

described in Sections 648, 650, or 651 of the Municipal Government Act and including, without limitation, the provision of security and the payment of fees or levies,

- b. require as a condition of approval that the applicant exceed the Municipality's standard design or engineering requirements, and
- c. apply whatever conditions of approval that Council deems necessary or prudent considering the purpose of the DCEM District, the policies of the Municipal Development Plan, and the potential impact of the proposed use or development.

6.28.6 General Regulations

- 1. In determining the acceptability or suitability of a proposed use or development for lands within the DCEM District, Council may consider, without restriction, in respect to the proposal:
 - a. its compliance with or conformity to the regulations of other land use districts and provisions of this Land Use Bylaw,
 - b. its compatibility with surrounding, existing land uses and scale of development, including, without limitation, its potential effect on stability, retention and rehabilitation of desirable existing uses and/or buildings in the area,
 - c. its traffic impact,
 - d. the location, function and design of roadways and parking facilities serving the whole proposed development or each phase of the proposed development,
 - e. its impact on services such as water and sewage systems and other utilities, and
 - f. its impact on community services including student generation and school capacities.

PART 7: GENERAL REGULATIONS

7.1 Fences

7.1.1 Fence Height and Locations

- 1. Residential
 - a. on any residential property, except as hereinafter provided, a person shall not construct a fence or wall, or permit a hedge to grow taller than:

- i. 1.0m beyond the front face of the principal building to the front property line; or
 - ii. 1.8m on side yards, rear yards, or fences running perpendicular to the side face of the buildings.
 - b. privacy walls up to 1.8m in height may be built on decks or patios, measuring from the surface of the deck or patio provided the deck or patio is at least 1.5m from the property line.
 - c. Notwithstanding section 7.1.1.a, the maximum allowable fence height within the Front Yard of a Townhome, Apartment Building, Triplex Housing, or Fourplex Housing development shall be 1.8m. Where a Front Yard fence is taller than 1.0m:
 - i. At least 85% of the total surface area of the fence must be transparent.
 - ii. The fence shall not be made of chain link.
- 2. Industrial and General Commercial
 - a. on properties zoned Light or Heavy Industrial or General Commercial a person shall not construct a fence or wall taller than:
 - i. 2.0m to the top of the fence; or
 - ii. 2.3m to the top of the security wire.
- 3. Highway Commercial and Downtown Commercial
 - a. on properties zoned Highway Commercial and Downtown Commercial a person may construct a chain link fence on side and rear property lines and perpendicular to the side of the principal building not taller than:
 - i. 1.8m to the top of the fence; or
 - ii. 2.3m to the top of the security wire.
 - b. decorative fencing may be permitted in the front yard at the discretion of the development authority with the issuance of a development permit.
- 4. Public Facilities
 - a. fences at public recreational facilities, playgrounds or school grounds will be permitted to be constructed to a height to suit the facility needs and must be approved in writing by the development authority.
- 5. Measurement Location

- a. fence height shall be measured from the average grade level. Where grade levels differ between properties, the average of the two (2) elevations, measured 0.3m from the fence shall be used.
6. Commercial and Industrial Gate locations
 - a. vehicle gates in commercial and industrial fences providing access from public roadways must allow enough space for vehicles entering the property with the gate in a closed position to be completely off the public roadway.

7.1.2 Fence Materials

1. Residential
 - a. residential fences may be constructed of wood, concrete, brick, manufactured plastic boards, wrought iron, or chain link fence materials.
 - b. all materials used in the construction of wood fences shall be graded lumber unless otherwise pre-approved in writing by the Development Authority.
2. Commercial and Industrial
 - a. commercial and Industrial fences, if constructed, shall be of standard chain link materials installed to City Design standards, unless otherwise approved in writing by the Development Authority.
 - b. commercial and Industrial fences in storage compounds facing roadways shall have screening slats installed.

7.1.3 Fence Maintenance

1. All fences shall be constructed and maintained to stand without bracing within 10.16cm of plumb over the height of the fence.
2. All mandatory fencing shall be maintained to its original design.

7.1.4 Restricted Fencing

1. Barbed Wire
 - a. no barbed wire fence will be allowed in any district except as parallel security wire on top of commercial and industrial chain link fences above the 1.8m level to a maximum height of 2.3m above grade.
 - b. the Development Authority may relax this requirement in an agricultural area where residences would not be in close proximity to the proposed fence.

2. Electrified Fencing
 - a. electrified fencing is prohibited in all districts.

7.1.5 Mandatory Fencing

1. Airport
 - a. except where the adjacent land use is for agricultural purpose, properties adjacent to airport runways, taxiways and aprons shall be fenced with chain link fences to prevent unauthorized vehicle traffic from accessing the runways, taxiways and aprons;
 - b. in accordance with the airport operations manual agricultural properties may be fenced with barbed or page wire fencing; and
 - c. adjacent property owners are responsible for the maintenance of this fencing.
2. Uniform Fencing
 - a. properties within residential sub-divisions with uniform fencing required by a development agreement shall keep the uniform fencing in place and keep the fence maintained to the neighborhood standard. One (1) gate not exceeding 1.0m wide will be permitted in the uniform fence from each property provided the gate opens inward to the property.
3. Railways
 - a. all commercial, industrial and residential properties, which are subject to a development permit and are adjacent to railways, shall have 1.8m chain link fencing installed to prevent unauthorized access to the railway property. The property owners are responsible for the maintenance of this fencing.
4. Neighborhood Commercial
 - a. on properties zoned Neighborhood Commercial, property lines separating the subject property from other properties shall be constructed of with low maintenance materials and provide a full screen to a height between 1.2m and 1.5m. The neighborhood commercial property owners are responsible for the maintenance of this fencing.
5. Swimming Pools
 - a. all swimming pools and hot tubs shall be fenced as required by the Alberta Building Code.

7.2 Decks, Patios and Platforms

1. The maximum site coverage, minimum yard setbacks and the minimum soft landscaping percentages of the specific district regulations must be complied with when applying for or issuing a development permit for a deck.
2. When a deck or patio contains more than one (1) level, the deck area shall include the areas of all combined levels.
3. When a property contains more than one (1) deck, the maximum deck area shall include all decks.
4. Where a deck provides egress from a required exit of a building it must have stairs that provide safe access to grade.
5. Access platforms and stairs providing access to platforms that provide access to or egress from the principal building that are less than 2.5sq.m in platform area, are allowed without a permit within the minimum side yards, provided they are constructed of non-combustible materials and do not interfere with property drainage and provided they are not enclosed by walls or covered by a roof structure.
6. Patios are allowed to be constructed without a development permit provided the soft landscaping and site drainage requirements are met and there is no roof over the patio.
7. Where drainage swales exist between properties that provide required drainage flow, decks, patios and platforms and the supporting structures must be designed and constructed so they do not interfere with this required drainage.
8. Where roofs are constructed over, or intended to be constructed over, decks or patios, the deck or patio must meet the minimum property line setbacks and maximum site coverage of the specific district regulations for the principal building and must have a foundation structure installed that meets the building code requirements that would support the roof and the appropriate snow loads.
9. Freestanding gazebos are required to meet the minimum setback requirements of the specific district regulations for a detached garage.
10. Decks must meet all of the current Alberta Building Code requirements.

7.3 Detached Garages, Carports and Accessory Buildings

7.3.1 Detached garage

1. A detached garage must not be connected to the principal building.

2. Garages that are connected by breezeways are considered an attached garage and deemed part of the principal building.
3. Garages that are less than 2.0m from the wall surface of the principal building to the wall surface of the garage, or less than 1.2m from eave to eave are deemed to be attached garages and must meet the setback requirements of the principal building.
4. Detached garage setbacks are specified in each zoning classification.

7.3.1.1 Maximum Building Height

- a. As outlined in the district regulations.

7.3.1.2 Maximum Wall Height

1. As determined by the maximum building height in the district regulations.

7.3.1.3 Exterior Finish

1. Detached Garages must have an exterior finish installed within one (1) year of the development permit consistent with materials that are similar to those commonly used in new residential construction.
2. The materials used for exterior finish must include materials approved for use as cladding, stucco, soffits or roofing under the Alberta Building Code under the appropriate application.
3. The exterior finish must be completed to a professional standard and complimentary to the appearance of the principal building.
4. Where roof slopes terminate within 1.0m of a property line they must be equipped with eaves troughs and downspouts. The downspouts must not terminate within 0.6m of a property line.
5. The grade away from the garage, measured perpendicular to a side property line, must not exceed 20% within 1.0m of the property line.
6. The side yard of a detached garage must be kept in a neat and tidy order and free of flammable debris.

7.3.2 Carports

1. Where carports are attached to the principal building they are deemed to be part of the principal building and must meet the required principal building setbacks and other regulations as outlined in the specific district regulations.

2. Carports attached to buildings other than the principal building must meet the required building setbacks and other regulations for that building as outlined in the specific district regulations.
3. Freestanding carports must meet the same regulations as a detached garage as outlined in 7.3.1.

7.3.3 Accessory Building

1. A structure accessory to the main use or building on the site, not exceeding 4.5m in height, and the exterior walls not exceeding 3.1m in height on a residential site intended for the storage of the personal property of the resident or on a commercial or industrial site intended for the storage of the goods belonging to the business on the site
2. An accessory building must be setback from property lines in accordance with the specific district regulations.
3. Where an accessory building is placed within 2.0 m of a principal building or other building it is deemed to be part of the adjacent building and must meet the property line setbacks required for the adjacent building as required in the specific district regulations.
4. The exterior finish must be completed to a professional standard and complimentary to the appearance of the principal building.
5. Placement of accessory buildings must not affect drainage swales between properties.

7.4 Parking and Loading

7.4.1 Off-street Parking and Loading Regulations

1. Applicability and Exceptions:
 - a. when any development takes place on any site, off-street parking and loading facilities for each building type or use, including accessory uses, shall be provided and maintained in accordance with the regulations and standards of this bylaw; and
 - b. notwithstanding the above, the regulations contained within this Section shall not apply to buildings or uses existing at the time of the adoption of this bylaw, except that:
 - i. where any building or structure undergoes an increase in floor area due to addition or external renovation, off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this bylaw to the entire building, structure or use as modified in size;

- ii. where any building or use undergoes a change of use, intensity of use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this bylaw to the entire building, structure or use as modified in use; and
- iii. where off-street parking facilities or loading facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this bylaw.
- c. all required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

2. General Requirements:

- a. where provision of off-street vehicular parking, garage spaces, or loading spaces is required by this bylaw with the exception of single dwelling building, duplex housing and semi-detached housing, a plan of the proposed site layout shall be included with the development permit application. The site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, site access, parking and loading spaces, on-site circulation and any other details relevant to the review of the development proposal;
- b. the number of off-street vehicular parking spaces and loading spaces required for any use is specified in Schedule 1 and Schedule 2 respectively;
- c. where Schedules 1 and Schedule 2 do not clearly define regulations for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used by the Development Officer to determine the vehicular parking and loading requirements.
- d. where the total number of vehicular parking spaces or loading facilities is determined by reference to a unit such as the number of seats or floor area, the next higher whole number shall be required where the calculation results in a fractional number of required spaces.
- e. where more than one (1) calculation of parking space requirements is specified for a use, the greater requirement shall be applied.

