service establishment[^]
 Recreation, indoor[^]
 Recycling drop-off
 Religious assembly, minor^{*}[^]
 Retail, alcohol^{*}[^]
 Retail, cannabis^{*}[^]
(Bylaw 16-2018 – April 24, 2018)
 Retail, convenience[^]
 Retail, general[^]
 Service station, major^{*}
 Service station, minor^{*}
 Utility service, minor
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 Veterinary service, minor
 Warehouse sales[^]

Discretionary Uses

Amusement centre[^]
 Commercial storage
 Contractor service, limited
 Drive-through vehicle service
 Education, private[^]
 Education, public[^]
 Flea market[^]
 Parking, non-accessory
 Private club[^]
 Retail, second-hand[^]
 Truck and Manufactured home
 sale/rental
 WECS, small^{*}

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.12.3. Fundamental Use Criteria

a) (none)

7.12.4. Subdivision Regulations

a) The minimum lot width shall be 30.0 m.

7.12.5. Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 14.0 m, except it is 23.0 m for a hotel on Lots 8 and 9, Block 248, Plan 1425559 (NE 10-53-23-W4) (*Bylaw 39-2015 – July 7, 2015*).
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The minimum setback from a side lot line that abuts a residential Zoning District shall be 7.5 m.
- g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.
- h) The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.

7.12.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.13 C3 – HIGHWAY COMMERCIAL

7.13.1. Purpose

To provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.

7.13.2. Permitted and Discretionary Uses

Permitted Uses

Emergency service^
 Food service, drive in* ^
 Food service, restaurant ^
 Food service, specialty ^
 Neighbourhood pub ^
 Gas bar*
 Greenhouse
 Hotel ^
 Landscaping sales and service
 Motel ^
 Recreation, indoor ^
 Recreation, outdoor ^
 Retail, convenience ^
 Service station, major*
 Service station, minor*
 Vehicle repair, major
 Vehicle repair, minor

Discretionary Uses

Amusement centre ^
 Campground ^
 Commercial storage
 Equipment, minor
 Library and exhibit ^
 Nightclub ^
 Parking, non-accessory
 Private camp ^
 Recreational vehicle storage, major*
(Bylaw 39-2015 – July 7, 2015)
 Residential security/operator unit ^
 Retail, alcohol* ^
 Retail, cannabis* ^
(Bylaw 16-2018 – April 24, 2018)
 Retail, general ^
 Spectator sport ^
 Truck and manufactured home
 sale/rental
 Utility service, minor
 Vehicle sale/rental
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.13.3. Fundamental Use Criteria

- a) (none)

7.13.4. Subdivision Regulations

- a) The minimum lot width shall be 60.0 m.

7.13.5. Development Regulations

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 10.0 m.
- c) The minimum height for a hotel shall be 16.0 m.
- d) The minimum setback from the front lot line shall be 7.5 m.
- e) Within the Rural Area, the minimum setback from the front lot line that abuts a highway shall be 30.0 m.
- f) The minimum setback from a side lot line shall be 6.0 m.
- g) The minimum setback from a rear lot line shall be 6.0 m.

- h) The minimum setback from a side lot line that abuts a residential Zoning District shall be 7.5 m.
- i) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.13.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.14 C4 – MAJOR COMMERCIAL

7.14.1. Purpose

To provide a wide range of commercial, institutional, cultural, entertainment, and other services in central locations in the Urban Service Area to serve Sherwood Park and beyond.

7.14.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Business support service^
 Care centre, minor^
 Care centre, intermediate^
 Care centre, major^
 Commercial school^
 Convenience vehicle rental
 Education, private^
 Education, public^
 Emergency service^
 Entertainment, spectator^
 Financial service^
 Food service, restaurant^
 Food service, specialty^
 Gas bar*
 Government service^
 Health service, minor^
 Hotel^
 Household repair service
 Library and exhibit^
 Motel^
 Neighbourhood pub^
 Nightclub^
 Office^
 Personal service establishment^
 Recreation, indoor^

Permitted Uses cont'd

Religious assembly, minor* ^
 Retail, alcohol* ^
 Retail, cannabis* ^
(Bylaw 16-2018 – April 24, 2018)
 Retail, convenience^
 Retail, general^
 Retail, second hand^
 Service station, minor*
 Veterinary service, minor

