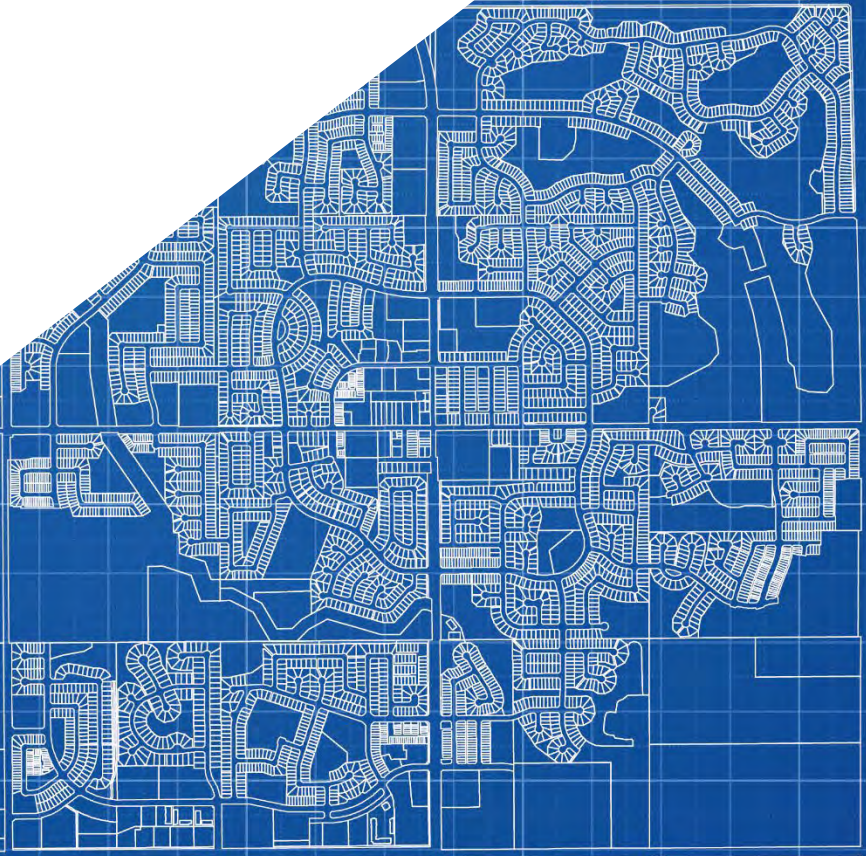


Our Zoning Blueprint:

BEAUMONT LAND USE BYLAW

Bylaw 944-19



This is an interactive PDF.

Click on words highlighted in green to jump to that section of the document.

AGRICULTURAL HOLDINGS DISTRICT (AH)



Hover your mouse over words highlighted in blue to view pop-up definitions

An area to accommodate a vehicle while being loaded or unloaded.

Loading Space



LAND USE BYLAW AMENDMENTS

The following bylaws have been passed by the Council of the City of Beaumont to amend the Land Use Bylaw. These amendments have been included here for convenience of information, and reference should be made to the original bylaws for legal interpretation and accuracy.

Final Reading Date	Bylaw No.	Purpose
September 24, 2019	961-19	<ul style="list-style-type: none"> - Part 6 updated definitions of Restricted Substance Retail - Section 3.6.3 inserted 100m boundary, Section 3.7.3 inserted 200m boundary - Section 3.8.3 inserted 200m boundary
December 19, 2019	958-19	<ul style="list-style-type: none"> - Maps section updated to include Lakeview Re-Districting
February 11, 2020	972-20	<ul style="list-style-type: none"> - Sections 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2, 3.8.2 under "Other Uses" amended to (Part 4); - Sections 3.3.3, 3.4.3, 3.5.3, 3.6.3, 3.7.3 under d) "Home Based Business - Major" amended to add a clause; - Section 3.3.6 a) "Principle Buildings" bullets i) iii) and v) amended; - Sections 3.3.6, 3.4.6, b) iii) "Accessory Buildings" amended; - Section 3.3.10 b) iii), iv), and v) amended to reflect "Section 3.3.10 (a); - Sections 3.3.10, 3.4.10 b) ix) "Landscaped Lands" amended; - Sections 3.3.6, 3.4.6, 3.5.6, 3.6.6, 3.7.6, c) iv) "Large Vehicles" amended; - Sections 3.3.7, 3.4.7, 3.5.7, b) "Accessory Building Height to Eave" amended; - Sections 3.3.7, 3.4.7, 3.5.7, c) "Building Project Standards" amended by adding clause iii) and renumbered accordingly; - Sections 3.3.9, 3.4.9, 3.5.9, 3.7.9 "Landscaping & Screening Standards" amended clauses c), f), i) - Section 3.4.6 b) v) "Accessory Buildings" amended; - Sections 3.4.8, 3.5.8 f) vii) "Shopfront" amended; - Section 3.4.10 b) iii), iv), and v) amended to reflect "Section 3.3.10 (a); - Section 3.5.10 b) iii), iv) and v) amended to reflect "Section 3.5.10 (a)";

		<ul style="list-style-type: none"> - Sections 3.5.10, 3.6.10 b) x) "Landscaped Lands" amended; - Section 3.6.6 a) iii) "Building Placement Standards" amended; - Sections 3.6.9, 3.8.9, "Landscaping & Screening Standards" amended clauses c) and f); - Section 3.6.10 b) iii), iv) and v) amended to reflect "Section 3.6.10 (a)"; - Section 3.7.10 b) iii), iv) and v) amended to reflect "Section 3.7.10 (a)"; - Sections 3.7.10, 3.8.10 b) ix) "Landscaped Lands" amended; - Section 3.8.10 b) iii), iv) and v) amended to reflect "Section 3.8.10 (a)"; - Section 4.2.4.2 b) "Fast Track Process" amended; - The reference to "Section 5.4.5" within Section 5.4.5 under "Development Authority" is deleted and replaced with "Section 5.4.4"; - Section 5.14.3 shall be removed as duplicate of 5.14.3 h); - Section 5.16 "Application Notification Requirements" is deleted in its entirety and replaced; - The "Parking Stall" definition has been amended
July 16, 2020		- Updated Maps for Ruisseau Redistricting
December 8, 2020		- Section 4.4.4 amended
April 27, 2021	1001-21	- Updated Maps for Le Reve Redistricting
July 13, 2021	1003-21	- Updated Maps for Lakeview Redistricting
January 25, 2022	1006-21	- Updated Maps for Dansereau Meadows Redistricting
June 28, 2022	1016 -22	- Updated Maps for Lakeview Redistricting
January 23, 2023	1042-23	<ul style="list-style-type: none"> - Part 6 add definitions to include Cannabis Production and Processing and Medical Cannabis Production. - Sections 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2 and 3.8.2 add Cannabis Production and Processing as a non-permitted use under Agriculture Uses Sections 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2 add Medical Cannabis Production as a non-permitted use under Agriculture Uses - Sections 3.2.3 and 3.8.2 add Medical Cannabis Production as a permitted use under Agriculture Uses - Section 3.2.3. and 3.8.3 add the following Use Standards for Medical Cannabis Production <ul style="list-style-type: none"> i. Proof of valid federal license to produce medical cannabis at the location shall be submitted with the development permit application; ii. A site plan detailing where medical cannabis production shall occur shall be submitted with

		<p>the development permit application. Production location(s) shall be limited to those identified on the approved site plan;</p> <ul style="list-style-type: none"> iii. Development permit shall be valid for a 1-year period from date of issuance; iv. At all times shall compliance with the conditions and requirements of the federal license that was issued to produce medical cannabis at the location be maintained; v. No more than one (1) federal license registration per parcel of land is permitted; provided, however, that for the purpose of this subsection a condominium unit shall not be considered a parcel of land and only one (1) federal license shall be permitted per condominium building; vi. Use shall be contained in a permanent building; vii. No building containing a medical cannabis production use shall be located within 100m from: <ul style="list-style-type: none"> a. the boundary of a parcel of land on which an existing education use is located; b. the boundary of a parcel of land on which an existing playground structure is located; c. the boundary of a parcel of land on which an existing early learning childhood service program and any home education program use is located; or d. the boundary of any land that is designated as school reserve or municipal and school reserve under the Municipal Government Act as measured from the exterior wall of said building; viii. Medical cannabis production shall not be visible to anyone from outside the building or structure in which medical cannabis production is occurring; ix. An odour control plan detailing odour mitigation strategies shall be submitted with the development permit application. Odour control shall be maintained at all times in accordance with the plan and in accordance with the Community Standards Bylaw; <ul style="list-style-type: none"> a. Odour mitigation strategies included in the odour control plan will be assessed and approved by the Development Authority in accordance with the
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		<p style="text-align: center;">Community Standards Bylaw; and</p> <p>x. Electrical, plumbing, gas and building permits, as applicable, shall be obtained to accommodate the number of plants permitted to be grown under the federal licence.</p> <p>- Sections 3.3.10, 3.4.10, 3.5.10, 3.6.10, 3.7.10, 3.8.10 add to the Parking, Access & Loading Standards the following: Cannabis Production and Processing - Medical Cannabis Production -</p> <p>- Section 5.14.3.m) add the word "odour"</p>
April 9, 2024	1047-24	- Updated Maps for Elan 2 Redistricting
October 8, 2024	1060-24	- Updated Maps for Elan West Commercial Parcel Redistricting
November 5, 2024	1061-24	- Updated Maps for Dansereau Meadows Townhouse Development Redistricting

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PART 1: PURPOSE & AUTHORITY

1.1 GENERAL PURPOSE

The purpose of this [Land Use Bylaw](#), hereby known as “[Our Zoning Blueprint](#)”, is to enable sustainable development based on the principles of Beaumont’s Municipal Development Plan: [Our Complete Community](#). To accomplish this, [Our Zoning Blueprint](#) organizes sustainable development patterns by character Districts based on [Frontage](#) types and with the knowledge that development decisions made today will impact future generations.

In order to ensure this purpose is achieved, all planning applications, including land [use](#), [subdivision](#), and [development permit](#) applications, will be evaluated using the principles of [Our Complete Community](#).

1.2 AUTHORITY

- 1.2.1 The action of Beaumont, hereby known as “the [Municipality](#)”, in the adoption of [Our Zoning Blueprint](#) is authorized under the [Municipal Government Act](#), as amended.
- 1.2.2 The adoption of [Our Zoning Blueprint](#) is necessary to promote the health, safety, and general welfare of the citizens of the [Municipality](#) and to assist in the coordinated, efficient, and economical development of the [Municipality](#). [Our Zoning Blueprint](#) is implemented in order to advance the objectives and policies of [Our Complete Community](#), the [General Design Standards](#), and any other applicable statutory or non-statutory plan.
- 1.2.3 No person shall commence any development within the [Municipality](#) except in conformity with [Our Zoning Blueprint](#).

1.3 APPLICABILITY

- 1.3.1 [Our Zoning Blueprint](#) shall apply to all lands contained within the corporate limits of the [Municipality](#).
- 1.3.2 [Our Zoning Blueprint](#) shall be consistent with [Our Complete Community](#) and shall be applied in a manner that serves to implement other statutory plans and master plans adopted by the [Municipality](#). Should a property be redistricted or a district in [Our Zoning Blueprint](#) be amended, it shall conform to [Our Complete Community](#).
- 1.3.3 The provisions of [Our Zoning Blueprint](#), when in conflict, shall take precedence over those of other municipal bylaws or regulations.

PART 1: PURPOSE & AUTHORITY

- 1.3.4 Any federal, provincial and regional legislation, regulations, approval processes, licensing, or permitting shall be applied to, and take precedence over, development applications as required.
- 1.3.5 If any provision of *Our Zoning Blueprint* is held by a court of competent jurisdiction to be invalid, then all other provisions shall remain valid and enforceable.
- 1.3.6 Where the proposed [use](#) or [structure](#) does not comply with any federal, provincial or other municipal legislation or with the conditions of any caveat, covenant, easements, instrument, [building](#) scheme or agreement affecting the land or [building](#), the [Development Authority](#) may refuse to grant a [Development Permit](#).
- 1.3.7 Neither [Council](#) nor the [Development Authority](#) are required to examine land title(s) or make inquiry to discover whether or not the [use](#) of a [building](#) or land is affected by any federal, provincial, or other municipal legislation or condition of any easement, covenant, [building](#) scheme, or agreement.
- 1.3.9 Any reference in *Our Zoning Blueprint* to other legislation or documents shall be a reference to the bylaw or legislation then in effect and shall include all amendments and any other successor legislation.

1.4 TRANSITION

- 1.4.1 *Our Zoning Blueprint* shall come into effect upon the date of its third reading and it is signed by the Chief Administrative Officer and Chief Elected Official.
- 1.4.2 Applications for [subdivision](#) and development which were submitted prior to *Our Zoning Blueprint* coming into force shall be evaluated under the provisions of Bylaw No. 796-12, as amended.

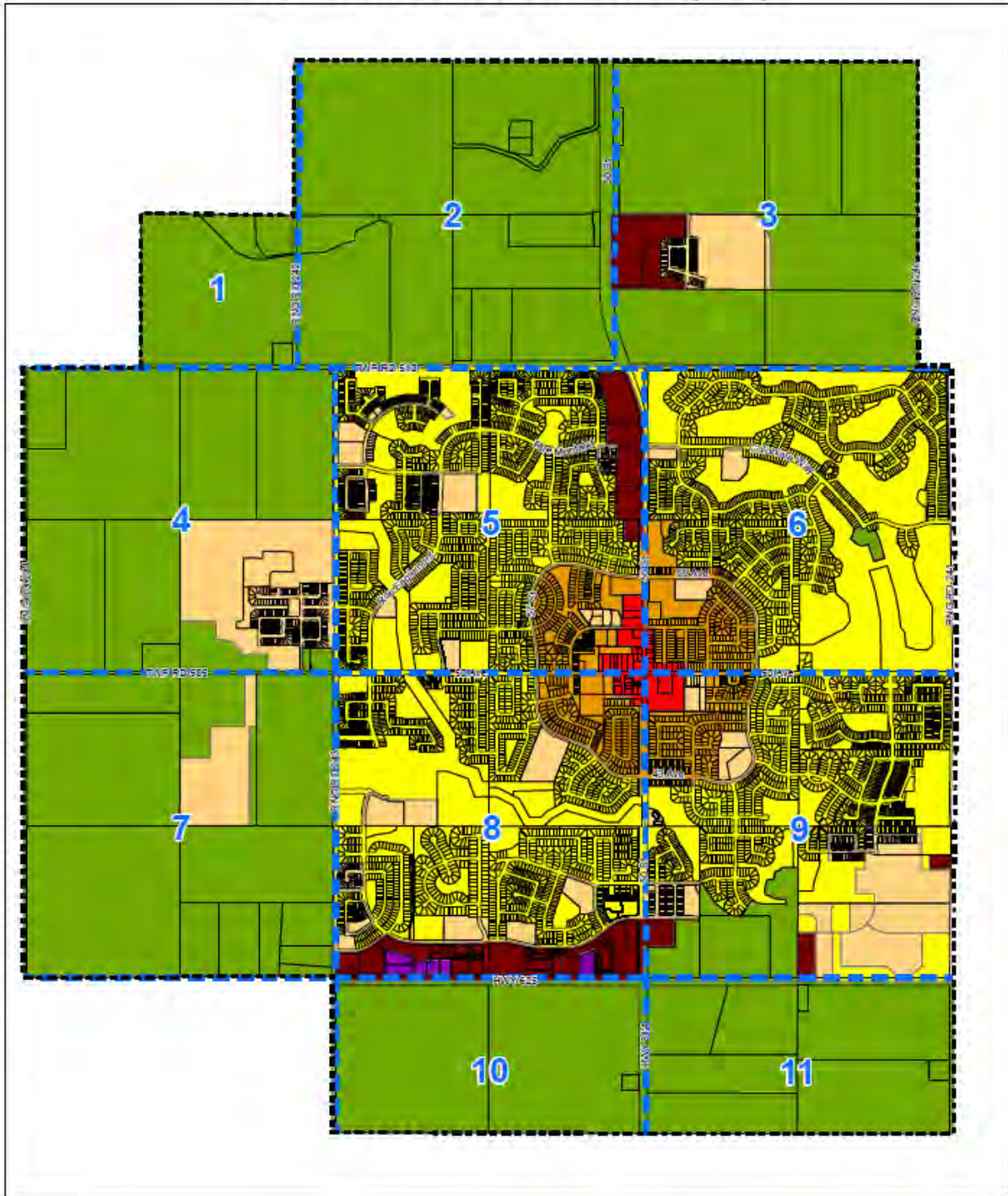
PART 2: MAPS

2.1 LAND USE MAP

- 2.1.1 The [Municipality](#) is hereby divided into the following [land use districts](#):
- a) [Agricultural Holdings District \(AH\)](#);
 - b) [Conventional Neighbourhood District \(CN\)](#);
 - c) [Integrated Neighbourhood District \(IN\)](#);
 - d) [Mature Neighbourhood District \(MN\)](#);
 - e) [Main Street District \(MS\)](#);
 - f) [Commercial District \(C\)](#); and
 - g) [Business Light Industrial District \(BLI\)](#).
- 2.1.2 The [land use districts](#) listed in Section 2.1.1 are delineated on the maps in this Section, which shall be known as the “Land Use Maps”.
- 2.1.3 The Land Use Map may be amended or replaced by bylaw from time to time.
- 2.1.4 In the event that a dispute should arise over the precise location of a boundary of any [land use district](#) as shown on the Land Use Maps, the [Development Authority](#) shall decide thereon.

PART 2: MAPS

Beaumont Land Use Districts Key Map



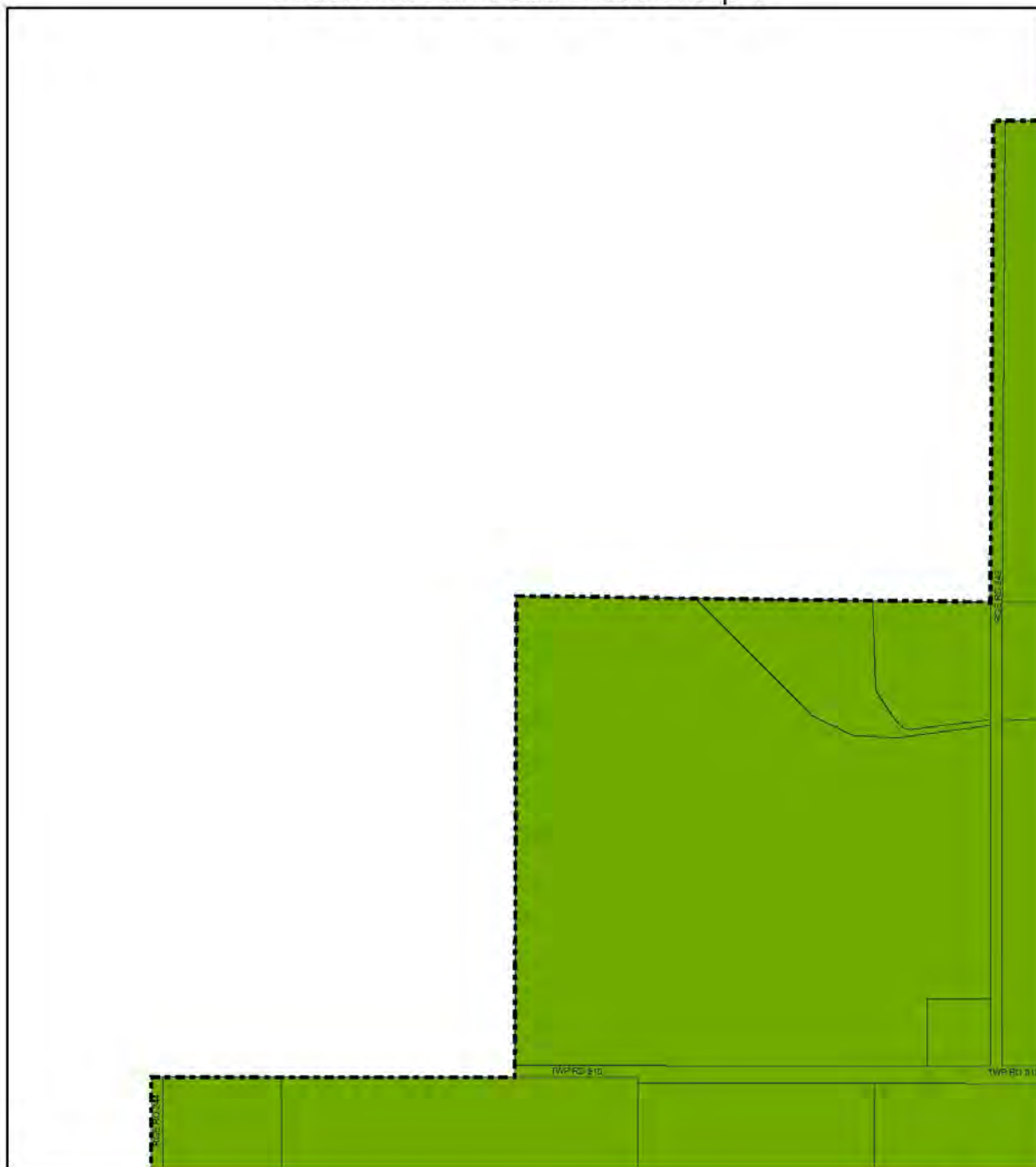
Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
- Municipal Boundary



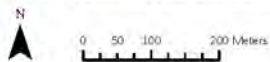
PART 2: MAPS

Beaumont Land Use District Map 1

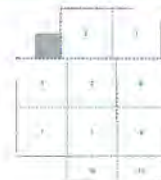


Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
- Municipal Boundary



Date Updated: July 27, 2022



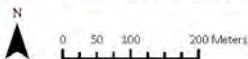
PART 2: MAPS

Beaumont Land Use District Map 2

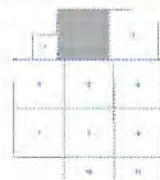


Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
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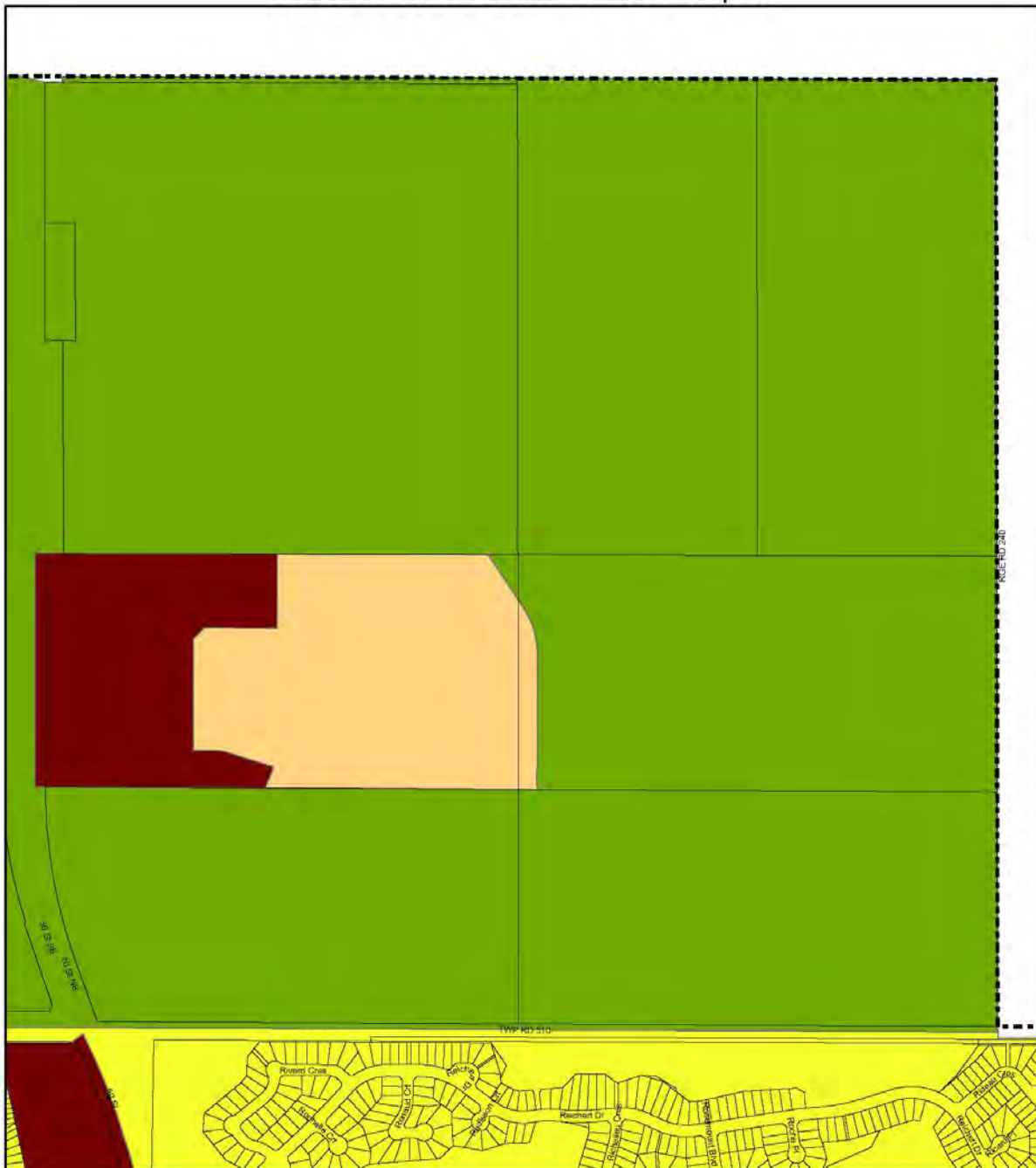


Date Updated: July 27, 2022



PART 2: MAPS

Beaumont Land Use District Map 3



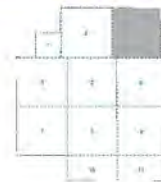
Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
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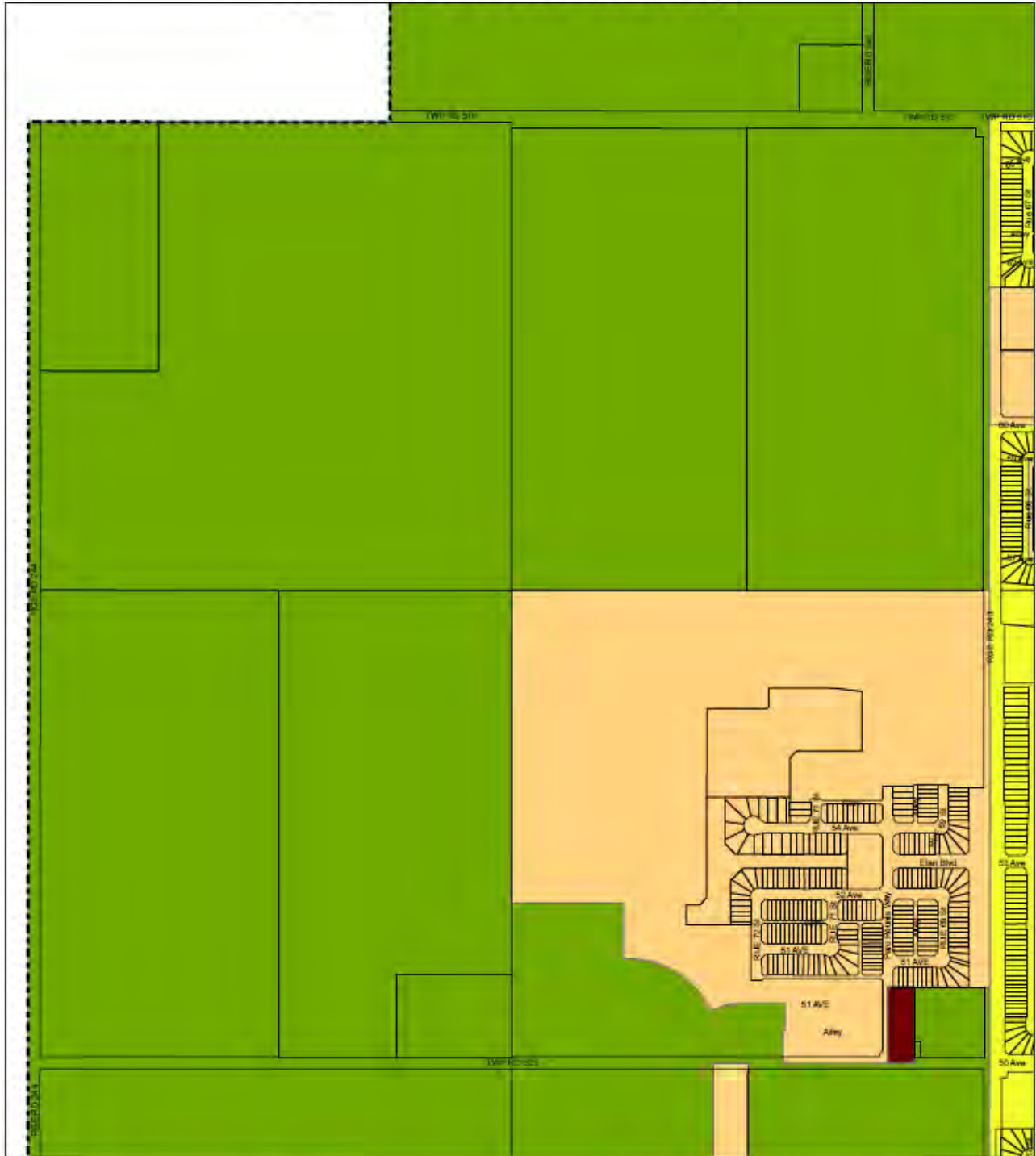
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Date Updated: July 27, 2022



PART 2: MAPS

Beaumont Land Use District Map 4



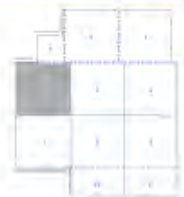
Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
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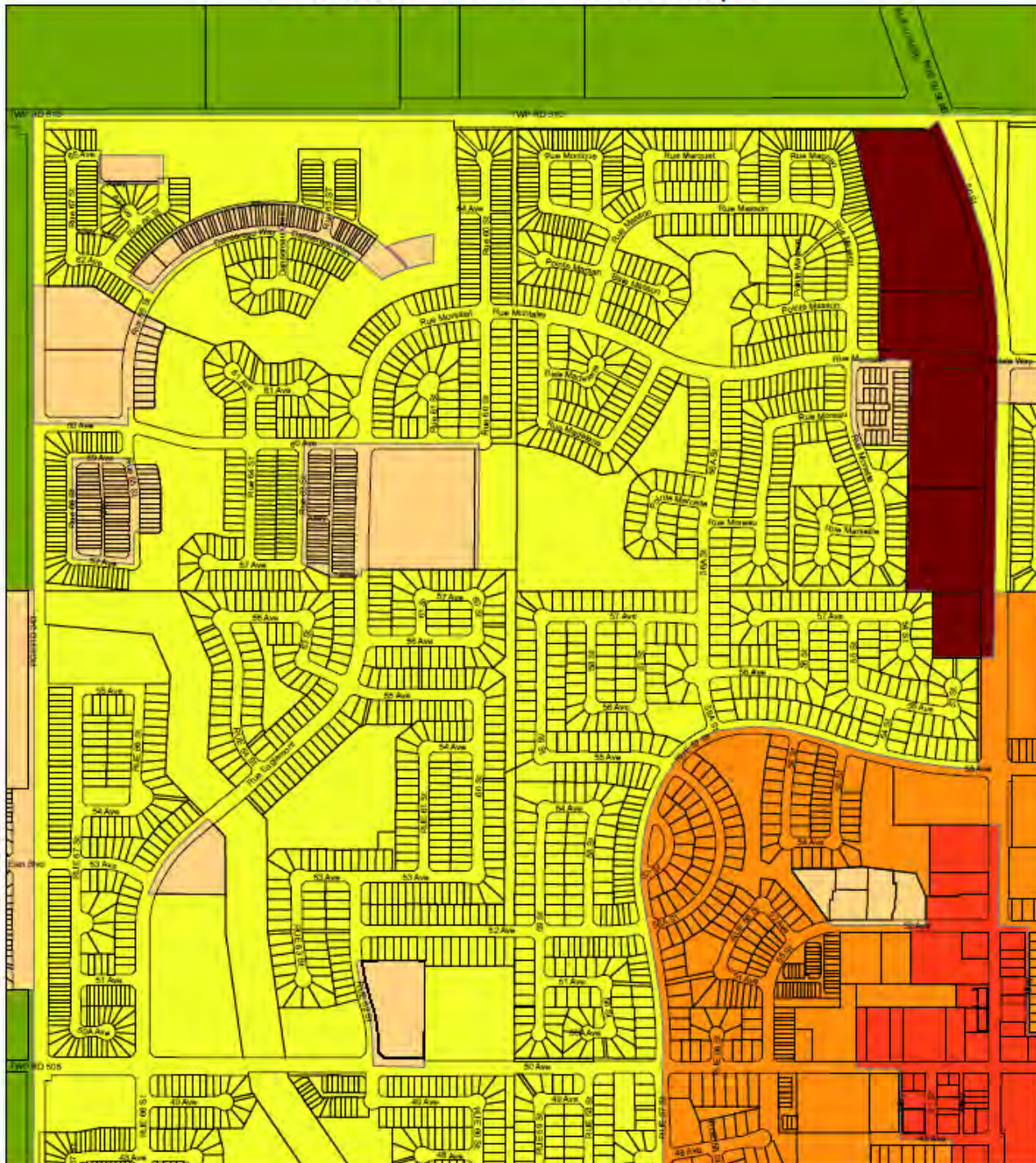
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Date Updated: October 09,









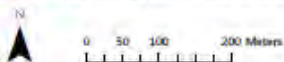
PART 2: MAPS

Beaumont Land Use District Map 5



Legend

-  Agricultural Holdings District (AH)
-  Conventional Neighbourhood District (CN)
-  Integrated Neighbourhood District (IN)
-  Mature Neighbourhood District (MN)
-  Main Street District (MS)
-  Commercial District (C)
-  Business Light Industrial District (BLI)
-  Municipal Boundary

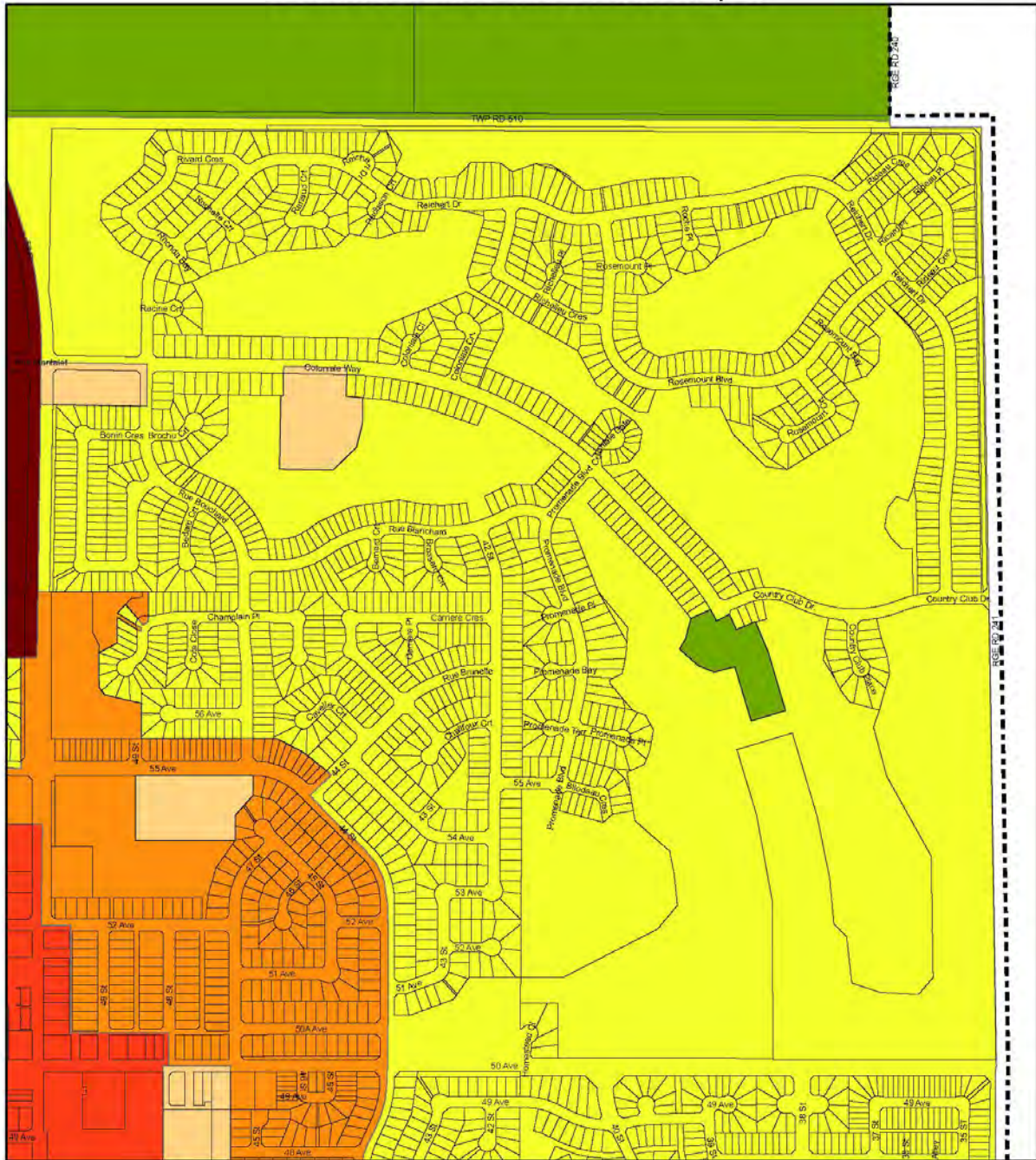


Date Updated: November 08,



PART 2: MAPS

Beaumont Land Use District Map 6



Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
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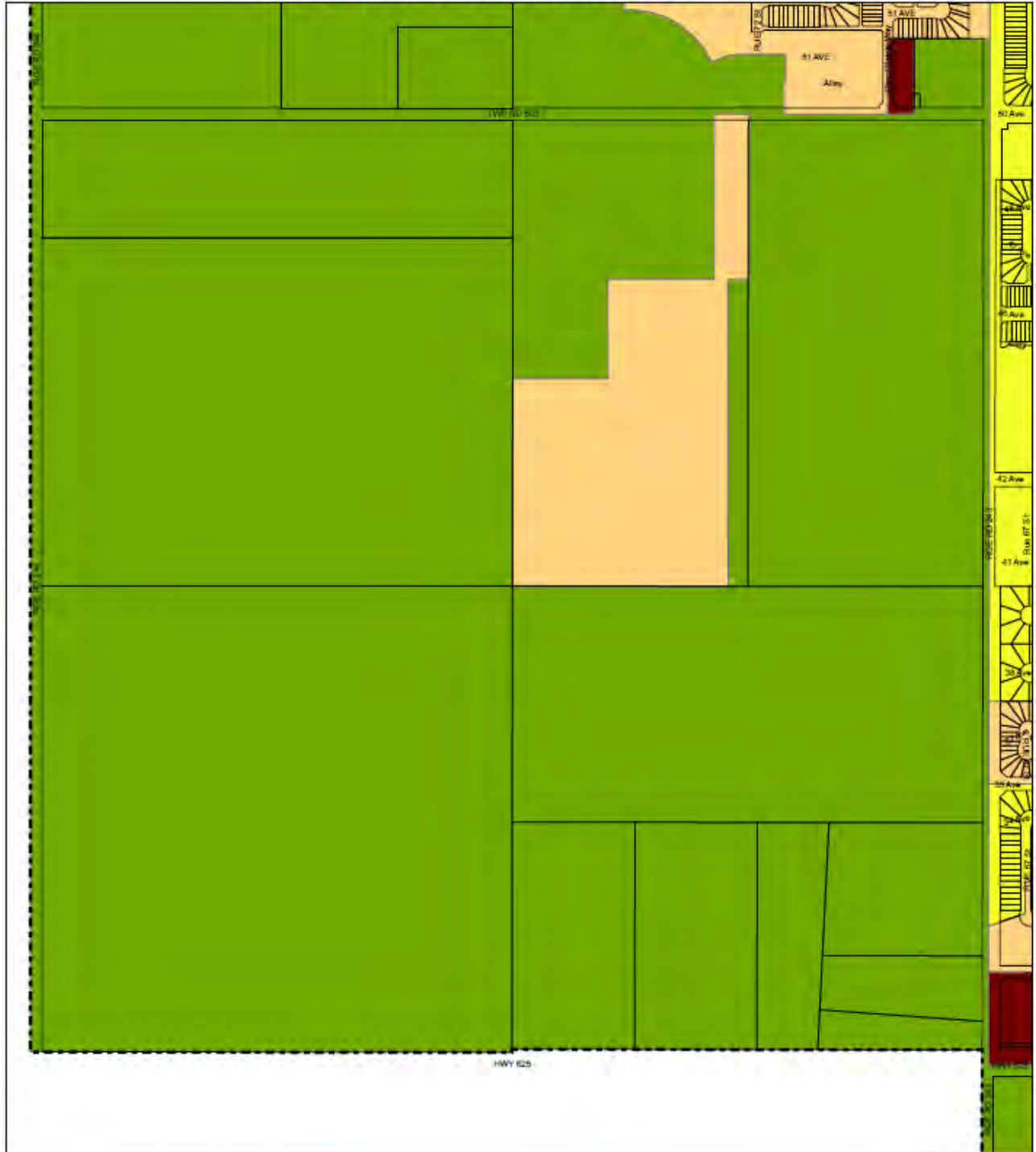