- f. unless otherwise specified in this bylaw, no required parking spaces shall be provided as Tandem Parking.
 - g. the Development Officer may use their variance power to relax the vehicular parking requirements in Schedule 1, and the loading requirements in Schedule 2; however, such a variance shall only be considered in cases where the nature of the use, the size of the site, or other physical constraints result in a situation where the requirements cannot be met on-site without unnecessary hardship or practical difficulties.
 - h. in the case of the multiple use of a site, the Development Officer shall calculate the vehicular parking and off-street loading requirement for each individual use and the total shall be deemed to be the required vehicular parking or off-street loading for the site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.
3. Parking for People with Disabilities shall:
- a. be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists;
 - b. be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and
 - c. be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards.

7.4.2 Required Off-street Vehicular Parking

- 1. Number of Vehicular Spaces:
 - a. the minimum number of off-street parking spaces required for each use is specified in Schedule 1.
 - b. where the applicant for a development permit can demonstrate through a vehicular parking demand study prepared and submitted with respect to the proposed development, that by virtue of the use, character, or location of the proposed development, and other available parking facilities, the parking requirement for the proposed development is less than any minimum or more than any maximum set out in the Parking Schedule, the Development Officer may allow a reduction from the minimum or an increase from the maximum in the number of parking spaces. The Development Officer shall submit the demand study to the Engineering Department for

analysis, and the proposed reduction or increase may be approved by the Development Officer with the advice of the Engineering Department. In no case shall the resulting number of parking spaces be less than one (1) per dwelling in the case of residential uses.

- c. for mixed use developments of greater than 20,000sq.m of floor area, which accommodate restaurant, entertainment and or cinema uses exceeding 20% of the floor area, a shared use parking impact assessment shall be submitted to the Development Officer in order to assist in the determination of the required off-street vehicular parking supply. The Development Officer shall submit the parking study to the Engineering Department for analysis, and the proposed reduction, or increase may be approved by the Development Officer with the advice of the Engineering Department.

2. Location of Vehicular Parking Facilities:

- a. with the exception of properties zoned as downtown commercial the required parking spaces shall be wholly provided on the same site as the building;
- b. for downtown commercial districts, parking spaces may be provided on a site located remotely, but no further than 120m from the site. Such distance shall be measured along the shortest public pedestrian route from the nearest point of the parking area to the nearest point of the site where the building or use is located. Where off-site parking is provided pursuant to this provision, the development shall be considered as discretionary use;
- c. where required parking spaces are not on the same site of the development or use, these parking spaces shall be identified as parking spaces for that development or use through the use of appropriate signage;
- d. except on residential sites where a front attached garage is an approved use or on residential sites where lane access is not available, no parking stalls shall be provided within 8.0m of the front property line of a residential property.
- e. where parking is permitted within the front yard of a residential site the parking area and access space shall be hard surfaced, have approved curb crossings and shall not conflict with the minimum landscaping requirements of this bylaw.

3. Landscaped Islands Within Parking Areas:

- a. every off-street parking or loading area required by this bylaw to accommodate thirty (30) or more vehicles at grade, shall incorporate landscaped open space within the parking area, calculated on the basis of 1.5sq.m of landscaped island area

per required parking and loading space. This shall be landscaped in accordance with this bylaw.

- b. for parking areas containing required parking for forty (40) or more vehicles, a minimum of two (2) landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

4. Vehicular Parking Dimensions and Configuration:

- a. all required parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:
 - i. except as provided below, each required off-street parking space shall be a minimum of 2.7m width with a minimum clear length of 5.5m exclusive of access drives, aisles, ramps or columns. Parking spaces shall have a vertical clearance of at least 2.0m. For parallel parking, the length of the parking spaces shall be increased to 7.0m except that an end space with an open end shall be a minimum length of 5.5m;
 - ii. where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0m and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3m.
 - iii. where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.9m and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3m;
 - iv. aisles shall be a minimum of 7.0m wide for 90° parking, 5.5m for 60° parking, and 3.6m wide for 45° parking and parallel parking;
 - v. disabled parking spaces shall be a minimum of 3.7m in width and 5.5m length; and
 - vi. where parking spaces are located with access directly off a lane, the length of the stall shall be increased to 6.8m the site.

7.4.3 Hardsurfacing and Curbing of Parking and Loading Spaces

1. General Requirements:

- a. required parking and loading facilities shall provide for, and include, an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design, development and maintenance standards:
 - i. all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hardsurfaced. Hardsurfacing shall mean the provision of a durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads;
 - ii. where the street or lane from which access is available to any loading or required parking space is hardsurfaced after the time at which the parking space is provided or required, the person responsible for the construction or maintenance of such parking or loading space shall forthwith hardsurface such spaces and the access thereto, and the whole area contained within the City-owned land to which a curb crossing permit applies;
 - iii. notwithstanding anything contained in the above clause, where hardsurfacing has been provided on a site to the minimum required, then the type of surface permitted on the balance of the site shall be of such material as the Engineering Department approves;
 - iv. in parking areas and similarly congested locations, curbs and other protective measures shall be used to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the site or an adjacent site;
 - v. continuous raised or pre-cast curbing of not less than 100mm in height shall be provided adjacent to streets and required landscaped areas, 600mm from the front of the parking stall. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly demarcate the required portion of driveway leading to an internal roadway, aisle, ramp, parking space or loading space;
 - vi. where continuing curbs are used as wheel stops, the measured size of parking spaces shall be reduced 1.0m in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by 1.0m and such overhang areas must be clear of all obstructions (signs, shrubs, trees, etc.) and shall not be regarded as a required landscaped area; and

vii. in situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land uses.

2. Residential Zones

- a. every off-street parking or loading space, and access provided or required in any residential zone, including the area contained within City-owned land to which a curb crossing permit applies, shall be hardsurfaced if access is from a public roadway which is hardsurfaced or graveled. If there are two (2) or less parking or loading spaces, this is not required.
- b. for an on-site driveway in any residential zone, the area required to be hardsurfaced may be constructed on the basis of separated tire tracks, with natural soil, grass, or gravel between the tracks, but shall be constructed so that the tires of a parked or oncoming vehicle will normally remain upon the hardsurface.

3. Commercial and Industrial Zones

- a. every off-street parking or loading space provided or required in any commercial zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be hardsurfaced if the access is from a public roadway which is hardsurfaced.
- b. every off-street parking or loading space provided or required in an industrial zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applied, shall be hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be hardsurfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the highway.

Schedule 1- Vehicular Parking Requirement

Use of Building or Site	Minimum Number of Parking Spaces or Garage Spaces Required
Residential and Residential-Related	
1. Apartment Building Row Housing Row Housing Stacked	1 parking space per bachelor suite and bed sitting room, plus 1 parking space per 1 bedroom dwelling, plus 1.5 parking spaces per 2 bedroom dwelling, plus 1.75 parking spaces per 3 or more bedroom dwelling, plus 1 parking space per 7 dwellings for visitor parking.

	<p>The visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking.</p> <p>The Development Officer may accept tandem parking spaces of a number that is equivalent to the total required parking minus the total number of dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.</p>
2. Boarding and Lodging House Garage Suite Secondary Suite	1 parking space per 1 sleeping unit, in addition to the parking requirements for the primary dwelling.
3. Duplex Housing Manufactured Home (excluding Manufactured Home Parks) Semi-detached Housing	2 parking spaces per dwelling include 1 garage space. Where a front yard driveway provides access to a parking space that is not within the front yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.
4. Group Home	1 parking space per 3 sleeping units and 1 parking space per maximum staff members on shift.
5. Major Home Based Business Except: Bed and Breakfast Facility	1 parking space in addition to parking required for primary dwelling. 1 parking space per guest room is required in addition to the parking required for the primary dwelling.
6. Manufactured Home Parks	2 parking spaces per manufactured home lot, plus 1 parking space per 7 manufactured home lots as visitor parking. The visitor parking shall be dispersed, to be conveniently located for all lots.
7. Residential Sales Centre	4 parking spaces
Commercial Use Classes	
8. Any development within a commercial use class not listed separately in this table, with a floor area of:	4 parking spaces per 100sq.m of floor area
9. Hotels and Motels	1.1 parking space per sleeping unit, plus 1 per employee
10. Nightclubs and Bars	1 parking space per 20sq.m public space, or 1 parking space per 3.5 persons occupant load, plus 1 per employee

11. Nightclubs and Bars	1 parking space per 20sq.m public space, or 1 parking space per 3.5 persons occupant load, plus 1 per employee
12. Pubs and Lounges	1 parking space per 20sq.m public space, or 1 parking space per 3.5 persons occupant load, plus 1 per employee
13. Casino and Other Gaming Establishment	1 parking space per 20sq.m of public space, or 1 parking space per 3.5 persons occupant load, plus 1 per employee
14. Commercial School	1 parking space per 3.5 seats, plus auditorium requirements where applicable.
15. Booth Market	6.5 parking spaces per 100sq.m of floor area in the building used for this use class.
16. Funeral and Cremation Service	1 parking space per 3.5 seats plus 1 parking space per funeral home vehicle
17. Health Service	4.5 parking space per 100sq.m of floor area
18. Professional, Financial and Office Support Service	3.4 parking space per 100sq.m of floor area
19. Restaurant	1 parking space per 7.5sq.m of public space
20. Warehouse Sales	1 parking space per 100sq.m of floor area
Industrial Use Classes	
21. Any development within the Industrial Use Classes and Industrial Performance Use	1 parking space per 100sq.m of floor area provided this is not less than 3 parking spaces per tenant or establishment

Basic Service Use Classes	
22. Extended Medical Treatment Services	1.1 parking spaces per 100sq.m of floor area
Community, Educational, Recreational and Cultural Service Use Classes	
23. Any development within the Community, Educational, Recreational and Cultural Service Use Class not listed separately.	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
24. Child Care Service	1 parking space per employee
25. Community Recreation Service	16 parking spaces, plus where multipurpose room greater than 93sq.m is present and is used for general assembly purposes, an additional 2.2 parking spaces per

	<p>10sq.m over 93sq.m of floor area in a multipurpose room is required. The multipurpose area shall not include dressing rooms, change rooms, washrooms, storage areas, and cooking or kitchen areas, which are normally incidental to the primary function of the community recreation services.</p> <p>Where the community recreation service facility parking area immediately abuts a parking area for a school, a maximum of 50% of the additional parking spaces required, pursuant to the above clause, may be provided by including the parking facilities on the abutting school parking area.</p>
26. College, Business or Technical School	1 parking space per 3.5 seats, plus auditorium requirements where applicable.
27. Exhibition and Convention Facility	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
28. Indoor Participant Recreation Service Except:	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
<ul style="list-style-type: none"> a. Bowling Alley b. Curling Rink c. Health and Fitness Club d. Hockey Rink and Swimming Pool e. Racquet Sport Facility 	<p>4 parking spaces per lane plus parking requirements for accessory uses</p> <p>8 parking spaces per sheet plus parking requirements for accessory uses</p> <p>1 parking space per 10sq.m of floor area</p> <p>1 parking space per 3.5 seats or 1 parking space per 5sq.m playing/water surface or assembly area</p> <p>2 parking spaces per court plus parking requirements for accessory uses</p>
29. Natural Science Exhibit	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
30. Outdoor Participant Recreation Service Except:	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
<ul style="list-style-type: none"> a. Golf Course or Driving Range b. Sports Field, in association with school /park sites 	<p>5 parking spaces per hole (golf course) or 1 parking space per T-box (driving range) plus parking requirements for accessory uses</p> <p>A maximum of 10 parking spaces per field to be developed provided that the sports and playing fields are developed prior to the development of other uses on the site, such as community recreation service facilities or other school uses. The number and design of the parking spaces and the surface treatment of the parking area shall be approved by the Development Officer in consultation with Transportation and Streets</p>