Discretionary Uses

Amusement centre^
 Drive-through vehicle service*
 Dwelling, apartment^
 Equipment, minor
 Fleet service
 Food service, drive in^
 Group home, minor*
 Health service, major^
 Landscaping sales and service
 Parking, non-accessory
 Recycling depot
 Recycling drop-off
 Utility service, minor
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.14.3. Fundamental Use Criteria

- a) Development of the commercial site bound by Sherwood Drive, Gatewood Boulevard and Georgian Way shall be limited to parking associated with the principal use for that portion of the site located within 90 m of the Georgian Way road right-of-way as illustrated in the Centre in the Park Area Redevelopment Plan. *(Bylaw 56-2015 – Feb 23, 2016)*

7.14.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.

7.14.5. Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 40.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.14.6. Other Regulations

- a) Apartment dwellings are permitted only above the first storey.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.15 C5 – SERVICE COMMERCIAL

7.15.1. Purpose

To provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

7.15.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Broadcasting studio
 Business support service^
 Contractor service, limited
 Convenience vehicle rental
 Custom indoor manufacturing
 Drive-through vehicle service*
 Entertainment, spectator^
 Equipment, minor
 Financial service^
 Food and beverage products
 Food service, drive-in^
 Food service, restaurant^
 Food service, specialty^
 Funeral service^
 Gas bar*
 Government service^
 Household repair service
 Office^
 Personal service establishment^
 Recreation, indoor^
 Recycling depot
 Recycling drop-off
 Religious assembly, minor* ^
 Retail, convenience^
 Service station, major*
 Service station, minor*
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 Veterinary service, minor
 Warehouse sales^
 Warehousing and storage

Discretionary Uses

Amusement centre^
 Auctioneering establishment^
 Bingo hall^
 Care centre, intermediate^
 Care centre, major^
 Commercial school^
 Commercial storage
 Contractor service, general
 Emergency service^
 Fleet service
 Food service, mobile catering
 Health service, minor^
 Neighbourhood pub^
 Parking, non-accessory
 Recycling, oil depot
 Residential security/operator unit^
 Retail, alcohol* ^
 Retail, cannabis* ^
(Bylaw 16-2018 – April 24, 2018)
 Retail, general^
 Retail, secondhand^
 Truck and manufactured home
 sale/rental
 Utility service, minor
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.15.3. Fundamental Use Criteria

- a) No industrial uses shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.

7.15.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.

7.15.5. Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- f) The minimum setback from a rear lot line shall be 3.0 m.
- g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 6.0 m.

7.15.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.16 ILT – LIGHT INDUSTRIAL

7.16.1. Purpose

To provide an area that will facilitate services or businesses of an industrial nature which do not create or generate nuisance factors outside an enclosed building. Outdoor storage in this Zoning District will provide for a limited amount of products, supplies or vehicles, which shall be completely screened from roads and adjacent properties.

7.16.2. Permitted Uses and Discretionary Uses

Permitted Uses

Broadcasting studio
 Business support service^
 Commercial school^
 Commercial storage (indoor storage only)
 Contractor service, limited
 Convenience vehicle rental
 Custom indoor manufacturing
 Custom workshops
 Drive through vehicle service
 Equipment, minor
 Financial services^
 Food service, drive-in^
 Food service, mobile catering
 Food service, restaurant (located within a multi-lot industrial development)^
 Food specialty (located within a multi-lot industrial development)^
 Household repair service
 Office^
 Recreation, indoor^
 Utility service, minor
 Vehicle repair, minor
 Veterinary service, minor
 Warehousing and storage (indoor only)

Discretionary Uses

Auctioneering establishment (indoor storage only)^
 Care centre, intermediate^
 Care centre, major^
 Contractor service, general
 Equipment, major
 Flea market (indoor sales only)^
 Fleet services
 Food and beverage products
 Funeral service^
 Gas bar
 Greenhouse
 Government service^
 Industrial, general
 Parking, non-accessory
 Recreational vehicle storage, major*
(Bylaw 39-2015 – July 7, 2015)
 Recycling depot
 Recycling drop-off
 Recycling oil depot
 Residential security/operator unit^
 Retail, alcohol^
 Retail, cannabis* ^
(Bylaw 16-2018 – April 24, 2018)
 Retail, secondhand^
 Utility service, major
 Vehicle repair, major
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.16.3. Fundamental Use Criteria

a) (none)

7.16.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.
- b) The minimum lot depth shall be 35.0 m.