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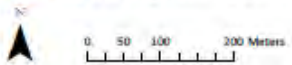
PART 2: MAPS

Beaumont Land Use District Map 7



Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Business Light Industrial District (BLI)
- Main Street District (MS)
- Commercial District (C)
- Municipal Boundary

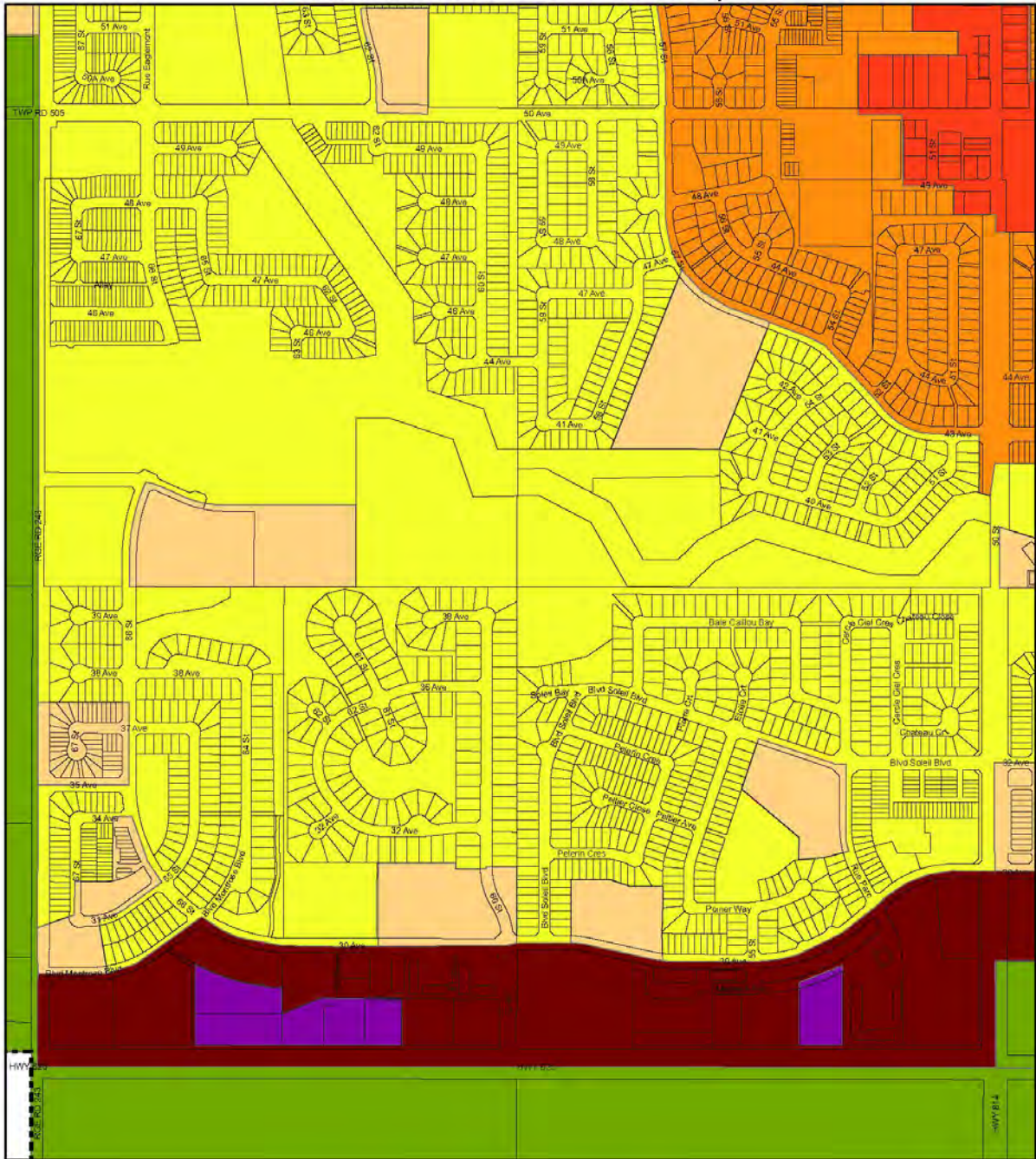


Date Updated: October 09, 2024



PART 2: MAPS

Beaumont Land Use District Map 8

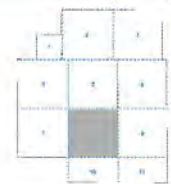


Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
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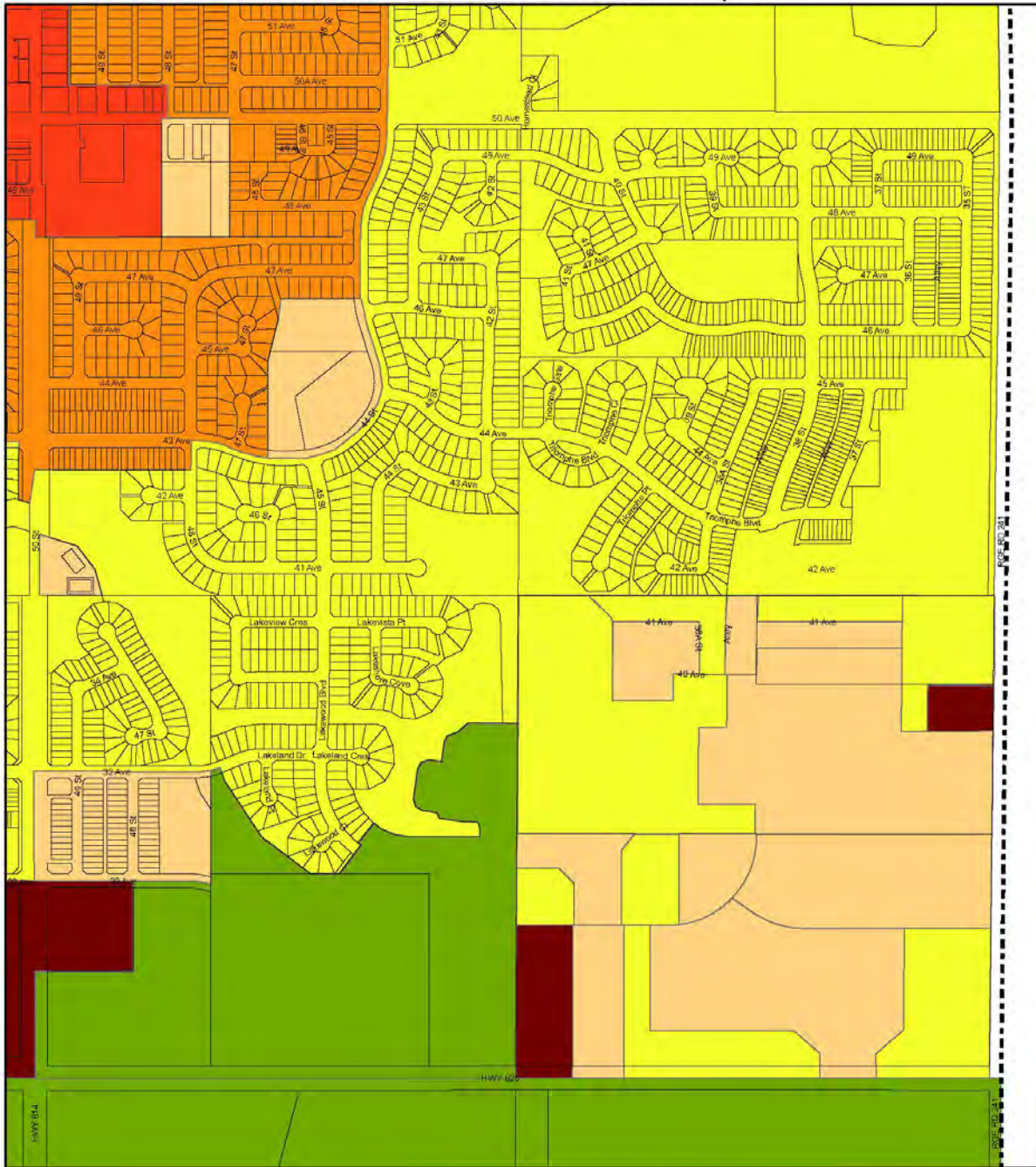


Date Updated: July 27, 2022



PART 2: MAPS

Beaumont Land Use District Map 9

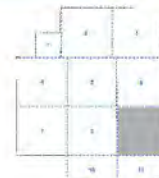


Legend

- Agricultural Holdings District (AH)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Integrated Neighbourhood District (IN)
- Business Light Industrial District (BLI)
- Municipal Boundary
- Commercial District (C)

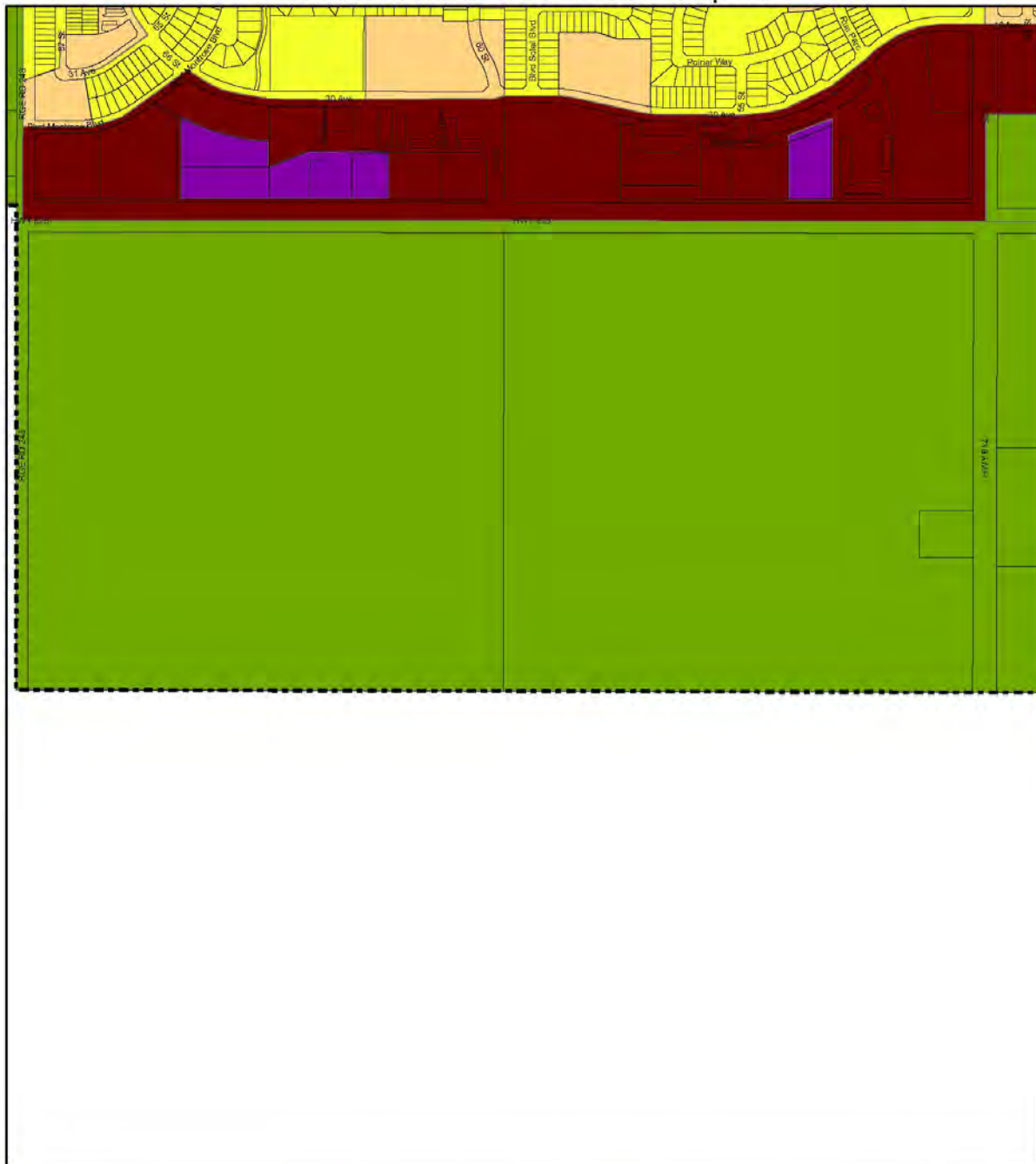


Date Updated: July 27, 2022



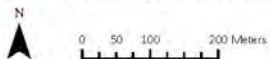
PART 2: MAPS

Beaumont Land Use District Map 10



Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
- Municipal Boundary

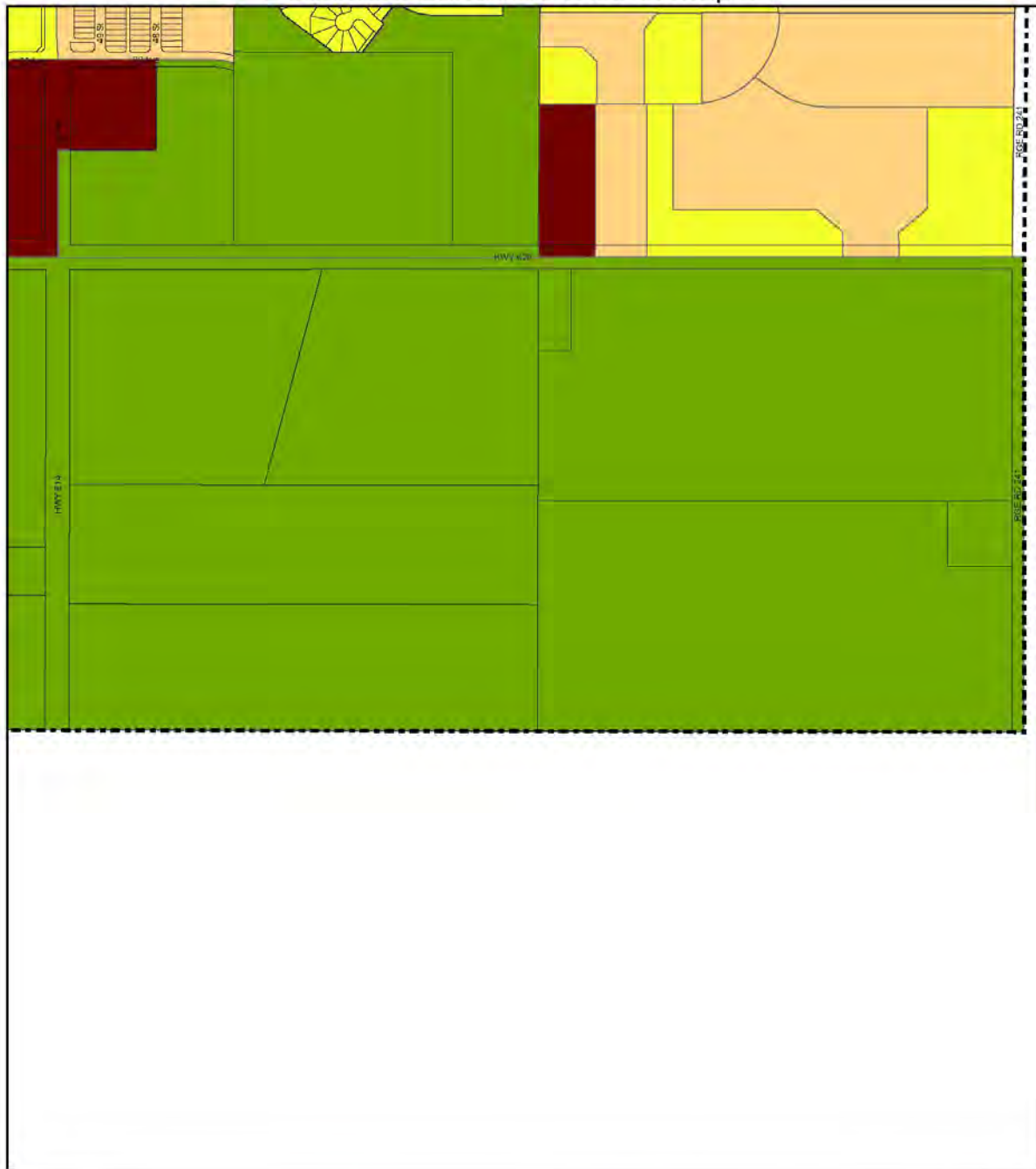


Date Updated: July 27, 2022



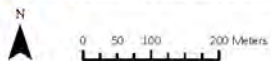
PART 2: MAPS

Beaumont Land Use District Map 11



Legend

- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
- Municipal Boundary



Date Updated: July 27, 2022



PART 3: LAND USE DISTRICTS

GENERAL OVERVIEW

3.1 GENERAL OVERVIEW

- 3.1.1 The [land use districts](#) within the [Municipality](#) include the following:
- a) [Agricultural Holdings District \(AH\)](#);
 - b) [Conventional Neighbourhood District \(CN\)](#);
 - c) [Integrated Neighbourhood District \(IN\)](#);
 - d) [Mature Neighbourhood District \(MN\)](#);
 - e) [Main Street District \(MS\)](#);
 - f) [Commercial District \(C\)](#); and
 - g) [Business Light Industrial District \(BLI\)](#).
- 3.1.2 Each [land use district](#) is reflective of a unique physical and social character as illustrated in each [land use district](#).
- 3.1.3 In addition to the regulations specified within each [land use district](#), all parts of [Our Zoning Blueprint](#) apply, as appropriate, to all lots within the [Municipality](#).

PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

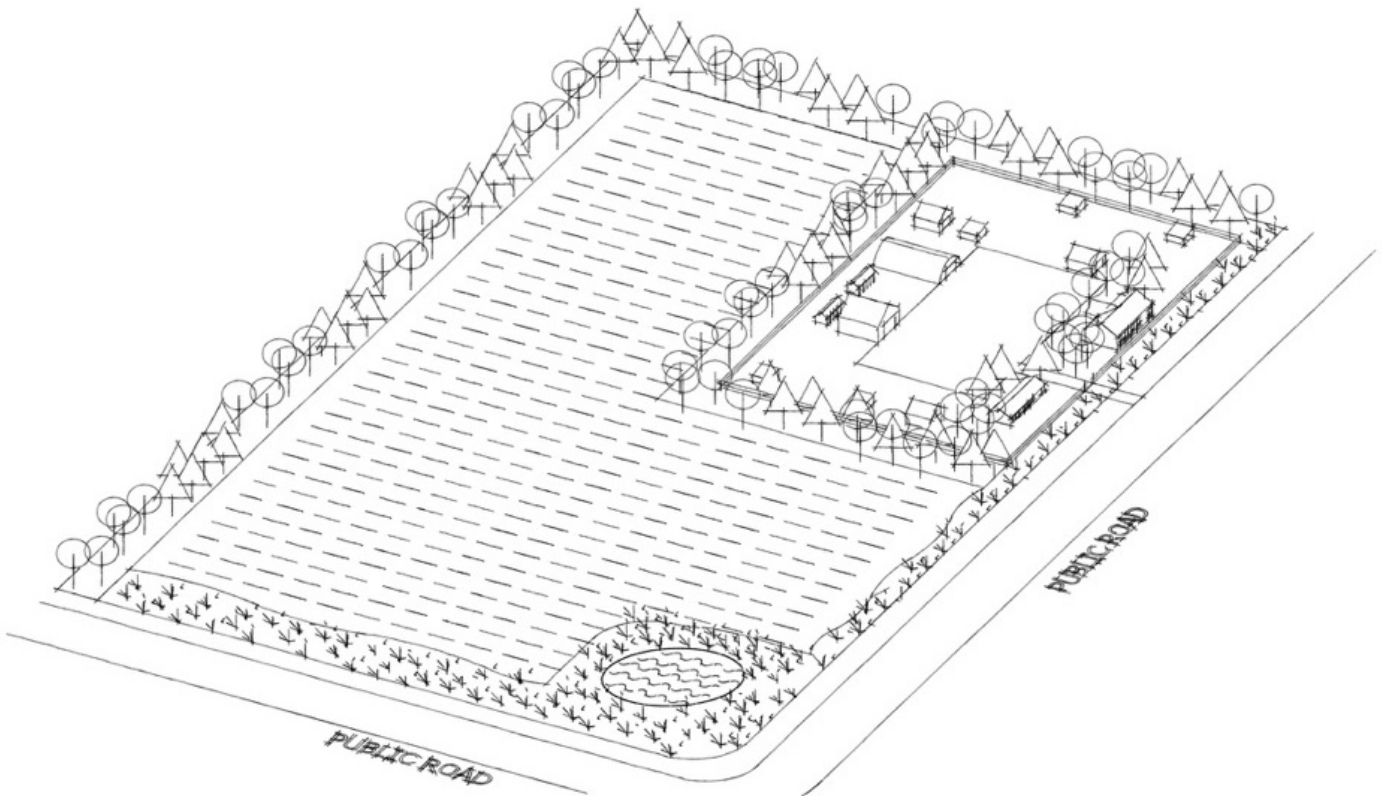
3.2 AGRICULTURAL HOLDINGS DISTRICT (AH)

3.2.1 Intent

General Intent: To continue to support rural agricultural activities prior to transitioning to urban style development. To ensure an orderly and planned transition, [subdivision](#) shall be restricted without an approved [Area Structure Plan](#) and / or [Neighbourhood Structure Plan](#).

How uses are mixed: The variety of [uses](#) will primarily be agriculture activities carried out at a rural scale with some opportunities for [outdoor storage](#).

Form of Development: Development shall be rural in nature with clusters of [buildings](#) in a homestead / outbuilding configuration.



PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

3.2.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	P
Agriculture - Intensive	P
Agriculture -- Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	P
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	P
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	P
Campground	D
Hotel / Motel	-
BUSINESS USES	
Arts & Crafts	P
Home Based Business - Major	D
Home Based Business - Minor	P
Office	-
COMMERCIAL USES	
Adult Entertainment	-
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	-
Kennel	D
Restaurant / Café	-
Restricted Substance Retail	-
Retail & Service - General	-

Retail & Service - Large	-
Show Home	-
INDUSTRIAL USES	
Industrial - Medium	-
Industrial - Light	D
Recreational Vehicle Storage	D
Wash Station	-
INSTITUTIONAL USES	
After Life Care	-
Cemetery	D
Culture	D
Education	-
Government	D
Hospital	-
Human Services	D
Recreation - Active	D
Recreation - Passive*	P
Parking Lot with no associated Use	-
Special Events	D
OTHER USES	
Accessory Building or Structure	P
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

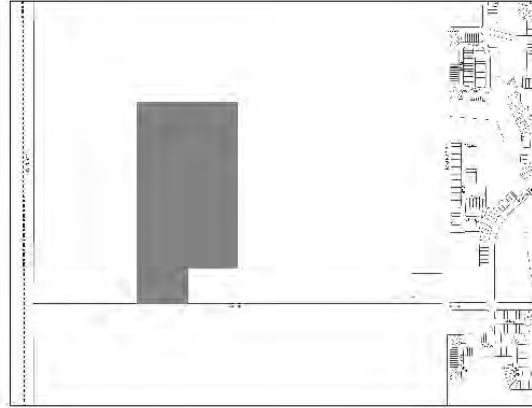
P = [Permitted Use](#)
 D = [Discretionary Use](#)
 - = Not allowed

PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

3.2.3 Use Standards

-
- a) **Beaumont and District Agricultural Society Lands**
- i. [Equestrian facility](#) shall be a [discretionary use](#) on the portion of SW-33-50-24-W4M as shown below:
 - ii. The [Development Authority](#) may vary the height standards for a grain elevator.



-
- b) [Bed & Breakfast](#)
- i. The [use](#) shall be restricted to [dwelling unit\(s\)](#);
 - ii. The character or external appearance of the [building](#) shall not be changed, except where minimal [alterations](#) are required for the [use](#);
 - iii. Nuisances, in the opinion of the [Development Authority](#), shall not be created by way of noise, parking, or traffic generation; and
 - iv. 1 [sign](#) shall be permitted.

-
- c) [Campground](#)
- i. [Campgrounds](#) shall be in accordance with the *Our Place and Play Master Plan*;
 - ii. Where possible, existing topography and natural features such as tree stands shall be integrated in the [site](#) design;
 - iii. The whole [site](#) perimeter shall be buffered sufficiently at the discretion of the [Development Authority](#);
 - iv. No outdoor speakers are permitted; and
 - v. Nuisances, in the opinion of the [Development Authority](#), shall not be created by way of noise, parking, or traffic generation.

-
- d) [Home Based Business - Major](#)
- i. Up to 10 clients per day are permitted;
 - ii. May include a [day home](#);
 - iii. 1 non-illuminated [sign](#) shall be permitted; and
 - iv. May include outdoor activities that do not cause a nuisance for [adjacent](#) lots, in the opinion of the [Development Authority](#).
-

PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

e) Home Based Business - Minor	i. No client visits are permitted;
	ii. The residential character of the building shall not be affected;
	iii. No signs are permitted; and
	iv. No accessory structures can be utilized for the purpose of the use .
<hr/>	
f) Excavation, Stripping & Grading	No excavation, stripping & grading can occur prior to an approved subdivision or development permit application.
<hr/>	
g) Kennel	i. Buffering is required around the perimeter of the development.
	ii. Noise mitigation strategies may be required at the discretion of the Development Authority .
<hr/>	
h) Medical Cannabis Production	i. Permit valid for 12-month period from date of issuance;
	ii. Compliance with conditions and requirements of federal license;
	iii. No more than one (1) federal license registration per parcel of land provided however that for the purpose of this subsection a condominium unit shall not be considered a parcel of land and only one (1) federal license shall be permitted per condominium building;
	iv. Use shall be contained in a permanent building or structure;
	v. No building shall be located within 100m from:
	a. The boundary of a parcel of land on which an existing education use is located;
	b. The boundary of parcel of land on which an existing playground structure is located;
	c. The boundary of parcel of land on which an existing early childhood service program and any home education program use is located; or
	d. The boundary of any land that is designated as school reserve or municipal and school reserve under the Municipal Government Act as measured from the exterior wall of said building;
	vi. Medical cannabis production shall not be visible to anyone from outside the building or structure in which the medical cannabis production is occurring;
	vii. Odour mitigation strategies will be required to the satisfaction of the Development Authority in accordance

PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

		with the Community Standards Bylaw;
	viii.	Restrictions on the physical location in the building where growing would occur is limited to the location as approved by the Development Authority; and
	ix.	Apply for applicable electrical, plumbing, gas and building permits to accommodate the number of plants permitted to be grown under the federal licence.
i)	Mobile Homes	Up to 2 mobile homes are permitted per lot as an accessory use .
j)	Recreational Vehicle Storage	A maximum of 5% of the lot can be utilized for recreational vehicle storage with screening to the satisfaction of the Development Authority .
k)	Temporary Dwelling Unit	Cannot include recreational vehicles or and shall be greater than 10 m ² .

3.2.4 Building Placement Standards

a) PRINCIPAL BUILDINGS		
i.	Setback from a Provincial Highway	Min 40 m
ii.	Setback from a Municipal Road	Min 35 m
iii.	Setback from an Internal or Service Road	Min 20 m
iv.	Side Yard or Rear Yard Setback Adjacent to a Lot	Min 7.5 m
v.	Lot Coverage	No requirement

b) ACCESSORY BUILDINGS

PART 3: LAND USE DISTRICTS

AGRICULTURAL HOLDINGS DISTRICT (AH)

i.	Setback from a Provincial Highway	Min 40 m
ii.	Setback from any Other Public Road	Min 20 m
iii.	Side Yard Setback	Min 7.5 m
iv.	Rear Yard Setback	Min 7.5 m
v.	Lot Coverage	No requirement

3.2.5 Residential Density

a)	Minimum	No requirement
b)	Maximum	4 dwelling units per lot
c)	Non-Residential Uses	No requirement

3.2.6 Building Profile Standards

a)	Principal Building Height to Eave	Min 1 to max 3 storeys
b)	Accessory Building Height to Eave	Min 1 to max 2 storeys

3.2.7 Additional Standards

a)	Subdivision	No subdivision is permitted without an approved Area Structure Plan and / or Neighbourhood Structure Plan , except where the subdivision is for a single parcel from a previously unsubdivided quarter section up to a maximum of 10 acres.
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PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

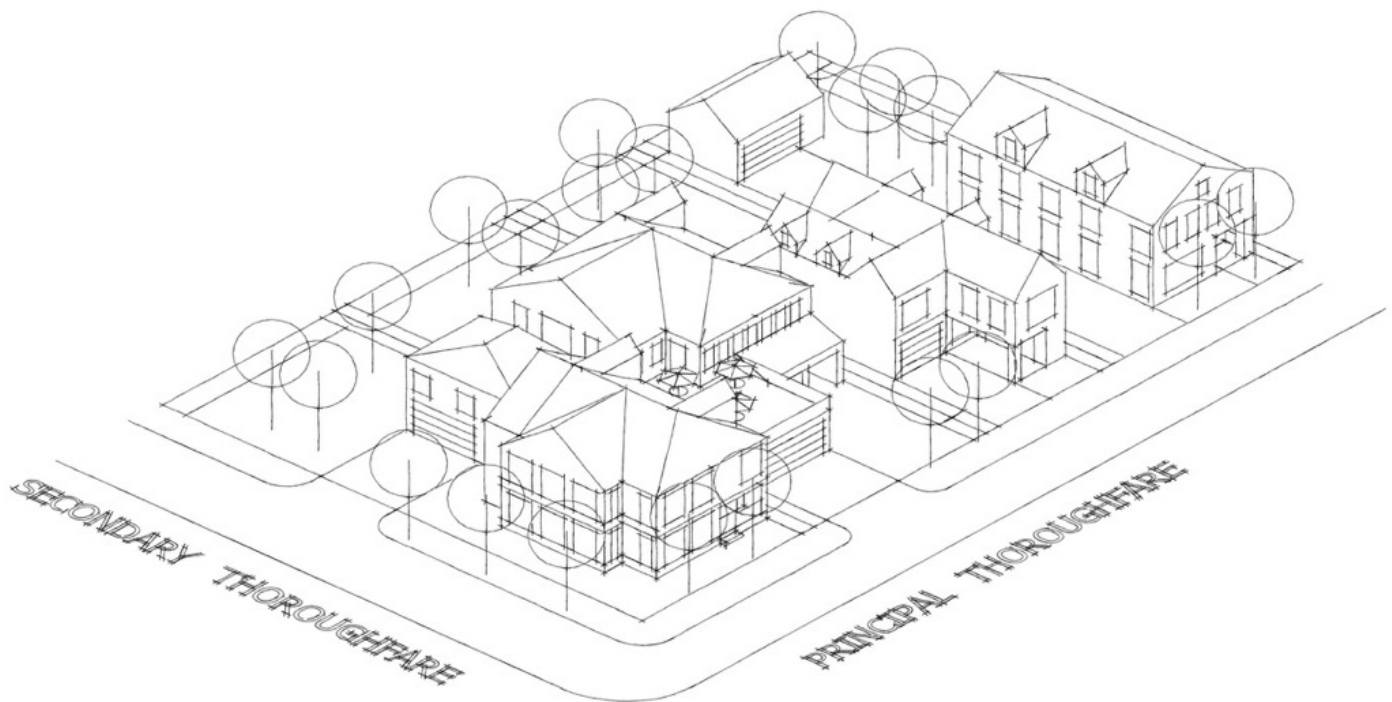
3.3 CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.1 Intent

General Intent: To provide opportunities for lower [density](#) forms of residential development similar to what currently exists in Beaumont. In planned areas, land shall only be redistricted to this [land use district](#) if and where an approved Outline Plan, [Area Structure Plan](#) and / or [Neighbourhood Structure Plan](#) provides that direction.

How uses are mixed: The [uses](#) will be primarily different forms of residential development. Where the street design and / or [lot](#) configuration can allow for a different [use](#), those sites may transition from a residential [use](#) to a commercial or business [use](#) over time. In planned areas, business and commercial [uses](#) shall be integrated with the neighbourhood to provide local services within a walkable distance of 400m.

Form of Development: All development, regardless of [use](#), shall have a residential form and character to integrate with the neighbourhood and limit potential incompatibilities. Single detached dwellings with front attached garages are the predominant [building](#) form.



PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	-
Agriculture - Intensive	-
Agriculture - Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	D
Campground	D
Hotel / Motel	-
BUSINESS USES	
Arts & Crafts	D
Home Based Business - Major	D
Home Based Business - Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	-
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	D
Kennel	-
Restaurant / Café	D
Restricted Substance Retail	-
Retail & Service - General	D
Retail & Service - Large	-
Show Home	P
INDUSTRIAL USES	
Industrial - Medium	-
Industrial - Light	-
Recreational Vehicle Storage	-
Wash Station	-
INSTITUTIONAL USES	
After Life Care	D
Cemetery	-
Culture	P
Education	P
Government	P
Hospital	D
Human Services	D
Recreation - Active	P
Recreation - Passive*	P
Parking Lot with no associated Use	-
Special Events	D
OTHER USES	
Accessory Building or Structure	P
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.3 Use Standards

a) <u>Bed & Breakfast</u>	<ul style="list-style-type: none">i. The <u>use</u> shall be restricted to <u>dwelling unit(s)</u>;ii. The character or external appearance of the <u>building</u> shall not be changed, except where minimal <u>alterations</u> are required for the <u>use</u>;iii. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation, in opinion of <u>Development Authority</u>; andiv. 1 <u>sign</u> shall be permitted.
b) <u>Campground</u>	<ul style="list-style-type: none">i. <u>Campgrounds</u> shall be in accordance with the <i>Our Place and Play Master Plan</i>;ii. Where possible, existing topography and natural features such as tree stands, shall be integrated in the <u>site</u> design;iii. The whole perimeter of the <u>site</u> shall be buffered sufficiently at the discretion of the <u>Development Authority</u>;iv. No outdoor speakers are permitted; andv. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation.
c) <u>Dwelling Unit</u> above a detached garage	<p>Where a <u>dwelling unit</u> is located above a detached garage, windows shall be placed and sized such that they minimize direct views of <u>adjacent lot(s)</u> through one or more of the following:</p> <ul style="list-style-type: none">i. Off-setting window placement to limit direct view into a window of an <u>adjacent site</u>;ii. Strategic placement of windows in conjunction with landscaping features; and / oriii. Placing larger windows to face a <u>lane</u>, flanking public roadway or other dwelling on the same <u>site</u>.
d) <u>Home Based Business - Major</u>	<ul style="list-style-type: none">i. Up to 10 clients per day are permitted;ii. May include a <u>day home</u>;iii. 1 non-illuminated <u>sign</u> shall be permitted; andiv. May include outdoor activities that do not cause a nuisance for <u>adjacent lot</u>, in opinion of <u>Development Authority</u>; andv. No more than two (2) employees shall be in attendance at any one time
e) Home Based Business -	<ul style="list-style-type: none">i. No client visits are permitted;

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CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

Minor	<ul style="list-style-type: none">ii. The residential character of the building shall not be affected;iii. Shall be contained within a building;iv. No signs are permitted; andv. No accessory structures can be utilized for the purpose of the use.
f) Restaurant / Café	Outdoor speakers shall comply with any noise restrictions set by the Municipality .
g) Temporary Dwelling Unit	Cannot include recreational vehicles or and shall be greater than 10m ² .