	Department, Community Services Department and the School Boards.
31. Private Club	1 parking space per 3.6sq.m of public space
32. Public Library and Cultural Exhibit	1 parking space per 10sq.m of floor area used by patrons
33. Public or Private Elementary and Junior High Schools	<p>1.4 parking spaces per classroom</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a community recreation service facility, a maximum of 50% of the smaller parking requirement between the school and the community recreation service facility may be provided by including the parking facilities on the abutting community recreation service parking area.</p>
34. Public or Private High Schools	<p>1.4 parking spaces for each classroom, plus 1 parking space for every 10 students</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a community recreation service facility, a maximum of 50% of the smaller parking requirement between the school and the community recreation service facility may be provided by including the parking facilities on the abutting community recreation service parking area.</p>
35. Religious Assembly	1 parking space per 4 seats
36. Spectator Entertainment Establishment	1 parking space per 3.5 seats or 3.1 parking spaces per 10sq.m of floor area used by patrons
37. Seniors and Supportive Housing Facility	<p>6 units or less – 1 parking space per 2 sleeping units plus one parking space per maximum staff members on shift.</p> <p>7 units or more – a vehicular parking demand study must be completed to determine the required number of parking stalls.</p>

Schedule 2 - Loading Spaces Requirement

Use of Building or Site	Total floor area of Building	Minimum Number of loading Spaces Required
1. Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465sq.m 465sq.m to 2300sq.m Each additional 2300sq.m, or fraction thereof	4 per 100sq.m

7.5 SECTION NUMBER RESERVED FOR POTENTIAL FUTURE USE

7.6 Signs

7.6.1 Purpose

1. The purpose of this Section is to ensure that signs:
 - a. do not obstruct the orderly and safe flow of vehicular and pedestrian traffic;
 - b. do not create visual or aesthetic blight;
 - c. do not unduly interfere with the amenities of the district in which they are located; and
 - d. do not materially interfere with or affect the use, enjoyment or value of neighboring properties.

7.6.2 Sign Definitions

1. A-BOARD SIGN means an A-shaped sign with no external supporting structure that is set upon, but not attached to, the ground;
2. AWNING SIGN means a sign incorporated upon or within an awning;
3. BALLOON SIGN means an air-inflated sign;
4. BANNER SIGN means a sign constructed from a non-rigid fabric in a banner style, which is attached to a pole or other structure;
5. BILLBOARD SIGN means an engineered freestanding sign exceeding 7.5sq.m in sign area for sites with a frontage of up to 30m. and exceeding 8.5sq.m in sign area for sites with a frontage in excess of 30m. designed for a changeable message used generally for off-site and corporate advertising;

6. CANOPY SIGN means a sign incorporated upon or within a building canopy;
7. CONSTRUCTION SITE IDENTIFICATION SIGN means a temporary sign erected on a site under construction for advertising or providing information related to the construction project;
8. DEVELOPER MARKETING SIGN means a temporary sign for promoting vacant lots or show homes in a new subdivision;
9. DEVELOPMENT DIRECTIONAL SIGN means a temporary sign for guiding or directing pedestrian or vehicular traffic to new subdivisions, new home areas, or show homes;
10. DIRECTIONAL SIGN means a sign for directing pedestrian or vehicular traffic including ingress and egress signs and parking signs, but does not include advertising, with the exception of a logogram;
11. ELECTION SIGN means a sign advertising a local candidate and/or party in a federal, provincial, school board or municipal election;
12. ELECTRONIC MESSAGE SIGN means a sign or part of a sign on which the advertising is programmable or changeable by electrical or electronic means;
13. EVENT DIRECTIONAL SIGN means a temporary sign providing direction to a non-reoccurring event of less than three (3) days in length; such as a property auction sale;
14. FASCIA SIGN means a sign placed flat and parallel to the face of the building so that no part projects more than 0.4 m from the building;
15. FENCE SIGN means a sign painted on or attached to a fence;
16. FIXED SIGN means a sign securely attached to the ground or a building.
17. FLASHING SIGN means a sign that contains an intermittent or flashing light source;
18. FREESTANDING SIGN means a sign anchored into the ground and not attached to a building which does not exceed 7.5sq.m in sign area for sites with a frontage of up to 30m. and which does not exceed 8.5sq.m in sign area for sites with a frontage in excess of 30 m;
19. GARAGE SALE SIGN means a sign advertising the location and product of a garage sale;
20. HOME ADDRESS SIGN means a sign that is no larger than 0.7sq.m, which states only the municipal address and occupant names.

21. HOME BUSINESS SIGN means a sign advertising an approved home business;
22. ILLUMINATION means the lighting of any sign by artificial means;
23. INDIRECT ILLUMINATION means the lighting of a sign by reflected light;
24. LOW SIGN means a freestanding sign with advertising at an elevation at or less than 3.0m above grade
25. MULTIPLE TENANT SIGN means a sign for advertising two (2) or more on-site developments or businesses.
26. MUNICIPAL SIGN means a sign erected by the City;
27. NEIGHBOURHOOD IDENTIFICATION SIGN means a sign for displaying the name of a City neighbourhood or business park, and may include the logogram of the developer;
28. NON-FIXED SIGN means any sign that is not a fixed sign;
29. OFF-SITE ADVERTISING means the advertising of a business, commodity, service or entertainment that is conducted, sold or offered elsewhere other than the site on which the sign is located;
30. OPEN HOUSE SIGN means a sign for guiding vehicular traffic and pedestrians to real estate open house locations;
31. PEDDLER SIGN means a sign advertising for a business operating from a temporary location;
32. PICKET SIGN means a sign driven or pushed into the ground;
33. POLE SIGN means a sign attached to an onsite light standard or freestanding sign support structure;
34. PORTABLE SIGN means a sign, with changeable message, designed to be readily relocated;
35. PROJECTING SIGN means a sign that is attached to and supported by a building and extends at least 0.4m perpendicular to the building, but excludes a canopy sign;
36. REAL ESTATE SIGN means a sign for advertising property for sale, lease or rent;
37. REVERSE-T SIGN (not exceeding ninety (90) days) means a sign placed on the ground surface with a horizontal member used to balance the sign;

38. ROOF SIGN means a sign located upon, against, or above the roof of a building, or a sign attached to the roof or parapet of a building;
39. SIGN means a device or structure for providing direction or information to the public on such things as a development, business, product, service, location, event or person;
40. SIGN AREA means the area of one (1) sign face available for advertising of a single or multiple faced sign, excluding the main support structure;
41. SIGN HEIGHT means the vertical distance measured at right angles from the highest point of the sign or sign structure, to the finished grade directly below;
42. SITE means the legal property identified on the Land Title;
43. UNDEVELOPED SITE means a site with assessable improvements of less than \$20,000 in value
44. WALL SIGN means a sign painted on a wall at a level where the bottom of the sign is less than 2.4m above grade;
45. WINDOW SIGN means a sign placed on or inside a window that faces the outside and is intended to be seen from the outside; and
46. ZONING means the property zoning classification as shown on the Land Use District Map being Part 11, Section 11.1 of the Land Use Bylaw.

7.6.4 Regulations Which Apply To All Signs

1. Where the regulations require an opinion, it is the opinion of the Development Authority that is to be considered.
2. Unless otherwise stated in this bylaw, all signs require development permits.
3. Signs shall not be constructed nor located such that they could, in any case be confused with or detract from a traffic control device or any other municipal sign or municipal device.
4. Signs shall not be constructed nor located such that they interfere with the safe or orderly movement of pedestrians or vehicular traffic, or the sight lines required under this or any other bylaw.
5. Unless otherwise stated in this bylaw, a sign height must not exceed the maximum building height allowed in the district.
6. The combined sign area of all signs on a building face shall not be greater than 25% of the overall wall area.

7. The illumination of a sign must not negatively affect, nor pose a safety hazard to an adjacent site.
8. Wiring must be fully concealed or in a conduit for electrified signs and comply with electrical codes.
9. Signs must be designed and constructed to ensure public safety.
10. Signs must be of professional quality and kept in good repair.
11. If a sign fits within two (2) or more sign categories, then the strictest and all regulations apply.
12. Except for a municipal sign, a sign otherwise permitted in this bylaw, or sign permitted in a contractual agreement with the City, no sign or poster may be placed on public property, on any median or on any traffic control device, publicly owned power poles or light standards.
13. No sign shall be placed in a prohibited sign location listed in Section 7.6.5.
14. The business advertising on any sign that projects over a City sidewalk or road right-of-way is responsible to keep the sign free and clear of ice and snow that could fall and injure pedestrians below. The business is also responsible to ensure that the sign is securely fastened and kept in good order.
15. Landscaping and paved areas around and under a sign must be maintained to match the landscaping and paved area nearby the sign.
16. Non-fixed signs and low signs shall be designed and installed to withstand 80km winds without being blown over or away.
17. If a business identified on a sign ceases, all signage referencing that business must be removed within 30 days.
18. Where the message on a sign relates to a specific dated event, the message shall be changed within 48 hours after the end of the event.

7.6.5 Prohibited Sign Placement Locations

1. No low sign shall be placed on public lands or right of ways.
2. Other than traffic or municipal signs, no fixed sign shall be placed where any portion of the sign encroaches onto or over public property or public road rights-of-way.
3. No sign shall be placed on or over a public sidewalk, unless otherwise specified in these regulations.

4. The following locations are prohibited sign location areas:
- Where a driveway exits onto a road no portion of a low sign shall be placed in "the driveway sight lines" as shown in figure 7.6.5.4.a.

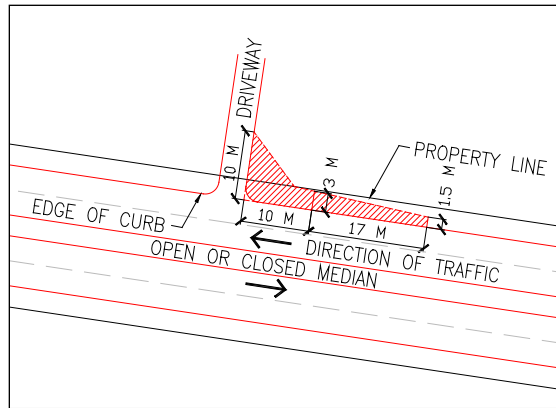


Figure 7.6.5.4.a Driveway Sight Lines

- Where a driveway exits onto a road with both right and left turn access no portion of a low sign shall be placed in the "two way sight lines" as shown in figure 7.6.5.4.b.