7.16.5. Development Regulations

- a) The maximum floor area ratio shall be 0.5.
- b) The maximum height shall be 15.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 4.0 m.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- f) The minimum setback from a rear lot line shall be 4.0 m.
- g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.16.6. Other Regulations

- a) No operation or activity associated with any use in this Zoning District shall be permitted which would create a nuisance factor from noise, odour, earthborne vibrations, heat, intense light sources or dust, outside an enclosed building.
- b) All loading, service, garbage collection and storage areas (where permitted), shall be located to the rear and sides of the principal building and shall be screened from view from any road other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
- c) Commercial vehicles and equipment associated with convenience vehicle rental, fleet services or mobile catering food service may be stored on-site, provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No materials, equipment or vehicles shall be in a state of disrepair.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.17 IM – MEDIUM INDUSTRIAL

7.17.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

7.17.2. Permitted Uses and Discretionary Uses (Amendment by Bylaw 39-2015 on July 7, 2015, Bylaw 1-2016 on Jan 22, 2016)

Permitted Uses

- Agricultural support service
- Agriculture, general
- Animal grooming and daycare facility
- Animal hospital and shelter
- Auctioneering establishment ^
- Autobody repair and paint shop
- Commercial storage
- Contractor service, general
- Contractor service, limited
- Custom indoor manufacturing
- Emergency service ^
- Equipment, major
- Equipment, minor
- Funeral service
- Outdoor storage
- Recreational vehicle storage, major *(Bylaw 39-2015, July 7, 2015)*
- Recycling depot
- Recycling drop-off
- Service station, minor
- Truck and manufactured home sales/rental
- Utility service, minor
- Vehicle repair, major
- Vehicle repair, minor
- Veterinary service, major
- Veterinary service, minor
- Warehousing and storage
- WECS, small*

Discretionary Uses

- Abattoir
- Agriculture, intensive horticulture *(Bylaw 63-2017 – Nov 7, 2017)*
- Agriculture, product processing *(Bylaw 63-2017 – Nov 7, 2017)*
- Asphalt plant, minor *(Bylaw 1-2016 – Jan 19, 2016)*
- Bulk fuel depot
- Business support service ^
- Cannabis production facility *(Bylaw 68-2017 – Jan 26, 2018)*
- Concrete plant, major *(Bylaw 1-2016 – Jan 19, 2016)*
- Concrete plant, minor *(Bylaw 1-2016 – Jan 19, 2016)*
- Food and beverage products
- Food service, specialty ^
- Industrial, general ^
- Parking, non-accessory
- Recreation, indoor ^
- Recycling, oil depot
- Residential security/operator unit ^
- Retail, convenience ^
- Utility service, major
- Warehouse sales ^
- Waste management, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.17.3. Fundamental Use Criteria

- a) (None)

7.17.4. Subdivision Regulations

- a) The minimum lot width shall be 20.0 m.

7.17.5. Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 18.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

7.17.6. Other Regulations

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. *(Bylaw 1-2016 – Jan 19, 2016)*
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.18 IH – HEAVY INDUSTRIAL

7.18.1. Purpose

To provide for large scale and major industrial uses that may have large land requirements and some nuisance effects on adjacent sites.

7.18.2. Permitted Uses and Discretionary Uses

Permitted Uses

Agriculture, general
 Equipment, major
 Outdoor storage
 Recycling, oil depot
 Utility service, minor
 Warehousing and storage
 WECS, small*

Discretionary Uses

Abattoir
 Aggregate extraction*
 Asphalt plant, major
(Bylaw 1-2016 – Jan 19, 2016)
 Asphalt plant, minor
(Bylaw 1-2016 – Jan 19, 2016)
 Concrete plant, major
(Bylaw 1-2016 – Jan 19, 2016)
 Concrete plant, minor
(Bylaw 1-2016 – Jan 19, 2016)
 Emergency service
 Industrial, general
 Industrial, heavy
 Parking, non-accessory
 Residential security/operator unit
 Service station, minor
 Utility service, major
 Waste management, major
 Waste management, minor
 WECS, large (single)*
 Wrecking yard

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.18.3. Fundamental Use Criteria

a) (none)

7.18.4. Subdivision Regulations

a) The minimum lot width shall be 50.0 m.