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.4 Block / Subdivision Standards

a) Block Length	Max 240 m
b) Block & Subdivision Standards	<ol style="list-style-type: none">i. To create a pedestrian network throughout Beaumont a mid-block pedestrian walkway shall be dedicated as a right-of-way where the block length exceeds 240 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length. With the addition of the right-of-way, the new block length shall not exceed 240m. At the discretion of the Development Authority, lots adjacent to arterial roads or highways may not be required to include a pedestrian right-of-way, or where the topographic changes, existing buildings or other natural or man-made obstructions prevent such access, and where strict compliance would pose a safety hazard.ii. Subdivision within a block shall be varied to allow for a variety of lot widths.iii. Block standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.
c) Lot Width	Min 6 m

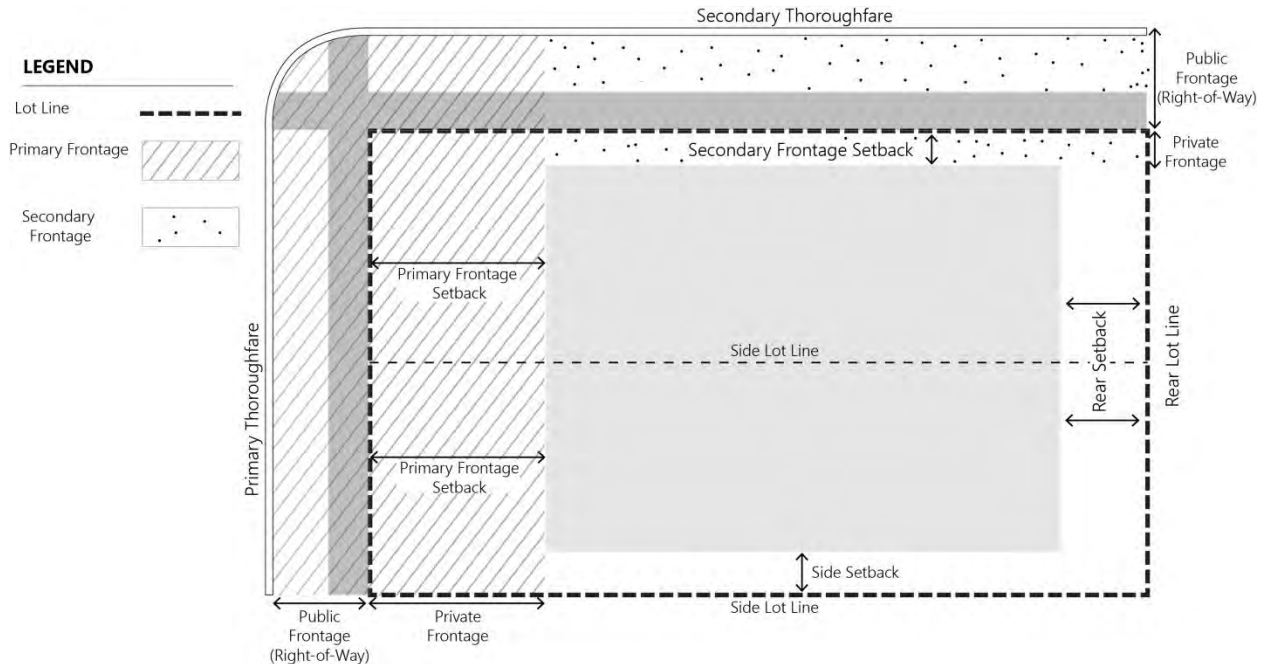
3.3.5 Residential Density

a) Minimum	1 dwelling unit per lot
b) Maximum	4 dwelling units per lot

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.6 Building Placement Standards



a) PRINCIPAL BUILDINGS

i.	Principal Frontage Setback	Min 3 m
ii.	Secondary Frontage Setback	Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m
iii.	Side Yard Setback	Min 1.2 m except for attached buildings where side yard setback is 0 m
iv.	Zero Side Yard Standards	Min 1.5 m setback where other side yard is 0 m. A private maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m eave encroachment easement where no eave shall be closer than 0.90 m to the eave of the adjacent building ; a 0.60 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and lot grading shall be to the satisfaction of the Development Authority .
v.	Rear Yard Setback	Minimum 6.0 m for the first principal building located on the site , 1.2 m for additional principal structures or other structures .
vi.	Lot Coverage	Max 55% (including accessory building lot coverage as per Section

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

a) PRINCIPAL BUILDINGS

3.3.6 (b) (v)

b) ACCESSORY BUILDINGS

i.	Principal Frontage Setback	Min 3 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 3 m
iii.	Side Yard Setback	Min 1.2 m except for attached buildings where side yard setback is 0 m
iv.	Rear Yard Setback	Min 1.2 m
v.	Lot Coverage	Max 15%

c) ADDITIONAL SITE STANDARDS

i.	Corner Visibility	No building , structure , fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii.	General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Large Vehicles	Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .

PART 3: LAND USE DISTRICTS

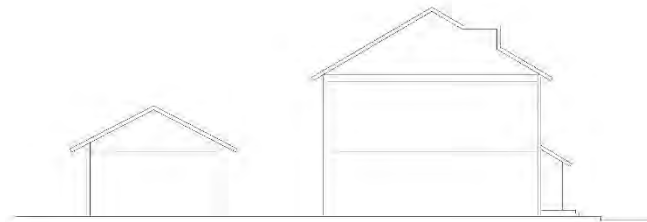
CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

c) ADDITIONAL SITE STANDARDS

- v. Solid Waste All non-residential [uses](#) shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended [use](#) and designed to the satisfaction of the [Development Authority](#). All areas shall be located at the side or rear of a [lot](#), screened from view and accessed from a public roadway or [lane](#).

3.3.7 Building Profile Standards

- a) [Principal Building Height to Eave](#) Max 2.5 [storeys](#)



- b) [Accessory Building Height to Eave](#) Max 2 [storeys](#) and but in any event, no taller than the [principal building](#).

- c) Design Standards
- i. All [principal buildings](#) shall have a residential form and character regardless of [use](#), except institutional [uses](#).
 - ii. The finish and appearance of all [buildings](#) on the [lot](#), including accessory [buildings](#), shall compliment the other [structures](#) and natural features located on the same [lot](#).
 - iii. The size, location, design, character and appearance of any [building](#) or [structure](#) requiring a [development permit](#) shall be acceptable to the Development Authority having due regard to:
 - The policies and objectives contained within the municipality's statutory plans;
 - Beaumont Urban Design Guidelines;
 - The character of existing development in this [Land Use District](#) as well as the effect on [adjacent land use districts](#) and parcels unless the [building](#) or [structure](#) at the discretion of the Development Authority, sets a higher

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

standard of design, character and appearance for this [Land Use District](#), or part of it; and

- Other factors, such as daylight, sunlight and privacy.
- iv. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the [principal](#) dwelling shall follow an A B C D A pattern along the [block](#).
- v. No tarpaulin [structures](#).
- vi. [Buildings](#) on prominent [corner lots](#) shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.

-
- d) Allowable [Projections](#) into [Setbacks](#) [Eaves](#), cantilevers, chimney / fireplaces, [accessibility features](#)
-

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses where the character of each frontage type shall be maintained, but variations to the entrance feature characteristics do not apply. Entrance features are any pedestrian access / egress to a building.

a) FRONT ATTACHED GARAGE

A frontage wherein a driveway and attached garage are located with a front entrance feature perpendicular to the principal thoroughfare.

Section View	Plan View	Entrance Feature characteristics:				
		i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation projection of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>		
Additional Standards	<ul style="list-style-type: none"> iv. <u>Entrance features</u> shall be wholly visible from the <u>principal thoroughfare</u>. v. A minimum of 1 tree is required per <u>lot</u>. vi. All driveways shall extend a minimum of 6m from the <u>lot line</u> to the garage foundation. vii. Driveways shall be no wider than the garage. viii. Where possible, curb cut widths shall be minimized. 			1.2 m min	1.2 m min	-

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CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

b) COMMON YARD

A planted [frontage](#) wherein the [façade](#) is set back from the [front lot line](#). The [principal frontage](#) remains unfenced and is visually continuous with [adjacent](#) yards, supporting a common landscape.

Section View	Plan View	Entrance Feature characteristics:						
		<table border="0"> <tr> <td data-bbox="990 462 1153 714">i. Width <i>From outside edge of building element included in the entrance feature</i></td> <td data-bbox="1153 462 1315 714">ii. Depth <i>Exterior foundation projection of the entrance feature</i></td> <td data-bbox="1315 462 1510 714">iii. Height <i>From grade to highest point of the entrance feature</i></td> </tr> <tr> <td data-bbox="990 882 1153 924">1.2 m min</td> <td data-bbox="1153 882 1315 924">-</td> <td data-bbox="1315 882 1510 924">-</td> </tr> </table>	i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>	1.2 m min	-	-
i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>						
1.2 m min	-	-						
Additional Standards	<ul style="list-style-type: none"> iv. A minimum of 2 trees are required per lot. v. Where a porch is included, it shall project at least 1.2m from the front façade, not including stairs, and shall be equal to or greater than the width of the entrance feature as per Section 3.3.8 (b) (i). 							

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CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

c) PORCH & FENCE

A planted frontage where the façade is set back from the front lot line with an attached porch. A fence at the front lot line provides separation from the public realm.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards	iv. A minimum of 2 trees are required per <u>lot</u> . v. Front fences shall be no higher than 1 m.	1.2 m min	1.2 m min	2.4 m min

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the <i>General Design Standards</i> except where Frontage Type Standards in Section 3.3.8 take precedence. Where possible, use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	All lots greater than 2,500 m ² shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site , where 40% of those trees shall be coniferous, except for municipal reserve land . Unless otherwise provides for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees, except for municipal reserve land .
d) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.3.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
e) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
f) Number of Shrubs	All lots greater than 2,500 m ² shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site , except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs, except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m height on any other portion of a lot . A permit is required for a fence exceeding 1.0 m in height on a secondary frontage .

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CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	
		<u>Golf Course</u>	
		<u>Kenel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Retail & Service - General</u>	

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

a) MINIMUM PARKING STANDARDS		
		Retail & Service – Large
		Show Home -
vi.	Industrial Uses	Industrial – Medium Industrial – Light Recreational Vehicle Storage Wash Station
		1 stall per 100 m ² of lot coverage
vii.	Institutional Uses	After Life Care Cemetery Culture Education Government Hospital Human Services Recreation – Active Recreation – Passive Parking Lot with no associated use Special Events
		2 stalls per 100 m ² of lot coverage
viii.	Other Uses	Accessory Building or Structure Public Utility Excavation, Stripping & Grading Private Utility Sign Temporary Development
		-
		-
		-
		-
		-
		-

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

b) PARKING STANDARDS

i.	Development Standards	Any parking area having four or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principal frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6 m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.3.10 (a).
iv.	Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.3.10 (a) may be reduced to the satisfaction of the Municipality .
v.	Parking Lot Size	A maximum of 30% of the site can be used to accommodate parking. Where parking requirements in Section 3.3.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Lots /	Surface parking lots and / or parking structures shall not be

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

b) PARKING STANDARDS

	Structures	permitted unless associated with a development.
viii.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
ix.	Landscaped Islands	All parking lots shall have landscaped islands that are at least 3 m wide and 6 m deep to break up clusters of 20 stalls or more. In addition to the landscape requirements in Section 3.3.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
x.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

c) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

d) ACCESS STANDARDS

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

d) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
ii.	Lane Access	Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality , such as where a front attached garage frontage type is used with a lane .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .

e) LOADING STANDARDS

i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation
v.	Location	Loading areas shall be located to the side or rear of a lot .

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

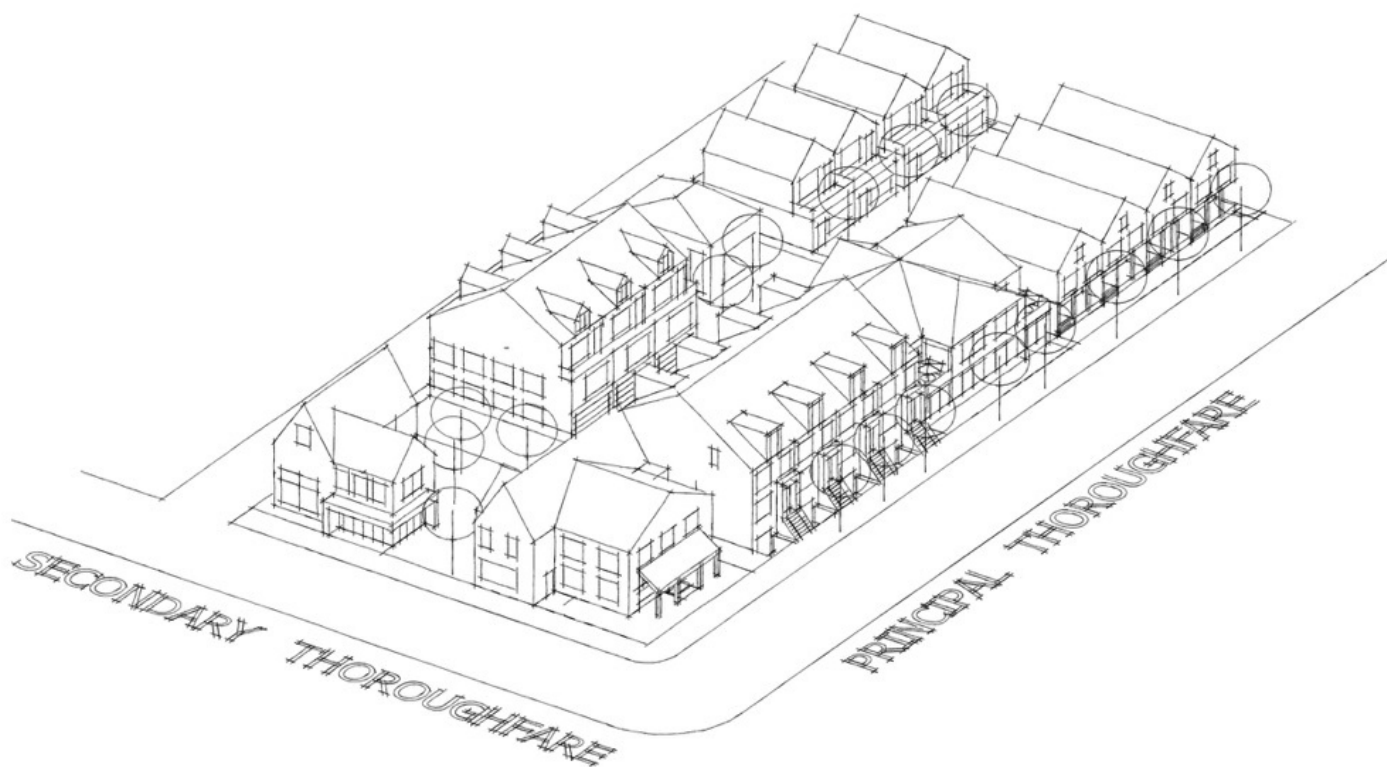
3.4 INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.1 Intent

General Intent: To provide a variety of housing options with integrated local commercial and business opportunities, primarily in greenfield areas.

How uses are mixed: Uses shall be primarily residential with opportunities for walkable local commercial or businesses to be spread out throughout the district, such as corner stores or a local restaurant.

Form of Development: Lot widths shall vary within an interconnected street network to enable different residential options on a block. Except in locations that have already been approved or a comprehensive site with an internal street system, rear lanes shall be mandatory for parts of the district to enable long term design flexibility of each lot and the overall neighbourhood.



PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	-
Agriculture - Intensive	-
Agriculture - Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	D
Campground	D
Hotel / Motel	-
BUSINESS USES	
Arts & Crafts	D
Home Based Business - Major	D
Home Based Business - Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	-
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	D
Kennel	-
Restaurant / Café	D
Restricted Substance Retail	-

Retail & Service - General	P
Retail & Service - Large	-
Show Home	P
INDUSTRIAL USES	
Industrial - Medium	-
Industrial - Light	-
Recreational Vehicle Storage	-
Wash Station	-
INSTITUTIONAL USES	
After Life Care	D
Cemetery	-
Culture	P
Education	P
Government	P
Hospital	P
Human Services	D
Recreation - Active	P
Recreation - Passive*	P
Parking Lot with no associated Use	-
Special Events	D
OTHER USES	
Accessory Building or Structure	P
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.3 Use Standards

a) <u>Bed & Breakfast</u>	<ul style="list-style-type: none">i. The <u>use</u> shall be restricted to <u>dwelling unit(s)</u>;ii. The character or external appearance of the <u>building</u> shall not be changed, except where minimal <u>alterations</u> are required for the <u>use</u>;iii. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation; andiv. 1 <u>sign</u> shall be permitted.
b) <u>Campground</u>	<ul style="list-style-type: none">i. <u>Campgrounds</u> shall be in accordance with the <i>Our Place and Play Master Plan</i>;ii. Where possible, existing topography and natural features such as tree stands, shall be integrated in the <u>site</u> design;iii. The whole perimeter of the <u>site</u> shall be buffered sufficiently at the discretion of the <u>Development Authority</u>;iv. No outdoor speakers are permitted; andv. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation.
c) <u>Dwelling Unit</u> above a detached garage	<p>Where a <u>dwelling unit</u> is located above a detached garage, windows shall be placed and sized such that they minimize direct views of <u>adjacent lot(s)</u> through one or more of the following:</p> <ul style="list-style-type: none">i. Off-setting window placement to limit direct view into a window of an <u>adjacent site</u>;ii. Strategic placement of windows in conjunction with landscaping features; and/oriii. Placing larger windows to face a <u>lane</u>, flanking public roadway or other dwelling on the same <u>site</u>.
d) <u>Home Based Business - Major</u>	<ul style="list-style-type: none">i. Up to 10 clients per day are permitted;ii. May include a <u>day home</u>;iii. 1 non-illuminated <u>sign</u> shall be permitted;iv. May include outdoor activities that do not cause a nuisance for <u>adjacent</u> lots, in the opinion of the <u>Development Authority</u>; andv. No more than two (2) employees shall be in attendance at any one time.

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

e) Home Based Business - Minor	i. No client visits are permitted; ii. The residential character of the building shall not be affected; iii. Shall be contained within a building ; iv. No signs are permitted; and v. No accessory structures can be utilized for the purpose of the use .
f) Restaurant / Café	Outdoor speakers shall comply with any noise restrictions set by the Municipality .
g) Temporary Dwelling Unit	Cannot include recreational vehicles or and shall be greater than 10m ² .

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.4 Block / Subdivision Standards

a) Block Length	Max 240 m
b) Block & Subdivision Standards	<ul style="list-style-type: none">i. To create a pedestrian network throughout Beaumont a mid-block pedestrian walkway shall be dedicated as a right-of-way where the block length exceeds 240 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length. With the addition of the right-of-way, the new block length shall not exceed 240m. At the discretion of the Development Authority, lots adjacent to arterial roads or highways may not be required to include a pedestrian right-of-way, or where the topographic changes, existing buildings or other natural or man-made obstructions prevent such access, and where strict compliance would pose a safety hazard.ii. Block standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.iii. A minimum of 40% of net developable area within this land use district shall have rear lanes as per the area structure plan, neighbourhood structure plan, and / or outline plan. Net developable area does not include lots adjacent to storm water utilities, arterial roads, highways, or similar circumstances, including but not limited to public utility lots, municipal reserves, and environmental reserves.iv. Shadow plans of future phases of development shall be required to demonstrate how the minimum percentage of rear lanes is achieved.
c) Lot Width	Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority .

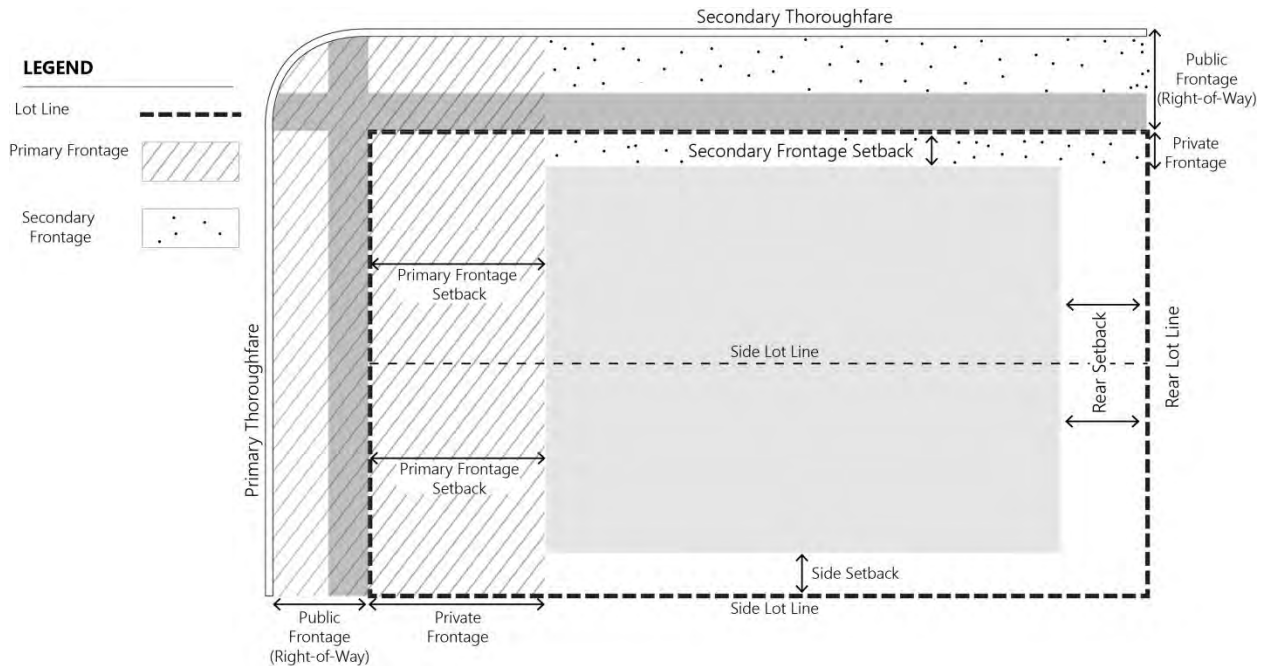
PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.5 Residential Density

<p>a) Minimum</p>	<p>i. For built up areas: 1 dwelling unit(s) per lot</p> <p>ii. For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.</p>
<p>b) Maximum</p>	<p>No requirement</p>

3.4.6 Building Placement Standards



<p>a) PRINCIPAL BUILDINGS</p>	
<p>i. Principal Frontage Setback</p>	<p>i. 3 m Minimum</p> <p>ii. Principal frontage setbacks shall be different from the adjacent lot for single-detached dwellings.</p>
<p>ii. Secondary Frontage Setback</p>	<p>Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m</p>
<p>iii. Side Yard Setback</p>	<p>Min 1.2 m to max 4 m except for attached buildings where side yard setback is 0 m on the attached side</p>
<p>iv. Zero Side Yard</p>	<p>Min 1.5 m setback where other side yard is 0 m. A private</p>

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) PRINCIPAL BUILDINGS

Standards	maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m eave encroachment easement where no eave shall be closer than 0.90 m to the eave of the adjacent building ; a 0.60 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and lot grading shall be to the satisfaction of the Development Authority .
v. Rear Yard Setback	Min 1.2 m
vi. Lot Coverage	Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v))

b) ACCESSORY BUILDINGS

i. Principal Frontage Setback	Min 3 m and no closer than the principal building
ii. Secondary Frontage Setback	Min 2.4 m
iii. Side Yard Setback	Min 1.2 m, except for attached buildings where side yard setback is 0 m
iv. Rear Yard Setback	Min 1.2 m
v. Lot Coverage	Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority.

c) ADDITIONAL SITE STANDARDS

i. Corner Visibility	No building, structure, fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii. General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and

PART 3: LAND USE DISTRICTS

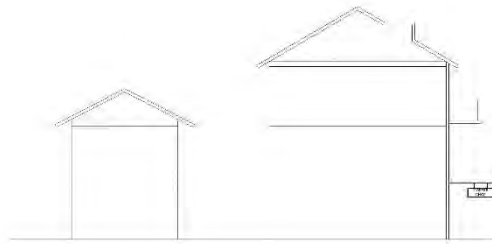
INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) ADDITIONAL SITE STANDARDS

		integrating the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Vehicles	Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .
v.	Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway or lane .

3.4.7 Building Profile Standards

- a) [Principal Building Height](#) to [Eave](#) Max 4 [storeys](#)



- b) [Accessory Building Height](#) to [Eave](#) Max 2 [storeys](#) but in any event, no taller than the [principal building](#).

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

-
- | | |
|--|--|
| c) Design Standards | <ul style="list-style-type: none">i. The finish and appearance of all buildings on the lot, including accessory buildings, shall complement the other structures and natural features located on the same lot.ii. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.iii. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.iv. Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.v. No tarpaulin structures. |
| d) Allowable Projections into Setbacks | Gallery, balcony , sign , awning, accessibility features , eave , cantilever, chimney / fireplace |
-

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses where the character of each frontage type shall be maintained, but variations to the entrance feature characteristics do not apply. Entrance features are any pedestrian access / egress to a building.

a) FRONT ATTACHED GARAGE

A frontage wherein a driveway and attached garage are located with a front entrance feature perpendicular to the principal thoroughfare.

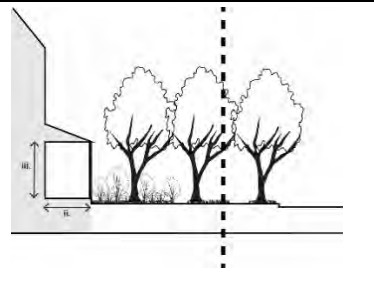
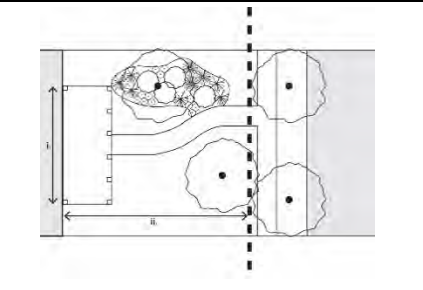
Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
Additional Standards	iv. <u>Entrance features</u> shall be wholly visible from the <u>principal thoroughfare</u> . v. A minimum of 1 tree is required per <u>lot</u> . vi. All driveways shall extend a minimum of 6 m from the <u>lot line</u> to the garage foundation. vii. Driveways shall be no wider than the garage. viii. Where possible, curb cut widths shall be minimized.			

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

b) COMMON YARD

A planted [frontage](#) wherein the [façade](#) is set back from the [front lot line](#). The [principal frontage](#) remains unfenced and is visually continuous with [adjacent](#) yards, supporting a common landscape.

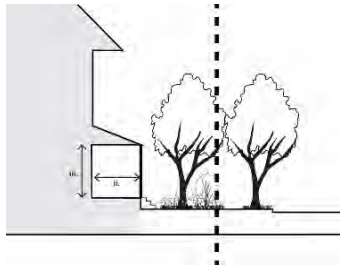
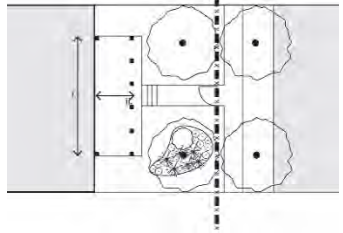
Section View	Plan View	Entrance Feature characteristics:						
		<table border="0"> <tr> <td data-bbox="990 478 1153 714">i. Width <i>From outside edge of building element included in the entrance feature</i></td> <td data-bbox="1153 478 1315 714">ii. Depth <i>Exterior foundation projection of the entrance feature</i></td> <td data-bbox="1315 478 1510 714">iii. Height <i>From grade to highest point of the entrance feature</i></td> </tr> <tr> <td data-bbox="990 882 1153 924">1.2 m min</td> <td data-bbox="1153 882 1315 924">-</td> <td data-bbox="1315 882 1510 924">-</td> </tr> </table>	i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>	1.2 m min	-	-
i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>						
1.2 m min	-	-						
Additional Standards	<ul style="list-style-type: none"> iv. A minimum of 2 trees are required per lot except for lots less than 6 m wide where 1 tree, or 3 shrubs, is required per lot. v. Where a porch is included, it shall project at least 1.2 m from the front façade, not including stairs, and shall be equal to or greater than the width of the entrance feature as per Section 3.4.8 (b) (i). 							

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PORCH & FENCE

A planted frontage where the façade is set back from the front lot line with an attached porch. A fence at the front lot line provides separation from the public realm.

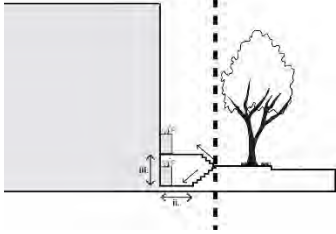
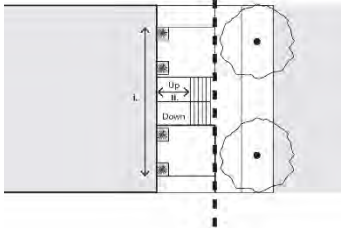
Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of <u>building element</u> included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection of the entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards	iv. A minimum of 2 trees are required per <u>lot</u> . v. Front fences shall be no higher than 1 m.	1.2 m min	1.2 m min	2.4 m min

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

d) ALTERNATE HEIGHT ENTRANCE

A [frontage](#) wherein the [façade](#) is [setback](#) back from the [lot line](#) by an elevated or sunken entrance. This [frontage](#) type [buffers uses](#) from urban sidewalks and removes the private yard from public encroachment. Entrances may be suitable for conversion to outdoor [restaurants / cafés](#) or similar [uses](#). This [frontage](#) shall be designed to incorporate [accessibility features](#).

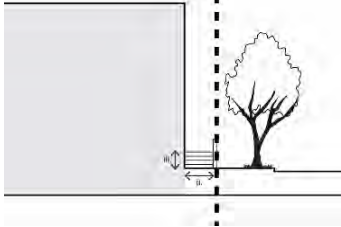
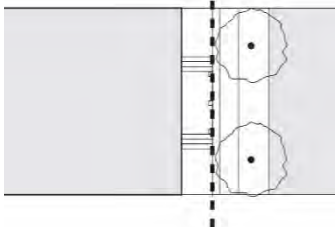
<p>Section View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Plan View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Entrance Feature characteristics:</p> <p>i. Width ii. Depth iii. Height</p> <p><i>From outside edge of building element included in the entrance feature</i></p> <p><i>Exterior foundation projection of the entrance feature</i></p> <p><i>From grade to highest point of the entrance feature</i></p>
		<p>1.2 m min</p> <p>2 m max (not including stairs or accessibility features)</p> <p>Aligned with floor heights</p>
<p>Additional Standards</p>	<p>iv. Fences shall be provided between the thoroughfare and the entrance feature that meets safety code requirements.</p> <p>v. Trees shall be incorporated in any area of the frontage that is not hardscaped. Every effort should be made to accommodate trees, however, where enough space cannot be accommodated alternate soft landscaping may be used, at the discretion of the Development Authority.</p>	

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

e) STOOP

A [frontage](#) where the first [storey](#) is elevated from [grade](#). This [frontage](#) type is typically used for [buildings](#) where the elevation provide additional privacy for windows. As such, the [entrance feature](#) should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in [grade](#).

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
Additional Standards	iv. Projections , such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4 m from the floor height.			
		1.8 m min (not including stairs or accessibility features)	2 m max	Aligned with floor height

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

f) SHOPFRONT

A [frontage](#) where the [entrance feature](#) is at sidewalk [grade](#) and where the [façade](#) has several windows on the ground floor with an awning or similar [structure](#) projecting over the entrance.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to lowest point of the awning or overhang</i>
		30% min	1.5 m min	3.05 m max

Additional Standards

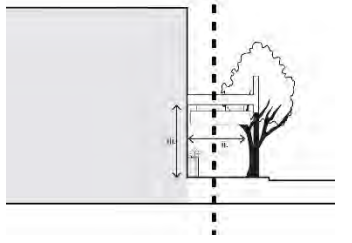
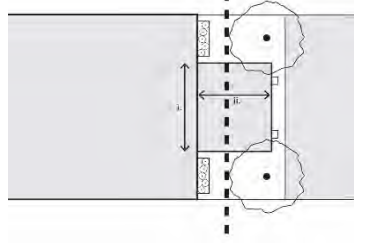
- iv. Ground floor [uses](#) are limited to lodging, commercial, and institutional [uses](#).
- v. Where appropriate, a [projection sign](#) shall be integrated with the [entrance feature](#).
- vi. [Hard landscaping](#) shall be contiguous and seamlessly integrated with the public sidewalk with no [grade](#) adjustments.
- vii. A minimum of 50% of the ground floor [façade](#) shall be composed of non-glazed windows and doors.
- viii. Sidewalk Cafés may be incorporated as per Beaumont's *Sidewalk Café Guidelines*.

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

g) GALLERY

A [frontage](#) where the [entrance feature](#) is an attached cantilevered [eave](#) or lightweight colonnade overhanging the entrance. The [entrance feature](#) may overhang, or encroach on, the [lot line](#) where pedestrian movement is not hindered.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width Percentage of lot width	ii. Depth Exterior foundation projection of the entrance feature	iii. Height From grade to highest point of the entrance feature
Additional Standards	iv. Where appropriate, a projection sign shall be integrated with the entrance feature . v. Where appropriate, the width of the entrance feature may be seamlessly continued to adjacent buildings . vi. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments. vii. Where any structure encroaches on the public realm all maintenance and upkeep of the structure and surrounding area is the responsibility of the private owner.	30% min	3 m min	3.5 m min

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the <i>General Design Standards</i> except where Frontage Type Standards in Section 3.4.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	All lots greater than 2,500 m ² shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site , where 40% of those trees shall be coniferous, except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees, except for municipal reserve land .
d) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
e) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.4.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
f) Number of Shrubs	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site , except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs, except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m in height on any other portion of the lot . A permit is required for a fence exceeding 1.0 m in height on a secondary frontage .

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	
		<u>Golf Course</u>	
		<u>Kennel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	
		<u>Retail & Service - General</u>	1 stall per 100 m ² of <u>lot coverage</u>
<u>Retail & Service - Large</u>			

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) MINIMUM PARKING STANDARDS

[Show Home](#) -

b) MINIMUM PARKING STANDARDS

vi.	Industrial Uses	Industrial - Medium	1 stall per 100 m ² of lot coverage
		Industrial - Light	
		Recreational Vehicle Storage	
		Wash Station	

vii.	Institutional Uses	After Life Care	2 stalls per 100 m ² of lot coverage	
		Cemetery		
		Culture		
		Education		
		Government		
		Hospital		
		Human Services		
		Recreation - Active		
		Recreation - Passive		-
		Parking Lot with no associated Use		-
Special Events	-			

viii.	Other Uses	Accessory Building or Structure	-
		Public Utility	-
		Excavation, Stripping & Grading	-
		Private Utility	-
		Sign	-
		Temporary Development	-

c) PARKING STANDARDS

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PARKING STANDARDS

i.	Development Standards	Any parking area having four or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and to safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.4.10 (a).
iv.	Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.4.10 (a) may be reduced to the satisfaction of the Municipality .
v.	Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.4.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Structure	Accesses shall be designed as an integral part of the building façade

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PARKING STANDARDS

	Design	so they are in scale and character with the rest of the building . Accesses shall not interfere with pedestrian movement.
viii.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
ix.	Landscaped Islands	In addition to the landscape requirements in Section 3.4.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
x.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

d) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

e) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
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PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

ii.	Lane Access	Lots fronting an arterial roadway shall be required to have access from a rear lane . Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality , such as where a front attached garage frontage type is used with a lane .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .

f) LOADING STANDARDS

i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.
v.	Location	Loading areas shall be located to the side or rear of a lot .

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

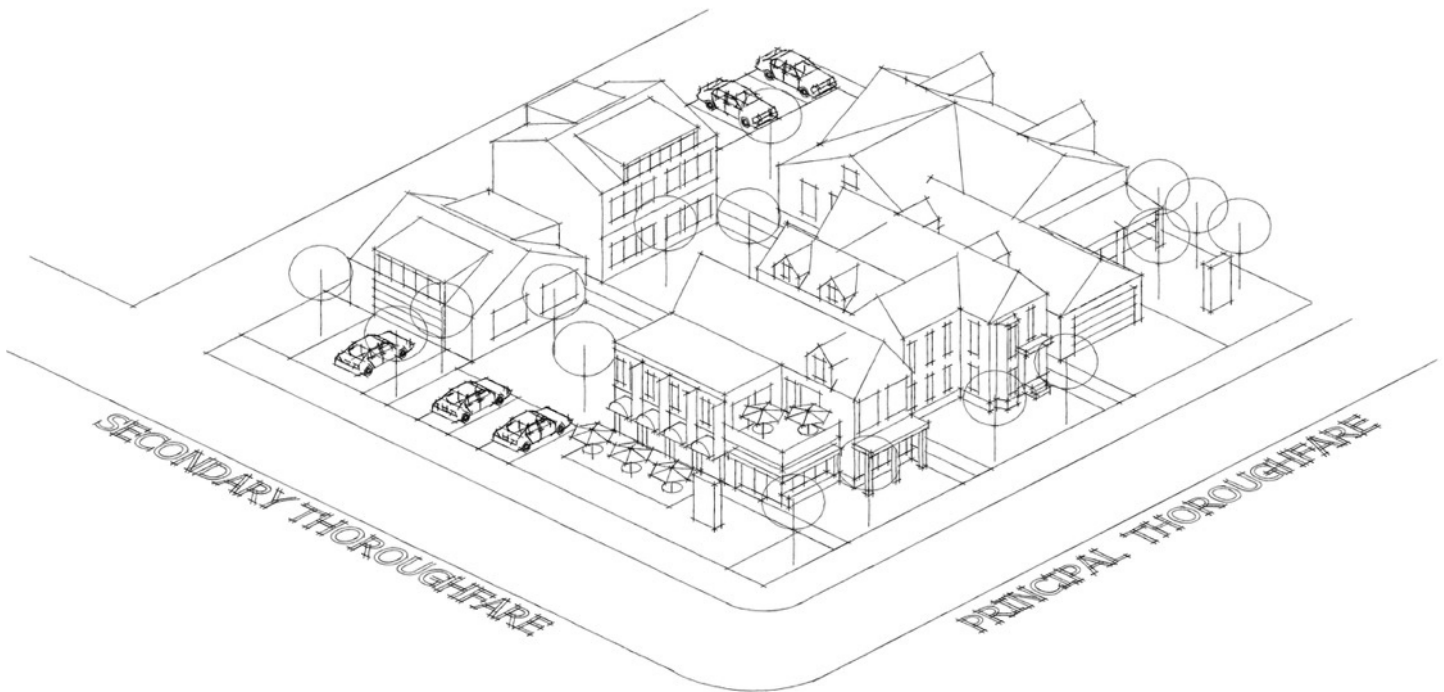
3.5 MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.1 Intent

General Intent: To provide opportunities for intensification of [uses](#) and new [uses](#) to support a vibrant and successful downtown.