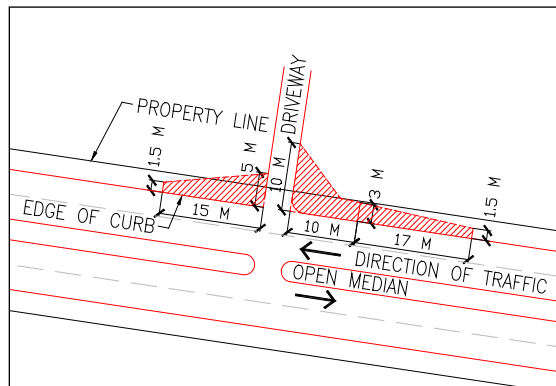


Figure 7.6.5.4.b Two Way Sight Lines

- At intersections, no portion of a low sign shall be placed in the "intersection sight lines" as shown in figure 7.6.5.4.c.

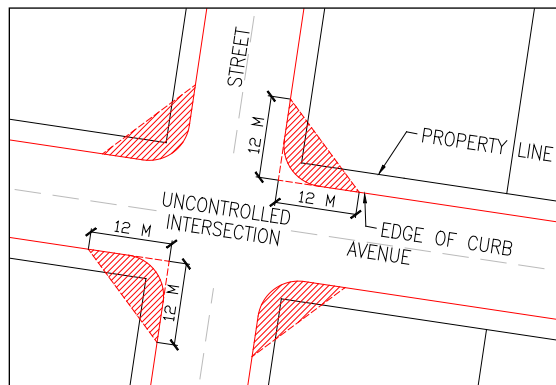


Figure 7.6.5.4.c Intersection Sight Lines

- No low sign, except for A-board signs in C1 districts, shall be placed within 1.5m from the face of curb within a public roadway.

7.6.6 Signs Considered in Zoning Classifications

1. In determining where particular sign types are permitted or discretionary uses refer to Chart 7.6.6.1.
2. To determine the regulations for each particular sign type refer to Section 7.6.7.

Chart 7.6.6.1

Sign Classification																								
Zoning Classifications Considered for Particular Sign Types																								
"P" - means the sign type is a permitted use in the particular district																								
"D" - means the sign type is a discretionary use in the particular district																								
Sign Type	Residential Zoning Classifications												Commercial \ Industrial Zoning Classifications									Other Classifications		
	R1	R2	R3	R4	R5	RMX	RMH	RE	R1N	R1A	R1R		C1	C2	C3	C4	C5	M1	M2	M3	US	UR		
A-board sign				D	D								P	P	P		D	P	P					
Awning Sign			D	D									P	P	P	P	P	P	P	P				
Balloon Sign													D	D	D		D	D	D					
Banner Sign													P	P	P	P	P	P	P					
Billboard Sign															D			D*	D					
Canopy Sign			D	D									P	P	P	P	P	P	P	P				
Construction Site Identification Sign	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Developer Marketing Sign	P	P	P	P	P	P	P	P	P	P	P													
Development Directional Sign	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Directional Sign			P	P	P								P	P	P	P	P	P	P	P				
Election Sign	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Electronic Message Sign (Fascia or window)													P	P	P	P	P	P	P					
Electronic Message Sign (Freestanding)													D	D	D	D	D	D	D		D	D		
Event Directional Sign													D	D	D	D	D	D	D		D	D		
Fascia Sign			D	D	D								P	P	P	P	P	P	P					
Fence Sign														D				P	P	P				
Flashing Sign																								
Freestanding Sign			D	D	D								P	P	P	D	P	P	P	P				
Garage Sale Sign	P	P	P	P	P	P	P	P	P	P	P													
Home Business Sign	P	P	P	P	P	P	P	P	P	P	P													
Multiple Tenant Sign													P	P	P	P	P	P						
Municipal Sign	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Neighbourhood Identification Sign	D	D	D	D	D	D	D	D	D	D	D		D	D	D	D	D	D	D	D	D	D		
Open House Sign	P	P	P	P	P	P	P	P	P	P	P													
Peddler Sign															D			D						
Picket Sign														P	P		P	P	P					
Pole Sign													P	P	P	P	P	P	P	P				
Portable Sign													P	P	P		P	P	P	P	P	D		
Projecting Sign													P	P	P	P	P	P	P	P	D			
Real Estate Sign	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Reverse-T Sign (not exceeding 90 days use)													P	P	P		P	P	P	P				
Roof Sign													D	P	P	D	P	P	P	D				
Wall Sign													P	P	P	P	P	P	P	P				
Window Sign													P	P	P	P	P	P	P	P				

*Billboard Signs are a discretionary Use in the M1 Zone only for properties adjacent to 40 Avenue between the railway tracks and 45 Street and are not permitted in any other areas within the M1 Zone.

7.6.7 Specific Regulations for Particular Sign Types

7.6.7.1 A-Board Sign

1. Except in a C1 district, an A-board sign shall:
 - a. not exceed 1.0m in sign height;
 - b. not exceed 0.8sq.m in sign area;
 - c. must be located on private property;
 - d. not be located in prohibited sign locations;
 - e. only be placed during business hours;
 - f. only be placed in front of the business it advertises; and
 - g. not located within 6.0m of any permanent sign.
2. In a C1 district, an A-board sign shall:
 - a. not exceed 1.0m in sign height;
 - b. not exceed 0.6m in sign width;
 - c. not be located within 0.3m of a curb line of a public road way;
 - d. not be placed so that that walking path width is not reduced to less than 1.2m unless approved in writing by the development authority;
 - e. only be placed in front of the business it advertises;
 - f. be located adjacent to a permanent fixture where possible;
 - g. not be located within 5.0m of another A-board sign advertising a business on the same property; and
 - h. only be placed during business hours.

7.6.7.2 Awning or Canopy Sign

1. An awning sign or canopy sign shall:
 - a. not exceed a maximum vertical dimension of 1.5m;
 - b. have at least 2.4m clearance above finished grade;
 - c. not be suspended from the support structure in any way that poses a hazard to pedestrians or vehicles;

- d. not extend above the parapet wall or roof line of the building; and
- e. if on a residential, such as apartments or higher density property the sign shall:
 - i. not be greater than 3.0sq.m in sign area;
 - ii. provide the building name and address only; and
 - iii. not be illuminated.

7.6.7.3 Balloon Sign

- 1. Balloon signs shall:
 - a. if mounted on the ground surface of a site:
 - i. not exceed 8m in height;
 - ii. be located at least 1.5m from all property lines with the exception of a corner lot where the sign must be set back a minimum of 6m from all property lines; and
 - iii. not interfere with the access to or from the site.
 - b. if mounted on a building, shall:
 - i. not have a combined building and sign height that exceeds the maximum building height allowed in the district; and
 - ii. be securely fastened to the building as per manufacturer recommendations.
 - c. A balloon sign may be illuminated.
 - d. No more than one (1) balloon sign is allowed per site.
 - e. Balloon sign permits must be obtained every 90 days.

7.6.7.4 Banner Sign

- 1. A commercial banner sign can be placed for up to ninety (90) days on one (1) permit.
- 2. A banner sign that is attached to the face of a building must comply with the dimensional regulations for fascia signs.

7.6.7.5 Billboard Sign

- 1. Billboard Sign(s) shall be subject to the following regulations:

- a. Billboard Sign may be allowed only on sites, which are an integral part of a commercial or industrial strip;
- b. Billboard Sign permits may be approved for a period of one (1) year;
- c. the maximum height of a Billboard Sign shall be 8.0m;
- d. no part of any Billboard Sign shall be located within any required yard or setback;
- e. Billboard sign locations shall be separated from any other billboard sign on the same side of the street by a minimum of 100.0m. For billboard signs with an area of 20sq.m to 40sq.m, this separation shall be increased to 200.0m. For billboard signs over 40sq.m, this separation shall be increased to 300.0m. The separation shall be applied from the larger billboard sign location regardless of the size of any proposed billboard sign;
- f. Billboard signs may be illuminated;
- g. Billboard signs may include electronic copy or animation, subject to review of the Development Officer in consultation with qualified City engineering staff. The applicant shall provide evidence that the proposed copy or animation does not cause undue distraction to pedestrian or vehicular traffic;
- h. All proposed billboard sign locations shall be reviewed in the context to the surrounding development, such as (but not limited to) the architectural theme of the area, any historic designations, the requirements of any statutory plan, any streetscape improvements and proximity to residential development. The development officer may require revisions to the application to mitigate the impact of a proposed billboard sign or may refuse a permit that, in the opinion of the development officer, adversely impacts the existing built environment.
- i. All billboards and the foundation for billboards must be designed by a professional engineer, licensed to practice in the province of Alberta. The installation of the foundation must be monitored by a professional engineer with written verification of installation compliance with design being provided by the engineer to the development officer prior to the installation of the sign on the foundation.

7.6.7.6 Construction Site Identification Sign

1. No development permit is required, provided that the sign:
 - a. is a freestanding or fascia sign;
 - b. does not exceed 3.0m in sign height;

- c. does not exceed 3.0sq.m in sign area; and
 - d. is not erected for a period longer than twelve (12) months from the issuance of a building permit.
2. No more than one (1) construction site identification sign is allowed per site.
3. Each construction supplier is allowed to place one (1) supplier sign during construction and for sixty (60) days after occupancy of the building. No permit is required for the sign; provided
 - a. the sign is less than 3.0sq.m in sign area; and
 - b. the sign is a window sign or freestanding sign.

7.6.7.7 Development Directional Sign

1. A development directional sign must be located on private property adjacent to an arterial road right-of-way.
2. Development directional signs are discretionary in UR districts, for a period of time specified by the Development Officer and permits will be issued for a ninety (90) day period.
3. A development directional sign must:
 - a. be freestanding;
 - b. not exceed 1.5sq.m in sign area;
 - c. not exceed 3.0m in sign height; and
 - d. be located a minimum of 30m from any arterial road intersection.

7.6.7.8 Developer Marketing Sign

1. No permit is required, provided that the sign:
 - a. is freestanding;
 - b. is not illuminated;
 - c. is located in a subdivision or development that is subject to a subsisting development agreement;
 - d. does not exceed 3.0m in sign area; and
 - e. does not exceed 3.0m in sign height.

2. No more than one (1) developer marketing sign is allowed per parcel of land.

7.6.7.9 Directional Sign

1. A directional sign must be a freestanding, fascia or wall sign; and
 - a. if freestanding must not exceed 0.6m in sign area; or 1.2m in sign height; and
 - b. if a fascia sign, must not exceed 3.0m.

7.6.7.10 Electronic Message Sign

1. An electronic message board sign shall not be erected adjacent to a property within a residential district.
2. An electronic message sign with a sign area greater than 7.5sq.m for sites with a frontage of up to 30m and exceeding 8.5sq.m in sign area for sites with a frontage in excess of 30m must comply with the regulations of Section 7.6.7.5 – Billboard Sign.
3. An electronic message sign with a sign area up to 7.5sq.m for sites with a frontage of up to 30m and with a sign area up to 8.5sq.m for sites with a frontage in excess of 30m must also comply with the regulations of Section 7.6.7.16 – Freestanding Sign.