7.18.5. Development Regulations

- a) The minimum setback from a lot line abutting a road shall be 30.0 m.
- b) The minimum setback from the front lot line shall be 15.0 m.
- c) The minimum setback from a side lot line shall be 15.0 m.
- d) The minimum setback from a rear lot line shall be 15.0 m.
- e) Despite the above, the Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites.

7.18.6. Other Regulations

a) Despite the landscaping requirements of Section 3.10, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.

- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
 - i) at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH district containing the site;
 - ii) at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH district containing the site.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.19 IHO – HEAVY INDUSTRIAL TRANSITION OVERLAY

7.19.1. Purpose

To protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District. Additional restrictions on the most sensitive uses extend 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District. The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry as well to facilitate emergency management in the event of an industrial accident through the implementation of buffers and transition zones.

7.19.2. Permitted Uses

a) Permitted uses are those permitted in the underlying Zoning District unless they are prohibited by Sections 7.19.5, 7.19.6 or listed as a discretionary use by Sections 7.19.3 or 7.19.4. *(Bylaw 14-2018 – Mar 27, 2018)*

7.19.3. Discretionary Uses (within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District)

a) The following uses are discretionary within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning District:

| | |
|--------------------------------|-----------------------------------------|
| Business support service | Retail, alcohol |
| Financial service | Retail, cannabis* |
| Food service, drive-in | <i>(Bylaw 16-2018 – April 24, 2018)</i> |
| Government service | Retail, convenience |
| Office | Retail, general |
| Personal service establishment | Retail, secondhand |
| | Warehouse sales |

7.19.4. Discretionary Uses (between 1.5 and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District)

a) The following uses are discretionary between 1.5 km and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning district:

| | |
|----------------------------------|---------------------------|
| Auctioneering establishments | Library and exhibit |
| Bingo hall | Motel |
| Care centre, intermediate | Recreation, community |
| Commercial school | Recreation, indoor |
| Education, private | Recreation, outdoor |
| Education, public | Religious assembly |
| Entertainment spectator | Retail, general |
| Exhibition & convention facility | Retail, secondhand |
| Flea market | Temporary shelter service |
| Health service, minor | Tourist Campsite |
| Hotel | Warehouse sales |

7.19.5. **Prohibited Uses (within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

a) The following uses are prohibited within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, regardless if they are permitted or discretionary in the underlying Zoning District:

- | | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All residential uses | Hotel |
| Amusement centre | Industrial, general (at which dangerous goods are produced, processed, handled, stored, used or disposed, and where a quantitative risk assessment determines the potential increased risk of an industrial accident) |
| Apartment hotel | Industrial, heavy |
| Auctioneering establishment | Library and exhibit |
| Bed and breakfast | Motel |
| Bingo hall | Neighbourhood pub |
| Boarding and lodging house | Nightclub |
| Campground | Office, call centre |
| Care centre, intermediate | Private camp |
| Care centre, major | Private club |
| Care centre, minor | Recreation, community |
| Commercial school | Recreation, indoor |
| Congregate housing | Religious assembly |
| Correction service | Residential security/operator unit |
| Dormitory, associated with education, private or public | Spectator sports |
| Education, private | Temporary shelter service |
| Education, public | |
| Emergency service | |
| Entertainment, spectator | |
| Exhibition and convention facility | |
| Flea market | |
| Food service, restaurant | |
| Food service, specialty | |
| Funeral service | |
| Group home, major | |
| Group home, minor | |
| Health service, major | |
| Health service, minor | |

7.19.6. **Prohibited Uses (between 1.5 km and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

a) The following uses are prohibited within 3.0 km of the nearest boundary of the IH Heavy Industrial Zoning District as shown on Schedule "B", regardless if they are permitted or discretionary uses in the underlying Zoning Districts.

| | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All residential uses | Industrial, general (at which dangerous goods are produced, processed, handled, stored, used or disposed, and where a quantitative risk assessment determines the potential increased risk of an industrial accident) |
| Apartment Hotel | Industrial, heavy |
| Bed and breakfast | Residential security/operator unit |
| Boarding and lodging house | Spectator sports |
| Care centre, major | |
| Congregate housing | |
| Correction service | |
| Dormitory, associated with education, private or public | |
| Emergency service | |
| Group home, major | |
| Group home, minor | |
| Health service, major | |