How uses are mixed: The variety of [uses](#) will change over time on an incremental scale that slowly alters the character of the neighbourhood from primarily residential. Redevelopment will encourage additional [dwelling units](#) and new [uses](#) that create a progressive transition from traditional residential neighbourhoods to an integrated and diverse Centre-Ville area.

Form of Development: Redevelopment shall respect the general established pattern of [blocks](#) while adding to the [public realm](#) over time. Additional pedestrian accesses or linkages shall be integrated, if appropriate, where possible. Height, massing, [setbacks](#), landscaping and similar [site](#) features shall respect existing [adjacent](#) lots and [uses](#).



PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES		Retail & Service - General	
Agriculture - General	-		P
Agriculture - Intensive	-	Retail & Service - Large	-
Agriculture - Urban	P	Show Home	P
Cannabis Production and Processing	-	INDUSTRIAL USES	
Medical Cannabis Production	-	Industrial - Medium	-
		Industrial - Light	-
		Recreational Vehicle Storage	-
		Wash Station	-
RESIDENTIAL USES		INSTITUTIONAL USES	
Dwelling Unit(s)	P	After Life Care	D
Mobile Home	-	Cemetery	D
Temporary Dwelling Unit(s)	D	Culture	P
		Education	P
		Government	P
		Hospital	P
		Human Services	P
		Recreation - Active	P
		Recreation - Passive*	P
		Parking Lot with no associated Use	-
LODGING USES		Special Events	D
Bed & Breakfast	P	OTHER USES	
Campground	-	Accessory Building or Structure	P
Hotel / Motel	D	Public Utility*	P
		Excavation, Stripping & Grading	D
		Private Utility*	P
		Sign (as per Part 4)	P / D
		Temporary Development	D
BUSINESS USES			
Arts & Crafts	D		
Home Based Business - Major	D		
Home Based Business - Minor	P		
Office	P		
COMMERCIAL USES			
Adult Entertainment	-		
Drive Through Facility	-		
Entertainment Establishment	D		
Gas Station	-		
Golf Course	-		
Kennel	-		
Restaurant / Café	P		
Restricted Substance Retail	-		

*No *Development Permit* required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.3 Use Standards

a) <u>Bed & Breakfast</u>	i. The <u>use</u> shall be restricted to <u>dwelling unit(s)</u> ; ii. The character or external appearance of the <u>building</u> shall not be changed, except where minimal <u>alterations</u> are required for the <u>use</u> ; iii. Nuisances, in the opinion of the <u>Development Authority</u> , shall not be created by way of noise, parking, or traffic generation; and iv. 1 <u>sign</u> shall be permitted.
b) <u>Dwelling Unit</u> above a detached garage	Where a <u>dwelling unit</u> is located above a detached garage, windows shall be placed and sized such that they minimize direct views of <u>adjacent lot(s)</u> through one or more of the following: i. Off-setting window placement to limit direct view into a window of an <u>adjacent site</u> ; ii. Strategic placement of windows in conjunction with landscaping features; and/or iii. Placing larger windows to face a <u>lane</u> , flanking public roadway or other dwelling on the same <u>site</u>
c) <u>Home Based Business - Major</u>	i. Up to 10 clients per day are permitted; ii. May include a <u>day home</u> ; iii. 1 non-illuminated <u>sign</u> shall be permitted; iv. May include outdoor activities that do not cause a nuisance for <u>adjacent</u> lots, in the opinion of the <u>Development Authority</u> ; and v. No more than two (2) employees shall be in attendance at any one time.
d) Home Based Business - Minor	i. No client visits are permitted; ii. The residential character of the <u>building</u> shall not be affected; iii. Shall be contained within a <u>building</u> ; iv. No <u>signs</u> are permitted; and v. No accessory <u>structures</u> can be utilized for the purpose of the <u>use</u> .
e) <u>Restaurant / Café</u>	Outdoor speakers shall comply with any noise restrictions set by the <u>Municipality</u> .

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

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- f) [Temporary Dwelling Unit](#) Cannot include recreational vehicles or and shall be greater than 10m².
-

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

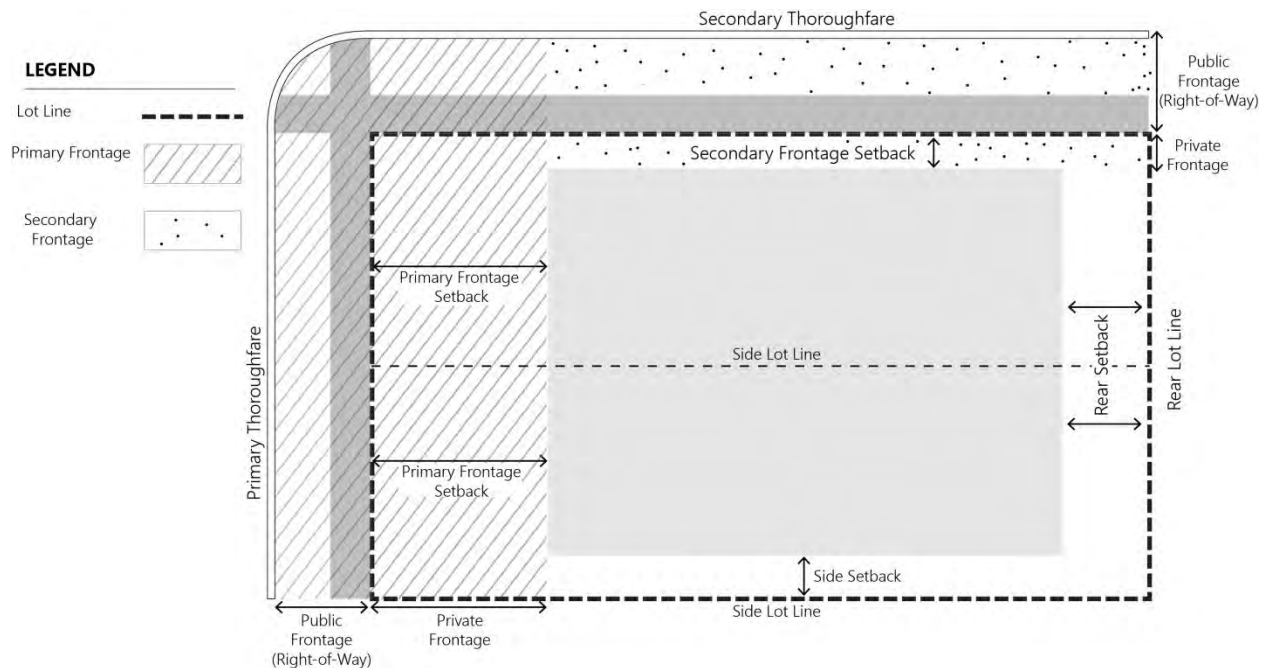
3.5.4 Block / Subdivision Standards

a) Block Length	Min 90 m to max 180 m
b) Block & Subdivision Standards	When redevelopment of a block occurs, rear lanes and pedestrian connections may be considered at the discretion of the Development Authority .
c) Lot Width	Min 7.5 m to max 15 m except for apartment buildings or institutional uses where the lot width may be increased up to 30 m, at the discretion of the Development Authority .

3.5.5 Residential Density

a) Minimum	1 dwelling unit per lot
b) Maximum	No requirement

3.5.6 Building Placement Standards



PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

a) PRINCIPAL BUILDINGS

i.	Principal Frontage Setback	Min 2 m to max 8 m
ii.	Secondary Frontage Setback	Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m
iii.	Side Yard Setback	Min 0 m to max 1.5 m
iv.	Zero Side Yard Standards	Min 1.5 m setback where other side yard is 0 m. A private maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m eave encroachment easement where no eave shall be closer than 0.90 m to the eave of the adjacent building ; a 0.60 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and lot grading shall be to the satisfaction of the Development Authority .
v.	Rear Yard Setback	Min 1.2 m
vi.	Lot Coverage	Min 20% to max 70% (including accessory building lot coverage as per Section 3.5.6 (b) (v))

b) ACCESSORY BUILDINGS

i.	Principal Frontage Setback	Min 3 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 2 m
iii.	Side Yard Setback	Min 1.2 m
iv.	Rear Yard Setback	Min 1.2 m
v.	Lot Coverage	Max 10%

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

c) ADDITIONAL SITE STANDARDS

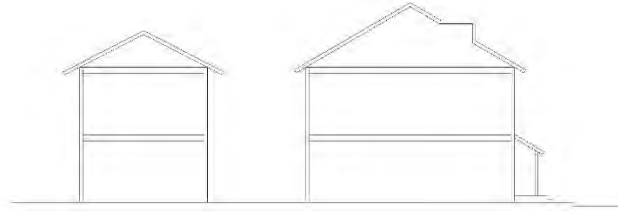
i.	Corner Visibility	No building , structure , fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii.	General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Vehicles	Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .
v.	Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway or lane .

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.7 Building Profile Standards

-
- a) [Principal Building Height](#) to [Eave](#) Max 4 [storeys](#)



-
- b) [Accessory Building Height](#) to [Eave](#) Max 2 [storeys](#) but in any event, no taller than the principal building.

-
- c) Design Standards
- i. New development will be compatible with [adjacent](#) development by ensuring siting and massing are complimentary and do not adversely affect privacy.
 - ii. [Buildings](#) on prominent [corner lots](#) shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.
 - iii. The size, location, design, character and appearance of any [building](#) or [structure](#) requiring a [development permit](#) shall be acceptable to the Development Authority having due regard to:
 - a. The policies and objectives contained within the municipality's statutory plans;
 - b. Beaumont Urban Design Guidelines;
 - c. The character of existing development in this [Land Use District](#) as well as the effect on [adjacent land use districts](#) and parcels unless the [building](#) or [structure](#) at the discretion of the Development Authority, sets a higher standard of design, character and appearance for this [Land Use District](#), or part of it; and
 - d. Other factors, such as daylight, sunlight and privacy.
 - iv. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.
 - v. No tarpaulin structures.

-
- d) Allowable [Projections](#) into Gallery, [balcony](#), [sign](#), awning, [accessibility features](#), [eave](#),
-

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

[Setbacks](#)

cantilever, chimney / fireplace

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses where the character of each frontage type shall be maintained, but variations to the entrance feature characteristics do not apply. Entrance features are any pedestrian access / egress to a building.

a) FRONT ATTACHED GARAGE

A frontage wherein a driveway and attached garage are located with a front entrance feature perpendicular to the principal thoroughfare.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
Additional Standards	iv. <u>Entrance features</u> shall be wholly visible from the <u>principal thoroughfare</u> . v. A minimum of 1 tree is required per <u>lot</u> . vi. All driveways shall extend a minimum of 6 m from the <u>lot line</u> to the garage foundation. vii. Driveways shall be no wider than the garage. viii. Where possible, curb cut widths shall be minimized.			

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

b) COMMON YARD

A planted frontage wherein the façade is set back from the front lot line. The principal frontage remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

Section View	Plan View	Entrance Feature characteristics:						
		<table border="0"> <tr> <td data-bbox="980 751 1154 1035"> i. Width <i>From outside edge of <u>building element</u> included in the <u>entrance feature</u></i> </td> <td data-bbox="1154 751 1328 1035"> ii. Depth <i>Exterior foundation <u>projection of the entrance feature</u></i> </td> <td data-bbox="1328 751 1523 1035"> iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i> </td> </tr> <tr> <td data-bbox="980 877 1154 909">1.2 m min</td> <td data-bbox="1154 877 1328 909">-</td> <td data-bbox="1328 877 1523 909">-</td> </tr> </table>	i. Width <i>From outside edge of <u>building element</u> included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection of the entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>	1.2 m min	-	-
i. Width <i>From outside edge of <u>building element</u> included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection of the entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>						
1.2 m min	-	-						

Additional Standards

- iv. A minimum of 2 trees are required per lot.
- v. Where a porch is included, it shall project at least 1.2 m from the front façade, not including stairs, and shall be equal to or greater than the width of the entrance feature as per Section 3.5.8 (b) (i).

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

c) PORCH & FENCE

A planted frontage where the façade is set back from the front lot line with an attached porch. A fence at the front lot line provides separation from the public realm.

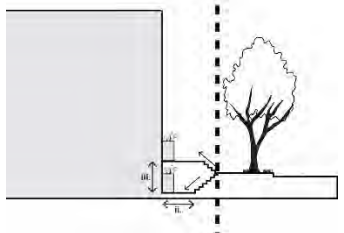
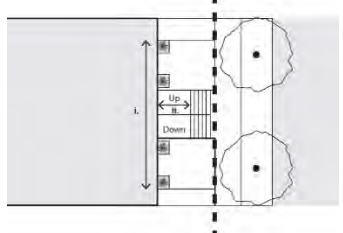
Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of <u>building element</u> included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior <u>foundation projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards	iv. A minimum of 2 trees are required per <u>lot</u> . v. Front fences shall be no higher than 1 m.	1.2 m min	1.2 m min	2.4 m min

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

d) ALTERNATE HEIGHT ENTRANCE

A [frontage](#) wherein the [façade](#) is set back from the [lot line](#) by an elevated or sunken entrance. This type [buffers uses](#) from urban sidewalks and removes the private yard from public encroachment. Entrances may be suitable for conversion to outdoor [restaurants / cafés](#) or similar [uses](#). This [frontage](#) shall be designed to incorporate [accessibility features](#).

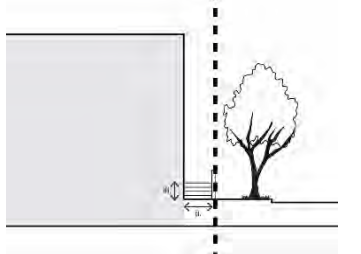
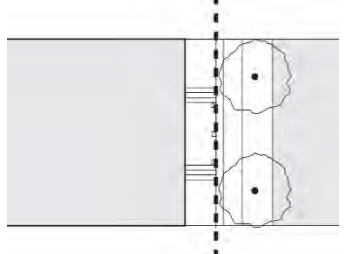
Section View	Plan View	Entrance Feature characteristics:			
		<p>Entrance Feature characteristics:</p> <table border="0"> <tr> <td data-bbox="990 798 1153 1081">i. Width <i>From outside edge of building element included in the entrance feature</i></td> <td data-bbox="1153 798 1315 1081">ii. Depth <i>Exterior foundation projection of the entrance feature</i></td> <td data-bbox="1315 798 1510 1081">iii. Height <i>From grade to highest point of the entrance feature</i></td> </tr> </table>	i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>			
Additional Standards	<ul style="list-style-type: none"> iv. Fences shall be provided between the thoroughfare and the entrance feature that meets safety code requirements. v. Trees shall be incorporated in any area of the frontage that is not hardscaped. Every effort should be made to accommodate trees, however, where enough space cannot be accommodated alternate soft landscaping may be used, at the discretion of the Development Authority. 				

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

e) STOOP

A [frontage](#) where the first [storey](#) is elevated from [grade](#). This [frontage](#) type is typically used for [buildings](#) where the elevation provides additional privacy for windows. As such, the [entrance feature](#) should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in [grade](#).

Section View	Plan View	Entrance Feature characteristics:		
 <p>Diagram illustrating the Section View of a stoop. It shows a building on a lot, a dashed line representing the Right-of-Way (R.O.W.), and a tree in the public frontage area. Labels include LOT, PRIVATE FRONTAGE, R.O.W., and PUBLIC FRONTAGE.</p>	 <p>Diagram illustrating the Plan View of a stoop. It shows a building on a lot, a dashed line representing the Right-of-Way (R.O.W.), and two circular elements representing entrance features. Labels include LOT, PRIVATE FRONTAGE, R.O.W., and PUBLIC FRONTAGE.</p>	<p>i. Width <i>From outside edge of building element included in the entrance feature</i></p>	<p>ii. Depth <i>Exterior projection of the entrance feature</i></p>	<p>iii. Height <i>From grade to highest point of the entrance feature</i></p>
<p>Additional Standards</p>	<p>iv. Projections, such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4 m from the floor height.</p>	<p>1.8 m min (not including stairs or accessibility features)</p>	<p>2 m max</p>	<p>Aligned with floor height</p>

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

f) SHOPFRONT

A **frontage** where the **entrance feature** is at sidewalk **grade** and where the **façade** has several windows on the ground floor with an awning or similar **structure** projecting over the entrance.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to lowest point of the awning or overhang</i>
Additional Standards	<ul style="list-style-type: none"> iv. Ground floor Uses are limited to lodging, commercial, and institutional uses. v. Where appropriate, a projection sign shall be integrated with the entrance feature. vi. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments. vii. A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors. viii. Sidewalk Cafés may be incorporated as per Beaumont's <i>Sidewalk Café Guidelines</i>. 	30% min	1.5 m min	3.05 m max

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

g) GALLERY

A **frontage** where the **entrance feature** is an attached cantilevered **eave** or lightweight colonnade overhanging the entrance. The **entrance feature** may overhang, or encroach on, the **lot line** where pedestrian movement is not hindered.

Section View	Plan View	Entrance Feature characteristics:						
		<table border="0"> <tr> <td data-bbox="998 556 1161 766">i. Width <i>Percentage of lot width</i></td> <td data-bbox="1193 556 1323 766">ii. Depth <i>Exterior foundation projection of the entrance feature</i></td> <td data-bbox="1356 556 1518 766">iii. Height <i>From grade to highest point of the entrance feature</i></td> </tr> <tr> <td data-bbox="998 913 1161 955">30% min</td> <td data-bbox="1193 913 1323 955">3 m min</td> <td data-bbox="1356 913 1518 955">3.5 m min</td> </tr> </table>	i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>	30% min	3 m min	3.5 m min
i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>						
30% min	3 m min	3.5 m min						

Additional Standards

- iv. Where appropriate, a **projection sign** shall be integrated with the **entrance feature**.
- v. Where appropriate, the width of the **entrance feature** may be seamlessly continued to **adjacent buildings**.
- vi. **Hard landscaping** shall be contiguous and seamlessly integrated with the public sidewalk with no **grade** adjustments.
- vii. Where any **structure** encroaches on the **public realm** all maintenance and upkeep of the **structure** and surrounding area is the responsibility of the private owner.

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the General Design Standards except where Frontage Type Standards in Section 3.5.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	All lots greater than 2,500 m ² shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site , where 40% of those trees shall be coniferous, except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees, except for municipal reserve land .
d) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.5.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
e) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
f) Number of Shrubs	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site , except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs, except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m in height on any other portion of a lot . A permit is required for a fence exceeding 1.0 m in height on a secondary frontage .

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

3.5.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
		<hr/>	
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
<hr/>			
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
<hr/>			
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
<hr/>			
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	
		<u>Golf Course</u>	
		<u>Kennel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	1 stall per 100 m ² of <u>lot coverage</u>
<hr/>			

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

a) MINIMUM PARKING STANDARDS		
	Retail & Service – General	coverage
	Retail & Service – Large	
	Show Home	-
vi.	Industrial Uses	
	Industrial – Medium	
	Industrial – Light	1 stall per 100 m ² of lot
	Recreational Vehicle Storage	coverage
	Wash Station	
vii.	Institutional Uses	
	After Life Care	
	Cemetery	
	Culture	
	Education	2 stalls per 100 m ² of lot
	Government	coverage
	Hospital	
	Human Services	
	Recreation – Active	
	Recreation – Passive	-
	Parking Lot with no associated Use	-
	Special Events	-
viii.	Other Uses	
	Accessory Building or Structure	-
	Public Utility	-
	Excavation, Stripping & Grading	-
	Private Utility	-
	Sign	-
	Temporary Development	-

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

b) PARKING STANDARDS

i. Development Standards	Any parking area having four or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii. Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage .
iii. Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.5.10 (a).
iv. Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.5.10 (a) may be reduced to the satisfaction of the Municipality .
v. Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.5.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi. Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

b) PARKING STANDARDS

vii.	Parking Lots / Structures	Surface parking lots and / or parking structures shall not be permitted unless associated with a development.
viii.	Parking Structure Design	Accesses shall be designed as an integral part of the building façade so they are in scale and character with the rest of the building . Accesses shall not interfere with pedestrian movement.
ix.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
x.	Landscaped Islands	In addition to the landscape requirements in Section 3.5.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
xi.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

c) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

d) ACCESS STANDARDS

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
ii.	Lane Access	Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality , such as where a front attached garage frontage type is used with a lane .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .

e) LOADING STANDARDS

i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.
v.	Location	Loading areas shall be located to the side or rear of a lot .

PART 3: LAND USE DISTRICTS

MAIN STREET DISTRICT (MS)

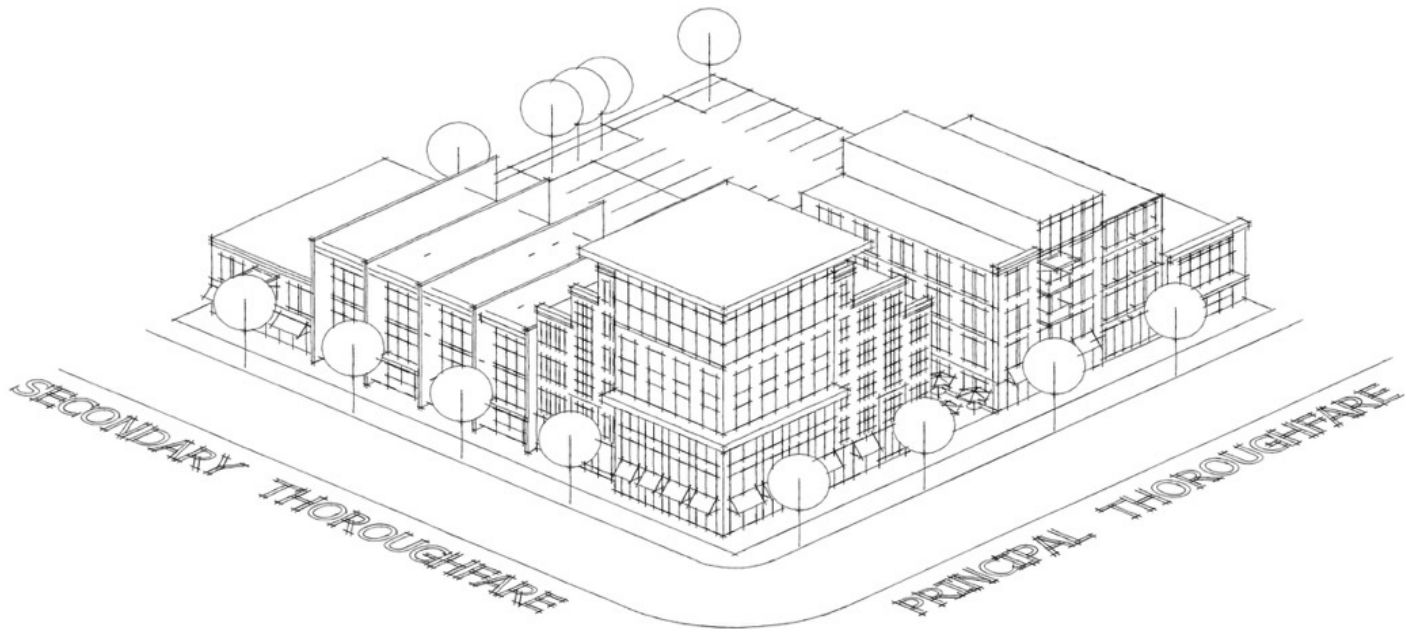
3.6 MAIN STREET DISTRICT (MS)

3.6.1 Intent

General Intent: To enhance the vibrancy and pedestrian orientation of main streets throughout Beaumont, such as 50th Street and 50th Avenue in Centre-Ville. Heritage resources shall be preserved or integrated into the streetscape.

How uses are mixed: Uses on principal thoroughfares shall primarily be mixed-use buildings where commercial uses that activate the street for pedestrians are located on the ground floor with residential and business uses on higher floors, or behind commercial uses if located on the ground floor. Buildings and uses located on secondary thoroughfares can have single uses while still maintaining a strong pedestrian interface.

Form of Development: Lots shall vary in size and configuration to enable a diverse streetscape with a traditional main street character. All building entrances shall be oriented to the street and shall seamlessly integrate with the public realm.



3.6.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#).

Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	-
Agriculture - Intensive	-
Agriculture - Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	P
Campground	-
Hotel / Motel	P
BUSINESS USES	
Arts & Crafts	P
Home Based Business - Major	P
Home Based Business - Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	D
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	-
Kennel	-
Restaurant / Café	P
Restricted Substance Retail	D
Retail & Service - General	P
Retail & Service - Large	-
Show Home	P

INDUSTRIAL USES	
Industrial - Medium	-
Industrial - Light	-
Recreational Vehicle Storage	-
Wash Station	-
INSTITUTIONAL USES	
After Life Care	D
Cemetery	-
Culture	P
Education	P
Government	P
Hospital	D
Human Services	P
Recreation - Active	P
Recreation - Passive*	P
Parking Lot with no associated Use	D
Special Events	D
OTHER USES	
Accessory Building or Structure	D
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)
 D = [Discretionary Use](#)
 - = Not allowed

3.6.3 Use Standards

a) Bed & Breakfast	<ol style="list-style-type: none">i. The use shall be restricted to dwelling unit(s);ii. The character or external appearance of the building shall not be changed, except where minimal alterations are required for the use;iii. Nuisances, in the opinion of the Development Authority, shall not be created by way of noise, parking, or traffic generation; andiv. 1 sign shall be permitted.
b) Dwelling Unit(s)	<ol style="list-style-type: none">i. Buildings with 1 dwelling unit or in the form of a single detached dwelling shall not be permitted.
c) Home Based Business - Major	<ol style="list-style-type: none">i. Up to 10 clients per day are permitted;ii. May include a day home;iii. 1 non-illuminated sign shall be permitted; andiv. May include outdoor activities that do not cause a nuisance for adjacent lots, in the opinion of the Development Authority; andv. No more than two (2) employees shall be in attendance at any one time.
d) Home Based Business - Minor	<ol style="list-style-type: none">i. No client visits are permitted;ii. The residential character of the building shall not be affected;iii. Shall be contained within a building;iv. No signs are permitted; andv. No accessory structures can be utilized for the purpose of the use.
e) Temporary Dwelling Unit	<ol style="list-style-type: none">i. Cannot include recreational vehicles or and shall be greater than 10m².
f) Restricted Substance Retail	<ol style="list-style-type: none">i. In areas where this use includes the sale of cannabis, no building shall be located within 100m from:<ol style="list-style-type: none">a. The boundary of a parcel of land on which an existing education use is located; orb. The boundary of any land that is designated as school reserve or municipal and school reserve under the Municipal Government Act as measured from the exterior wall of said building.ii. In case of an education use located in a comprehensive

commercial development, no building with this use selling cannabis shall be located within 100m of the building housing the education use, measured from the closest point of an exterior wall of said building (and if the education use is located in a bay or unit within a comprehensive commercial development, from the wall of the bay or unit as opposed to exterior wall of the comprehensive commercial development) to the exterior wall of the building with the restricted substance retail use.

- iii. For the purpose of this section, education use shall not include an early childhood services program, any home education program or research facility.
 - iv. In areas where this use includes the sale of cannabis, no building shall be located within 200m from another building that includes the sale of cannabis as measured from the closest point of an exterior wall of each restricted substance retail store selling cannabis
-

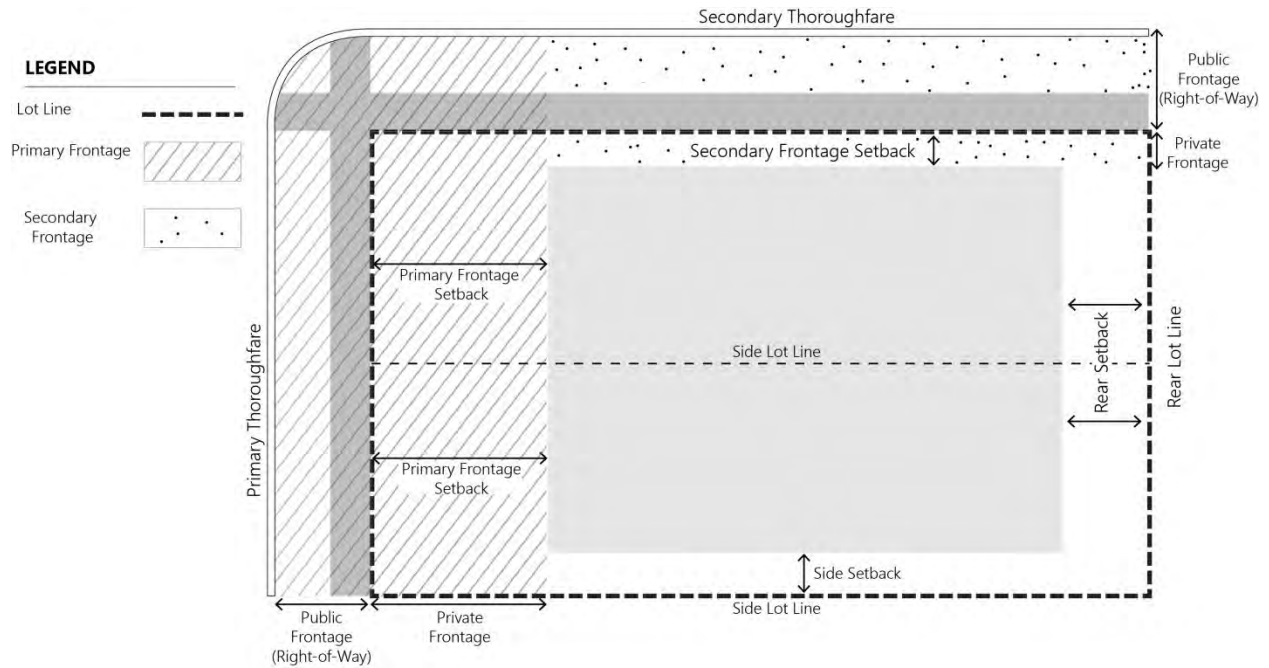
3.6.4 Block / Subdivision Standards

a) Block Length	i. Min 80 m to max 120 m for planned areas ii. No requirement for built-up areas
b) Block & Subdivision Standards	i. To create a pedestrian network throughout Beaumont a mid- block pedestrian walkway shall be dedicated as a right-of-way or reserved with a permanent easement where the block length exceeds 100 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length . With the addition of the right-of-way , the new block length shall not exceed 100m. At the discretion of the Development Authority , lots adjacent to arterial roads or highways may not be required to include a pedestrian right-of-way , or where the topographic changes, existing buildings or other natural or man-made obstructions prevent such access, and where strict compliance would pose a safety hazard. ii. All vehicular rights-of-way shall terminate at other vehicular rights-of-way to form a network. iii. Subdivision within a block shall be varied to allow for a variety of lot widths . iv. Rear lanes are required for all large new developments or redevelopments such as entire blocks. Blocks with existing lanes shall retain such access. v. Block standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.
c) Lot Width	Min 7.5 m

3.6.5 Residential Density

a) Minimum	i. 80 dwelling units per net hectare for planned development
b) Maximum	i. No requirement

3.6.6 Building Placement Standards



a) PRINCIPAL BUILDINGS

i.	<u>Principal Frontage Setback</u>	2 m
ii.	<u>Secondary Frontage Setback</u>	2 m
iii.	<u>Side Yard Setback</u>	0 m to max 6 m
iv.	<u>Rear Yard Setback</u>	Min 1.2 m
v.	<u>Lot Coverage</u>	Max 80% (including accessory <u>building lot coverage</u> as per Section 3.6.6 (b) (v))

b) ACCESSORY BUILDINGS

i.	Principal Frontage Setback	Min 2 m and no closer than principal building
ii.	Secondary Frontage Setback	Min 2 m to max 10 m
iii.	Side Yard Setback	Min 2 m to max 10 m
iv.	Rear Yard Setback	Min 2 m to max 10m
v.	Lot Coverage	Max 10%

c) ADDITIONAL SITE STANDARDS

i.	Corner Visibility	No building , structure , fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii.	General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrates the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Large Vehicles	Dismantled or wrecked vehicles, recreational vehicles and commercial vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .
v.	Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway or lane .

3.6.7 Building Profile Standards

- a) [Principal Building Height](#) Min 2 [storeys](#)
to [Eave](#)



-
- b) [Accessory Building Height](#) Max 1 [storey](#)
to [Eave](#)

- c) Design Standards
- i. All [uses](#) shall meet the standards of the [Beaumont Urban Design Guidelines](#).
 - ii. [Buildings](#) on prominent [corner lots](#) shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.
 - iii. Side and rear [façades](#) shall have similar colours and materials as front [façade](#).
 - iv. Roof lines and [building façades](#) shall be articulated and varied to reduce perceived mass and linear appearance of large [buildings](#).
 - v. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.
 - vi. Materials including exposed concrete and vinyl are not permitted.
 - vii. [Buildings](#) wider than 10m may have multiple entrances on the [principal thoroughfare](#).

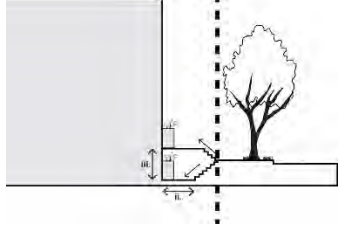
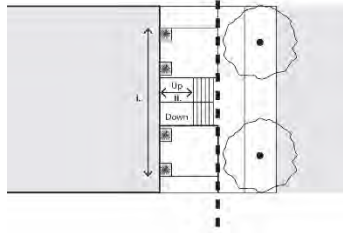
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- d) Allowable [Projections](#) into Gallery, shopfront, stoop, alternate height entrance, [balcony](#), [sign](#), [Setbacks](#) awning, [accessibility features](#), [eave](#), cantilever, chimney / fireplace
-

3.6.8 Frontage Type Standards

Frontage Type Standards shall apply to each **principal frontage** for all **uses** except institutional **uses** where the character of each **frontage** type shall be maintained, but variations to the **entrance feature** characteristics do not apply. **Entrance features** are any pedestrian access / egress to a **building**.

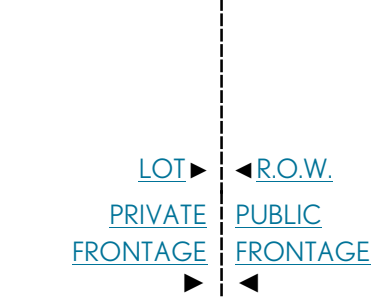
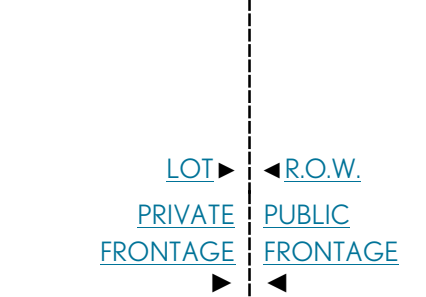
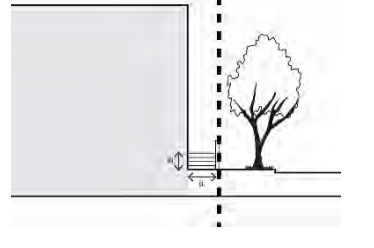
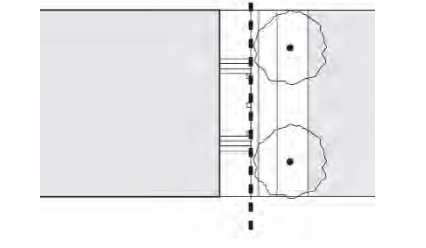
a) ALTERNATE HEIGHT ENTRANCE

A **frontage** wherein the **façade** is **setback** back from the **lot line** by an elevated or sunken entrance. This **frontage** type **buffers uses** from urban sidewalks and removes the private yard from public encroachment. Entrances may be suitable for conversion to outdoor **restaurants / cafés** or similar **uses**. This **frontage** shall be designed to incorporate **accessibility features**.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
Additional Standards	iv. Fences shall be provided between the thoroughfare and the entrance feature that meets safety code requirements. v. Trees shall be incorporated in any area of the frontage that is not hardscaped. Every effort should be made to accommodate trees, however, where enough space cannot be accommodated alternate soft landscaping may be used, at the discretion of the Development Authority .	1.2 m min	2 m max (not including stairs or accessibility features)	Aligned with floor heights

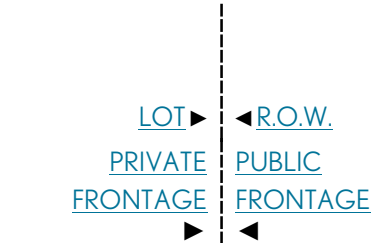
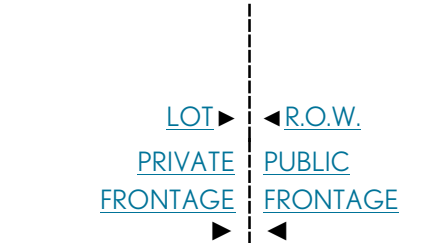
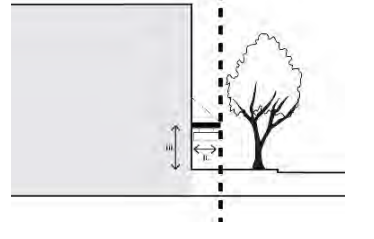
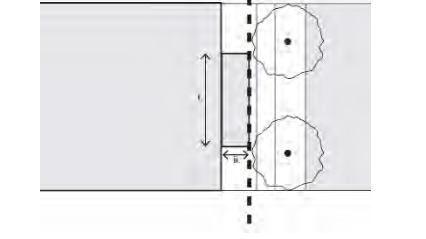
b) STOOP

A [frontage](#) where the first [storey](#) is elevated from [grade](#). This [frontage](#) type is typically used for [buildings](#) where the elevation provide additional privacy for windows. As such, the [entrance feature](#) should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in [grade](#).