7.6.7.11 Event Directional Sign

1. Permits will be issued for up to three (3) Event Directional Signs per event, provided the signs:
 - a. are in place for no more than seven (7) days;
 - b. are not greater than 1.5sq.m in sign area;
 - c. are not illuminated;
 - d. are placed on private property, with written permission from the property owner;
 - e. are not placed on vacant lands:
 - f. are placed on public property, with written permission from the City; and are placed not less than 3.0m from the curb.

7.6.7.12 Fascia Sign

1. A fascia sign shall:
 - a. not exceed a maximum vertical dimension of 1.5m;
 - b. have at least 2.7m clearance above finish grade;
 - c. not be suspended from the support structure in any way that poses a hazard to pedestrians;
 - d. not extend above the parapet wall or roof line of the building;
 - e. not extend more than 0.4m perpendicularly from a supporting building frontage; and
 - f. if on a higher density residential property shall:
 - i. not be greater than 3.0m in sign area;
 - ii. provide the building name and address only; and
 - iii. not be illuminated.

7.6.7.13 Federal, Provincial, Municipal or School Election Sign

1. That Election Signs shall be regulated through the City of Wetaskiwin Election Signage Bylaw.

7.6.7.14 Fence Sign

1. Fence signs are not allowed in residential districts unless they are a property address sign, an election sign or a real estate sign; where no permit is required.
2. In commercial and industrial districts, fence signs shall not exceed 3.0sq.m in sign area and shall not extend above the height of the fence.

7.6.7.15 Flashing Sign

1. Flashing signs are prohibited with the exception of an electronic message sign.

7.6.7.16 Freestanding Sign

1. In districts where a freestanding sign is a permitted use:
 - a. the sign height shall not exceed the maximum building height permitted;

- b. the sign area shall not exceed 7.5sq.m unless the site upon which it is located has a frontage that is wider than 30m in which case it may be up to 8.5sq.m; and
 - c. a freestanding sign must be separated by a minimum of 60m separation from another freestanding sign on the same property.
 - d. A freestanding sign must be separated by a minimum of 60m separation from a billboard sign on the same side of the street.
2. In districts where a freestanding sign is a discretionary use:
 - a. the sign height shall not exceed 4.5m; and
 - b. the sign area shall not exceed 4.0sq.m
3. Angle bracing of signposts is not permitted.
4. The backside of a freestanding sign and the supporting posts must be painted and kept clean.
5. Freestanding signs must be placed at least 5m from other properties.
6. Freestanding signs must be placed at least 1m inside the private property.
7. No more than one (1) freestanding sign is allowed per site, except for sites that are:
 - a. greater than 1.0 ha, or that contain commercial buildings with more than 10,000sq.m of gross floor area, where a maximum of three (3) freestanding signs may be allowed, provided the site is located in a C2, C3, C5, M1, or M2 district; and at least 1 of the 3 signs is a multiple tenant sign;
 - b. greater than 0.5 ha where a maximum of two (2) freestanding signs may be allowed, provided the site is located in a C2, C3, C5, M1, or M2 district; and the site contains a commercial building with more than 4000sq.m of gross floor area, and at least one (1) of the signs is a multiple tenant sign; and
 - c. double fronting lots, in which case one (1) freestanding sign is permitted per fronting side.

7.6.7.17 Garage Sale Sign

1. Garage Sale signs or notices are only permitted on Community Notice Boards and at the address of the garage sale, with no permit required.

7.6.7.18 Home Business Sign

1. Home business signs will be issued a permit provided the sign:
 - a. is not greater than 0.14sq.m in sign area;
 - b. is not illuminated; and
 - c. is a window sign, a sign attached directly to the face of the building, or a freestanding sign less than 0.6m in height and placed within 2.0m of the residential building.

7.6.7.19 Neighbourhood Identification Sign

1. A neighborhood identification sign must:
 - a. be freestanding;
 - b. not exceed 3.0sq.m in sign area;
 - c. not exceed 2.4m in sign height; and
 - d. incorporate the neighborhood name specified by the relevant plans or bylaw in accordance with City policy.

7.6.7.20 Open House Sign

1. An Open House sign is allowed with no permit required, provided:
 - a. the sign is either an A-Board sign or mounted on a stake firmly secured;
 - b. the sign is not greater than 0.6m in width or 1.0m in height;
 - c. the sign is setback at least 1.0m back from the curb edge;
 - d. the sign is placed on private property;
 - e. the sign indicates only the company logo, directional arrows, the salespersons' name and the words "Open House" or "Show Home";
 - f. the sign is only placed between 8:00 AM and 9:00 PM, provided the open house or show home is in operation; and
 - g. no more than one (1) sign per company is placed at any intersection.

7.6.7.21 Peddler Sign

1. A permit will be issued for a peddler sign provided the sign is:
 - a. on the same site as the business;
 - b. on an A-board sign as per the regulations in 7.6.7.1; and

- c. for businesses licensed to operate within the City.

7.6.7.22 Picket Sign

1. Picket signs are allowed with no permits required in C2, C3, C5, M1, and M2 districts, provided the sign advertises for a business located on the site.
2. Picket signs shall not be greater than 0.7m in height.
3. No more than two (2) picket signs shall be placed in front of any site.
4. Picket signs shall be completely located on private property.

7.6.7.23 Pole Sign

1. Pole signs must:
 - a. be entirely located on private property, including projections; and
 - b. not be located within 5.0m of the boundary of another site.

7.6.7.24 Portable Sign

1. Portable signs are intended for temporary on-site advertising relating to the commercial activities of the landowners or tenants. Portable signs may only be located on a site not related to the location of an activity or event only in the case of a non-profit organization.
2. Permit applications for portable signs must include:
 - a. a completed sign permit application form;
 - b. a site plan showing the proposed location of the site; and
 - c. the applicable fee.
3. Portable signs are permitted uses in C1, C2, C3, C5, M1, M2, M3 and US districts and in association with churches and public schools in any land use district provided that the sign:
 - a. does not exceed 5.6sq.m in sign area;
 - b. does not exceed a height of 2.7m from grade;
 - c. is located a minimum of 1.0m from the frontage property line inside the site;
 - d. is not located within 5.0m of the boundary of another site;

- e. is two (2) sided only, with advertising on both sides of the sign and that the advertising refers to a business, event, or land use located on the site;
- f. is placed so the sign is within 75mm if being horizontally level;
- g. is securely but not permanently fastened to the ground;
- h. site frontage will be used to calculate the number of portable signs allowed per site;
- i. portable signs must be 90m away from other portable signs on the same site, while also considering prohibited locations;
- j. if sign's message is interfered with, the permit holder must ensure the message is corrected within forty-eight (48) hours of being notified by the development authority;
- k. the sign cannot be attached to a roof, or erected or placed on, or above a roof;
- l. the portable sign must have a uniform background color;
- m. where the message on a portable sign relates to a specific dated event, the date shall be removed within forty-eight (48) hours after the end of the event or shall be subject to a violation notice and applicable fee;
- n. an off-site portable sign permit may be issued for up to thirty (30) days provided:
 - i. the sign meets the placement criteria as outlined in this bylaw;
 - ii. the sign is used by a non-profit organization; and
 - iii. a letter from the property owner authorizing the use of the property is attached to the application.

7.6.7.25 Projecting Sign

- 1. A projecting sign is a permitted use in C1, C2, C3, C4, C5, M1, M2, and M3 districts.
- 2. A projecting sign is a discretionary use in US, DC1, and DC4 districts.
- 3. A projecting sign must:
 - a. not exceed 1.5sq.m in sign area;
 - b. be placed so that the distance between the nearest edge of the sign and the building to which it is attached, does not exceed 0.35m;

- c. provide a minimum vertical clearance of 2.7m from finished grade to the bottom of the sign;
- d. not project over public property, other than in a C1 district, in which case the sign is set back 0.7m from a curb line and the owner accepts full liability for the sign;
- e. have proper clearance from any electrical power lines or other utilities, and provide for safe pedestrian movement or any other activities or use underneath the projecting sign; and
- f. except for corner locations, be located at right angles to the building facade.

7.6.7.26 Real Estate Sign

1. No development permit is required, provided:
 - a. the sign is a freestanding or fascia sign;
 - b. that in other than R1 and R2 districts, the sign does not exceed 3.0m in sign height or 3.0sq.m in sign area;
 - c. that in R1 and R2 districts, the sign does not exceed 1.7m in sign height or 0.6sq.m in sign area; and
 - d. that the sign advertises only the site upon which the sign is located.
2. No more than one (1) real estate sign is allowed per site frontage.
3. In residential districts, the real estate signs must be located on property at least 1m from public sidewalks.

7.6.7.27 Reverse-T Sign

1. Reverse-T signs may be used as a temporary sign during the winter season (November 1st to April 30th) in place of a freestanding sign provided a permit is obtained.
2. Professionally manufactured small Reverse-T signs, that meet the size regulations of A-board signs, can follow the regulations of A-board signs.
3. A Reverse-T sign shall:
 - a. not exceed 3.0sq.m in sign area;
 - b. be placed at least 1m into the private property;
 - c. be securely but not permanently fastened to the ground;
 - d. be maintained to its original approved design; and

4. A ninety (90) day permit will be issued for Reverse-T signs and are subject to a \$50.00 permit fee.

7.6.7.28 Roof Sign

1. A roof sign must not exceed 6sq.m in sign area.
2. The maximum vertical dimension of a roof sign, measured from the roof or parapet where the sign is located, is 3.0m, however, the height of the sign, added to the building height, must not exceed the maximum height requirements of the district.
3. No more than one (1) roof sign is allowed per building.
4. A roof sign shall not overhang a building.
5. A roof sign may be illuminated.

7.6.7.29 Signage Related to Cannabis Retail uses

1. All signage related to Cannabis Retail must meet the requirements of provincial legislation

7.6.7.30 Wall Sign

1. The area of a wall sign that is part of a wall mural will be calculated based on the rectangular area of the advertising, and must not exceed 20% of the wall.

7.6.7.31 Window Sign

1. No permits are required for window signs

7.6.8 Exempt Sign

1. Provided they otherwise comply with this bylaw, a development permit is not required for:
 - a. signs posted or exhibited inside a building;
 - b. window signs, provided they are not for the purpose of advertising a minor or major home based business or home office;
 - c. signs posted or exhibited in or on an operating motor vehicle, provided the vehicle is not temporarily or permanently parked for the purpose of displaying the sign;
 - d. municipal or provincial signs;
 - e. signs displayed on benches approved by the City;

- f. signs located on a community notice board;
- g. signs erected pursuant to a development agreement;
- h. emergency or warning signs placed on a public building, lot or utility lot; or
- i. home address signs.

7.6.9 Development Officer Discretion

1. Although this bylaw is intended to regulate all signs, there may be signs without clear regulation. In such a case, the Development Officer may use discretion when making decisions regarding such signs. These decisions require notification of the decision to property owners within 76m of the subject property.

7.6.10 Existing Signs

1. All fixed signs that have been issued a development permit previous to the adoption of these regulations are allowed to stay without conforming to these regulations. (Considered “legal non-conforming”).
2. All fixed signs that have not been issued a development permit and were in place prior to this regulation, advertising an onsite business, that do conform with this regulation will be issued a development permit at no cost.