7.19.7. **Fundamental Use Criteria**

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses, that notwithstanding the development regulations in this Zoning District, or the underlying Zoning District that:
 - i) Between 0 km and 1.5 km of the IH – Heavy Industrial Zoning District, the floor area ratio shall not exceed 0.5.
 - ii) Despite Section 7.19.7 a) i), the maximum floor area ratio shall not exceed 0.20 for the following uses: retail general, warehouse sales, office and government service.
 - iii) Between 1.5 km and 3.0 km of the IH – Heavy Industrial Zoning District, the floor area ratio shall not exceed 0.5 (*Bylaw 39-2015 – July 7, 2015*).
 - iv) Despite Section 7.19.7 a) iii), the maximum floor area ratio shall not exceed 0.35 for the following uses: retail general, warehouse sales, and health service, minor.

7.19.8. **Subdivision Regulations**

a) The subdivision regulations of the underlying Zoning District apply.

7.19.9. **Development Regulations**

The following regulations apply in addition to those of the underlying Zoning District. Where any conflict exists, the more restrictive regulation shall apply:

- a) The maximum height within 0 km to 1.5 km of the nearest boundary of the IH Heavy Industrial zoning district is 10 m except for general industrial uses in which case the height of the underlying Zoning District shall apply.
- b) The maximum height within 1.5 km to 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District is the lesser of 16.0 m or the height of the underlying Zoning District.
- c) Where one parcel is bisected by the 1.5 km boundary line of the IH-O Heavy Industrial Transition Overlay, the uses and development regulations on each side of the boundary line shall follow the applicable provisions as described in this Bylaw. Where there is a dispute or doubt as to the location of the 1.5 km boundary line, it shall

be determined by the Development Officer in accordance with Section 1.16.7

- d) The maximum floor area ratio for one parcel shall not be transferable to another parcel, in order to permit greater density than is intended for the one parcel.
- e) All site and building designs, except for renovations or additions of less than 10 % of the existing gross floor area, shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident.
- f) All sites and buildings shall be designed in accordance with the County's Emergency Services requirements or policy.
- g) In addition to compliance with the Alberta Safety Code and Alberta Fire Code, any on-site production, processing, handling, storage, use or disposal of dangerous goods in excess of the quantities identified under the Alberta Fire Code, with reference to Small Quantity Exemptions for Dangerous Goods may, at the discretion of a Development Officer, require that the applicant retain a qualified professional to prepare a risk assessment report to determine the risk of an industrial accident, or the potential of additional risk resulting from the cumulative quantities of dangerous goods located at other surrounding facilities.
- h) The Development Officer shall require for a development permit application for a general industrial use, at which dangerous goods are produced, processed, handled, stored or disposed of on-site, that an applicant retain a qualified professional acceptable to the Development Officer to prepare a risk assessment review statement.

7.19.10.

Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.20 MI – MAJOR INSTITUTIONAL

7.20.1. Purpose

To provide for major institutional and community services uses and facilities to serve the County and the surrounding area.

7.20.2. Permitted Uses and Discretionary Uses

Permitted Uses

Care centre, intermediate
Care centre, major
Education, private
Education, public
Government service
Group home, major
Health service, minor
Health service, major
Utility service, minor

Discretionary Uses

Congregate housing
Cultural/entertainment facility
Emergency service
Library and exhibit
Recreation, community
Recreation, indoor
Recreation, outdoor
Religious assembly, major
WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.20.3. Fundamental Use Criteria

- a) (None)

7.20.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.

7.20.5. Development Regulations – Principal Building

- a) The maximum height shall be 40.0 m.
- b) The minimum setback from a lot line to the principal building shall be 6.0 m.
- c) The minimum setback from a lot line that abuts a residential Zoning District to a principal building shall be 20.0 m.
- d) The maximum site coverage shall be 50%.

7.20.6. Accessory Uses

- a) The following uses may be considered by the Development Authority as a permitted use when located within a principal use:
 - i) religious assembly, minor
 - ii) retail, convenience
 - iii) food service, specialty
 - iv) food service, restaurant
- b) A helipad may be considered by the Development Authority as accessory use to a health service, major use.

7.20.7. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.