<p>Section View</p> 	<p>Plan View</p> 	<p>Entrance Feature characteristics:</p>		
		<p>i. Width</p> <p><i>From outside edge of building element included in the entrance feature</i></p>	<p>ii. Depth</p> <p><i>Exterior foundation projection of the entrance feature</i></p>	<p>iii. Height</p> <p><i>From grade to highest point of the entrance feature</i></p>
<p>Additional Standards</p>		<p>iv. Projections, such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4 m from the floor height.</p>		

c) SHOPFRONT

A **frontage** where the **entrance feature** is at sidewalk **grade** and where the **façade** has several windows on the ground floor with an awning or similar **structure** projecting over the entrance.

<p>Section View</p> 	<p>Plan View</p> 	<p>Entrance Feature characteristics:</p> <p>i. Width <i>Percentage of lot width</i></p> <p>ii. Depth <i>Exterior foundation projection of the entrance feature</i></p> <p>iii. Height <i>From grade to lowest point of the awning or overhang</i></p>
		<p>75% min 1.5 m min 3.05 m max</p>

Additional Standards

- iv. Ground floor **uses** are limited to lodging, commercial, and institutional **uses**.
- v. Where appropriate, a **projection sign** shall be integrated with the **entrance feature**.
- vi. **Hard landscaping** shall be contiguous and seamlessly integrated with the public sidewalk with no **grade** adjustments.
- vii. A minimum of 70% of the ground floor **façade** shall be composed of non-glazed windows and doors.
- viii. Sidewalk Cafés may be incorporated as per Beaumont's *Sidewalk Café Guidelines*.

d) GALLERY

A [frontage](#) where the [entrance feature](#) is an attached cantilevered [eave](#) or lightweight colonnade overhanging the entrance. The [entrance feature](#) may overhang, or encroach on, the [lot line](#) where pedestrian movement is not hindered.

<p>Section View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Plan View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Entrance Feature characteristics:</p> <p>i. Width ii. Depth iii. Height</p> <p><i>Percentage of lot width</i> <i>Exterior foundation projection of the entrance feature</i> <i>From grade to highest point of the entrance feature</i></p>
		<p>30% min 3 m min 3.5 m min</p>

Additional Standards

- iv. Where appropriate, a [projection sign](#) shall be integrated with the [entrance feature](#).
- v. Where appropriate, the width of the [entrance feature](#) may be seamlessly continued to [adjacent buildings](#).
- vi. [Hard landscaping](#) shall be contiguous and seamlessly integrated with the public sidewalk with no [grade](#) adjustments.
- vii. Where any [structure](#) encroaches on the [public realm](#) all maintenance and upkeep of the [structure](#) and surrounding area is the responsibility of the private owner.

3.6.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the General Design Standards except where Frontage Type Standards in Section 3.6.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site, where 40% of those trees are coniferous except for municipal reserve land . Unless otherwise provided by a front standard , all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees except for municipal reserve land .
d) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
e) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.6.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
f) Number of Shrubs	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site, except for municipal reserve land . Unless otherwise provided by a front standard , all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Cash in Lieu	At the discretion of the Development Authority , cash-in-lieu may be provided for required trees on sites adjacent to 50 th Avenue and 50 th Street at a replacement cost of \$650 per tree to provide the same level of landscaping in a different location.
j) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage , or 1.8 m on any other portion of a lot .

3.6.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	<u>coverage</u>
		<u>Golf Course</u>	
		<u>Kennel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	
		<u>Retail & Service - General</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Retail & Service - Large</u>	
	<u>Show Home</u>	-	

a) MINIMUM PARKING STANDARDS

vi.	Industrial <u>Uses</u>	<u>Industrial - Medium</u>	
		<u>Industrial - Light</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Recreational Vehicle Storage</u>	
		<u>Wash Station</u>	
vii. Institutional <u>Uses</u>			
		<u>After Life Care</u>	
		<u>Cemetery</u>	
		<u>Culture</u>	
		<u>Education</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Government</u>	
		<u>Hospital</u>	
		<u>Human Services</u>	
		<u>Recreation - Active</u>	
		<u>Recreation - Passive</u>	-
		<u>Parking Lot with no associated Use</u>	-
		<u>Special Events</u>	-
viii. Other <u>Uses</u>			
		<u>Accessory Building or Structure</u>	-
		<u>Public Utility</u>	-
		<u>Excavation, Stripping & Grading</u>	-
		<u>Private Utility</u>	-
		<u>Sign</u>	-
		<u>Temporary Development</u>	-

b) PARKING STANDARDS

b) PARKING STANDARDS

i.	Development Standards	Any parking area having ten or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.6.10 (a).
iv.	Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.6.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
v.	Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.6.10(a) may be reduced to the satisfaction of the Municipality .
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Lots / Structures	Surface parking lots and / or parking structures shall not be permitted unless associated with a development.
viii.	Parking Structure Design	Accesses shall be designed as an integral part of the building façade so they are in scale and character with the rest of the building .

b) PARKING STANDARDS

		Accesses shall not interfere with pedestrian movement.
ix.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
x.	Landscaped Islands	In addition to the landscape requirements in Section 3.6.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
xi.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.
xii.	Cash in Lieu	At the option of the Development Authority , and in lieu of providing the number of required parking stalls , an Owner of land proposed for Development shall pay the municipality to provide the equivalent parking area. The amount of money required will be determined by resolution of Council and shall be based on the amount needed to construct the required number of parking stalls on land owned, or proposed to be purchased, by the municipality . Money so received by the municipality shall be used only for the development of a municipal parking lot .

c) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.

c) BICYCLE PARKING STANDARDS

iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

d) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
ii.	Lane Access	Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .

e) LOADING STANDARDS

i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long and no longer than 12 m.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation. Where possible, access shall not be located on the principle thoroughfare .

e) **LOADING STANDARDS**

v. Location

Loading areas shall be located to the side or rear of a [lot](#).

3.6.11 Heritage Resources Overlay

a) Intent	The heritage resources overlay is intended to identify, recognize, and support buildings in Beaumont that were constructed prior to 1940, and that add historical value to Beaumont. Principal buildings are permitted in their current form as of the date this bylaw is adopted.
b) Lots Included	<ul style="list-style-type: none"> i. 4905 50 Street, NW 26-50-24-W4M, Title 842 182 789, LINC 0023 210 800 ii. 5110 50 Avenue, SE 34-50-24-W4M, Title 082 519 085, LINC 0020 716 197 iii. 5006 50 Avenue, SE 34-50-24-W4M, Title 042 187 268, LINC 0015 750 169 iv. 5101 50 Avenue, Lot 1A, Block 2, Plan 042 4176, Title 142 134 566, LINC 0030 572 706
c) Application of Standards	All development standards identified in Section 3.6 for the Main Street District apply to these lots at the discretion of the Development Authority unless stated otherwise in this section (3.6.11).
d) Principal Building(s)	To maintain their heritage value principal buildings shall remain in their current form as of the date of adoption of this bylaw. No external structural changes shall be permitted. External façade changes shall maintain or enhance heritage value and / or design as of the date of adoption of this bylaw.

e) Exceptions	Sections 3.6.3 (b), 3.6.5, 3.6.7 (a) and 3.6.8 shall not apply. All standards may be varied for institutional uses at the discretion of the Development Authority .
f) Projections	In lieu of Section 3.6.7 (d), projections including signs , awnings, accessibility features , eaves , chimneys / fireplaces may be allowed.
g) Signs	Signage related to the historical value may be considered for each lot and shall be in conformity with the <i>Our Centre- Ville</i> Area Redevelopment Plan.

PART 3: LAND USE DISTRICTS

COMMERCIAL DISTRICT (C)

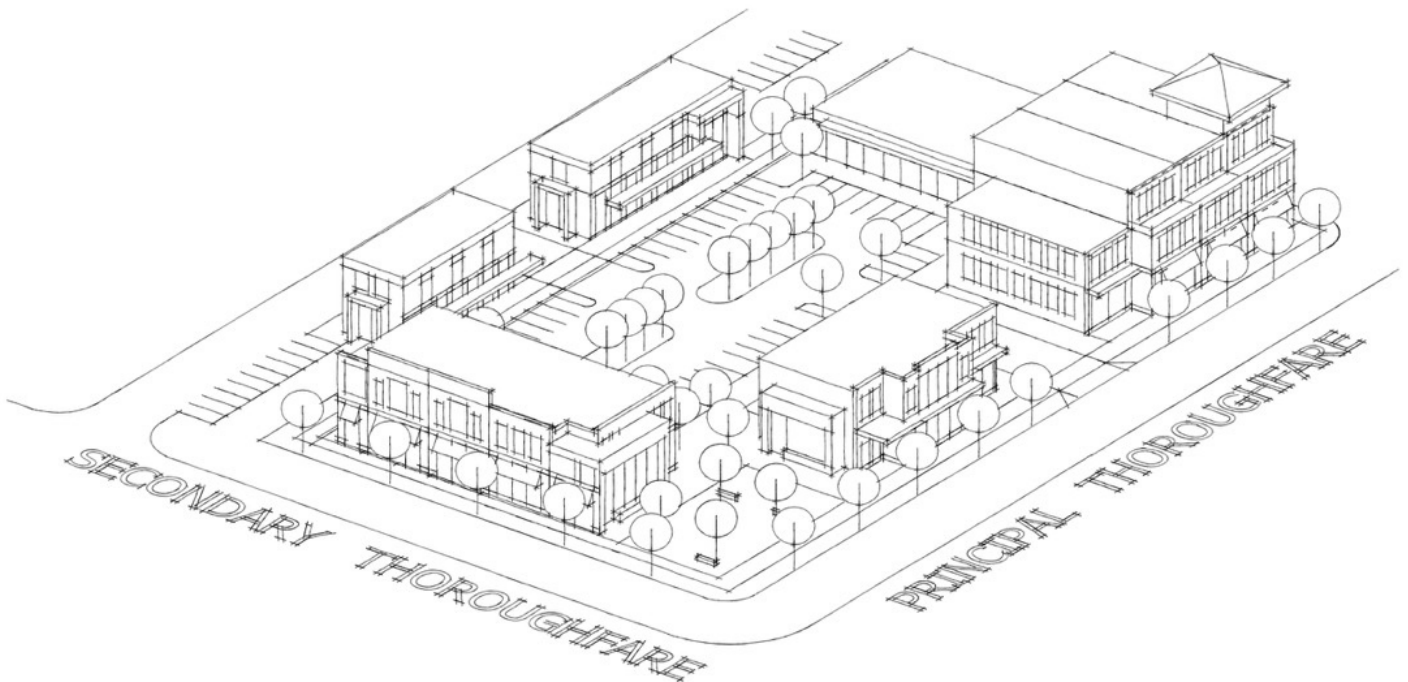
3.7 COMMERCIAL DISTRICT

3.7.1 Intent

General Intent: To provide employment opportunities through various commercial and [office uses](#) with supporting residential, where appropriate.

How uses are mixed: [Uses](#) shall be a blend of [office](#), commercial, business, and residential in internal street connectivity to break up large sites. Lots [adjacent](#) to residential areas shall incorporate appropriate transitioning methods including [building](#) orientation, massing, landscaping, utility locations, [setbacks](#), access, and / or buffering, as appropriate.

Form of Development: Lots shall be a variety of sizes and configurations to accommodate different economic development opportunities. [Buildings](#) shall be oriented and provide access to all pedestrian spaces, including internal [parking lots](#) and external thoroughfares. [Parking lots](#) and internal drive aisles shall be designed to provide safety and [security](#) to pedestrians and cyclists, as well as vehicles. Landscaping shall be integrated through [parking lots](#) to break up the space and provide effective storm water management.



PART 3: LAND USE DISTRICTS

COMMERCIAL DISTRICT (C)

3.7.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	-
Agriculture - Intensive	D
Agriculture - Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	D
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	P
Campground	D
Hotel / Motel	P
BUSINESS USES	
Arts & Crafts	P
Home Based Business - Major	P
Home Based Business - Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	D
Drive Through Facility	P
Entertainment Establishment	P
Gas Station	D
Golf Course	-
Kennel	D
Restaurant / Café	P
Restricted Substance Retail	D

Retail & Service - General	P
Retail & Service - Large	P
Show Home	D
INDUSTRIAL USES	
Industrial - Medium	-
Industrial - Light	D
Recreational Vehicle Storage	-
Wash Station	P
INSTITUTIONAL USES	
After Life Care	D
Cemetery	D
Culture	P
Education	P
Government	P
Hospital	P
Human Services	P
Recreation - Active	P
Recreation - Passive*	P
Parking Lot with no associated Use	D
Special Events	D
OTHER USES	
Accessory Building or Structure	D
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

3.7.3 Use Standards

a) Bed & Breakfast	<ol style="list-style-type: none">i. The use shall be restricted to dwelling unit(s);ii. The character or external appearance of the building shall not be changed, except where minimal alterations are required for the Use;iii. Nuisances, in the opinion of the Development Authority, shall not be created by way of noise, parking, or traffic generation; andiv. 1 sign shall be permitted.
b) Campground	<ol style="list-style-type: none">i. Campgrounds shall be in accordance with the <i>Our Place and Play Master Plan</i>;ii. Where possible, existing topography and natural features such as tree stands, shall be integrated in the site design;iii. The whole perimeter of the site shall be buffered sufficiently at the discretion of the Development Authority;iv. No outdoor speakers are permitted; andv. Nuisances, in the opinion of the Development Authority, shall not be created by way of noise, parking, or traffic generation.
c) Drive Through Facility	<ol style="list-style-type: none">i. All drive aisles shall have a buffer when adjacent to a dwelling unit or temporary dwelling unit;ii. Drive aisles shall not have access from a lane;iii. Drive aisles shall not be located within a frontage area or setback; andiv. A minimum of 6 vehicle queuing spaces shall be provided on site.
d) Home Based Business - Major	<ol style="list-style-type: none">i. Up to 10 clients per day are permitted;ii. May include a day home;iii. 1 non-illuminated sign shall be permitted; andiv. May include outdoor activities that do not cause a nuisance for adjacent lots, in the opinion of the Development Authority; andv. No more than two (2) employees shall be in attendance at any one time.
e) Home Based Business - Minor	<ol style="list-style-type: none">i. No client visits are permitted;ii. Shall be contained within a building;iii. No signs are permitted; andiv. No accessory structures can be utilized for the purpose of the use.
f) Restricted Substance Retail	<ol style="list-style-type: none">i. In areas where this use includes the sale of cannabis, no building shall be located within 100 m from:

-
- A. The boundary of a parcel of land on which an existing [education use](#) is located, or
 - B. The boundary of any land that is designated as school reserve or municipal and school reserve under the [Municipal Government Act](#) as measured from the exterior wall of said [building](#).
- ii. In the case of an [education use](#) located in a comprehensive commercial development, no [building](#) with this [use](#) selling [cannabis](#) shall be located within 100m of the [building](#) housing the [education use](#), measured from the closest point of an exterior wall of said [building](#) (and if the [education use](#) is located in a bay or unit within a comprehensive commercial development, from the wall of the bay or unit as opposed to exterior wall of the comprehensive commercial development) to the exterior wall of the [building](#) with the [restricted substance retail use](#).
 - iii. For the purposes of this section, [education use](#) shall not include an early childhood services program, any home [education](#) program, or research facility.
 - iv. In areas where this use includes sales of cannabis, no building shall be located within 200m from another building that includes the sale of cannabis as measured from the closest point of an exterior wall of each restricted substance retail store selling cannabis.

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- g) [Temporary Dwelling Unit](#)
 - i. Cannot include recreational vehicles or and shall be greater than 10 m².
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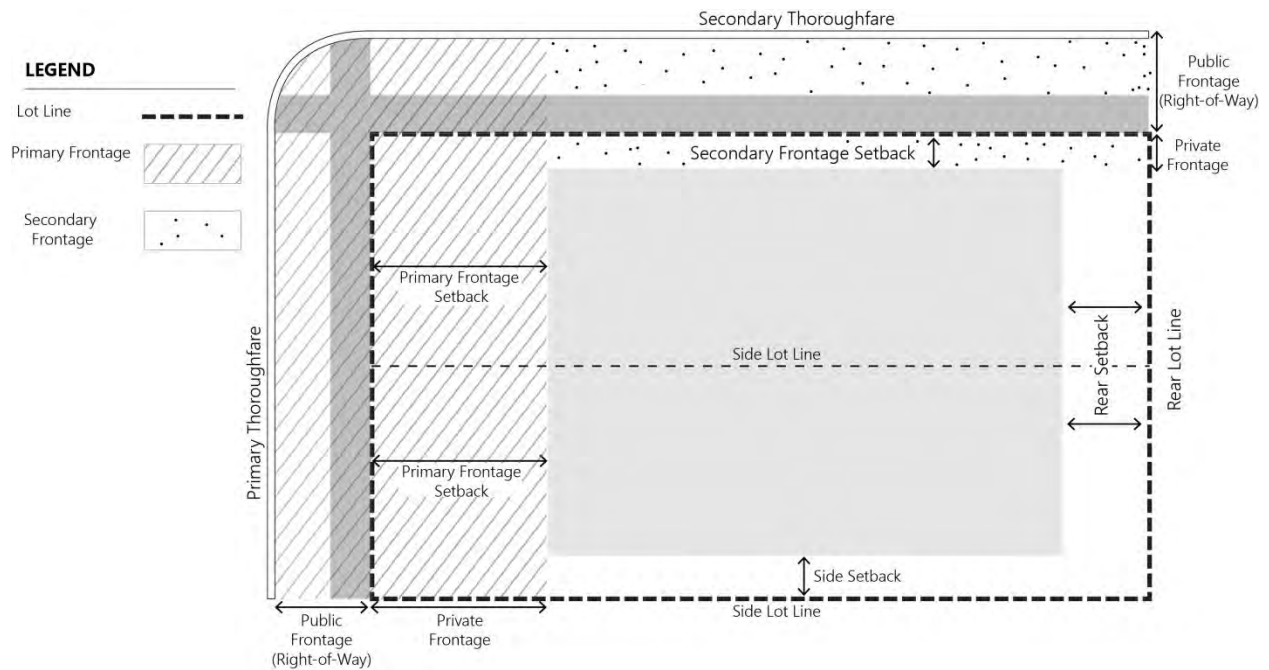
3.7.4 Block / Subdivision Standards

a) Block Length	No requirement
b) Block & Subdivision Standards	<ol style="list-style-type: none">i. To create a pedestrian network throughout Beaumont a mid-block pedestrian walkway shall be dedicated as a right-of-way or reserved with a permanent easement where the block length exceeds 100 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length. With the addition of the right-of-way, the new block length shall not exceed 100m. At the discretion of the Development Authority, lots adjacent to arterial roads or highways may not be required to include a pedestrian right-of-way, or where the topographic changes, existing buildings or other natural or man-made obstructions prevent such access, and where strict compliance would pose a safety hazard.ii. All vehicular rights-of-way shall terminate at other vehicular rights-of-way to form a network.iii. Block standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.
c) Lot Width	Min 10 m

3.7.5 Residential Density

a) Residential Minimum	No requirement
b) Residential Maximum	No requirement

3.7.6 Building Placement Standards



a) PRINCIPAL BUILDINGS

i.	Principal Frontage Setback	Min 3 m
ii.	Secondary Frontage Setback	Min 3 m
iii.	Side Yard Setback	Min 3 m except 0 m for attached buildings
iv.	Rear Yard Setback	Min 3 m
v.	Lot Coverage	Max 40% (including accessory building lot coverage as per Section 3.7.6 (b))

b) ACCESSORY BUILDINGS

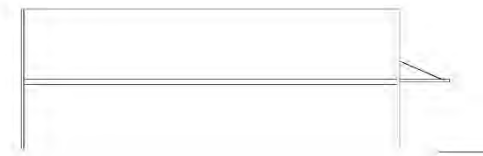
i.	Principal Frontage Setback	Min 10 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 10 m
iii.	Side Yard Setback	Min 5 m
iv.	Rear Yard Setback	Min 5 m
v.	Lot Coverage	Max 5%

c) ADDITIONAL SITE STANDARDS

i. Corner Visibility	No building, structure, fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii. Corner Lot Design	Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.
iii. General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances.
iv. Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
v. Vehicles	Dismantled or wrecked vehicles and recreational vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .
vi. Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway or lane .

3.7.7 Building Profile Standards

- a) [Principal Building Height](#) to [Eave](#) Max 4 [storeys](#)



b)	Accessory Building Height to Eave	Max 1 storey
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c)	Design Standards	<ul style="list-style-type: none"> i. All uses shall meet the standards of the Beaumont Urban Design Guidelines. ii. Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner. iii. Side and rear façades shall have similar colours and materials as front façade. iv. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.
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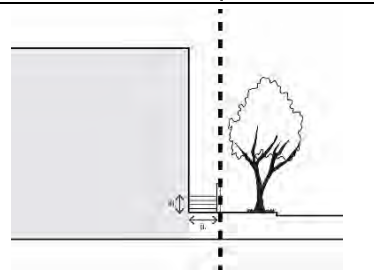
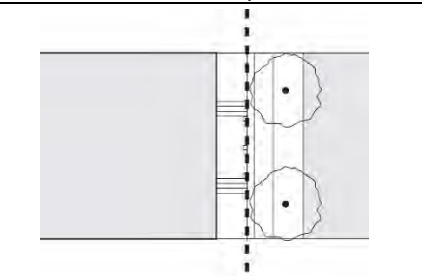
d)	Allowable Projections into Setbacks	Gallery, shopfront, stoop, balcony , sign , awning, accessibility features , eave , cantilever, chimney / fireplace
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3.7.8 Frontage Type Standards

Frontage Type Standards shall apply to each **principal frontage** for all **uses** except institutional **uses** with limited pedestrian access, such as a **wash station**, where the character of each **frontage** type shall continue to be applied to public entrances to **buildings** with variations to the standards for each. **Entrance features** are any pedestrian access / egress to a **building**.

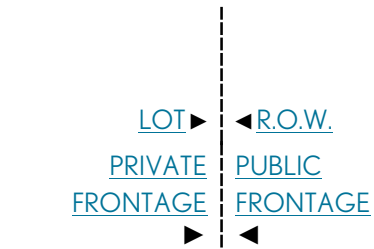
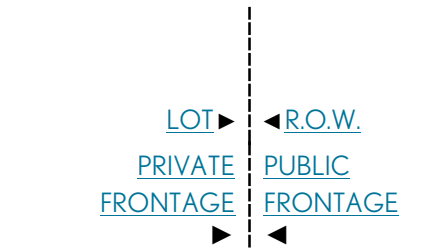
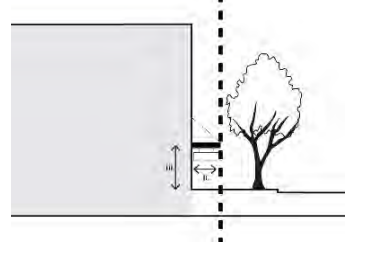
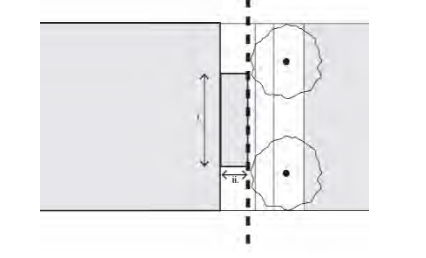
a) STOOP

A **frontage** where the first **storey** is elevated from **grade**. This **frontage** type is typically used for **buildings** where the elevation provide additional privacy for windows. As such, the **entrance feature** should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in **grade**.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of building element included in the entrance feature</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
Additional Standards	iv. Hard landscaping shall be limited to the entrance feature , stairs, accessibility features , and / or walkway(s) to the entrance feature . v. Projections , such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4 m from the floor height.			

b) SHOPFRONT

A [frontage](#) where the [entrance feature](#) is at sidewalk [grade](#) and where the [façade](#) has several windows on the ground floor with an awning or similar [structure](#) projecting over the entrance.

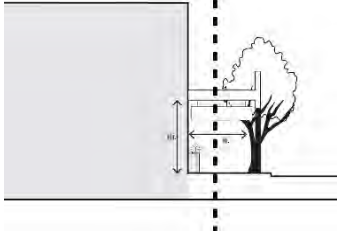
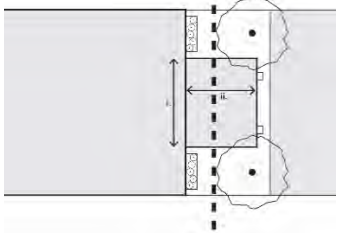
<p>Section View</p> 	<p>Plan View</p> 	<p>Entrance Feature characteristics:</p> <p>i. Width <i>Percentage of lot width</i></p> <p>ii. Depth <i>Exterior foundation projection of the entrance feature</i></p> <p>iii. Height <i>From grade to lowest point of the awning or overhang</i></p>
		<p>30% min 3 m min 3.05 m max</p>

Additional Standards

- iv. Where appropriate, a [projection sign](#) shall be integrated with the [entrance feature](#).
- v. [Hard landscaping](#) shall be contiguous and seamlessly integrated with the public sidewalk with no [grade](#) adjustments.
- vi. [Hard landscaping](#) shall be provided at a minimum of 2 m from a [building façade](#) for the integration of the pedestrian network, except where loading facilities are located.
- vii. A minimum of 50% of the ground floor [façade](#) where an [entrance feature](#) is located shall be composed of non-glazed windows and doors.
- viii. Sidewalk Cafés may be incorporated as per Beaumont's *Sidewalk Café Guidelines*.

c) GALLERY

A [frontage](#) where the [entrance feature](#) is an attached cantilevered [eave](#) or lightweight colonnade overhanging the entrance. The [entrance feature](#) may overhang, or encroach on, the [lot line](#) where pedestrian movement is not hindered.

<p>Section View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Plan View</p> <p>LOT ▶ ◀ R.O.W.</p> <p>PRIVATE FRONTAGE PUBLIC FRONTAGE</p>	<p>Entrance Feature characteristics:</p> <p>i. Width ii. Depth iii. Height</p> <p><i>Percentage of lot width</i> <i>Exterior foundation projection of the entrance feature</i> <i>From grade to highest point of the entrance feature</i></p>
		<p>30% min 3 m min 3.5 m min</p>

Additional Standards

- iv. Where appropriate, a [projection sign](#) shall be integrated with the [entrance feature](#).
- v. Where appropriate, the width of the [entrance feature](#) may be seamlessly continued to [adjacent buildings](#).
- vi. [Hard landscaping](#) shall be contiguous and seamlessly integrated with the public sidewalk with no [grade](#) adjustments.

3.7.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the General Design Standards except where Frontage Type Standards in Section 3.7.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	For all lots greater than 2,500 m ² a minimum of 1 tree shall be required per 35 m ² , based on 10% of the site, where 40% of those trees are coniferous except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees except for municipal reserve land .
d) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.7.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
e) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
f) Number of Shrubs	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site, except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage , or 1.8 m in height on any other portion of a lot . A permit is required for a fence exceeding 1.0m in height on a secondary frontage .

3.7.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS

a) MINIMUM PARKING STANDARDS

i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	
		<u>Golf Course</u>	
		<u>Kennel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	
		<u>Retail & Service - General</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Retail & Service - Large</u>	
	<u>Show Home</u>	-	
vi.	Industrial <u>Uses</u>	<u>Industrial - Medium</u>	1 stall per 100 m ² of <u>lot coverage</u>

a) MINIMUM PARKING STANDARDS

	<u>Industrial - Light</u>	
	<u>Recreational Vehicle Storage</u>	
	<u>Wash Station</u>	
vii.	<u>Institutional Uses</u>	
	<u>After Life Care</u>	
	<u>Cemetery</u>	
	<u>Culture</u>	
	<u>Education</u>	2 stalls per 100 m ² of <u>lot</u>
	<u>Government</u>	<u>coverage</u>
	<u>Hospital</u>	
	<u>Human Services</u>	
	<u>Recreation - Active</u>	
	<u>Recreation - Passive</u>	-
	<u>Parking Lot with no associated Use</u>	-
	<u>Special Events</u>	-
viii.	<u>Other Uses</u>	
	<u>Accessory Building or Structure</u>	-
	<u>Public Utility</u>	-
	<u>Excavation, Stripping & Grading</u>	-
	<u>Private Utility</u>	-
	<u>Sign</u>	-
	<u>Temporary Development</u>	-

b) PARKING STANDARDS

i.	Development Standards	Any parking area having ten or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.7.10 (a).
iv.	Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.7.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
v.	Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.7.10 (a) may be reduced to the satisfaction of the Municipality .
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Lots / Structures	Surface parking lots and / or parking structures shall not be permitted unless associated with a development.

b) PARKING STANDARDS

viii.	Parking Structure Design	Accesses shall be designed as an integral part of the building façade so they are in scale and character with the rest of the building . Accesses shall not interfere with pedestrian movement.
ix.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
x.	Landscaped Islands	In addition to the landscape requirements in Section 3.7.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
xi.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

c) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

d) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development
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Authority.

ii.	<u>Lane</u> Access	Where the <u>site</u> is <u>adjacent</u> to a <u>lane</u> , the <u>lane</u> will be used for all vehicular access unless otherwise authorized by the <u>Municipality</u> .
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iii.	Shared Access	Shared access between 2 or more <u>adjacent</u> lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the <u>public realm</u> .
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e) LOADING STANDARDS

i.	Development Standards	All non-residential <u>uses</u> shall provide sufficient space and access for loading vehicles to the satisfaction of the <u>Development Authority</u> .
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ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from <u>grade</u> .
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iii.	<u>Loading Space</u> Size	All <u>loading space</u> shall be at least 4 m wide and 8 m long.
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iv.	Access	Access shall be from a public road, a <u>lane</u> , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.
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v.	Location	Loading areas shall be located to the side or rear of a <u>lot</u> .
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PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

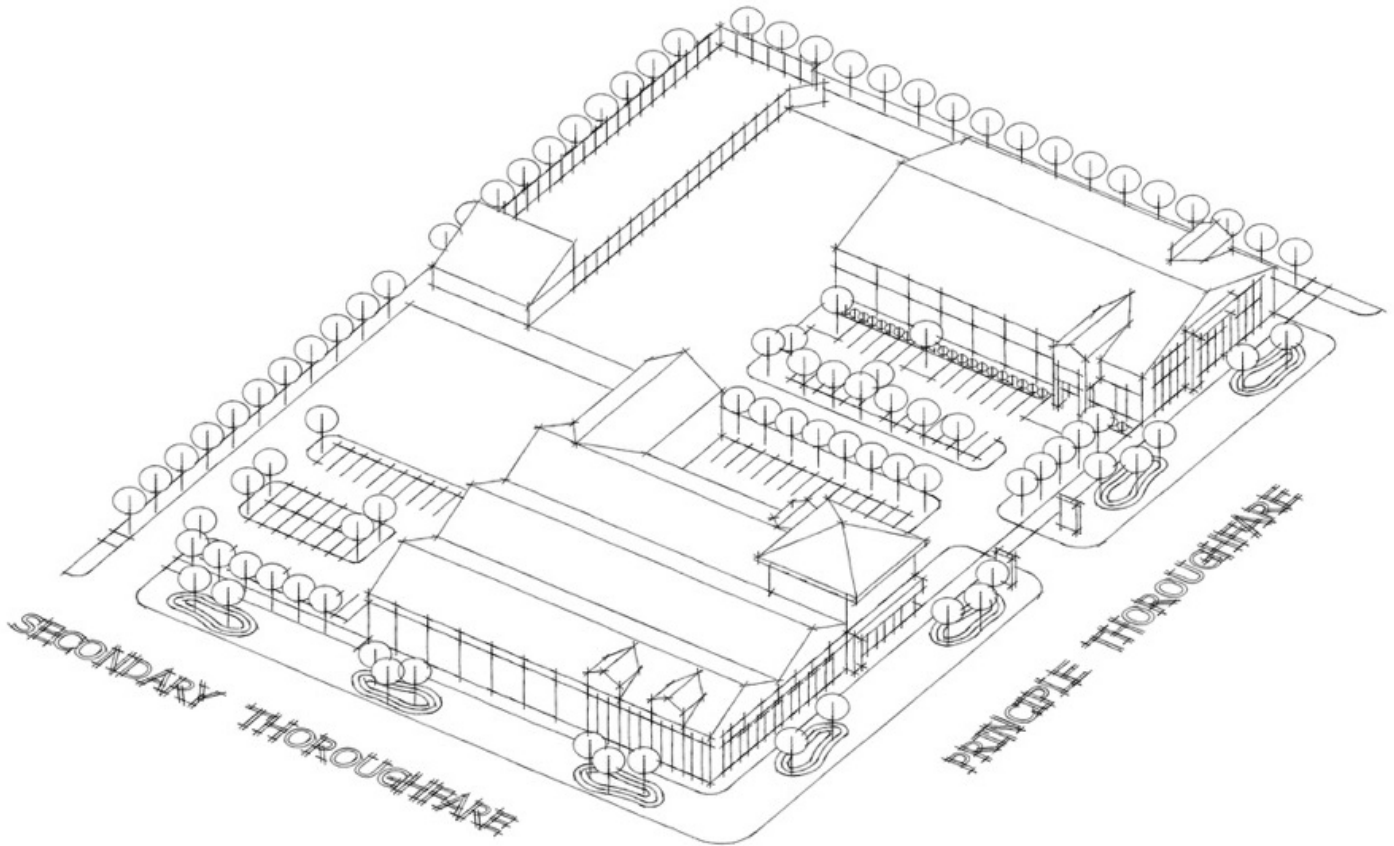
3.8 BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.1 Intent

General Intent: To provide for urban light industrial [uses](#) with inside and / or outside storage.

How uses are mixed: [Uses](#) shall be a variety of light industrial [uses](#) with supporting commercial or business [uses](#).

Form of Development: Lots shall be larger and primarily oriented to large truck vehicular access to support light industrial activities. Pedestrian connections and entrances shall be respective of visitors and patrons, and shall be separate from vehicle loading and / or storage areas.



PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture - General	-
Agriculture - Intensive	P
Agriculture - Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	P
RESIDENTIAL USES	
Dwelling Unit(s)	D
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	-
Campground	-
Hotel / Motel	D
BUSINESS USES	
Arts & Crafts	P
Home Based Business - Major	-
Home Based Business - Minor	-
Office	P
COMMERCIAL USES	
Adult Entertainment	D
Drive Through Facility	P
Entertainment Establishment	P
Gas Station	P
Golf Course	-
Kennel	P
Restaurant / Café	P
Restricted Substance Retail	D

Retail & Service - General	P
Retail & Service - Large	P
Show Home	-
INDUSTRIAL USES	
Industrial - Medium	D
Industrial - Light	P
Recreational Vehicle Storage	D
Wash Station	P
INSTITUTIONAL USES	
After Life Care	P
Cemetery	D
Culture	P
Education	P
Government	P
Hospital	-
Human Services	D
Recreation - Active	P
Recreation - Passive*	P
Parking Lot with no associated Use	D
Special Events	D
OTHER USES	
Accessory Building or Structure	D
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.3 Use Standards

a) <u>Drive Through Facility</u>	i. All drive aisles shall have a <u>buffer</u> when <u>adjacent</u> to a residential <u>use</u> ; ii. Drive aisles shall not have access from a <u>lane</u> ; iii. Drive aisles shall not be located within a <u>frontage</u> area or <u>setback</u> ; and iv. A minimum of 6 vehicle queuing spaces shall be provided on <u>site</u> .
b) <u>Dwelling Unit</u>	All <u>dwelling units</u> shall be accessory to another <u>use</u> .
c) <u>Industrial Uses</u> (all)	All lots with an industrial <u>use adjacent</u> to a <u>lot</u> with a different <u>use</u> shall have a <u>buffer</u> to the satisfaction of the <u>Development Authority</u> .
d) <u>Medical Cannabis Production</u>	x. Permit valid for 12-month period from date of issuance; xi. Compliance with conditions and requirements of federal license; xii. No more than one (1) federal license registration per parcel of land provided however that for the purpose of this subsection a condominium unit shall not be considered a parcel of land and only one (1) federal license shall be permitted per condominium building; xiii. Use shall be contained in a permanent building or structure; xiv. No building shall be located within 100m from: a. The boundary of a parcel of land on which an existing education use is located; b. The boundary of parcel of land on which an existing playground structure is located; c. The boundary of parcel of land on which an existing early childhood service program and any home education program use is located; or d. The boundary of any land that is designated as school reserve or municipal and school reserve under the Municipal Government Act as measured from the exterior wall of said building; xv. Medical cannabis production shall not be visible to

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

	<p>anyone from outside the building or structure in which the medical cannabis production is occurring;</p> <p>xvi. Odour mitigation strategies will be required to the satisfaction of the Development Authority in accordance with the Community Standards Bylaw;</p> <p>xvii. Restrictions on the physical location in the building where growing would occur is limited to the location as approved by the Development Authority; and</p> <p>i. Apply for applicable electrical, plumbing, gas and building permits to accommodate the number of plants permitted to be grown under the federal licence.</p>
e) Restaurant / Café	Outdoor speakers shall comply with any noise restrictions set by the Municipality
f) Restricted Substance Retail	<p>i. In areas where this use includes the sale of cannabis, no building shall be located within 100m from:</p> <p>A. The boundary of a parcel of land on which an existing education use is located, or</p> <p>B. The boundary of any land that is designated as school reserve or municipal and school reserve under the Municipal Government Act as measured from the exterior wall of said building.</p> <p>ii. In the case of an education use located in a comprehensive commercial development, no building with this use selling cannabis shall be located within 100 m of the building housing the education use, measured from the closest point of an exterior wall of said building (and if the education use is located in a bay or unit within a comprehensive commercial development, from the wall of the bay or unit as opposed to exterior wall of the comprehensive commercial development) to the exterior wall of the building with the restricted substance retail use.</p> <p>iii. For the purposes of this section, education use shall not include an early childhood services program, any home education program, or research facility.</p> <p>iv. In areas where this use includes sales of cannabis, no building</p>

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

shall be located within 200m from another building that includes the sale of cannabis as measured from the closest point of an exterior wall of each restricted substance retail store selling cannabis.