7.6.11 Contravention

1. The offences and fees for contravention to this Section of the Land Use Bylaw are outlined in Part 10.
2. Notwithstanding Part 10, where any sign is located in such a manner as to cause public safety concerns, the Development Officer or Bylaw Enforcement Officer may have the sign immediately removed from the area.

7.7 Lot Grading and Property Drainage

1. All development applications must meet the requirements of the City of Wetaskiwin Surface Drainage Bylaw.
2. All development applications for development on residential properties must conform to the residential lot grading guidelines, which fall under the City of Wetaskiwin Surface Drainage Bylaw.
3. All development applications for development on commercial and industrial properties must conform to the commercial lot grading

guidelines, which fall under the City of Wetaskiwin Surface Drainage Bylaw.

4. All developments where grading is regulated by the Design Standards shall conform to the minimum standards of the Design Standards.
5. All roofs on buildings that have over 60sq.m in roof area, where the roof terminates within 2.0m of a property boundary shall be equipped with either roof drains or eavestroughs. Where eavestroughs are used the downspouts shall not discharge within 0.3m of the property line.

7.8 Landscaping and Screening

7.8.1 Section Purpose

1. The intent of these Landscaping regulations is to contribute to a reasonable standard of livability and appearance for developments, from the initial placement of the Landscaping through to its mature state, to provide a positive overall image for Wetaskiwin and to encourage good environmental stewardship.

7.8.2 Applicability

1. The provision of Landscaping, in accordance with this bylaw, shall be a condition of the issuance of a Development Permit for any of the following types of new development:
 - a. single dwelling building, semi-detached housing, duplex housing ,triplex housing and fourplex housing and secondary suite housing in any residential district;
 - b. townhomes and apartment buildings;
 - c. any development in a commercial district;
 - d. any development in an Industrial district;
 - e. any development in the urban reserve or urban service district;
and
 - f. any development in all direct control district specifically modified or excluded in writing on the permit.
2. The provision of landscaping, in accordance with this bylaw, shall also be a condition of the issuance of a development permit related to an existing development if the existing development shall be, as a consequence of the work that is the subject of the development permit, substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements or change of use that does not alter the building shell.

3. Landscaping for single dwelling buildings, semi-detached housing, duplex housing, triplex housing and fourplex housing and secondary suite housing shall be provided in accordance with the following:
 - a. the owner of the property, or the owner's successors or assignees, shall be responsible for the placement and proper maintenance of landscaping on the site. The Development Officer may require, as a condition of development permit approval, that the owner provide a guaranteed security in accordance with the provisions of Subsection 7.8.6 of this bylaw;
 - b. all yards, visible from a public roadway, other than a lane, on a site developed with a single dwelling building, semi-detached housing, duplex housing, triplex housing and fourplex housing and secondary suite housing shall be seeded or sodded within eighteen (18) consecutive months of the occupancy of the development. Alternate forms of landscaping, including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens;
 - c. each site developed with a single dwelling building, semi-detached housing, duplex housing, triplex housing and fourplex housing and secondary suite housing shall have a minimum of 35% of the site being covered with soft landscaping; and
 - d. the tree and shrub planting requirements of Subsection 7.8.4(6) shall not apply to single detached, semi-detached, duplex or secondary suite housing.

7.8.3 Landscape Plan and Content

1. Every application for a development listed in Subsection 7.8.2(1) (b) through (e) shall include a Landscape Plan, drawn at a scale of 1:300 or larger, which clearly indicates and accurately identifies the following:
 - a. a key plan with a north arrow;
 - b. the property lines and dimensions of the site;
 - c. the approximate or estimated location of land uses, building perimeters, and landscaping on adjacent sites;
 - d. adjacent public area features, such as streets, lanes, driveways, vehicular entrances, street furniture and boulevard trees;
 - e. overhead, surface and underground utilities, and limits of easements;

- f. outlines of all site structures to include the building footprints at grade, location and type of underground structures and overhangs within the first two (2) storeys;
 - g. building entrances, porches, decks, steps, walkways, other hardsurfacing or hard landscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colors and patterns shall be indicated;
 - h. existing and final site grading, including the established lot boundaries, elevations, berming shown in half-metre contours, direction of site drainage, proposed catch basin rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;
 - i. the height and materials of all fencing, screens and walls;
 - j. existing trees and shrubs labeled by common name, botanical name, size, and condition of health. The sizes shall be graphically illustrated by the spread or canopy. In addition, the caliper of tree trunks shall be identified. The landscape plan shall graphically illustrate the spread of the trees to be removed or relocated by the proposed construction;
 - k. proposed trees, shrubs, flower beds and ground covers labeled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting; and
 - l. the method of watering the proposed landscaping.
2. The Development Officer may consider an application for a development permit that does not provide all the information required by Subsection 7.8.3(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the landscaping provisions of the bylaw shall be met.
 3. The Development Officer shall approve the landscape plan as a condition of the development permit approval. Any changes to an approved landscape plan require the approval of the Development Officer prior to the landscaping being installed.

7.8.4 General Requirements

1. All open space including required yards, at grade amenity areas, private outdoor amenity areas and separation spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the landscape plan submitted pursuant to Subsection 7.8.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with Subsection 7.8.8 of this bylaw. The Development Officer may require

landscaping of areas within a site that are intended for future development if, in the opinion of the Development Officer, the lack of landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.

2. Hardsurfaced areas such as walkways and plazas shall be enhanced with landscaping, at the discretion of the Development Officer. Provision shall be made for adequate on-site pedestrian circulation, by means of sidewalks or walkways, to connect with public sidewalks and walkways adjacent to roadways or within right-of-ways abutting the site.
3. Any parking lot having eight (8) or more parking spaces that is visible from an adjoining site in a residential or commercial zone, or from a public roadway other than a lane, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining residential or commercial zone, and enhance the view of the parking area from any adjacent public roadway or light rail transit line.
4. Any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an adjoining site in a residential or commercial zone, or from a public roadway other than a lane, shall have screen planting. The location, length, thickness and height of such screen planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to block the view from any adjoining residential or commercial zone, or from the public roadway. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.85m. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution.
5. If the height of materials in an outdoor storage area would limit the effectiveness of screen planting required by Subsection 7.8.4(4), a fence, wall, earth berm, or a combination thereof, may be substituted, subject to the approval of the Development Officer.
6. Trees and shrubs shall be provided in accordance with Subsection 7.8.8. For development consisting of residential use classes, the number of trees and shrubs provided shall be determined on the basis of the following:
 - a. one (1) tree for each 35sq.m and one (1) shrub for each 15sq.m of any required yard or setback at grade; and
 - b. one (1) tree for each 20sq.m and one (1) shrub for each 10sq.m of required parking area islands. In no case shall there be less than one (1) tree per required parking area island.

7. For development consisting of non-residential use classes, the number of trees and shrubs provided shall be determined on the basis of the following:
 - a. one (1) tree for each 25sq.m and one (1) shrub for each 15sq.m of any required yard or setback at grade; and
 - b. one (1) tree for each 20sq.m and one (1) shrub for each 10sq.m of required parking area islands. In no case shall there be less than one (1) tree per required parking area island.
8. Existing vegetation shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate the proposed development. Trees and shrubs preserved on the site may, at the discretion of the Development Officer, be credited to the total landscaping requirements.
9. All planting shall be installed to the finished grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.
10. The Development Officer may, where the Development Officer considers it appropriate, vary any or the entire general landscaping regulations of this bylaw. Before granting a variance of the landscaping regulations, the Development Officer may require the applicant seeking the reduction of the minimum landscaping standards of this bylaw to submit a report from a qualified landscape professional, such as a horticulturist, or landscape architect, explaining and justifying the reduction.

7.8.5 Additional Landscaping Regulations for Specific Land Uses

1. The Development Officer shall require the application of additional landscaping regulations to those specified in Subsection 7.8:
 - a. there is a likelihood that the proposed development shall generate undesirable impacts on surrounding sites, such as poor appearance, excessive noise, light, odors, traffic, litter or dust;
 - b. there is a likelihood that undesirable impacts may be generated on the site, and cause conflicts among use classes within the development; or
 - c. such additional landscaping is warranted due to combinations of use classes including, but not limited to the following:
 - i. townhome development, where the private outdoor amenity area of the townhome units faces single dwelling buildings or

- sites zoned for single dwelling buildings as a permitted use, public roadways other than lanes;
- ii. low rise apartments, where developed on an infill basis abutting existing single detached housing or land sites for single detached housing as a permitted use;
 - iii. religious assembly development directly adjacent to a residential use class;
 - iv. any non-accessory parking development; or
 - v. vehicle oriented uses where located on a site adjacent to residential uses.
2. The additional landscaping that may be required at the discretion of the development officer may include, but is not limited to, the following:
 - a. additional separation space between incompatible use classes;
 - b. the use of trees, shrubs, fences, walls and berms to buffer or screen use classes that generate negative impacts; and,
 - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.
 3. The Development Officer may consult with a qualified landscape professional, such as a horticulturist or landscape architect, in determining if additional landscaping requirements are to be imposed, and the type of additional landscaping required.

7.8.6 Landscaping Letters of Credit

1. The Development Officer may require, as a condition of development permit approval, a guaranteed security, from the property owner, to ensure that landscaping is provided and maintained for two growing seasons. Only the following forms of security are acceptable:
 - a. cash to a value equal to 100% of the landscaping cost; or
 - b. an irrevocable Letter of Credit in the amount of 100% of the landscaping cost.
2. The projected cost of the landscaping shall be calculated by the owner or the owner's representative and shall be based on the information provided on the landscape plan. If, in the opinion of the Development Officer, these projected costs are inadequate, the Development Officer may establish a higher landscaping cost figure for the purposes of determining the value of the landscaping security.

3. If cash is offered as the landscaping security, it shall be held, by the City, without interest payable, until, by confirmation through inspection by the Development Officer, the landscaping has been installed and successfully maintained for two (2) growing seasons. Partial refund after installation of the landscaping or after one (1) growing season shall be considered upon request of the owner, at the sole discretion of the Development Officer.
4. If a Letter of Credit is offered as the landscaping security, it shall be in a form satisfactory to the Development Officer. The initial term of the Letter of Credit shall be one (1) year. The Letter of Credit shall be renewed by the owner thirty (30) days prior to expiry and delivered to the Development Officer until such time as the landscaping has been installed and maintained for two (2) growing seasons.
5. Upon application by the owner or the owner's representative, a Letter of Credit may be amended to a reduced amount, for attachment to the original Letter of Credit, at the discretion of the Development Officer, when any of the following events occur:
 - a. the required landscaping has been properly installed; and
 - b. the required landscaping has been well maintained and is in a healthy condition after one (1) growing season.
6. Upon application by the owner or the owner's representative, a Letter of Credit shall be fully released if the required landscaping has been well maintained and is in a healthy condition after two (2) growing seasons.
7. Any Letter of Credit shall allow for partial draws by the City if the landscaping is not completed in accordance with the approved landscape plan(s) within one (1) growing season after completion of the development; or the landscaping is not well maintained and in a healthy condition two (2) growing seasons after completion of the landscaping. The City may draw on a cash security or a Letter of Credit and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City, to renew or draw upon any Letter of Credit, shall be reimbursed by the owner to the City by payment of invoice or from the proceeds of the Letter of Credit.
8. In the event the owner does not complete the required landscaping, or fails to maintain the landscaping in a healthy condition for the specified periods of time, and the cash or the proceeds from the Letter of Credit are insufficient for the City to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the owner indicating how the proceeds of the Letter of Credit were applied, within sixty (60) days of completing or maintaining the landscaping.