-
- g) [Temporary Dwelling Unit](#) Cannot include recreational vehicles or and shall be greater than 10 m².
-

3.8.4 Block / Subdivision Standards

-
- a) [Block Length](#) No requirement
-
- b) [Block & Subdivision Standards](#)
- i. All vehicular rights-of-way shall terminate at other vehicular rights-of-way to form a network.
 - ii. [Block](#) standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.
-
- c) [Lot Width](#) Min 25 m
-

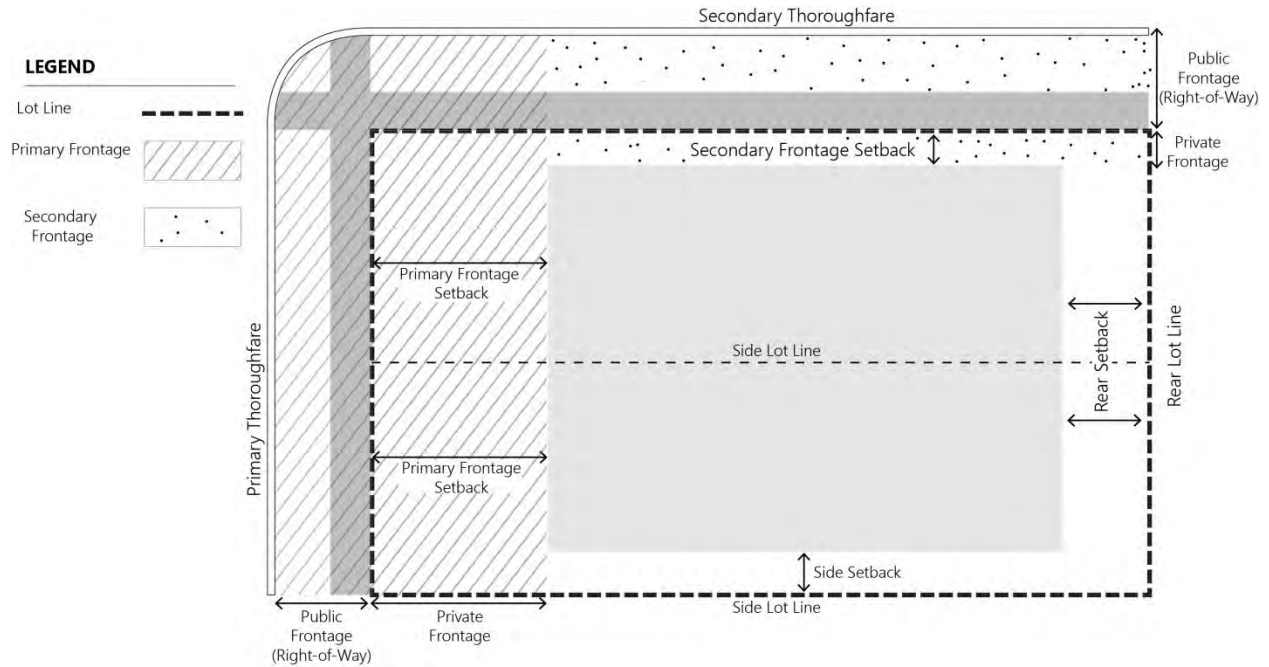
3.8.5 Residential Density

-
- a) Minimum Residential No requirement
-
- b) Maximum Residential No requirement
-

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.6 Building Placement Standards



a) PRINCIPAL BUILDINGS

i. [Principal Frontage Setback](#) Min 5 m

ii. [Secondary Frontage Setback](#) Min 5 m

iii. [Side Yard Setback](#) Min 5 m

iv. [Rear Yard Setback](#) Min 5 m

v. [Lot Coverage](#) Max 50% including accessory [buildings](#) as per Section 3.8.6 (b)

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

b) ACCESSORY BUILDINGS

i.	Principal Frontage Setback	Min 5 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 5 m
iii.	Side Yard Setback	Min 5 m
iv.	Rear Yard Setback	Min 5 m
v.	Lot Coverage	Max 20%

c) ADDITIONAL SITE STANDARDS

i.	Corner Visibility	No building , structure , fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii.	Corner Lot Design	Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.
iii.	General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances.
iv.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
v.	Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway.

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.7 Building Profile Standards

- a) [Principal Building Height](#) 1 - 4 [storeys](#)
to [Eave](#)



- b) [Accessory Building Height](#) 1 - 2 [storeys](#)
to [Eave](#)

- c) [Design Standards](#)
- i. All [uses](#) shall meet the standards of the [Beaumont Urban Design Guidelines](#).
 - ii. All [buildings](#) shall have a consistent architectural style for all [façades](#).
 - iii. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.

- d) [Allowable Projections](#) into [Setbacks](#) Gallery, shopfront, stoop, [sign](#), awning, [accessibility features](#), [eave](#), cantilever, chimney / fireplace

PART 3: LAND USE DISTRICTS

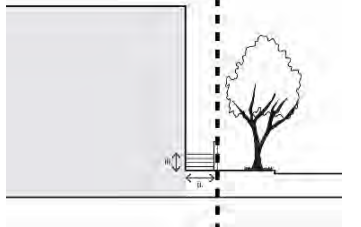
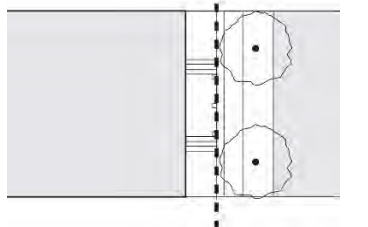
BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses or a use with limited pedestrian access, such as a wash station, where the character of each frontage type shall continue to be applied to public entrances to buildings with variations to the standards for each. Entrance features are any pedestrian access / egress to a building.

a) STOOP

A frontage where the first storey is elevated from grade. This frontage type is typically used for buildings where the elevation provide additional privacy for windows. As such, the entrance feature should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in grade.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards		1.5 m min (not including stairs or <u>accessibility features</u>)	2 m max	Aligned with floor height
		iv. <u>Projections</u> , such as awnings, that overhang the <u>entrance feature</u> may be considered, but shall not be more than 4 m from the floor height.		

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b) SHOPFRONT

A [frontage](#) where the [entrance feature](#) is at sidewalk [grade](#) and where the [façade](#) has several windows on the ground floor with an awning or similar [structure](#) projecting over the entrance.

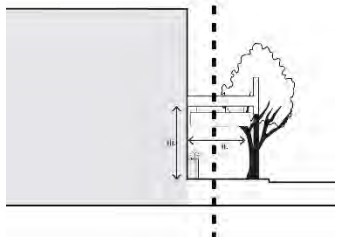
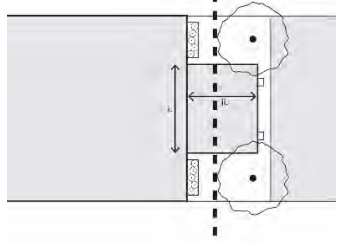
Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to lowest point of the awning or overhang</i>
Additional Standards	iv. Where appropriate, a projection sign shall be integrated with the entrance feature .	15% min	1.5 m min	3.05 m max

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c) GALLERY

A frontage where the entrance feature is an attached cantilevered eave or lightweight colonnade overhanging the entrance. The entrance feature may overhang, or encroach on, the lot line where pedestrian movement is not hindered.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of <u>lot width</u></i>	ii. Depth <i>Exterior foundation <u>projection of the entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
		15% min	3 m min	3.5 m min

Additional Standards

- iv. Where appropriate, a projection sign shall be integrated with the entrance feature.
- v. Where any structure encroaches on the public realm all maintenance and upkeep of the structure and surrounding area is the responsibility of the private owner.

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BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the <i>General Design Standards</i> and this Section except where Frontage Type Standards in Section 3.8.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	For all Lots greater than 2,500 m ² a minimum of 1 tree shall be required per 35 m ² of landscaped area where 40% of those trees are coniferous except for municipal reserve land .
d) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.8.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
e) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
f) Number of Shrubs	For all lots greater than 2,500 m ² a minimum of 1 shrub shall be required per 35 m ² of the lot not included in the lot coverage except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	All lots shall provide a fence , wall, or screening around the perimeter of the site . Fencing, walls, or screening shall not exceed 1 m within a principal frontage , or 2.5 m on any other portion of a lot .
j) Buffering	All lots shall provide sufficient buffering with the setbacks for the entire perimeter of the lot(s) , except where access(es) are located or where buildings with sufficient articulation are located at the lot line , to the satisfaction of the Development Authority .

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

3.8.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
		<hr/>	
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m ²
		<u>Temporary Dwelling Unit(s)</u>	
<hr/>			
iii.	Lodging <u>Uses</u>	<u>Bed & Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
<hr/>			
iv.	Business <u>Uses</u>	<u>Arts & Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m ² of <u>lot coverage</u>
<hr/>			
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Gas Station</u>	<u>coverage</u>
		<u>Golf Course</u>	
		<u>Kennel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m ² of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	
		<u>Retail & Service - General</u>	1 stall per 100 m ² of <u>lot coverage</u>
		<u>Retail & Service - Large</u>	

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

a) MINIMUM PARKING STANDARDS		
	Show Home	-
vi.	Industrial Uses	Industrial - Medium
		Industrial - Light
		Recreational Vehicle Storage
		Wash Station
		1 stall per 100 m ² of lot coverage
vii.	Institutional Uses	After Life Care
		Cemetery
		Culture
		Education
		Government
		Hospital
		Human Services
		Recreation - Active
		Recreation - Passive
		Parking Lot with no associated Use
		Special Events
		2 stalls per 100 m ² of lot coverage
viii.	Other Uses	Accessory Building or Structure
		Public Utility
		Excavation, Stripping & Grading
		Private Utility
		Sign
		Temporary Development

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

b) PARKING STANDARDS

i.	General Design Standards	Any parking area having twenty or more parking stalls that are visible from an adjoining site , or from a thoroughfare 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 site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principal frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.8.10 (a).
iv.	Shared Parking	Where multiple businesses or uses are located on a site , parking minimums in Section 3.8.10 (a) may be reduced to the satisfaction of the Municipality .
v.	Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking (not including storage areas). Where parking requirements in Section 3.8.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the Principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Lots /	Surface parking lots and / or parking structures shall not be

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

b) PARKING STANDARDS

	Structures	permitted unless associated with a development.
viii.	Parking Lot Stall Location	Parking stalls shall be spread out through the Site and integrated with Buildings and Landscaping to provide a comfortable pedestrian network.
ix.	Landscaped Islands	In addition to the landscape requirements in Section 3.8.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
x.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

c) BICYCLE PARKING STANDARDS

i.	General Design Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 9,000 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 9,000 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located close to a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

PART 3: LAND USE DISTRICTS

BUSINESS LIGHT INDUSTRIAL DISTRICT (BLI)

d) ACCESS STANDARDS

- | | | |
|-----|--------------------|---|
| i. | Number of Accesses | All lots require a minimum of 1 access from to the site to from a legal and physical public roadway and shall be approved by the Municipality . More than 2 accesses shall have prior approval from the Development Authority . |
| ii. | Shared Access | Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm . |

e) LOADING STANDARDS

- | | | |
|------|--|--|
| i. | General Design Standards | All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority . |
| ii. | Clearance | All loading areas shall provide a minimum of 5.3 m vertical clearance from grade . |
| iii. | Loading Space Size | All loading space shall be at least 4 m wide and 15 m long. |
| iv. | Access | Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation. |

PART 4: SIGNS

ADMINISTRATION

4.1 SIGN ADMINISTRATION

- 4.1.1 The purpose of this Part of *Our Zoning Blueprint* is to balance high quality design with safety and functionality for all [signs](#) within The [Municipality](#).
- 4.1.2 The [Development Authority](#) may issue a [development permit](#) for a [sign](#) as part of the [development permit](#) for the [use](#) or the [building](#) to which the [sign](#) pertains, provided the [development permit](#) application indicates that there is to be a [sign](#) and provided that all information requirements for a [sign](#) are met.
- 4.1.3 A fast track process may be considered at the discretion of the [Development Authority](#) where a [sign](#) meets all requirements as specified in the fast track process requirements for each [sign](#) type in Section 4.2. The [Development Authority](#) may make a decision on a [sign](#) that meets all fast track process requirements within 20 days from the date an application is deemed complete as per Section 5.15. In order for an application to be considered within this timeframe the following are required in addition to the application requirements identified in Sections 5.14 and 5.15:
- a) Drawings shall be completed by a professional and to scale with all measurements shown;
 - b) A [site plan](#) with the dimensions and location of the [sign](#) shall be provided; and
 - c) The [sign](#) shall be capable of classification as only one of the [sign](#) types identified in Section 4.2.
- 4.1.4 No person shall erect, or allow to erect, develop, paint, enlarge, relocate, or alter any [sign](#) within the [Municipality](#) unless a [sign](#) permit has been issued by the [Development Authority](#) or *Our Zoning Blueprint* exempts the [sign](#) from a permit.
- 4.1.5 The [Municipality](#) may remove any [sign](#) which has been placed in contravention of *Our Zoning Blueprint*. The costs associated with such removal and any storage charges shall be paid by the owner prior to the release of the [sign](#) to the owner as well as any permit fees which may be outstanding.
- 4.1.6 No [sign](#) shall be erected so as to obstruct free and clear vision of vehicular or cycling traffic, or be located, or display a light intensity or colour where it may interfere or be confused with any authorized traffic [sign](#), signal or device or otherwise create a potential traffic hazard.
- 4.1.7 Where a [sign](#) may be classified as more than one type of [sign](#) as identified in Section 4.2 (such as a freestanding electronic [sign](#)), the [Development Authority](#) may require the standards for each type. Where the standards may conflict, the [Development Authority](#) will determine which standard applies.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2 SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.1 AWNING / CANOPY SIGN



Awning / canopy [sign](#) means [signs](#) which are applied to the face, valance or sides of an awning or canopy. Awnings and canopies are generally located on the ground floor to provide pedestrian protection and to shade display windows.

4.2.1.1 Fast Track Process

Awning / canopy [signs](#):

- a) Shall be permitted in the following [land use districts](#):
 - i. Integrated Neighbourhood District;
 - ii. Mature Neighbourhood District;
 - iii. Main Street District;
 - iv. Commercial District; and
 - v. Business Light Industrial District.
- b) Shall be located in the [private frontage](#) of the [lot](#);
- c) Shall be directly related to the [use](#) of development in that [building](#);
- d) Shall be made of canvas or material similar in appearance and may be permanent or retractable;
- e) Shall align horizontally, where applicable, with those of neighbouring [buildings](#);
- f) Shall have a triangular profile, be rounded or domed;
- g) Shall have a clearance of not less than 2.5 m between the bottom of the awning or canopy and the sidewalk, walkway or ground level;
- h) Shall have a maximum [projection](#) from the [building façade](#) of 1.2 m; and
- i) Shall not project over a curb or street.

4.2.1.2 Regular Process

Awning / canopy [signs](#):

- a) Shall be discretionary in the Conventional Neighbourhood and Agricultural Holdings Districts; and
- b) Shall include standards of Section 4.2.1.1 (b) through (i) for Fast Track [development permit](#).

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.2 ELECTRONIC SIGN



Electronic [sign](#) means a [sign](#), often also a freestanding [sign](#), that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

4.2.2.1 Fast Track Process

Not available.

4.2.2.2 Regular Process

Electronic [Signs](#):

- a) Shall be a [discretionary use](#) in the following [land use districts](#):
 - i. Agricultural Holdings District;
 - ii. Commercial District; and
 - iii. Business Light Industrial District.
- b) Shall not be allowed in the Conventional Neighbourhood, Integrated Neighbourhood, Mature Neighbourhood, or Main Street District;
- c) Shall be located in the [private frontage](#);
- d) Shall not be located within 30 m of the Conventional Neighbourhood, Integrated Neighbourhood, Mature Neighbourhood, or Main Street Districts, and when the [lot](#) of a proposed electronic [sign](#) location is [adjacent](#) to said districts, notification will be sent within a 100 m radius of the [sign](#);
- e) Shall not have a display or message change more frequently than once every 6 seconds, with a transition period of 1 second or less; and
- f) Shall not negatively impact safety due to illumination levels, location, or similar factors, as determined by Alberta Transportation.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.3 ENTRY / DIRECTIONAL SIGN



Entry / directional [sign](#) means [signs](#) located on a [lot](#) to identify an entrance, exit, or area for the purpose of directing pedestrians and / or vehicles.

4.2.3.1 Fast Track Process

Entry / directional [signs](#):

- a) Shall be permitted in the following [land use districts](#):
 - i. Integrated Neighbourhood District;
 - ii. Commercial District;
 - iii. Main Street District; and
 - iv. Business Light Industrial District
- b) Shall be located near the access / egress to said [lot](#);
- c) Shall not impair safety or sight lines;
- d) May be fascia mounted, wall mounted or free-standing;
- e) Shall not exceed 2 m in height and 0.6 m² in area.

4.2.3.2 Regular Process

Entry / directional [signs](#):

- a) Shall be discretionary in the following [land use districts](#):
 - i. Conventional Neighbourhood District; and
 - ii. Mature Neighbourhood District.
- b) Shall include standards (b) through (e) as listed for the Fast Track Process in Section 4.2.3.1.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.4 FASCIA / WALL SIGN



Fascia / wall [sign](#) means a [sign](#) that is mounted flush to a store front or [building](#) surface that shall be directly related to the [use](#) or development in the [building](#). This includes a [sign](#) that is made up of individual letters/symbols that are affixed to a surface, such as the [building façade](#), which functions as the [sign](#) board.

4.2.4.1 Fast Track Process

Fascia / wall [signs](#):

- a) Shall be permitted in the following [land use districts](#):
 - i. Commercial District; and
 - ii. Business Light Industrial District.
- b) Shall not exceed a vertical height of 2.14 m and a horizontal dimension not greater than the bay in which the business is located;
- c) Shall be architecturally integrated with the [building façade](#) with respect to size, scale, colour, location and type of materials;
- d) Shall not project more than 20 cm beyond the [building](#) surface;
- e) Shall not be more than 1 [sign](#) per [building](#) face per business; and
- f) Shall be illuminated through backlighting, gooseneck lighting, channel lighting or neon.

4.2.4.2 Regular Process

Fascia / wall [signs](#):

- a) Shall be discretionary in the following [land use districts](#):
 - i. Integrated Neighbourhood District;
 - ii. Mature Neighbourhood District; and
 - iii. Main Street District.
- b) [Development Authority](#) shall include standards (b) through (e) as listed for the Fast Track Process in Section 4.2.4.1.
- c) Shall be illuminated with gooseneck lighting;
- d) Should include raised or recessed letters to give relief to [signs](#); and
- e) Shall be architecturally integrated with the [building](#).

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.5 FREESTANDING SIGN



Freestanding [sign](#) means [signs](#) which are structurally independent from a [building](#), and are mounted on a foundation, on a pole, or suspended between two or more poles.

4.2.5.1 Fast Track Process

Freestanding [signs](#):

- a) Shall be permitted in the following [land use districts](#) where the freestanding [sign](#) is no larger than 1.5 m in height and the [sign](#) face is no larger than 1.5 m² in area:
 - i. Integrated Neighbourhood District;
 - ii. Mature Neighbourhood District;
 - iii. Commercial District; and
 - iv. Business Light Industrial District.
- b) Shall be located in the [private frontage](#) of the [lot](#);
- c) Shall be directly related to the [use](#) or development on the [lot](#);
- d) Shall be permitted 1 per [lot](#);
- e) Shall incorporate landscaping at the base; and
- f) Shall [use](#) materials including wood, stonework, masonry, cast or wrought iron, and / or stucco

4.2.5.2 Regular Process

Freestanding [signs](#):

- a) Shall be discretionary in the following [land use districts](#) where the freestanding [sign](#) is larger than 1.5 m in height and 1.5 m² in area:
 - i. Agricultural Holdings District;
 - ii. Integrated Neighbourhood District;
 - iii. Mature Neighbourhood District;
 - iv. Commercial District; and
 - v. Business Light Industrial District.
- b) Shall include Fast Track Standards (b) through (f) in Section 4.2.5.1 except in the Agricultural Holdings District where Section 4.2.5.1 (c) may be waived at the discretion of the [Development Authority](#);
- c) Shall not exceed 8 m in height and 3 m² in [sign](#) area, except in the Agricultural Holdings District where a freestanding [sign](#) face shall not exceed 18 m² in area, and due to the increase in size shall be located at least 500 m from another [sign](#);
- d) Shall be architecturally consistent with the [building façade](#) with respect to size, scale, colour, location and type of materials; and
- e) Shall be a maximum of 1 per [lot](#).

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.6 NEIGHBOURHOOD IDENTIFICATION SIGN



Neighbourhood identification [sign](#) means [signs](#) which contains only the name of the neighbourhood or [subdivision](#) area and may contain symbols or logos or both, related to the name.

4.2.6.1 Fast Track Process

Not available.

4.2.6.2 Regular Process

Neighbourhood [signs](#):

- a) Shall be discretionary in the following [land use districts](#):
 - i. Conventional Neighbourhood District;
 - ii. Integrated Neighbourhood District;
 - iii. Mature Neighbourhood District;
 - iv. Commercial District; and
 - v. Business Light Industrial District.
- b) Shall have a low profile and blend in with the architecture or development theme of the neighbourhood;
- c) Shall be permanent and stationary;
- d) Shall not contain lighting depicting action or movement to create special effects or a pictorial scene;
- e) Shall be constructed of maintenance free materials;
- f) Shall not project within 0.6 m of a [lot line](#);
- g) Shall not exceed 9 m² in area; and
- h) Shall include landscaping at the base.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.7 PAINTED WALL SIGN



Painted wall [sign](#) means a [sign](#) painted on a wall that can be part of a mural and shall be directly related to the [use](#) or development in the [building](#).

4.2.7.1 Fast Track Process

Painted wall [signs](#):

- a) Shall be permitted in the following [land use districts](#):
 - i. Main Street District;
 - ii. Commercial District; and
 - iii. Business Light Industrial District.
- b) Shall be located on a [building façade](#) perpendicular to the [principal frontage](#);
- c) Shall not exceed 3 m² in area; and
- d) Shall be located on a portion of the [façade](#) that would otherwise be blank.

4.2.7.2 Regular Process

Where a painted wall [sign](#) is different than the standards identified for a Fast Track Process for Main Street, Commercial, and Business Light Industrial Districts in Section 4.2.7.1, the painted wall [sign](#) shall be discretionary and the Regular Process for a [development permit](#) process shall apply.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.8 PORTABLE SIGN



Portable [sign](#) means a [sign](#) mounted on a [structure](#) which is not permanently or structurally affixed to the ground, and is typically designed for the display to be rearranged, and which is capable of being readily moved from place to place. A portable [sign](#) does not include a [special events sign](#).

4.2.8.1 Fast Track Process

Not available.

4.2.8.2 Regular Process

Portable [signs](#):

- a) Shall be located on private property;
- b) Shall not be located on a residential [lot](#) or within the Conventional Neighbourhood, Integrated Neighbourhood, or Mature Neighbourhood Districts;
- c) Shall be limited to 1 [sign](#) per [lot](#) or 1 [sign](#) per registered condominium plan;
- d) Shall not exceed 2 m in height and 4.5 m² in area;
- e) Shall be located at least 1m from a [lot line](#);
- f) Shall not be located closer than 25 m from another portable [sign](#);
- g) Shall not be located in [parking stalls](#);
- h) Shall have a maximum display period of 1 year per [development permit](#); and
- i) May have the [development permit](#) extended upon application being made to the [Development Authority](#).

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.9 PROJECTING SIGN



Projecting [sign](#) means signs which are mounted on a [building](#) primarily for pedestrians and extend perpendicular to the [building façade](#). Projecting signs are mandatory for all lodging, business, and commercial [uses](#) in the Main Street District, the Commercial District and the Integrated Neighbourhood District.

4.2.9.1 Fast Track Process

Projecting signs:

- a) Shall be permitted in all [land use districts](#);
- b) Shall be directly related to the [use](#) or development in that [building](#) or unit within a multi-tenant [building](#);
- c) Shall be located immediately above or [adjacent](#) to a [building](#) or unit entrance, or, if the [use](#) is located on a higher floor, shall be located at the corner of the same [building](#) at the 2nd [storey](#);
- d) Shall be limited to 1 [sign](#) per [building](#) or tenant;
- e) Shall not project over the height of the [principal building](#);
- f) Shall have a minimum vertical clearance of 2.5 m above [grade](#); and
- g) Shall not exceed 1.5 m² in area.

4.2.9.2 Regular Process

Where a projecting [sign](#) is different than the standards identified for a Fast Track [Development Permit](#) in Section 4.2.9.1, the projecting [sign](#) shall be discretionary and the Regular Process for a [development permit](#) process shall apply.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.10 SPECIAL EVENT SIGN



Special events sign means a sign that is erected within the Municipality for use by the Municipality, schools, community volunteer organizations, or for a registered charity as defined by the Government of Canada.

4.2.10.1 Fast Track Process

Special event signs:

- a) Shall be permitted in all land use districts;
- b) Shall be a maximum of 4.5m² mounted on a frame, stand or similar support which together with the support can be relocated to another location;
- c) Shall be permitted to be placed 30 days in advance of the start of the event, and shall be removed within 48 hours after the close of the event;
- d) Shall be limited to a maximum of 8 signs on public thoroughfares and one at the venue;
- e) Shall displayed with a minimum separation space of 30 m between each advertising special event sign;
- f) Shall Not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic; and
- g) Shall be at least 1 m from the edge of the public thoroughfare.

4.2.10.2 Regular Process

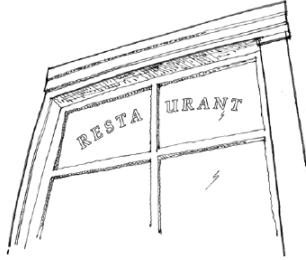
Where a special events sign is different than the standards identified for a Fast Track Development Permit in Section 4.2.10.1, the special events sign shall be discretionary and the Regular Process for a development permit process shall apply. In addition to standards (a) through (f) in Section 4.2.10.1:

- a) Special events signs may be illuminated but shall not have any flashing or running lights; and
- b) At the discretion of the Development Authority, additional signs for directional use only may be permitted during the event, and the minimum separation space may not apply to the directional special event sign.

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.11 WINDOW SIGN



Window [sign](#) means signs which are placed, painted or applied on the inside or outside of a display window to advertise products, can be read by pedestrians or by slow moving vehicles, and does not include general information about business operations.

4.2.11.1 Fast Track Process

Window signs:

- a) Shall be permitted in all [land use districts](#);
- b) Shall be directly related to the [use](#) or development in that [building](#) or unit within a multi-tenant [building](#);
- c) Shall be limited to 1 per business;
- d) Shall be lit by general storefront display lighting, and not independently illuminated; and
- e) Shall not exceed 25% of the surface area of the window where it is displayed.

4.2.11.2 Regular Process

Where a window [sign](#) is different than the standards identified for a Fast Track [Development Permit](#) in Section 4.2.10.1, the window [sign](#) shall be discretionary and the Regular Process for a [development permit](#) process shall apply.

PART 4: SIGNS

QUALITY, CARE AND MAINTENANCE OF SIGNS

4.3 QUALITY, CARE AND MAINTENANCE OF SIGNS

- 4.3.1 Quality, aesthetic character and finishing of the [sign](#) shall be completed in a professional manner.
- 4.3.2 All signs shall comply with any design guidelines established or approved by [Council](#).
- 4.3.3 All Signs shall be maintained in a good and safe structural condition.
- 4.3.4 No [sign](#) shall be allowed to become unsightly, or in such a state of disrepair as to constitute a hazard.
- 4.3.5 The area around [sign structures](#) shall be kept clean and free of overgrown vegetation and free from refuse material.
- 4.3.6 Where the [Development Authority](#) determines that a [sign](#) is abandoned or in an overall state of disrepair they may, by notice in writing to the owner of the land on which the [sign](#) is located, order said owner to:
 - a) Remove the [sign](#) and all related [structure](#) components; or
 - b) Alter, refurbish and / or repair the [sign](#).
- 4.3.7 Unless otherwise stated, [sign](#) illumination shall be from the top of the [sign](#) and oriented downward and shall be designed to have no direct light emitted above the top of the [sign](#) and / or the signs support [structure](#).

PART 4: SIGNS

SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

4.4 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- 4.4.1 A-frame [sign](#) means a temporary [sign](#) set upon the ground and has no external supporting [structure](#), and shall:
- Not exceed 0.6m in width and 1.0m in height;
 - Be made of weather resistant materials;
 - Not impede the movement of pedestrian and / or vehicular traffic;
 - Be restricted to 1 [sign](#) per tenant or business;
 - Be located on the [lot](#), or within the [adjacent public frontage](#);
 - Only be displayed during the business hours of the applicable business; and
 - Contain messages relating to business, events and promotions.
- 4.4.2 Banner [sign](#) means a temporary [sign](#) constructed of a strip of fabric or plastic on which a message is displayed marketing an event, business, or product, and shall:
- Not be permanently anchored and can be readily removed;
 - Be displayed for no more than 30 days per year;
 - Not be displayed if faded, torn or tattered;
 - Not exceed a vertical height of 1.82m; and
 - Have given written notice to the [Development Authority](#) indicating location and date of installation, and received written acknowledgment in return.
- 4.4.3 Developer / construction [sign](#) means a temporary [sign](#) to direct, notify or advertise construction and / or new neighbourhoods, and shall:
- Not exceed 6m in height and 2m² in [sign](#) area;
 - Be removed at the developers expense after construction is completed; and
 - Be removed or replaced if tattered, torn, or faded.
- 4.4.4 Election [signs](#) means federal, provincial, municipal, and/or school board election signs as may be regulated by the *Elections Canada Act* or *Local Authorities Election Act*, and shall be permitted in the [Municipality](#) without a [development permit](#) and must comply with the guidelines for election signs prescribed by council policy:
- Shall not exceed 0.6 m² in area;

PART 4: SIGNS

SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- b) Be removed within 2 days after the election date;
 - c) Do not obstruct or impair vision of traffic; and
 - d) Are not attached to utility poles or other municipal [structures](#).
- 4.4.5 Lawn signs means a temporary [sign](#) used to identify an opinion or position on a topic, cause, or political issue, but is not an election [sign](#) (as per Section 4.4.4) or include advertisement of a non-residential [use](#).
- 4.4.6 Garage sale [sign](#) means a [sign](#) for the purpose of advertising the sale of household goods from a garage or yard and shall:
- a) Not exceed 0.6 m² in area;
 - b) Be displayed for no more than 2 days before or after the date of the sale;
 - c) Not visually obstruct any [thoroughfare](#); and
 - d) Not be attached to a power pole, street light pole, traffic signal pole, or tree.
- 4.4.7 [Government sign](#) means any [sign](#) or temporary [sign](#) used for Municipal, Provincial, or Federal purposes whether on public or private property, and can include directional or wayfinding signage.
- 4.4.8 Inflatable signs means a [sign](#) made of flexible material or fabric that is made to take on a three-dimensional shape (to blow up like a balloon) when filled with sufficient volume of air or gas and shall:
- a) Be allowed only for the promotion of the opening of a commercial or industrial business, and in any event no longer than 30 days;
 - b) Be permitted in Main Street, Commercial, and Business Light Industrial Districts;
 - c) Not be displayed if faded, torn or tattered; and
 - d) Not visually obstruct any [thoroughfare](#).
- 4.4.9 Notification signs means a [sign](#) providing information on changes to a [site](#) as directed in [Our Zoning Blueprint](#).
- 4.4.10 [Subdivision sign](#) means a freestanding [sign](#) for the purposes of advertising a new [subdivision](#) or development, and shall:
- a) Not exceed 6m in height and 2m² in area;
 - b) Be removed as soon as it becomes faded, torn or tattered;
 - c) Be removed at the developer's expense once the subject [subdivision](#) has received final acceptance; and
 - d) Be limited to 4 per new [subdivision](#).

PART 4: SIGNS

SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- 4.4.11 Real estate signs means a temporary [sign](#) used to display the sale, lease, or rent of a [building](#) or [lot](#). Where a real estate [sign](#) shall be displayed for longer than 6 months, a [development permit](#) shall be required.

PART 4: SIGNS

PROHIBITED SIGNS

4.5 PROHIBITED SIGNS

- 4.5.1 Flashing, animated or moving copy signs.
- 4.5.2 Rear lit or back lit signs are permitted where expressly stated in *Our Zoning Blueprint* and shall include:
- a) The name of the establishment or [building](#);
 - b) Individual halo-lit lettering or symbols mounted on a solid background; and
 - c) Awnings where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.
- 4.5.3 Revolving or rotating signs controlled by an electrical mechanical devise.
- 4.5.4 Roof signs erected upon, against or directly above a roof, or on top of or above the parapet wall of a [building](#) and which is wholly or partially supported by the [building](#). No [sign](#) shall project above the roof line of a [building](#).
- 4.5.5 Signs which contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the *Canadian Code of Advertising Standards*.
- 4.5.6 Signs featuring nudity, vulgar, graphic or obscene images.

PART 5: ADMINISTRATION

INTERPRETATION

5.1 INTERPRETATION

- 5.1.1 Provisions of [Our Zoning Blueprint](#) shall be interpreted by “shall” when required and “may” when optional.
- 5.1.2 Words and terms used in [Our Zoning Blueprint](#) shall have the same meaning as given to them in the [Municipal Government Act](#) unless otherwise defined in Part 6. Where no definition is provided in the [Municipal Government Act](#), the [Alberta Interpretation Act](#) or [Our Zoning Blueprint](#), Canadian Oxford Dictionary shall be used.
- 5.1.3 Where in conflict, numerical metrics shall take precedence over graphic metrics. Graphics are to support the standards of [Our Zoning Blueprint](#).
- 5.1.4 For the purpose of confirming compliance with [Our Zoning Blueprint](#), measurements shall be in metric and rounded off to one decimal point. Metric measurements take precedence over imperial measurements.
- 5.1.5 Capitalization, or lack thereof, shall not alter the meaning of words or phrases for which a definition has been provided within [Our Zoning Blueprint](#).
- 5.1.6 Except where the specific context requires otherwise, the following interpretation shall also apply to [Our Zoning Blueprint](#):
- a) Words used in the present tense shall also mean the future tense;
 - b) Words used in the singular shall also mean the plural; and
 - c) Words used in the masculine gender shall include the feminine gender and vice versa.

PART 5: ADMINISTRATION

AMENDMENTS TO *OUR ZONING BLUEPRINT*

5.2 AMENDMENTS TO OUR ZONING BLUEPRINT

- 5.2.1 [Council](#) may, in accordance with the [Municipal Government Act](#), amend or repeal any portion of [Our Zoning Blueprint](#), without the property owner's consent.
- 5.2.2 An application to amend [Our Zoning Blueprint](#) may be made by any person by submitting the following to the [Development Authority](#):
- a) The prescribed application form, duly completed and signed;
 - b) The required fee, as established by [Council](#);
 - c) In the case of a redistricting amendment:
 - i. Plan(s) showing the lands which are subject to the amendment and the relationship to existing land [use](#) on [adjacent](#) properties. A digital copy is required; and
 - ii. A current copy of the [certificate of title](#) for said lands issued within 30 days of the application.
 - d) A written statement of the applicant's reason for the application on a form satisfactory to the [Municipality](#); and
 - e) Any other supporting information which, at the discretion of the [Development Authority](#), is necessary to assess the application, including but not limited to servicing studies for water, sanitary and storm water, impact assessments for environment or traffic, conceptual plans for future development.
 - f) Where a redistricting amendment does not comply with a statutory plan, the [Development Authority](#) shall require an [applicant](#) to apply for and obtain an amendment to said statutory plan prior to a decision on a redistricting application.
 - g) Where a redistricting amendment is not subject to a statutory plan, the [Development Authority](#) may require a statutory plan to be approved prior to making a decision on a said redistricting application.
- 5.2.3 When the [Municipality](#) initiates a [site](#)-specific change in a [land use district](#) for land which it does not own, the [Municipality](#) shall, in accordance with the [Municipal Government Act](#), give notice to the owners of the land that is subject to the proposed amendment.
- 5.2.4 The analysis by the [Development Authority](#) of an application to amend [Our Zoning Blueprint](#) shall be based upon the full development potential of the [uses](#) and development regulations specified in the proposed district and not on the merit of any particular development proposal.

PART 5: ADMINISTRATION

AMENDMENTS TO *OUR ZONING BLUEPRINT*

- 5.2.5 The analysis by the [Development Authority](#) may include but is not limited to the following considerations:
- a) The relationship to and compliance with a statutory plan in effect or policies of the [Council](#);
 - b) The relationship to and compliance with any proposed statutory plan or [plan of subdivision](#);
 - c) The review of the intensity of the land [use](#) proposed or implied in a [plan of subdivision](#);
 - d) The compatibility with surrounding development in terms of land [use](#), scale or development and staging;
 - e) The impact on transportation systems including ingress and egress;
 - f) The relationship to existing or proposed engineering systems including surface water drainage, wastewater, water supply and other utilities, with regard to both physical and financial impact;
 - g) The relationship to municipal land requirements including rights-of-way and easement requirements;
 - h) The impact on existing [uses](#) and [buildings](#) in the area with regard to their stability, retention and rehabilitation;
 - i) A statement of the opinions and concerns by area residents regarding the application;
 - j) The amendment application may be referred by the [Development Authority](#) to any municipal department, [adjacent municipality](#), [government](#) agency, or other external agency for comment; and
 - k) Such other land [use](#) planning issues and information which the [Development Authority](#) considers relevant to the application.
- 5.2.6 Notwithstanding anything contained in [Our Zoning Blueprint](#), where an application to amend [Our Zoning Blueprint](#) is refused by [Council](#), another application on the same land for a similar amendment to [Our Zoning Blueprint](#) may not be accepted before a 6 month period has elapsed from the date of refusal of the previous application.