7.8.7 Inspections

1. Upon receipt of a written request from the parties involved in the development, including but not limited to the property owner, condominium association or the issuer of the Letter of Credit, the Development Officer shall complete an inspection of the finished landscaping. Inspections shall be made during the normal growing season, between May 01 and September 30. All reasonable effort shall be made by the Development Officer to perform the inspection within twenty (20) working days of receipt of the inspection request.

7.8.8 Specifications for Plant Materials

1. All plant materials shall be hardy to the Wetaskiwin area and to the actual site conditions. The Development Officer shall use the most current edition of the "Alberta Horticultural Guide" as a reference.
2. All plant materials shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock", produced by the Canadian Nursery Trade Association.
3. All planting shall conform to the following:
 - a. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50; and
 - b. the following mix of tree sizes shall be used:
 - i. 50% of required deciduous trees shall be a minimum 50mm caliper and 50% shall be a minimum 75mm caliper; and
 - ii. 75% of required coniferous trees shall be a minimum of 2.5m in height and 25% shall be a minimum 3.5m in height.
4. The regulations regarding the required specifications for plant materials of this bylaw may be waived by the Development Officer at the request of a qualified landscape professional, such as a horticulturist or landscape architect, acting on behalf of the property owner.

7.9 Building Separations

1. In addition to the required building setbacks from property lines all buildings must be separated from all other buildings on the same site by a minimum of 2.0m measured from the wall of one (1) building to the wall of any other building and must meet or exceed the limiting distance requirements of the Alberta Building Code.
2. The wall construction and the exterior finishes of the walls must meet or exceed the minimum requirements of the building code based on the distance between buildings.

3. The minimum distance measured from the eave of one (1) building to the wall of another building on the same site shall not be less than 1.4m.
4. The minimum distance between the eave of one (1) building to the eave of another building on the same site shall not be less than 0.8m.
5. Where the wall of one (1) principal building is within 3.2m of another principal building on the same site or adjacent site and where one building and where one (1) of the buildings eaves are 1.5m or greater above the eaves of at adjacent building, the wall of the taller building must have an exterior finish that is of non-combustible material and the taller building must have the eaves protected to reduce the risk of fire spread from building to building.

7.10 Lighting of Sites

1. Any outdoor lighting for any development shall be located and arranged so that no direct rays are directed at buildings or private spaces on any adjoining properties, or that interfere with the effectiveness of any traffic control devices.

7.11 Building Design, Character and Exterior Treatment

1. The exterior design of a new building and the quality of the exterior building finishes shall be completed within eighteen months of the issuance of the development permit;
2. The exterior design and character of a building being considered for a development permit shall be approved by the Development Authority who shall be guided by the following principles:
 - a. in residential districts:
 - i. the building is designed to limit perceived building mass and large building surfaces;
 - ii. large surfaces may be broken up by using a combination of exterior building finishes;
 - iii. the building finishes should either be of types and colors that are typical for the construction of the time period or suited to be similar with those already in the neighbourhood;
 - iv. roof slopes and roof styles should be used that are within a reasonable range of those that are characteristic of the neighbourhood; and
 - v. the style and character of accessory buildings shall be of similar style and complimentary to the principal building.
 - b. in commercial districts:

- i. all buildings on a site shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment;
 - ii. all mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof;
 - iii. where a building has a floor area of greater than 2000sq.m or has an exterior wall length greater than 30m that is directly visible from a public roadway the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest. As well, the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- c. in industrial districts:
- i. all buildings shall be constructed and finished with new durable materials designed to maintain the initial appearance of the development throughout the life of the project.
- d. in all other districts:
- i. shall be to the satisfaction of the Development Authority.

7.12 Excavation and Stripping of Land

1. For the purpose of this Section, excavation shall mean excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, top soil stripping, and construction of artificial bodies of water.
2. A person wishing to excavate, strip or grade land shall provide the following details in his application:
 - a. the location and area of the site on which the excavation, stripping or grading is to take place;
 - b. the existing land use and vegetation;
 - c. the type and dimensions of the excavation to be made, and the effect on existing drainage patterns;

- d. the condition in which the excavation is to be left when the operations are complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action that is to be taken for restoring the condition of the surface of the land to be affected, for preventing, controlling or lessening the creation of erosion or dust from the land; and
 - e. if the application coincides with a subdivision of land or a site that is subject to an approved area structure plan, that appropriate drawings stamped by appropriate professionals shall be submitted for review and consideration by the engineering department and consideration.
 3. The Development Officer shall consider every application for a permit to excavate land, and shall not issue a permit unless the Development Officer is satisfied that:
 - a. the operation shall be carried out so as to create a minimum of dust and environmental disturbance;
 - b. the operation is one that, in the opinion of the Development Officer, is reasonably necessary for the use and development of the land in question, considering the need for preservation of prime agricultural land, the need for natural preservation, and the future need for soil on the site;
 - c. the operation shall not destroy, disturb, or alter any historical resource designated in accordance with the Alberta Historical Resources Act;
 - d. the operation shall not deter future development of the site; and
 - e. the operation will not leave the site in a condition that is not safe and is not easily maintained to an acceptable visual standard.
 5. The Engineering department has been consulted and supports approval of the application with or without conditions.
 6. The Development Officer may require, as a condition of issuing a permit to excavate land, that the applicant take the precautions and follow the methods prescribed by the Development Officer for the prevention, or control of dust, or any other nuisance caused by the proposed operation, and for the reclamation of the site if required.
 7. The Development Officer may require that cash security be provided to ensure that the project is carried out in its entirety to the standards specified.

7.13 Utility Services to Sites

1. Where an un-serviced site exists and municipal water, sanitary sewer and or storm sewer service mains are available, and a development permit application is made to construct or place a building on the site that requires service connections, the owner must enter into a development agreement with the City regarding the cost of installing the necessary services.
2. Where an infill site exists that has been previously developed and the site was serviced with water and/or sanitary sewer, and a development permit application has been made to construct a building on the site, depending on the age of the service, the materials used and the condition of the existing services the applicant of the permit or the owner of the property may be required to install new water and sanitary sewer services to the site from the municipal mains and if the old services are not used will be required to pay the cost to remove the municipal services. The costs include road sub base and surface repair, curb and gutter repair, sidewalk repair, and boulevard landscaping.
3. Where a serviced site exists and a development permit application has been made to construct a building on the site where the existing services do not meet the size and capacity necessary to provide service to the proposed building or site, the owner must enter into a development agreement regarding the costs of installing the necessary services and restoring the surface and subsurface infrastructure.
4. Where a development permit application is made and due to building and fire codes a fire hydrant is required, the owner must enter into a development agreement regarding the cost of the necessary water service, the fire hydrant and related valves and mains to serve the hydrant.
5. Prior to the commencement of the work to install, remove or replace water, sanitary sewer or storm sewer services, or install a fire hydrant the applicant must:
 - a. have a contractor deemed qualified by the City obtain a "Permit to Construct" from the City's Engineering department for the proposed work;
 - b. provide the necessary cash security to the City to ensure that the work will be completed to the City's Design Standards;
 - c. arrange a satisfactory time frame with the City's Engineering department for the work to be completed.

7.14 Sidewalk and Curb Crossings

1. Where a development permit application has been made for a residential building on a site and a straight-faced curb is in place on the municipal road adjacent to the site and where it is desired to have vehicular access to the site, if the vehicular access is permitted pursuant to Section 7.17, the owner may be required to enter into a development agreement with the City regarding the cost of modifications to the curbs and sidewalks and regarding the standards to which the modifications shall be completed.
2. Where a development permit application has been made for a development that is on a site that is classified for commercial, industrial or institutional development and vehicular access is required to the site, and the vehicular access is permitted pursuant to Section 7.17, the owner may be required to enter into a development agreement with the City regarding the cost of modifications to the curbs and sidewalks and regarding the standards to which the modifications shall be completed.
3. If the above clauses 1 or 2 apply, then prior to the commencement of the work to remove or replace a portion of curb and gutter and or sidewalk to provide vehicular access to a site the applicant must:
 - a. have a contractor deemed qualified by the City obtain a “ Permit to Construct” from the City’s Engineering department for the proposed work;
 - b. provide the necessary cash security to the City to ensure that the work will be completed to the City’s Design standards;
 - c. arrange a satisfactory time frame with the City’s Engineering department for the work to be completed.

7.15 Corner and Double Fronting Lots

1. Where a site is adjacent to two (2) streets, the Development Authority has the exclusive decision making power in determining which street shall be determined as the front street for the purpose of setbacks from property lines and regulations within the bylaw.
2. In making the decision, the Development Authority shall consider how the placement of buildings will affect the use and enjoyment of adjacent properties and how the decision will affect the intended layout of the neighbourhood as a whole.
3. Where the driveway of a residential garage accesses onto a street determined to be a side yard, the wall of the detached garage that has the vehicle access must be setback from property lines by a minimum of 5.5m.

4. Where a building is proposed with an attached garage on a corner lot, the garage must be placed closest to the side of the lot that is farthest from the intersection.
5. Where a site is adjacent to where two (2) public roads intersect, where a road intersects with a lane, or where a road or lane intersects with a perpendicular public walkway or park, the Development Authority, at their sole discretion, may restrict or limit any development, fences or other visual obstructions within a triangle measured 8.0m from the edges of the roads that may reduce visibility and safety at the intersection.
6. Notwithstanding any other provision of this bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub or tree in or on that part of a corner lot located within any district other than C1 Downtown Commercial, which lies within a triangle formed by a straight line drawn between two (2) points on the closest roadway curbs of the intersecting streets or lanes 8.0m from the point where the curbs would intersect if extended in a straight line.
7. Where two (2) streets, lanes, or a street and lane intersect in the C1 Downtown Commercial District, a minimum corner cut-off building restriction of 2.0m will be required.

7.16 Development on a Utility Right of Way

1. The applicant for a development permit is responsible to provide a copy of all registered utility right of way documents registered against the subject site.
2. Where a utility right of way is registered on the title of a property, no development permit will be issued for a building or use that contravenes the rights of the grantee within the utility right of way document unless written consent has been obtained from the grantee.
3. Where a historical utility right of way exists and there is no evidence of an operating underground or overhead utility within the right of way, the Development Officer can consider issuing a development permit after consultation with all utility companies.
4. Where a known essential service utility main or primary line exists and no utility right of way is registered on the title of the property, the Development Officer may refuse or delay the approval of the application until an appropriate right of way is registered on the title of the property.
5. No building footing or cantilevered portion of the building or roof eave shall encroach into or above a utility right of way unless written consent has been obtained from the grantee.
6. Driveways, sidewalks, landscaping, fences and parking lots may be allowed on a utility right of way; however, are subject to compliance with the registered utility right of way documents.