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

5.3 SUBDIVISION AUTHORITY

- 5.3.1 The [Municipality's](#) Chief Administrative Officer is the [Subdivision Authority](#), with powers and duties as set out in [Our Zoning Blueprint](#) and may delegate in writing any or all of these powers and duties specified to a designated officer or employee of the [Municipality](#).
- 5.3.2 A designated officer may in writing be given the ability to further delegate any or all of the powers and duties they themselves have been given.
- 5.3.3 The [Subdivision Authority](#) shall administer [Our Zoning Blueprint](#) in matters relating to [subdivision](#) and must decide on all [subdivision](#) applications.
- 5.3.4 The [Subdivision Authority](#):
- a) Shall make available for inspection by the public during [office](#) hours and post on the [Municipality's](#) website a list of all decisions for [subdivision](#) approval;
 - b) Shall refer for comment, applications for [subdivision](#) to those authorities and agencies prescribed within the [Subdivision and Development Regulation](#) and [Our Zoning Blueprint](#);
 - c) Shall request comments from [adjacent](#) property owners on applications for [subdivision](#), except when the proposed [subdivision](#) is within an [Area Structure Plan](#) and a public hearing already has been held;
 - d) Shall refer for comment an application for [subdivision](#) to the City of Edmonton and Leduc County when the [site](#) is within 1,600 metres of the [Municipality's](#) shared boundaries;
 - e) Shall prepare, [sign](#), and transmit all notices of decisions on applications for [Subdivision](#);
 - f) Shall review instruments for land titles registration for conformity with the [Subdivision Authority's](#) decision; and
 - g) May endorse land titles instruments in order to effect the registration of the [subdivision](#) of land.
- 5.3.5 After 30 days from the date of referral to authorities, agencies, or landowners, the application may be dealt with by the [Subdivision Authority](#), whether or not comments have been received.
- 5.3.6 The [Subdivision Authority](#) may refuse to accept an application for [subdivision](#) if the information specified in Section 5.9 has not been provided.

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

- 5.3.7 In making a decision on a [subdivision](#) application the [Subdivision Authority](#) may:
- Approve the application; or
 - Approve the application subject to conditions considered appropriate or necessary; or
 - Refuse the application.
- 5.3.8 The [Subdivision Authority](#) may approve the application for [subdivision](#) even though the proposed [subdivision](#) does not comply with [Our Zoning Blueprint](#) if, at its sole discretion, the proposed [subdivision](#) would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the [use](#), enjoyment or value of neighbouring parcels of land, and the proposed [use](#) is allowed in the applicable [land use district](#).
- 5.3.9 The [Subdivision Authority](#) may extend the time for endorsement of [subdivision](#) plans and for registration of [subdivision](#) plans in accordance with the [Municipal Government Act](#).
- 5.3.10 Prior to endorsement of a [subdivision](#) plan, the [Subdivision Authority](#) is authorized to accept minor modifications as an amendment to the approved design provided:
- No more than one (1) additional [lot](#) is created;
 - The size, amount or location of municipal reserve, school reserve, municipal and school reserve, or environmental reserve does not change;
 - Roadway infrastructure standards of the [Municipality](#) are not compromised;
 - Staging amendments within the [subdivision](#) are appropriate; and
 - Such adjustments comply with Municipal bylaws and adopted statutory plans, with the exception that minor changes to the [Land Use bylaw](#) standards may be included as provided for the in the [Municipal Government Act](#).
- 5.3.9 The [Subdivision Authority](#) may, as a condition of issuing a [subdivision](#) approval, require with respect to the [subdivision](#) that the [applicant](#) pay an [off-site levy](#) or any other levy imposed by a bylaw or, that the [applicant](#) enter into an agreement with the [Municipality](#) to pay any such levy and/or to construct or pay for the construction of all or any of the following:
- A public roadway required to give access or egress to the [subdivision](#);
 - A pedestrian walkway system to serve the [subdivision](#);
 - Pedestrian walkways that will connect the pedestrian walkway system that serves or is proposed to serve an [adjacent](#) development or [subdivision](#);
 - Utilities that are necessary to serve the [subdivision](#);
 - Off-street parking or other parking facilities;

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

- f) Landscaping;
- g) Loading facilities;
- h) New or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

5.3.10 The [Subdivision Authority](#) shall appear at [appeal](#) hearings of the [Municipal Government Board](#) and the [Subdivision and Development Appeal Board](#) to explain decisions relating to applications for [subdivision](#).

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

5.4 DEVELOPMENT AUTHORITY

- 5.4.1 The [Municipality's](#) Chief Administrative Officer is the [Development Authority](#), with powers and duties as set out in [Our Zoning Blueprint](#) and may delegate in writing any or all of these powers and duties specified to a designated officer or employee of the [Municipality](#).
- 5.4.2 A designated officer may in writing be given the ability to further delegate any or all of the powers and duties they themselves have been given.
- 5.4.3 The [Development Authority](#) shall administer and enforce [Our Zoning Blueprint](#) and decide upon all [development permit](#) applications, except those in direct control districts where [Council](#) is identified as the [Development Authority](#).
- 5.4.4 The [Development Authority](#):
- a) Shall keep, and maintain for inspection by the public during [office](#) hours, a copy of [Our Zoning Blueprint](#) and all amendments thereto and ensure that copies are available to the public at reasonable charge;
 - b) Shall maintain an up-to-date version of [Our Zoning Blueprint](#) on the [Municipality's](#) website;
 - c) Shall keep a register of all [development permit](#) applications including the decisions rendered on them and the reasons therefor for a minimum period of 7 years.
 - d) Shall make available for inspection by the public during [office](#) hours and post on the [Municipality's](#) website a list of all decisions for [development permits](#);
 - e) May require the [applicant](#) to post a notice on the [site](#) of an application for a [development permit](#) to request comments from persons who may be affected, prior to rendering a decision;
 - f) Shall consider and decide on applications for [development permits](#) within 40 days of the application being deemed complete or within such time as may be agreed to, in writing, by the [applicant](#);
 - g) Shall approve all [development permit](#) applications for a "[permitted use](#)" with or without conditions, if the application conforms in all respects to the provisions of [Our Zoning Blueprint](#);
 - h) Shall make a decision on a [development permit](#) application for a "[discretionary use](#)," whereby the [Development Authority](#) may:
 - i. Approve the application; or
 - ii. Approve the application subject to conditions and restrictions considered appropriate or necessary; or
 - iii. Refuse the application.

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

- i) Shall not approve any [development permit](#) application for the [use](#) of land or a [building](#) not listed as a "[permitted use](#)" or "[discretionary use](#)" in the district in which the [building](#) or land is situated;
- j) Shall not approve an application for a [development permit](#) that is not in conformity with the [Municipality's](#) Statutory Plans.
- k) Shall issue orders, where appointed, with regard to contravention of the [Municipal Government Act](#) and enforcing regulations, bylaws, or permit conditions;
- l) Shall [sign](#) and issue all valid [development permits](#), certificates of compliance, notices of decisions, and notices.

5.5 VARIANCE POWERS

- 5.5.1 Notwithstanding any other section of [Our Zoning Blueprint](#), the [Subdivision Authority](#) or [Development Authority](#) may allow a [Variance](#) of any or all of the requirements of [Our Zoning Blueprint](#), where at the discretion of the [Subdivision Authority](#) or [Development Authority](#), the [subdivision](#) or development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the [use](#), enjoyment, or value of the neighbouring parcels of land and the [use](#) proposed is allowed by [Our Zoning Blueprint](#).
- 5.5.2 A [variance](#) may be refused for any encroachment on a [lot line](#) or easement that is not permitted in [Our Zoning Blueprint](#).
- 5.5.3 All requests for a [variance](#) shall be accompanied by a [variance](#) request form from the [applicant](#) clearly stating the reasons for the [variance](#) and outlining the applicable criteria identified in Section 5.5.1.
- 5.5.4 If a [variance](#) is granted pursuant to this section, the [Subdivision Authority](#) or [Development Authority](#) shall specify its nature in the [subdivision](#) or [development permit](#) approval.
- 5.5.5 In granting a [variance](#), the [Subdivision Authority](#) or [Development Authority](#) may request written acceptance of the proposed [variance](#) from affected landowners.

5.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.6.1 The [Subdivision and Development Appeal Board](#) shall perform such duties as specified in [Our Zoning Blueprint](#), the [Subdivision and Development Appeal Board Bylaw](#), and pursuant to the [Municipal Government Act](#).

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

5.7 APPEALS

5.7.1 Development and [subdivision](#) appeals shall be in accordance with the *Municipal Government Act*.

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

5.8 FORMS, NOTICES OR ACKNOWLEDGEMENTS

- 5.8.1 Any form, notice or acknowledgment issued by the [Municipality](#) shall include:
- a) The date of issuance of the notice or acknowledgement;
 - b) Contact information for the [Municipality](#);
 - c) The municipal address of the property subject to the application;
 - d) The municipal file number for the application; and
 - e) Any other information at the discretion of the [Municipality](#).
- 5.8.2 Any form, notice or acknowledgement may be sent by electronic means pursuant to Section 608 of the [*Municipal Government Act*](#).

PART 5: ADMINISTRATION

SUBDIVISION APPLICATIONS

5.9 SUBDIVISION APPLICATIONS

- 5.9.1 An application for [subdivision](#) shall be made using the prescribed form and required checklist signed by the owner or the agent and accompanied by:
- a) The required fees, as established by [Council](#);
 - b) A letter of authorization when an application is made by a person other than the registered landowner;
 - c) A current copy of the [certificate of title](#) for said lands issued within 30 days of the application;
 - d) A [real property report](#) for any [lot](#) with [buildings](#) that will remain;
 - e) A shadow plan for all future phases of development that demonstrate how overall [density](#) minimum, and rear [lane](#) percentage is achieved; and
 - f) 3 copies of a sketch or plan drawn to scale, to the satisfaction of the [Subdivision Authority](#), in metric dimensions which show the following:
 - i. The location, dimensions and boundaries of the [lot\(s\)](#) to be subdivided;
 - ii. The proposed [lot\(s\)](#) to be registered in a [land titles office](#);
 - iii. The location, dimensions, and boundaries of each new [lot](#) to be created and any [reserve land](#);
 - iv. Existing rights-of-way of each [public utility](#) or other rights-of-way;
 - v. The location, [use](#), and dimensions of [buildings](#) on the parcel that is the subject of the application and specifying those [buildings](#) that are proposed to be demolished or moved;
 - vi. The location and boundaries of the bed and shore of any river, stream, watercourse, lake, or other body of water that is contained within or bounds the proposed or existing [Lot\(s\)](#);
 - vii. The location of any existing or proposed wells, any private sewage disposal systems, and the distance from these to existing or proposed [buildings](#) and existing or proposed [lot lines](#);
 - viii. All accesses, existing and proposed, to all [lot\(s\)](#), existing and proposed; and
 - ix. The location of any tree stands or wetlands on the existing and proposed [lot\(s\)](#).

PART 5: ADMINISTRATION

SUBDIVISION APPLICATIONS

- 5.9.2 In addition to the information required under Section 5.9.1, the following information may be required by the [Subdivision Authority](#) considering whether such information has previously been submitted, and depending on the scale, type, and location of the proposed development:
- a) Number of [dwelling units](#);
 - b) Statistics showing calculations of the gross area of land in the [site plan](#) and the allocation of the land to streets, lanes, lots, and [reserve lands](#) as per the [Municipal Government Act](#);
 - c) A geotechnical assessment, stamped by a qualified professional, on the subsurface characteristics of the [site](#);
 - d) Shadow plans to demonstrate the integration of the proposed [subdivision](#) on [adjacent](#) lots and / or land to be developed in the future;
 - e) A plan showing resources, such as trees, ravines, views, and other similar natural features which are influential to the [site](#);
 - f) An appraisal of the market value of the land when money in place of land dedication for municipal reserve is proposed;
 - g) Biodiversity study, if needed;
 - h) [Pedestrian circulation plan](#);
 - i) An historical resources impact assessment on lands that have been identified or suspected as containing a registered [historical resource](#) or within 60 metres of public lands set aside for [use](#) as historic [site\(s\)](#);
 - j) A statement clearly describing how the positive and / or negative potential impacts of the proposed [subdivision](#) on [adjacent](#) lands will be dealt with and how the proposed facilities have been designed to address those impacts;
 - k) Ground water information regarding the supply of potable water if the intended [use\(s\)](#) are not served by a piped municipal system. All lands subdivided pursuant to an approved [Area Structure Plan](#) or [Neighbourhood Structure Plan](#) require connection to piped municipal services;
 - l) A [pedestrian circulation plan](#);
 - m) Methods to control traffic, dust, and noise; and
 - n) Any other information required by the [Subdivision Authority](#), at their sole discretion, with respect to the [site](#) or [adjacent](#) lands, including but not limited to, an environmental screening of the [site](#), geotechnical study, and/or a traffic impact analysis prepared by qualified professionals.

PART 5: ADMINISTRATION

SUBDIVISION APPLICATIONS

- 5.9.3 When an application for [subdivision](#) has been refused or, ultimately, after [appeal](#), the submission of another application for [subdivision](#) on the same [site](#), for the same or similar [use\(s\)](#) by the same or any other [applicant](#), may not be accepted by the [Subdivision Authority](#) for at least 6 months after the date of refusal.
- 5.9.4 Where notification is required, the [applicant](#) must bear the costs of publishing the notification in a newspaper circulating in the area.
- 5.9.5 Where, in the opinion of the [Subdivision Authority](#), an application is substantially revised or altered, the [Subdivision Authority](#) may require the [applicant](#) to pay an additional fee as determined by [Council](#).
- 5.9.6 In the event that any work, including excavation, has been commenced prior to the conditional approval of the [subdivision](#), the [applicant](#) shall be required to pay a fee double that of the base application fee and/or a fine set out in Section 5.24.

5.10 DETERMINING A COMPLETE SUBDIVISION APPLICATION

- 5.10.1 Unless extended by an agreement in writing between the [applicant](#) and the [Subdivision Authority](#), the [Subdivision Authority](#) shall within 20 days after receipt of an application for the [subdivision](#) of land or a [development permit](#):
- a) Issue a written acknowledgement to the [applicant](#) advising that the application is complete; or
 - b) Issue a written notice to the [applicant](#) advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.
- 5.10.2 Upon receipt of the required documentation and information pursuant to Section 5.10.1(b) the [Subdivision Authority](#) shall issue a written acknowledgement to the [applicant](#) advising that the application is complete.
- 5.10.3 If the [applicant](#) fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the [Subdivision Authority](#) shall inform the [applicant](#) in writing that the application has been refused and the reason for the refusal.
- 5.10.4 The approval of an application or drawing, or the conditional approval of a [subdivision](#) shall not prevent the [Subdivision Authority](#) from thereafter requiring the correction of errors and omissions, nor from prohibiting the [subdivision](#) being carried out when the same is in violation of [Our Zoning Blueprint](#).
- 5.10.5 Where an application for a [subdivision](#) is determined to contain incorrect information, the [Subdivision Authority](#) is not required to make a decision until such information is corrected by the [applicant](#).

PART 5: ADMINISTRATION

SUBDIVISION APPLICATIONS

- 5.10.6 Any [subdivision](#) approval granted on the basis of incorrect information contained in the application may be revoked or suspended by the [Subdivision Authority](#).

5.11 DEVELOPMENT AGREEMENT FOR SUBDIVISION

- 5.11.1 The [Subdivision Authority](#) may approve a [subdivision](#) application subject to conditions.
- 5.11.2 If a [development agreement](#) is required it shall be entered into between the [Municipality](#) and the owner, as per Section 655(1) (b) of the [Municipal Government Act](#). The [development agreement](#) may be registered on certificate(s) of title to the satisfaction of the [Municipality](#).
- 5.11.3 A [development agreement](#) may contain provisions requiring a letter(s) of credit or other [security](#) in an amount and in a form to be determined by the [Municipality](#) to guarantee the execution of the items listed in the [development agreement](#).

5.12 SUBDIVISION DECISIONS

- 5.12.1 The decision of the [Subdivision Authority](#) on an application shall be given to the [applicant](#) in the form prescribed by the [Municipality](#), which may include correspondence by electronic means pursuant to Section 608 of the [Municipal Government Act](#). The notice shall include a description of the proposed [subdivision](#), the decision, and shall advise of the right of [appeal](#) and will be sent to:
- a) The [applicant](#);
 - b) The owner(s) of the [lot\(s\)](#);
 - c) Any other agency, organization, or landowner impacted by the decision, at the discretion of the [Municipality](#)
- 5.12.2 A [subdivision](#) approval is not a [development permit](#) and, notwithstanding that plans and specifications for [buildings](#) may have been submitted as part of an application for [subdivision](#), work or construction shall neither commence nor proceed until a [development permit](#) has been issued, pursuant to applicable bylaws and regulations.
- 5.12.3 An application for [subdivision](#) shall, at the option of the [applicant](#), be deemed to be refused when the decision of the [Subdivision Authority](#) is not made within 60 days of being deemed complete unless the [applicant](#) has entered into an agreement with the [Subdivision Authority](#) to extend the 60 day period. The [applicant](#) may [appeal](#) in writing, as provided in the [Municipal Government Act](#), as though they had received a decision of refusal.

PART 5: ADMINISTRATION

DEVELOPMENT PERMIT APPLICATIONS

5.13 DEVELOPMENT PERMITS NOT REQUIRED

- 5.13.1 The following developments do not require a [development permit](#) provided the development complies with all other requirements of [Our Zoning Blueprint](#):
- a) Those [uses](#) and development exempted under Section 618 of the [Municipal Government Act](#);
 - b) Those [uses](#) specifically listed as exempt from requiring a [development permit](#) in [Our Zoning Blueprint](#);
 - c) [Stripping, site](#) grading or excavation that is part of a development for which a [development permit](#) or [development agreement](#) has been issued;
 - d) Uncovered [patios](#) or [decks](#) no more than 0.6 metres above [grade](#);
 - e) Construction and maintenance of a gate or [fence](#) where they meet the requirements of [Our Zoning Blueprint](#);
 - f) Towers, flag poles, and other poles not exceeding 4.5 metres in height from [grade](#) in all [land use districts](#) except the industrial district;
 - g) Painting, decorating, repairs, and non-structural [alterations](#), provided the development does not result in a change of [use](#) or intensity of [use](#), and meets all other obligatory legislation, regulations, and / or standards;
 - h) Murals or similar public art, providing that no advertising is included, or any content which may contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the [Canadian Code of Advertising Standards](#);
 - i) A single [storey accessory building or structure](#) not greater than 10 square metres in floor area with no utility connections, no permanent foundation and is not to be used for residential purposes;
 - j) The temporary [use](#) of an existing [building, structure](#), or part thereof for municipal, provincial, or federal [government](#) purposes;
 - k) A temporary [building](#) associated with construction and not to be used for residential purposes such as a construction trailer, where the sole purpose of the [building](#) is incidental to the erection or [alteration](#) of a permanent [building](#) for which a [development permit](#) has been issued under [Our Zoning Blueprint](#). The temporary [building](#) shall be removed within 30 days of substantial completion of the development. This does not include a sales [office, show home](#) or similar facility.
 - l) Municipally sanctioned [special events](#) held on municipal property;

PART 5: ADMINISTRATION

DEVELOPMENT PERMIT APPLICATIONS

- m) A [pergola](#), trellis, or arbour;
- n) Signs not requiring a [development permit](#) as per Part 4 of *Our Zoning Blueprint*;
- o) Soft and/or [hard landscaping](#) not located in a [frontage](#) and where the proposed grades will not adversely affect the [lot](#) or [adjacent](#) lands, except where landscaping forms part of a development that requires a [development permit](#);
- p) Retaining walls lower than 1 metre in height;
- q) The completion of any development which was lawfully under construction at the date of approval of *Our Zoning Blueprint* does not require a new [development permit](#), provided that the [building](#) is completed in accordance with the terms of any [development permit](#) granted with respect to it, and subject to the conditions on which such [development permit](#) was granted, and provided also that the [building](#), whether or not a [development permit](#) was granted in respect to it, is completed within a period of 12 months from the said date of said approval.
- r) A [structure](#) with a rigid frame supporting exterior fabric with windows and doors shall be permitted in the agricultural holdings district.

5.14 DEVELOPMENT PERMIT APPLICATIONS

- 5.14.1 Except as provided in Section 5.13 (when no permit is required), no development shall be undertaken in the [Municipality](#) unless an application has been approved and a [development permit](#) has been issued.
- 5.14.2 An application for a [development permit](#) for development shall be made using the prescribed form and required checklist signed by the owner or the agent and accompanied by:
 - a) The required fees, as established by [Council](#);
 - b) Authorization when an application is made by a person other than the registered landowner;
 - c) A current copy of the [certificate of title](#) for said lands issued within 30 days of the application; and
 - d) 3 copies of the [site](#), floor, elevation, and landscaping plans in accordance with the checklist, drawn to a minimum scale of 1:1000, or to the satisfaction of the [Development Authority](#), in metric dimensions which show the following:
 - i. Legal description of the [site](#) with north arrow;
 - ii. Area and dimensions of the land to be developed including [lot coverage](#), thoroughfares, and [setbacks](#);

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- iii. Exterior finishing materials, architectural design features and all locations and dimensions of [frontage](#) elements including transparency, entrances, and landscaping;
- iv. The height, dimensions, and relationship to [lot lines](#) of all existing and proposed [buildings](#) and [structures](#) including retaining walls, trees, landscaping, and other physical features;
- v. The removal of trees if applicable;
- vi. Existing and proposed access to and from the [site](#);
- vii. [Site](#) drainage, finished [lot](#) grades, and the grades of the roads, streets, and utilities servicing the property;
- viii. Locations and distances of on-[site](#) existing or proposed water, wastewater and storm water connections, septic tanks, disposal fields, water wells, culverts, and crossings;
- ix. Location of all registered utility easements and rights-of-way;
- x. Information on the method to be used for the supply of potable water and disposal of waste along with supporting documentation.
- xi. Estimated construction value of the proposed work.

5.14.3 In addition to the information required under Section 5.14.2, the following information may be required by the [Development Authority](#) depending on the scale, type, and location of the proposed development:

- a) Number of [dwelling units](#);
- b) Proposed [use](#) for each floor;
- c) Loading and parking provisions, including electric charging stations;
- d) [Bicycle parking](#) provisions;
- e) Solid waste and storage provisions and screening provisions of same;
- f) Landscaping plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects, identifying location, dimensions and design of all existing and proposed soft and [hard landscaping](#), including health, identification and planting methods;
- g) Lighting plan;
- h) [Pedestrian circulation plan](#);
- i) Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified [security](#) professional;

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- j) A statement clearly describing how the positive and / or negative potential impacts of the proposed development on [adjacent](#) lands will be dealt with and how the proposed facilities have been designed to address those impacts;
- k) Information describing any noxious, toxic, radioactive, flammable, or explosive materials that may be included in the proposed development;
- l) In relation to a special event or temporary [Use](#), the duration and time periods for the operation of the development, facility or event;
- m) Methods to control traffic, dust, odour, and noise;
- n) Method(s) for providing on-[site security](#); and
- o) Any other information required by the [Development Authority](#), at their sole discretion, with respect to the [site](#) or [adjacent](#) lands, including but not limited to, an environmental screening of the [site](#), geotechnical study, and/or a traffic impact analysis prepared by qualified professionals.

5.14.4 A [development permit](#) shall not be issued for an accessory [use](#) prior to the approval of a primary [use](#).

5.14.5 When an application for a [development permit](#) has been refused pursuant to [Our Zoning Blueprint](#) or, ultimately, after [appeal](#), the submission of another application for a [development permit](#) on the same [site](#), for the same or similar [use](#) by the same or any other [applicant](#), may not be accepted by the [Development Authority](#) for at least 6 months after the date of refusal.

5.14.6 Where notification is required, the [applicant](#) must bear the costs of publishing the notification in a newspaper circulating in the area.

5.14.7 Where, in the opinion of the [Development Authority](#), an application is substantially revised or altered, the [Development Authority](#) may require the [applicant](#) to pay an additional fee as stated in the *Fees and Charges Bylaw*, as amended.

5.14.8 In the event that any work, including excavation, has been commenced prior to the issuance of the [development permit](#), the [applicant](#) shall be required to pay a fee double that of the base application fee, or a fine set out in Section 5.24.

5.15 DETERMINING COMPLETE DEVELOPMENT PERMIT APPLICATIONS

5.15.1 Unless extended by an agreement in writing between the [applicant](#) and the [Development Authority](#), the [Development Authority](#) shall within 20 days after receipt of an application for a [development permit](#):

- a) Issue a written acknowledgement to the [applicant](#) advising that the application is complete; or

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DEVELOPMENT PERMIT APPLICATIONS

- b) Issue a written notice to the [applicant](#) advising that the application is incomplete, listing the documentation and information that is still required and setting a date by which the required documentation and information must be submitted.
- 5.15.2 If the [applicant](#) fails to submit any requested outstanding documents or information by the date set out, the application shall be deemed refused and the [Development Authority](#) shall inform the [applicant](#) in writing that the application has been refused and the reason for the refusal.
- 5.15.3 Upon receipt of the required documentation and information listed in the notice issued pursuant to Section 5.15.1(b), the [Development Authority](#) shall issue a written acknowledgement to the [applicant](#) advising that the application is complete.
- 5.15.4 The approval of an application or drawing, or the issuing of a [development permit](#) shall not prevent the [Development Authority](#) from thereafter requiring the correction of errors and omissions, nor from prohibiting the development being carried out when the same is in violation of *Our Zoning Blueprint*.
- 5.15.5 Where an application for a [development permit](#) is determined to contain incorrect information, the [Development Authority](#) is not required to make a decision until such information is corrected by the [applicant](#).
- 5.15.6 Any [development permit](#) issued on the basis of incorrect information contained in the application shall be revoked or suspended by the [Development Authority](#).

5.16 APPLICATION NOTIFICATION REQUIREMENTS

- 5.16.1 Prior to approving an application for a [development permit](#) which is a [discretionary use](#), or for a [permitted use](#) requiring a [variance](#), the [Development Authority](#) may require the [applicant](#) to post a notice on the property in a location and format determined by the [Municipality](#) describing the proposed development and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of 10 calendar days prior to the issuance of a notice of decision.
- 5.16.2 Notifications shall be a minimum size of 0.5 square metres and shall contain information on the proposed development and contact information for the [applicant](#) and the [Municipality](#).

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DEVELOPMENT PERMIT APPLICATIONS

5.17 DEVELOPMENT AGREEMENT

- 5.17.1 The [Development Authority](#) may conditionally approve any [development permit](#), subject to a [development agreement](#).
- 5.17.2 If a [development agreement](#) is required, it must be entered into between the [Municipality](#) and the [applicant](#) as per Section 650 of the [Municipal Government Act](#). The [development agreement](#) may be registered on the [certificate of title](#) to the satisfaction of the [Municipality](#).
- 5.17.3 A [development agreement](#) may contain provisions requiring a letter(s) of credit or other [security](#) in an amount and form to be determined by the [Municipality](#) to guarantee the execution of the items listed in the [development agreement](#).

5.18 CONDITIONS OF A DEVELOPMENT PERMIT

- 5.18.1 The [Development Authority](#) may impose such conditions on the approval of an application as, in their opinion, are necessary to:
- Uphold the intent and objectives of [Our Complete Community](#) under preparation or as adopted;
 - Uphold the intent and objectives of an [area structure plan](#), [neighbourhood structure plan](#), or area redevelopment plan under preparation or as adopted, that is applicable to the [site](#);
 - Meet the applicable requirements of [Our Zoning Blueprint](#); and
 - Ensure the orderly and economic development of land within the [Municipality](#).
- 5.18.2 The [Development Authority](#) may, as a condition of issuing a [development permit](#), require with respect to the development that the [applicant](#) pay an [off-site levy](#) or any other levy imposed by a bylaw or, that the [applicant](#) enter into a [development agreement](#) with the [Municipality](#) to pay any such levy and/or to construct or pay for the construction of all or any of the following:
- A public road required to give access or egress to the development;
 - A pedestrian walkway system to serve the development;
 - Pedestrian walkways that will connect the pedestrian walkway system that serves or is proposed to serve an [adjacent](#) development;
 - Utilities that are necessary to serve the development;
 - Off-street parking or other parking facilities;
 - Landscaping;

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DEVELOPMENT PERMIT APPLICATIONS

- g) Loading facilities; or
- h) New or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

5.18.3 The [Development Authority](#) may, as a condition of issuing a [development permit](#), require the [applicant](#) to:

- a) Make satisfactory arrangement for the supply of water, wastewater service, storm water drainage, electrical power, supply of natural gas, telephone service, vehicular and pedestrian access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the [applicant](#);
- b) Repair or reinstate, or pay for the repair or reinstatement, to its original condition any street furniture, curb, sidewalk, landscaping or tree planting, which may be damaged, destroyed or otherwise harmed by development or [building](#) operations upon the [site](#);
- c) Perform such surface levelling, grading or swaling on the [site](#) as may be required to ensure compliance with a surface drainage plan for the [site](#), which work shall be ratified upon completion by a grading certificate prepared by an Alberta Land Surveyor for approval by the [Municipality](#);
- d) Provide proof of insurance in an amount satisfactory to the [Municipality](#) which shall include liability coverage for completed operations and the course of construction;
- e) Provide [security](#) to ensure the [applicant](#)'s compliance with, or performance of, any of the conditions of a [development permit](#), and/or damages to municipal installations;
- f) The [applicant](#) shall prevent excess soil or debris from being spilled on public streets, lanes and sidewalks, and shall not place soil or any other materials on [adjacent](#) properties without permission in writing from [adjacent](#) property owners;
- g) The [Development Authority](#) may require a [real property report](#) relating to the [building](#) for which a permit has been applied;
- h) No [building](#) shall be occupied or [use](#) shall be used and no change in the existing occupancy classification of a [building](#) shall be made until the [Development Authority](#) is satisfied that the project is substantially complete in accordance with the [development permit](#) issued;
- i) Development will be required to connect to public and water services. No private sewer and water systems will be permitted unless approved by the appropriate municipal and provincial departments. Temporary construction trailers shall not connect to municipal services; and /or

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DEVELOPMENT PERMIT APPLICATIONS

- j) The [Development Authority](#) may attach whatever conditions it considers appropriate to a [development permit](#) for either a permitted or [discretionary use](#), including, but not limited to, the following:
- i. Landscaping requirements;
 - ii. Noise attenuation;
 - iii. Special parking provisions;
 - iv. Location, appearance and character of a [building](#);
 - v. Grading of a [site](#) to protect [adjacent](#) properties;
 - vi. Conditions specified elsewhere in [Our Zoning Blueprint](#);
 - vii. Any other condition to ensure that the proposed development is compatible with surrounding land [uses](#); or
 - viii. On-[site](#) water, sanitary or storm servicing requirements.

5.19 NOTICE OF DECISION

- 5.19.1 The decision of the [Development Authority](#) on an application shall be given to the [applicant](#) on the same day the decision is made in the form prescribed by the [Municipality](#), which may include correspondence by electronic means pursuant to Section 608 of the [Municipal Government Act](#).
- 5.19.2 If the [Development Authority](#) refuses an application for a [development permit](#), the notice of decision shall contain the reasons for the refusal.
- 5.19.3 When an application for a [development permit](#) is approved for a [discretionary use](#), or for a [permitted use](#) in which a [variance](#) has been granted, the [Development Authority](#) shall send notice of the decision that will include a description of the proposed development, state the decision, advise of the right of [appeal](#), and will be sent to:
- a) The [applicant](#);
 - b) The owner(s) of the [lot\(s\)](#);
 - c) Each owner of [adjacent](#) land at the name and address shown for that owner; or
 - d) Each owner at such additional distance and direction from the boundaries of the proposed development as, in the opinion of the [Development Authority](#), may be materially impacted by the development,

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DEVELOPMENT PERMIT APPLICATIONS

- 5.19.4 A [development permit](#) for a [discretionary use](#) or for a [permitted use](#) in which a [variance](#) has been granted comes into force and effect:
- Only after the time for an [appeal](#) to the [Subdivision and Development Appeal Board](#) has expired; or
 - If an [appeal](#) has been filed, once a decision has been made by the [Subdivision and Development Appeal Board](#) in favour of the issuance of the [development permit](#) subject to any [variance](#) other change to conditions of approval directed by the [Subdivision and Development Appeal Board](#).
- 5.19.5 A [development permit](#) issued pursuant to *Our Zoning Blueprint* is not a [building permit](#) and, notwithstanding that plans and specifications for [buildings](#) may have been submitted as part of an application for a [development permit](#), work or construction shall neither commence nor proceed until a [building permit](#) has been issued, pursuant to applicable bylaws and regulations.
- 5.19.6 An application for a [development permit](#) shall, at the option of the [applicant](#), be deemed to be refused when the decision of the [Development Authority](#) is not made within 40 days of being deemed complete unless the [applicant](#) has entered into an agreement with the [Development Authority](#) to extend the 40 day period. The [applicant](#) may [appeal](#) in writing, as provided in the *Municipal Government Act*, as though they had received a decision of refusal.

5.20 PERMIT VALIDITY

- 5.20.1 A [development permit](#) shall lapse and be revoked when no development has been commenced on the [site](#) within a 12 month period after the date on which the [development permit](#) was issued, unless an extension of up to 6 months to this period has been granted by the [Development Authority](#) making the decision on the original application.
- 5.20.2 When a development, once commenced, has been discontinued for a period or periods totalling 6 months, the [Development Authority](#) may require the [applicant](#) and / or owner of the [development permit](#) in respect of the development, provide in writing the reasons for the discontinuance of the development; and either
- Permit the discontinuance of the development for a further specified period of time; or
 - Notify the [applicant](#) and/or owner of the [development permit](#) that the [development permit](#) has lapsed and is revoked.
- 5.20.3 When a [development permit](#) that has previously been issued for a [site](#) is in effect, the [Development Authority](#), in their consideration of an application for another [development permit](#) for the same [site\(s\)](#), may revoke the previous permit and issue a new [development permit](#).

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NON-CONFORMANCE

5.21 NON-CONFORMING USES, BUILDINGS AND LOTS

- 5.21.1 A [non-conforming use](#) of land or a [building](#) may be continued, but if that [use](#) is discontinued for a period of 6 consecutive months or more, any future [use](#) of the land or [building](#) must conform to [Our Zoning Blueprint](#).
- 5.21.2 A [non-conforming use](#) of part of a [building](#) may be extended throughout the [building](#), but the [building](#), whether or not it is a [non-conforming building](#), may not be enlarged or added to and no structural [alterations](#) may be made thereto or therein.
- 5.21.3 A [non-conforming use](#) of part of a [lot](#) or [site](#) may not be extended or transferred in whole or in part to any other part of the [lot](#) or [site](#) and no additional [buildings](#) may be constructed upon the [lot](#) or [site](#) while the [non-conforming use](#) continues.
- 5.21.4 A [non-conforming building](#) may continue to be used but the [building](#) may not be enlarged, added to, rebuilt or structurally altered except:
- a) To make it a conforming [building](#); and
 - b) For the routine maintenance of the [building](#), if the [Development Authority](#) considers it necessary.
- 5.21.5 If a [non-conforming building](#) is damaged or destroyed to the extent of more than 75 percent of the value of the [building](#) above its foundation, the [building](#) may not be repaired or rebuilt except in accordance with [Our Zoning Blueprint](#).
- 5.21.6 The land [use](#) or the [use](#) of a [building](#) is not affected by a change of ownership, tenancy, or occupancy of the land or [building](#).

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ENFORCEMENT

5.22 OFFENCES AND PENALTIES

- 5.22.1 No person shall fail to comply with a [development permit](#) or the plans and conditions forming part of said permit, or make [use](#) of land, or allow any [use](#) of land, in a manner contrary to the provisions of [Our Zoning Blueprint](#).
- 5.22.2 No person shall contravene or permit a contravention of this [Our Zoning Blueprint](#). No person shall commence or undertake a development, [use](#), or [sign](#) that is not permitted by [Our Zoning Blueprint](#).
- 5.22.3 No person shall contravene a condition of a [development permit](#) or [subdivision](#) approval issued under [Our Zoning Blueprint](#).
- 5.22.4 No person shall authorize or undertake any development that is not compliant with the description, specifications or plans that were the basis for a [subdivision](#) approval or the issuance of a [development permit](#).
- 5.22.5 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the [Subdivision Authority](#) or [Development Authority](#).
- 5.22.6 Every person who contravenes any of the provisions of [Our Zoning Blueprint](#) by doing any act or thing which the person is prohibited from doing is guilty of an offence.
- 5.22.7 The [Development Authority](#) may suspend or revoke a [development permit](#) which has not been complied with.

5.23 VIOLATION TAGS

- 5.23.1 A Designated Officer may issue a written warning for offences by outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.
- 5.23.2 In accordance with the *Provincial Offences Procedures Act*, a Designated Officer or Peace Officer may issue a [violation tag](#) to a person where there is reasonable and probable grounds to believe there is a contravention of [Our Zoning Blueprint](#).
- 5.23.3 A [violation tag](#) may be issued to a person either personally or by registered mail.
- 5.23.4 The [violation tag](#) shall be in a form approved by the [Municipality](#) and shall include the name of the person thought to have created the contravention, the offence, the penalty for the offence, a requirement that the penalty be paid within 30 days of issuance of the [violation tag](#), the method by which the tag may be paid, and other information as may be required by the [Municipality](#).

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- 5.23.5 Where a contravention is of a continuing nature, further [violation tags](#) may be issued.
- 5.23.6 The person to whom the [violation tag](#) is issued may, in lieu of being prosecuted, [sign](#) the plea of guilty on the [violation tag](#) and pay the specified fine to the location indicated on the [violation tag](#).
- 5.23.7 If payment is not made within the time specified on the tag, a Peace Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.
- 5.23.8 Nothing in [Our Zoning Blueprint](#) shall prevent a Peace Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of [Our Zoning Blueprint](#).

5.24 FINES

- 5.24.1 The fines for an offence against [Our Zoning Blueprint](#) will be subject to the minimum penalty amount, as specified as follows:
- Failure to comply with [development permit](#) conditions, \$500;
 - Failure to obtain a [development permit](#) for a [sign](#) when required, \$200;
 - Failure to comply with [development permit](#) conditions for a [sign](#) when required or failure to comply with regulations regarding a [sign](#) when a [development permit](#) is not required, \$200;
 - Failure to comply with regulations in Conventional Neighbourhood District, the Integrated Neighbourhood District, or the Mature District, \$250
 - Failure to comply with regulations in the Main Street District or Commercial District, \$1000; or
 - Any other contraventions of [Our Zoning Blueprint](#) not specifically listed herein, \$500.
- 5.24.2 If a person is convicted twice of the same offence of [Our Zoning Blueprint](#) within a 12 month period, the minimum penalty for the second conviction will be double the minimum penalty of the first offence.
- 5.24.3 If a person is convicted three or more times of the same offence of [Our Zoning Blueprint](#) within a 12 month period, the minimum penalty for the third and subsequent conviction will be three times the minimum penalty of the first offence.
- 5.24.4 The [Development Authority](#) is authorized and directed to take whatever action is required to collect fines levied for offences of [Our Zoning Blueprint](#).

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5.25 RIGHT OF ENTRY

- 5.25.1 After reasonable notice (generally to mean 2 business days) to the owner or occupant of land or a [building](#), a Designated Officer is hereby authorized to enter upon or into any land or [building](#) within the [Municipality](#), at reasonable times (generally to mean 8:00a.m. to 10:00p.m.), pursuant to Section 542 of the [Municipal Government Act](#), for the purpose of ensuring compliance with [Our Zoning Blueprint](#).
- 5.25.2 A person shall not prevent or obstruct a Designated Officer from carrying out any official duty under [Our Zoning Blueprint](#). If consent is not given, the [Municipality](#) may apply to the Court of Queen's Bench for an authorizing order.

5.26 STOP ORDERS

- 5.26.1 If the [Development Authority](#) finds that a development or [use](#) of land or [buildings](#) is not in accordance with:
- a) Any municipal, provincial, and/or federal legislation
 - b) The [Municipal Government Act](#) or the regulations thereunder; or
 - c) Is contrary to a [development permit](#) that has been issued, a [subdivision](#) approval that has been given or a condition of the [development permit](#) or approval; or
 - d) Contravenes, or does not comply with, the provisions of [Our Zoning Blueprint](#),
- the [Development Authority](#) may issue a [stop order](#), pursuant to Section 645 of the [Municipal Government Act](#), in writing on the date the [stop order](#) is made to the registered owner, the person in possession of the land or [buildings](#) or the person responsible for the contravention of all or any of them to:
- i. Stop the development or [use](#) of the land or [buildings](#) in whole or part as directed by the notice; or
 - ii. Demolish, remove or replace the development; or
 - iii. Take such other measures as are specified in the notice so that the development or [use](#) of the land or [buildings](#) is in accordance with the [Municipal Government Act](#), and the regulations thereunder, a [development permit](#), [subdivision](#) approval or [Our Zoning Blueprint](#), as the case may be; or
 - iv. The option to launch an [appeal](#) to the [Subdivision and Development Appeal Board](#);
- within the time specified by the [stop order](#).

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- 5.26.2 If a person fails or refuses to comply with a [stop order](#), the [Municipality](#) may, in accordance with the [Municipal Government Act](#):
- a) Obtain an injunction from an Alberta Court to enforce [Our Zoning Blueprint](#);
 - b) Register a caveat under the [Land Titles Act](#) in respect of the order;
 - c) Enter upon the land or [building](#) and take such action as is necessary to carry out the order; and
 - d) Charge the landowner and collect, in like manner as taxes owing against a property, the cost of the measure.

5.27 SITE CLEANLINESS

- 5.27.1 All sites must be kept clean of all construction waste and all other waste (the “debris”) by removing or containing the debris in a manner satisfactory to the [Development Authority](#).
- 5.27.2 Failure to keep the sites clean of debris is an offence under [Our Zoning Blueprint](#). The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
- a) First offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
 - b) Second offence (on same [lot](#)) – a minimum fine of \$1,000.00 and a stop work order shall be issued;
 - c) Third (and Subsequent) offence(s) (on same [lot](#)) – a minimum fine of \$5,000.00 and a stop work order shall be issued.
- 5.27.3 It is the responsibility of the owner to ensure that the [site](#) is kept clear of all debris.
- 5.27.4 Excavation, storage, or piling up of materials required during construction shall be prohibited unless all necessary safety measures are undertaken to the satisfaction of the [Development Authority](#) and to the timeframe agreed to with the [Development Authority](#). The owner shall assume all responsibility and liability for the situation. Under no circumstances shall the materials or excavation encroach on [adjacent lot\(s\)](#).

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GENERAL PROVISIONS

5.28 CERTIFICATE OF COMPLIANCE

- 5.28.1 Upon application, the [Development Authority](#) may endorse a [certificate of compliance](#) provided that:
- a) The [real property report](#) is prepared by a registered Alberta Land Surveyor and all costs associated with the [certificate of compliance](#) have been paid;
 - b) The development on the property is in full compliance with the provisions of [Our Zoning Blueprint](#);
 - c) The [applicant](#) has applied for and received a [development permit](#) granting a [variance](#) of one or more provisions of [Our Zoning Blueprint](#);
 - d) Approval of a [subdivision](#) has resulted in a [variance](#) of one or more provisions of [Our Zoning Blueprint](#); and / or
 - e) A development is considered an existing [non-conforming building](#) or [use](#) as a result of the adoption of [Our Zoning Blueprint](#).
- 5.28.2 The [Development Authority](#) shall not be liable for any damages arising from the [use](#) of a letter respecting compliance containing errors where the errors are the result of incorrect or incomplete information on the [real property report](#).
- 5.28.3 The [Development Authority](#) may only endorse a [certificate of compliance](#) which is attached to, or forms part of, a [real property report](#) that is no more than 5 years old.

5.29 COMMUNICATION FACILITIES

- 5.29.1 Industry Canada is responsible for regulating telecommunications facilities in Canada. The participation of the [Municipality](#) in the approval process is part of the consultation process mandated by Industry Canada and is not a delegation of a federal decision-making authority, nor does it confer a right on the [Municipality](#) to refuse the location of a communication facility.
- 5.29.2 As part of the consultation, the [Municipality](#) may request the following:
- a) Mitigation of the visual effect of the antenna and supporting [structure](#) through the integration of [soft landscaping](#);
 - b) Protective fencing around the [structure](#); or
 - c) Limitations to illumination and advertising unless required by Transport Canada [regulations](#), and except for a manufacturer's logo.

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GENERAL PROVISIONS

5.30 DEMOLITION OF BUILDINGS

- 5.30.1 All pre-conditions, as determined by the [Municipality](#), for a demolition permit must be satisfied prior to an application being made.
- 5.30.2 Where a [development permit](#) is to be approved for the demolition of a [building](#), the [Development Authority](#) may require the [applicant](#) to provide a performance bond to cover costs of reclamation and damage to public and quasi-public utilities, public roadways and sidewalks, and to carry sufficient comprehensive liability insurance naming the [Municipality](#) as an insured party in all public liability policies.
- 5.30.3 The [applicant](#) shall keep sidewalks and public road clear of spilled dirt and debris.
- 5.30.4 Provisions shall be made at all times for the safe [passage](#) of both pedestrian and vehicular traffic around the property. Material or equipment shall not be placed on any public roadway or other public property that will hinder the [passage](#) of pedestrians and vehicles except as authorized by the [Municipality](#).
- 5.30.5 The [applicant](#) shall agree to indemnify and save the [Municipality](#) harmless from all costs, expenses, and charges of, and incidental to, the repair and replacement of sidewalks, curbs, gutters, land and other surface utilities, and improvements [adjacent](#) to the [site](#) and necessitated by damage done by the [applicant](#), its agents or employees in the demolition of this property.
- 5.30.6 It is the responsibility of the [applicant](#) to apply for a final inspection after the work is complete. All sidewalks, curbs, gutters, Lanes and other surface infrastructure must be completely clear of snow, soil, mud or other debris prior to the inspection being performed.
- 5.30.7 The [applicant](#) shall provide fencing around open basements or excavations to protect the general public.
- 5.30.8 The [applicant](#) shall level the basement area if new construction does not start immediately after removal of the [building](#).
- 5.30.9 The [applicant](#) shall remove debris from the [site](#). The [applicant](#) shall excavate down and abandon existing water, wastewater and storm services at point of connection to the main lines, and remove existing curb cock box and rod; or abandon at property line depending on future plans for the [site](#).
- 5.30.10 It is the responsibility of the [applicant](#) to advise the [Municipality](#) within 2 business days before the date of commencement of the demolition or moving of the [building](#) and [structures](#) from the [site](#). If there is damage to the sidewalks, curbs, gutters and other surface infrastructure after this date, the repair will be the responsibility of the owner.

PART 5: ADMINISTRATION

GENERAL PROVISIONS

5.31 LANDSCAPING COMPLIANCE

- 5.31.1 Except for the planting of a lawn, no hard or [soft landscaping](#) shall be permitted near a curb cock, fire hydrant, or utility pedestal.
- 5.31.2 All development shall be graded in accordance with the *Surface Drainage Bylaw 732-08*, as amended. With regard to grading a [Lot](#), no slope shall be designed that is less than 2% or more than 20%. Where slopes exceed 20%, a retaining wall shall be required. Where a retaining wall exceeds 1.0 metre in height, an engineer's stamped drawing, including a proposed [lot](#) drainage plan, shall be submitted.
- 5.31.3 Every owner or occupant of land shall be responsible for maintaining and controlling the weeds on public property [adjacent](#) to said [lot](#) except [reserve land](#).
- 5.31.4 Any person removing or causing to be removed from public property any hard or [soft landscaping](#) or [structure](#) without authorization from the [Development Authority](#), may be, at the discretion of the [Development Authority](#), liable for the cost of replacing the hard or [soft landscaping](#) or [structure](#) and associated works necessary to restore the public property to its original condition.
- 5.31.5 Where a tree or shrub planted on private property is broken, uprooted or encroaches onto public property, the owner of the tree or shrub shall be liable for the removal of the broken, uprooted or encroaching material from the public property.

5.32 DIRECT CONTROL GENERAL PROVISIONS

- 5.32.1 The purpose of a direct control district is to provide for development(s) that, because of its unique characteristics, innovative ideas or unusual [site](#) constraints require specific regulation unavailable in other [land use districts](#).

PART 5: ADMINISTRATION

GENERAL PROVISIONS

- 5.32.2 An [applicant](#) for a direct control district must provide a written statement indicating why, in the [applicant's](#) opinion, a direct control district is necessary and why the same result cannot be achieved through the [use](#) of a [land use district](#) in *Our Zoning Blueprint*.
- 5.32.3 In evaluating an application for a direct control district, [Council](#) shall take into account the objectives and policies contained in *Our Complete Community* and any statutory plans that relate to the area.
- 5.32.4 [Council](#) shall establish appropriate development standards in the bylaw approving a direct control district and shall also identify whether [Council](#) or the Chief Administrative Officer will be the [Development Authority](#) to decide on subsequent [development permit](#) applications.
- 5.32.5 In a direct control district where [Council](#) is the [Development Authority](#), decisions on minor [development permit](#) applications are hereby delegated to the Chief Administrative Officer or his / her delegate. For the purposes of this Section, minor [development permits](#) shall be:
- a) Signs;
 - b) Home based businesses; and
 - c) Changes of [use](#) that comply with the direct control bylaw and require no [variance](#).
- 5.32.6 Where a [site](#) is designated a direct control district:
- a) Pursuant to *Our Zoning Blueprint*, a reference to a Section of *Our Zoning Blueprint* within the direct control bylaw is deemed to be a reference to the Section as amended from time to time, unless a contrary intent is stated in the direct control bylaw;
 - b) Pursuant to a previous [land use bylaw](#) and where such designation is continued pursuant to *Our Zoning Blueprint*, the direct control bylaw, as approved by [Council](#) at the time such designation was made, will continue to apply, unless a contrary intent is set out in the bylaw designating the direct control.

PART 6: DEFINITIONS

A

Access	the place, means or way by which pedestrians and / or vehicles shall have adequate ingress and egress to a lot .
Accessory	a structure or use that provides support to the principal structure or principal use and can include small urban greenhouses or swimming pools. Where an accessory structure is attached to a principal structure by a roof or an open or enclosed structure , it is considered to be part of the principal structure , and shall comply with all requirements applicable to the principal structure .
Accessibility Features	features of a building or structure that make it accessible by everyone, regardless of their ability, including but not limited to ramps, railings or other similar feature.
Accessory Building or Structure	a building or structure detached from a principal building , normally ancillary, incidental, subordinate to the principal building or use .
Adjacent	land that is contiguous and land that would be contiguous if not for a thoroughfare , passage , lane , right-of-way , river or stream, pipelines, power line, reserved land, or similar feature.
Adult Entertainment	development that sells or disseminates explicit sexual material, and at which access to the public display of explicit sexual material is restricted by law to persons eighteen years of age or older.
After Life Care	development where deceased humans or animals are prepared for burial display and / or for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. A cemetery requiring land and / or structures dedicated for the interment of human and / or animal remains may be included.
Agriculture - General	development for the rural production of farm or agricultural products and includes the breeding and raising of livestock, and horticultural growing operations requiring smaller tracts of land. Small scale farm gates sales can be included.
Agriculture - Intensive	development for the growing of crops primarily within a building and / or structure for the purposes of commercial food production.
Agriculture - Urban	community oriented, small scale agriculture, including, but not

PART 6: DEFINITIONS

A

	limited to, community gardens, edible landscaping, and rooftop gardens but excludes cannabis production. Keeping of any animal within the Municipality must be in compliance with the <i>Animal Control Bylaw # 851-15</i> , as amended from time to time.
Alteration	any construction that changes the external appearance of a structure .
Appeal	a method for obtaining review of a decision, determination, order, or failure to act.
Applicant	the owner, or an agent, person, firm or company acting on the owner's behalf, who submits an application under the provisions of Our Zoning Blueprint .
Area Structure Plan	statutory plan which provides long range land use planning for undeveloped land within Beaumont. The plans identify major roadways, land uses , infrastructure requirements, parks, trails, and school sites. Area Structure Plans are approved and adopted by Council.
Arts and Crafts	development used for the small scale, on- site , production of goods by hand manufacturing, primarily involving the use of hand tools. Typical uses include, but are not limited to, pottery, ceramics, jewellery, toy manufacturing, and sculpture and art studios. Minor Retail sale of products on site is allowed.

PART 6: DEFINITIONS

B

Balcony	a horizontal platform that is attached to a building above the first storey level and is intended for use as an outdoor amenity space. Balconies shall adhere to all setbacks unless otherwise stated in a land use district .
Beaumont Urban Design Guidelines	the design guidelines adopted by Beaumont Council , as may be amended or replaced from time to time.
Bed & Breakfast	a quasi-residential use of a dwelling unit, whereby remuneration is provided in exchange for temporary food service and lodging. A bed and breakfast use shall not include self-contained dwelling units or amenities for extended domestic use .
Bicycle Parking	a rack, railing, locker, or other structurally sound device which is designed for the securing of one or more bicycles in an orderly fashion.
Blank Wall	an exterior wall of a building containing no articulation, change of colour, or openings within it.
Block	all contiguous lots, passages , and lanes bounded by thoroughfares, rights-of-way, or parks.
Block Length	the combined and contiguous frontages of one side of a block , as measured at the front lot line , bound by, but does not include thoroughfares, pedestrian or vehicular rights-of-way, private roads, public utility lots and / or parks. Access(es) without a road or pathway is part of the block length measurement, however, side lot lines are not included.
Buffer	a row of trees or shrubs, an earth berm, or fence to provide screening, noise abatement and separation between lots, land use districts and non-compatible uses .
Building	anything 10 square metres or greater constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
Building Height	the height of a building as measured in storeys up to the eave and does not include the roof, attic, walk-out basement, or other accessory structure .

PART 6: DEFINITIONS

B

Building Permit	a permit authorizing construction in accordance with the <i>Alberta Safety Codes Act</i> .
Built Up Area	a lot or site with residential, lodging, business, commercial, industrial and / or institutional development currently or previously occurring or approved on said lot or site .

PART 6: DEFINITIONS

C

Caliper	the trunk diameter of a tree measured at a point 300mm above the top of the root ball.
Campground	the development of land for the seasonal short term use of holiday trailers, motor homes, tents, campers and recreational vehicles, and shall not be used as year round storage or accommodation for residential use .
Cannabis	any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, and any other substance defined as cannabis in the <i>Cannabis Act (Canada)</i> and its regulations, as amended from time to time, and includes edible products.
Cannabis Accessory	accessory products for the use and consumption of cannabis , as defined in the <i>Cannabis Act (Canada)</i> and its regulations as amended from time to time and includes, but is not limited to: rolling papers or wraps, holders, pipes, water pipes, bongs, vaporizers, or similar products.
Cannabis Production and Processing	a development where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. This Use does not include Retail Store (Cannabis) or any other cannabis related uses.
Cemetery	a development for the entombment of the deceased, which may include, but is not limited to the following accessory development: crematories, cineraria, columbaria, and mausoleums. Cemeteries may include, but are not limited to, memorial parks, burial grounds and gardens of remembrance.
Certificate of Compliance	the endorsement by the Development Authority of a survey document indicating that the development on any given area of land is in compliance with Our Zoning Blueprint .
Certificate of Title	a certificate issued by the land titles office identifying the owner of a particular area of land and any registered encumbrances on the land.

PART 6: DEFINITIONS

C

Commercial Vehicle	any motorized vehicle that is designed or is used for an activity with the main purpose of financial gain, and shall include, but is not limited to: a) any vehicle licensed or used for commercial purposes and having a gross vehicle weight (GVW) rating in excess of 5,500kg or exceeding 7 metres in length or any trailer licensed or used for commercial purposes; or b) any piece of construction equipment or agricultural implement; or c) any vehicle not licensed as a commercial vehicle , but is used for the collection or delivery, or both, of merchandise or other commodities in the ordinary course of a business undertaking; or d) any vehicle that incorporates a boom (cherry picker) or similar mechanical.
Corner Cut	that portion of land, generally triangular, formed by the intersection of the rights-of-way of 2 thoroughfares and the cut taken from the nearest corner of the adjacent lot to provide for an extended visibility of the intersection.
Corner Lot	a lot situated at the junction of two or more intersecting thoroughfares.
Council	the Council of the Municipality of Beaumont.
Culture	a development used by one or more organizations for arts, religion, community and / or cultural activities, but does not include entertainment establishment .

PART 6: DEFINITIONS

D

Day Home	a child care facility operated from a private residence and complies with the <i>Alberta Family Day Home Standards</i> but does not include child care programs as defined by the <i>Child Care Licensing Act</i> .
Deck	an uncovered structure that is raised more than 0.6 metres above ground level at any point, with or without stairs and intended for use as a private outdoor amenity space. A deck shall meet all required setbacks for the associated building .
Density	the number of dwelling units allowed for each lot either by a total number of dwelling units or by the number of dwelling units per hectare of land not including those lands within the lot required for land required for public utilities, environmental reserve or municipal and school reserve.
Development	<ol style="list-style-type: none">an excavation or stockpile and the creation of either of them; ora building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; ora change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; ora change in the intensity of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land or building.
Development Agreement	a legal agreement between the applicant and the Municipality committing to the provision of utility and infrastructure services and any other matter required by a condition of the development permit or subdivision approval.
Development Authority	the official or officials of the Municipality with the responsibility of receiving, considering, and deciding on applications for development under Our Zoning Blueprint and for enforcing the provisions of Our Zoning Blueprint .
Development Permit	a document that is issued under Our Zoning Blueprint and authorizes a development. A development permit is separate and distinct from a building permit .
Discretionary Use	those uses of land or buildings provided for in the land use district

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D

Schedule of *Our Zoning Blueprint* for which a [development permit](#) may be issued with or without conditions.

Drive Through Facility

a development which serves customers travelling in motor vehicles driven onto the [lot](#) where such business is carried on, where normally the customer either remains in the vehicle for service, or parks the vehicle for a short period for the purpose of doing business at the premises. Drive through facilities include, but are not limited to, drive-through food services and drive-through banks.

Dwelling Unit(s)

a self-contained living premise with cooking, eating, living, sleeping and sanitary facilities for domestic [use](#) by one or more individuals.

PART 6: DEFINITIONS

E

Eave	the junction of a building wall and an overhanging roof.
Education	development of public and private places of learning for any age including licensed child care facilities and / or research facilities.
Entertainment Establishment	development for spectator or participatory uses , both indoor and outdoor, including, but not limited to, billiards, arcades, bowling alleys, theatres, movie theatres, fairgrounds, etc.
Entrance Feature	the primary entrance to a building and the surrounding articulation that makes the entrance visible and gives it character, including but not limited to, porches, windows, projection over the entrance and stoops, but does not include stairs or accessibility features .
Equestrian Facility	a facility used for the training of horses and riders and may include facilities for horse boarding and grooming, horse shows and equestrian competitions.
Excavation, Stripping & Grading	the physical alteration of the land typically for the purpose of construction. Changes to drainage patterns are included in this use ; however, normal agricultural activity is excluded from this use , including but not limited to farm cultivation, and grading activities for regular maintenance.

PART 6: DEFINITIONS

F

Façade	the exterior wall of a building .
Fence	a vertical physical structure constructed to provide screening, sound abatement, or to enclose a lot .
Front Lot Line	the lot line that is adjacent to a principal thoroughfare .
Frontage	the area of a lot between a building façade and a curb inclusive of its built and landscape components.

PART 6: DEFINITIONS

G

Gas Station	a business engaged in the sale of vehicle fuel and ancillary or convenience products.
General Design Standards	the Municipal document which outlines the procedures and minimum requirements intended to provide direction and guidelines for the design of local improvements applicable to redevelopment and subdivision development. The standards apply to all land use applications.
Golf Course	development including, but not limited to, fairways, greens, golfing activities, driving ranges, practice areas, supporting offices, retail pro shops, and outdoor storage . A golf course can include a Restaurant / Café .
Government	development owned, operated, or occupied by a government agency including, but not limited to, government officials and departments, social service facilities, public works facilities and / or courthouses.
Grade	the elevation of the existing ground in an undisturbed natural state or an approved design grade as described in a grading plan .
Grading Plan	a drawing or specification prepared by a professional surveyor or similar professional discipline which specifies elevations for buildings , foundations, drainage features, thoroughfares, lanes, passages and the finished ground levels of development sites.

PART 6: DEFINITIONS

H

Heritage Resource	any principal building in Beaumont constructed prior to 1940.
High Quality Soil	must be natural, fertile, arable, agricultural soil meeting the following requirements: <ul style="list-style-type: none">a) Not less than 6% organic material;b) pH value ranging from 5.9 to 7.0;c) Non-toxic to plant growth;d) E.C.-Salinity reading not exceeding 1.5;e) Soil texture: loam soil as defined by Canadian System of Soil Classification; andf) Reasonably free from subsoil, slag, clay, stone, lumps, live plants, roots, sticks, quack-grass, noxious weeds and foreign matter.
Historical Site or Historical Resource	any work of nature or of man, on any lot as defined under the <i>Alberta Historical Resources Act</i> , as amended from time to time.
Home Based Business - Major	development consisting of the incidental use of a dwelling unit and /or accessory structure by residents for business activities that do not affect the residential character of the property.
Home Based Business - Minor	development consisting of the incidental use of a dwelling unit by residents for business activities that do not affect the residential character of the property, does not require the use of an accessory structure , and has no client visits to the property.
Hospital	an institutional development providing room, board, and surgical or other medical treatment for the sick, injured or infirm, including physical and mental health services on an out-patient and in-patient basis.
Hotel / Motel	development used for the provision of rooms or suites for temporary sleeping accommodation.
Human Services	an establishment that provides services to persons in need of assistance or medical treatment due to age, physical or mental disability, addiction, illness, or injury. Where appropriate, adherence to the <i>Supportive Living Accommodation Licensing Act</i> shall be required.

PART 6: DEFINITIONS

I

Industrial - Light

the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a [building](#) and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. May include limited [outdoor storage](#) where external impacts are mitigated with a visual [buffer](#). [Outdoor storage](#) shall not be located in the [principal frontage](#).

Industrial - Medium

the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the [lot](#) and may include [outdoor storage](#). All lots shall be buffered from [adjacent](#) lots. [Outdoor storage](#) shall not be located in the [principal frontage](#).

PART 6: DEFINITIONS

J

PART 6: DEFINITIONS

K

Kennel

any premises on which more than 2 dogs and/or 2 cats are maintained, boarded, bred, trained, or cared for in return for remuneration or kept for purposes of sale.

PART 6: DEFINITIONS

L

Land Titles Office	the office responsible for registering land ownership rights in Alberta. The <i>Land Titles Act</i> provides the legislative framework for the department to register land related documents that both create and terminate legal rights in property.
Land Use Bylaw	a bylaw of the Municipality passed by Council pursuant to the provisions of the <i>Municipal Government Act</i> which regulates the development and use of land and buildings within the Municipality .
Land Use District	an area of land designated under Part 3 of <i>Our Zoning Blueprint</i> , for which a specific set of building standards and Uses have been set forth in <i>Our Zoning Blueprint</i> or, in the case of a direct control district, are determined by Council .
Landscaped Area	the area of a lot planted or to be planted with trees, shrubs or other vegetation including the soil or bedding material areas associated with plantings. A landscaped area does not include the footprint of a building , decks , patio , sidewalk, driveway, parking lot , or other similar hard landscaping .
Landscaping, Hard	those materials used in the landscaping design for a lot or building that are non-living and include, but are not limited to, paving material, wooden timbers, concrete products, manufactured playground equipment, and streetscape furniture.
Landscaping, Soft	to preserve or change the natural features of a lot by adding lawn, trees, shrubs, ornamental plantings, and materials as used in modern landscape architecture.
Lane	a secondary vehicular access located to the side or rear of a lot and provides access to service areas, parking, accessory structures , and / or containing utility easements.
Loading Space	an area to accommodate a vehicle while being loaded or unloaded.

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L

Lot	<ul style="list-style-type: none">a) a quarter section;b) a river lot or settlement lot shown on an official plan as defined in the <i>Surveys Act</i> that is filed or lodged in a land titles office;c) a part of a parcel where the boundaries of the part are separately described in a certificate of title other than by reference to a plan of subdivision; ord) a part of a parcel where the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.
Lot Area	the area contained within the boundaries of a lot as shown in a plan of subdivision or described in a certificate of title .
Lot Coverage	the portion of the lot area covered by all covered structures .
Lot Line	the boundary that legally and geometrically demarcates a lot , also known as a property line.
Lot Width	the perpendicular horizontal distance between the side boundaries of the lot, measured at the front property line, or in the case of an irregular shaped lot , as measured at 6 metres from the front lot line

PART 6: DEFINITIONS

M

Medical Cannabis Production	The growing of cannabis for medical purposes by a registered patient, designated person or responsible adult who is registered with Health Canada to grow cannabis for their own medical purposes, their designated persons and their responsible adults and complies with the <i>Cannabis Regulations</i> , specifically Part 14 and the definitions of “registered person” and “designated person”. Medical cannabis production shall not include Cannabis Production and Processing Use.
Mobile Home	a dwelling unit that is a factory built structure on a deformation resistant frame (steel frame substructure) conforming to the CAN/CSA A277 or CAN/CSA Z240 MH standards, and is ready for residential occupancy upon completion of set-up in accordance with required factory recommended installation instructions, including placement on a lot and connection to utilities.
Municipal Government Act	the Municipal Government Act , R.S.A 2000, c. M-26, as amended.
Municipal Government Board	the board established under Section 486 of the Municipal Government Act .
Municipality	the area contained within the boundaries of the municipal corporation of Beaumont, in the Province of Alberta.

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N

Neighbourhood Structure Plan	a detailed land use plan for an area of land that is typically smaller than the land covered by an area structure plan , and which conforms to all statutory plans.
Non-Conforming Building	a building : <ol style="list-style-type: none">that is lawfully constructed or lawfully under construction at the date Our Zoning Blueprint becomes effective; andthat on the date Our Zoning Blueprint becomes effective does not, or when constructed will not, comply with Our Zoning Blueprint.
Non-Conforming Use	a lawful specific use : <ol style="list-style-type: none">being made of land or a building or intended to be made of land or a building lawfully under construction at the date Our Zoning Blueprint becomes effective; andthat on the date Our Zoning Blueprint becomes effective does not, or in the case of a building under construction will not, comply with Our Zoning Blueprint.

PART 6: DEFINITIONS

O

Off-Site Levy	the off-site levy imposed pursuant to <i>Bylaw 765-10</i> , as amended or repealed and replaced from time to time.
Office	development for the processing, manipulation, or application of business information or professional expertise, and which may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, but may be accessory thereto.
Our Complete Community	the Municipal Development Plan adopted by bylaw under Section 632 of the Municipal Government Act .
Our Zoning Blueprint	the Beaumont Land Use Bylaw .
Outdoor Storage	development where goods, materials, or equipment are, or may be placed, outside of a building. Screening of materials from adjacent lots shall be required.

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P

Parking Lot	a parking area which is located on an area of land and is not accessory to a particular use or development.
Parking Stall	a space set aside for the parking of one, or any, vehicle, which within urban areas of the City of Beaumont must be hard-surfaced to the satisfaction of the Development Authority.
Passage	a pedestrian connector passing between or through a building , providing shortcuts through long blocks, and / or sometimes connecting rear parking areas with frontages .
Patio	any developed surface which is less than 0.60 metres above ground level and is adjacent to a building .
Pedestrian Circulation Plan	map(s) and / or plans that demonstrate where and how pedestrian use the site . Requirements include identification of locations, dimensions, and materials of sidewalks, pathways, crossings and similar infrastructure that pedestrians will use . Can include additional design characteristics such as winter design or place making elements.
Pergola	a shade shelter that is either attached to the principal building or free-standing with pillars that support cross-beams forming a part of an open-beam roof.
Permitted Use	the use of land or building provided for in the land use district of <i>Our Zoning Blueprint</i> for which a development permit shall be issued with or without conditions upon an application having been made which conforms to <i>Our Zoning Blueprint</i> .
Planned Development	an area subject to an approved area structure plan or requiring an approved area structure plan prior to urban-style development.
Plan of Subdivision	a plan of survey prepared in accordance with the <i>Land Titles Act</i> for the purpose of effecting a subdivision .
Porch	an entrance structure typically attached to the front or sides of a building at the ground floor entry level, often consisting of a roof and floor, where the front and sides of the structure may be enclosed.

PART 6: DEFINITIONS

P

Principal	the main use or structure on a lot that occupies the major or central portion of a lot and constitutes the principal purpose for which the site is used. Principal uses may be located within a structure , or portion of a structure that is separated structurally from other uses within the same structure . One or more principal uses may occur on a lot .
Principal Thoroughfare	the thoroughfare clearly associated with the front façade of principal buildings along a block face. In the case of corner lots , the Development Authority may determine that all thoroughfares, except for one or a lane , are a principal thoroughfare , if such a determination is in the interest of protecting the quality of the public realm . If the position of the principal thoroughfare in relation to the corner lot is unclear, the Development Authority will make a determination on this matter, taking into account the following factors: <ol style="list-style-type: none">The orientation of principal buildings at the intersection, where principal buildings at the intersection are oriented toward one of the thoroughfares, this thoroughfare will generally be considered the principal thoroughfare.The lot width. Among the lot lines adjacent to the thoroughfares, the narrowest lot width will generally be associated with the principal thoroughfare.The width of the thoroughfares. The thoroughfare with the widest pedestrian space will generally be considered the principal thoroughfare.Pedestrian counts. The thoroughfare with the highest weekday, peak-hour pedestrian counts will generally be considered the principal thoroughfare.
Principal Frontage	the area adjacent to the principal thoroughfare from the curb to the building façade and includes the public frontage and private frontage . For a corner lot , the principal frontage includes the corner area of the lot by extending the building façade line to the secondary thoroughfare .
Private Frontage	the area between the building façade and the lot line , and applies to the principal frontage and secondary frontage .

PART 6: DEFINITIONS

P

Private Utility	systems and facilities associated with water, wastewater, storm, power, heating and cooling, energy, waste, transportation, and telecommunications for individual use .
Projection	any horizontal structural or architectural element, building feature or other object that juts out, overhangs, or protrudes into the prescribed setback and is located above the foundation.
Public Frontage	the area adjacent to a thoroughfare between the curb and the front lot line , and applies to the principal frontage and secondary frontage .
Public Realm	all exterior places, linkages, and built form elements that are physically accessible regardless of ownership. The public realm includes, but is not limited to, rights-of-way, parks, squares, plazas, courtyards, paths, boulevards, and sidewalks.
Public Utility	systems and facilities associated with water, wastewater and storm, power, heating and cooling, energy, solid waste, transportation, and telecommunications for public or collective use .

PART 6: DEFINITIONS

Q

PART 6: DEFINITIONS

R

Real Property Report	a codified standard adopted by the Alberta Land Surveyor's Association and indicates the location of buildings and / or structures on a lot , certified by an Alberta Land Surveyor duly signed.
Rear Lot Line	a lot line that is opposite the front lot line and is not adjacent to a thoroughfare .
Recreation - Active	development for leisure activities requiring indoor and / or outdoor facilities, including but not limited to, parks, swimming pools, gyms, field sports, arenas, or batting cages.
Recreation - Passive	leisure activities that require little to no alteration or formal development of a lot for public or private enjoyment.
Recreational Vehicle	a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and recreational purposes and/or motorized sports activities conducted outdoors on land and/or water and include, but are not limited to, such vehicles as a motor home, camper, travel trailer, tent trailer, motor bikes, snowmobiles, boats and utility trailers, but does not include a manufactured or mobile home .
Recreational Vehicle Storage	development of a site used for the business of storing and parking of recreational vehicles.
Reserve Land	municipal, school, municipal/school or environmental reserve that has been dedicated in accordance with the Municipal Government Act .
Restaurant / Café	development where prepared food and beverages are offered for sale to the public for consumption on-premises or off-premises.
Restricted Substance Retail	a retail establishment licensed under the Alberta Gaming and Liquor Commission for the sale of liquor or cannabis for consumption off-premises, and may include cannabis accessory . Where cannabis is sold, no restricted substance retail store shall be located within 200 m from any other restricted substance retail store selling cannabis , as measured from the closest point of an exterior wall of each restricted substance retail store.

PART 6: DEFINITIONS

R

Retail & Service - General	a development that provides goods or services directly for sale to the consumer, and where such goods or services are available for purchase on the premises and can include cannabis accessory . Outdoor display that does not hinder pedestrian movement may be permitted.
Retail & Service - Large	a development, often with outdoor display, which provides goods or services for consumer purchase or rental and includes but is not limited to vendors of lumber and building supplies, landscaping supplies and equipment, vehicles, watercraft, and/or outdoor structures as prefabricated sheds, decks , patios, swimming pools and play equipment. Outdoor displays that are accessory to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of or dominate the use of the site . Seasonal displays or seasonal outdoor retail may be permitted.
Right-of-Way	the total area of land reserved or dedicated as a thoroughfare, lane , pedestrian way, or utility line.

PART 6: DEFINITIONS

S

Secondary Thoroughfare	a thoroughfare that is not a principal thoroughfare , and may include a lane , at the discretion of the Development Authority .
Secondary Frontage	the area adjacent to the secondary thoroughfare from the curb to the building façade and includes the public frontage and private frontage , but excludes the principal frontage .
Security	an irrevocable and continuous letter of credit issued by a chartered bank or treasury branch, or other security provided that such security shall be in terms and form to be approved by the Municipality and its solicitors.
Setback	the minimum distance between the foundation wall of a building or structure and a lot line .
Shadow Plan	a conceptual lot layout and multi-modal transportation layout for future phases of subdivision identified in the appropriate area structure plan , neighbourhood structure plan and / or outline plan.
Show Home	a permanent dwelling unit that is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or dwellings in the area. A show home may only remain in use for a period of 2 years or less. A show home may not be occupied by any person for the purpose of residency.
Side Lot Line	the lot line other than the front lot line or rear lot line and can be adjacent to the secondary thoroughfare .
Sign	a visual medium used to convey information by way of words, pictures, images, graphics, emblems or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea.
Site	an area of land on which a building or use exists or for which an application for a development permit is made.
Site Area	the gross area of a site .

PART 6: DEFINITIONS

S

Site Plan	a plan drawn to scale showing the boundaries of the site , the location of all existing and proposed buildings upon the site , and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening, grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.
Special Events	development for temporary cultural and /or entertainment activities.
Stop Order	an order issued by the Development Authority pursuant to Section 645 of the Municipal Government Act .
Storey	the vertical space between the top of any floor and the top of the next floor above it, and if there is no floor above it, to the ceiling above it or to the base of the eave , up to a maximum of 4.5m for all buildings except for industrial uses which can be higher.
Structure	anything constructed or erected on the ground, or attached to something on the ground and includes all buildings .
Subdivision	the division of land into one, or more, smaller lots by a plan of subdivision or other instrument.
Subdivision and Development Appeal Board	the Subdivision and Development Appeal Board , established by <i>Bylaw No. 948-19</i> , as amended or replaced from time to time, and appointed by the Council of Beaumont.
Subdivision Authority	the official or officials of the Municipality appointed as the Subdivision Authority in accordance with <i>this Bylaw</i> , as amended.

PART 6: DEFINITIONS

T

Temporary Development	development for which a development permit has been issued for a limited time only.
Temporary Dwelling Unit	a dwelling unit built on a frame that allows it to be easily moved from time to time. A temporary dwelling unit does not include recreational vehicles. A temporary dwelling unit shall be permitted for up to 2 years and shall require a building permit .
Thoroughfare	a right-of-way , typically publicly owned, serving primarily pedestrian and vehicular travel, providing access to abutting adjacent properties, and which may also be used to provide space for bicycle facilities, transit, surface water management, trees and / or utilities. Lanes may be considered thoroughfares at the discretion of the Municipality . A thoroughfare does not have to accommodate vehicular travel.

PART 6: DEFINITIONS

U

Use

the utilization of land for a particular development activity.

PART 6: DEFINITIONS

V

Variance

an alteration or change to a standard prescribed by [Our Zoning Blueprint](#) that is authorized by the [Subdivision Authority](#), the [Development Authority](#), or the [Subdivision and Development Appeal Board](#).

Violation Tag

the document issued by the [Municipality](#) to a person who has committed an offence under Part 5 of [Our Zoning Blueprint](#).

PART 6: DEFINITIONS

W

Wash Station

an establishment for the washing of vehicles or pets, which may include production-line methods, mechanical devices, or hand wash facilities.

PART 6: DEFINITIONS

X

PART 6: DEFINITIONS

Y

PART 6: DEFINITIONS

Z