7.17 Vehicular Access to Sites

1. If a front attached garage is a permitted use, a rolled curb is provided, and the adjacent road is not an arterial roadway and vehicular access will be permitted from the adjacent road to the driveway leading to the attached garage.
2. If a lane exists, driveway access to rear Detached garage must be from the lane and in the case of corner lots from the lane or side streets and not from the front roadway.
3. Vehicular access to required parking lots from streets other than arterial roadways may be permitted dependant on traffic volumes. A letter of support must accompany the application from the City's Engineering department.

7.18 Limited Access to Major Streets

1. Where a site has a residential zoning classification, the site fronts onto an arterial road, and the site has access to a road other than the arterial road or has access to a lane, no vehicular access will be permitted to the site from the arterial roadway unless granted written permission by the City's Engineering department.
2. Where a site has a residential zoning classification, the site fronts onto an arterial road, and the site does not have access to a road other than the arterial road and has no access to a lane, the City may allow a vehicular access to be constructed to gain limited vehicular access to the site under written permission from the City's Engineering department.
3. Where a site has a commercial, industrial or urban service zoning classification, one (1) vehicular access to the site may be considered from the arterial roadway provided the location and design of the vehicular access is approved in writing by the City's Engineering department and the owner of the site has conformed with Section 7.14.
4. No median cuts will be permitted within medians on arterial or collector roadways unless a traffic impact assessment has been completed by an appropriate professional and the assessment indicates that the median cut meets the requirements of the municipal and provincial standards for traffic safety as determined by the City's Engineering department.
5. Where two (2) adjacent commercial properties both require vehicular access to an arterial roadway the City provides strong consideration towards shared vehicular access points with joint crossing agreements in place.

7.19 Emergency Access to Buildings

1. Access for fire department equipment shall be provided to one (1) side of each building that exceeds 12sq.m. in floor area by means of a public roadway, private roadway, or yard access.
2. Where the Alberta Building Code requires more than one (1) access route to a building and public roads are not directly adjacent to the site on site fire access routes must be provided that meet the requirements of the building code regarding access routes, location of access routes and access route design
3. Where an onsite fire access route is required by the building code it shall be designed to handle the necessary fire fighting equipment and should be designed in consultation and approval of the City Fire Chief.

7.20 Objects and Uses Prohibited or Restricted in Residential Districts

1. deleted
2. Except as permitted in 7.20.3, no person shall keep, in the required front yard in any residential zone, or in the case of a corner site, in the required front yard or the required flanking side yard in any residential zone, any large recreational vehicle for any longer than is reasonably necessary to load or unload such vehicle and not exceeding 72 hours.
3. From April 1 through October 31 inclusive, on a residential site, large recreational vehicles may be parked on a driveway, to within 1.0m of the interior edge of the municipal sidewalk or within 1.0m of the curb if there is no sidewalk provided they do not obstruct the visibility of motorists in an adjacent private driveway, alley or intersection.
4. For the purposes of Subsections 7.20.2 and 7.20.3, a "Large Recreational Vehicle" shall include:
 - a. any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.
5. For the purposes of Subsections 7.20.2 and 7.20.3, a "Large Recreational Vehicle" shall not include:
 - a. small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.
6. No person shall keep on any part of a site, outside of approved buildings in any residential zone:
 - a. any unregistered, inoperable, damaged, under repair, or un-roadworthy vehicle, stored outside of a building for more than fourteen (14) days;

- b. open unprotected excavations without advisory signage, safety fencing or onsite security;
 - c. power generating wind turbines that create noise or exceed the height of the principal building;
 - d. construction or demolition debris for periods longer than ten day periods;
 - e. on-site or adjacent street parking for more than one (1) vehicle with business signage per property;
 - f. containers designed for intermodal transfer of goods (sea cans);
 - g. recreational vehicles used on site for sleeping accommodation for periods exceeding fourteen (14) days per year;
 - h. unless approved in writing by the development officer, any storage of construction materials for longer than a six (6) month period;
 - i. stockpiles of earth and landscaping materials for periods exceeding ninety (90) days;
 - j. fire pits without appropriate fire department permits;
 - k. propane tanks exceeding 45 kilogram or 45 litre bottles;
 - l. container storage of flammable products exceeding 100 litres or 100 kilograms in total volume;
 - m. storage of excavation equipment such as skid steer loaders, backhoes, tractors other than riding lawnmowers; and similar equipment;
 - n. defined uses that are not listed as permitted or discretionary uses in that district or deemed to be legal non-conforming uses; and/or
 - o. any items deemed a nuisance under the Nuisance Bylaw.
 - p. An intermodal container for a period of longer than 48 hours. Use of intermodal container storage in residential districts must only be used for moving or construction, be wholly located on private property and must have prior permission from the Development Authority.
7. Equipment for use such as horse trailers, tradesmen trailers, or similar such equipment shall not be stored in front or side yards for periods exceeding seven (7) days.

7.21 Relocation of Buildings

1. Other than buildings permitted under Sentence 7.21 2 through 7.21 6 and elsewhere in this bylaw, no building shall be relocated from another site onto a site within the City.
2. The relocation of a detached garage may be considered by the Development Authority as a discretionary use in residential districts. The garage, upon completion, must meet present building codes and be compatible in exterior appearance to the principal building(s) on the property. The Development Officer may require the applicant to have the building inspected by a qualified inspector at the expense of the applicant prior to considering the application. The Development Officer may require a \$2000 security deposit to ensure the exterior of the building is satisfactorily completed.
3. The relocation of a garden shed or residential storage sheds under 9.3sq.m in floor area; and under 3.6m roof peak height; is allowed without permits provided the building is placed at least 1.0m from property line and at least 2.0m from other buildings on the property. The relocation of sheds over 9.3sq.m may be considered, however, require a development permit.
4. New re-locatable buildings offered for sale are permitted to be placed, with no permits required, on commercial and industrial sites.
5. Portable school classrooms are allowed as permitted uses in US – Urban Service districts.
6. Temporary construction job site buildings are allowed to be placed on job sites during the term of construction.

7.22 Construction Damage Deposits

1. A construction damage deposit shall be provided to the City at the time of issuance of a development permit in the amount as approved by resolution of City Council pursuant to Subsection 3.11, based on the type of development project. This requirement may be waived if, in the opinion of the Development Authority, there are no improvements abutting the property that could sustain damage during construction.
2. It is the owner's or agent's responsibility to ensure that prior to commencement of construction or demolition there is no previous damage to existing requirements. If there is existing damage, it shall be reported within two (2) working days of the issuance of the development permit to the Engineering Department and to have the damage documented and acknowledged in writing by the Engineering department.
3. It is the owner's responsibility to apply in writing to the City's Engineering department for a damage deposit refund inspection and return of the

damage deposit. This should only happen after the rough grading is complete and the black dirt is placed and graded in accordance with the approved grading plan. All required hardsurfaced areas shall be completed and any required tree and shrub planting must be complete.

4. The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspections by the City.
5. The Engineering department shall perform the requested inspection and notify the owner of the results
6. If no damage has occurred, the deposit shall be refunded in full within thirty (30) days.
7. If damage has occurred, the damage deposit will be used by the City to repair or replace damaged curb stops, valve boxes, manhole covers, catch basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any other surface or underground improvements on or abutting the land which is caused by the construction or demolition activity.
8. If the cost to repair the damage is less than the amount of the damage deposit then the City shall return the difference to the depositor.
9. If the cost to repair the damage is more than the deposit then the City can invoice the owner and place the charges against the tax roll of the lands.
10. If one (1) party places the damage deposit and that party is not responsible for the completion of the work in its entirety, the depositor can transfer the responsibility for compliance and the right to refund to a third party by providing a letter to the City. The City will do an interim transfer inspection for the Damage Deposit Transfer Fee as set out in accordance with Subsection 3.11.
11. The damage deposit placed in regards to one permit cannot be transferred to a different project.
12. If the Depositor does not apply for the inspection, the City has the right to perform an inspection and make any repairs necessary as if the depositor has applied for an inspection.

7.23 Grading Compliance Deposit

1. When a permit is issued for a new principal building, or an addition to an existing principal building the development permit may have conditions requiring compliance with the Surface Drainage Bylaw, approved grading plans and \ or lot grading certificates.

2. The Development Authority may place a condition on a development permit requiring the applicant or owner to provide written verification of geodetic elevations from an Alberta Land Surveyor at various stages of construction; including but not limited to any or all of the following stages of construction.
 - a. after the footings are formed up or placed and prior to forming of the foundation walls;
 - b. after the foundation of an attached garage is formed and prior to placement of the garage floor slab or driveway;
 - c. after the foundation walls are placed and ready for backfill; and
 - d. after rough grading of the site is complete and prior to finished landscaping.
3. The Development Authority may place conditions on a development permit requiring the applicant or owner to provide a cash deposit in the amount specified in the fee schedule approved pursuant to Subsection 3.11 for Grading Compliance Deposits, to ensure compliance with the approved grading documents.
4. Where a condition is placed requiring specific written verification of geodetic grades in accordance with 7.23.2 and the verification is not provided the Development Authority can use the deposit to have the geodetic elevations verified by an Alberta Land Surveyor.
5. Where the work completed is not in accordance with the approved drainage plans the Development Authority can issue a Stop Work Order requiring that the work completed be brought into compliance.

7.24 Payment of Off-site Levies

1. All outstanding off-site levies owing in regards to a property shall be paid in full at the time of application for a development permit of the property.

7.25 Water Meter Installation Costs

1. When a development permit application has been made for a building or use that will require a water meter to be installed, the fee for the water meter shall be paid in full upon the issuance of a development permit.

7.26 Restrictive Covenants

1. It is not the responsibility of the City to enforce the restrictive covenant in its issuance of a development permit unless the City has registered the restrictive covenant.

7.27 Development Maintenance Standards

1. Where a commercial, industrial or multi-family residential property was required to provide landscaping drawings and complete landscaping, paved parking, provide screening and refuse containers and have particular building façade features at the time of the development permit, the owner is required to maintain the items to meet or exceed the standard they were designed and originally constructed or installed.
2. Where a residential property was part of a development that had particular community features such as uniform fencing and subdivision signage the owners of the property must maintain the items to the standard they were constructed or installed.
3. All developments shall be maintained to ensure a visual standard that meets the standard of the neighbourhood and are not deemed a nuisance property under the Nuisance Bylaw.

PART 8: SPECIFIC USE REGULATIONS

8.1.1 Day Home Operation

1. A Day Home Operation is deemed a major home based business and must meet all of the requirements of Section 8.7.3. as well as this Section.
2. A development permit application for a Day Home Operation shall be accompanied by documentation that will show compliance with the following clauses within this Subsection.
3. The number of children cared for in a Day Home Operation shall not exceed six (6) children under the age of thirteen (13) at any given time, and shall conform to the Province of Alberta Family Day Home Operations Standards Manual:
 - http://www.child.alberta.ca/home/documents/childcare/Final_Client_Copy-FDH_Standards_Manual.pdf
4. Outdoor play space shall be provided that meet or exceed the requirements of the Province of Alberta Family Day Home Operations Standards Manual.
5. Children in care shall be supervised in accordance with the Province of Alberta Family Day Home Operations Standards Manual.
6. A Day Home Operation shall have three (3) parking spaces readily available for parent drop off and pick up of children either on-site or on the street directly in front of the Day Home Operation.

8.1.2 Child Care Service