SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)
AGENDA

Date: Tuesday, May 26, 2026
Time: 9:00 am
Location: Council Chambers

Pages

1. Call to Order and Introductions

   The Subdivision and Development Appeal Board would like to acknowledge that the chambers in which we are holding today's meeting is situated on Treaty 6 territory, traditional lands of First Nations and Métis people.

2. Additional Information

3. Approval of Agenda

   Recommendation:
   That the Subdivision and Development Appeal Board Agenda dated _____, 202X be approved.

4. Approval of Previous Minutes 3 - 7

   Recommendation:
   That the Subdivision and Development Appeal Board Minutes dated February 27, 2026 be approved.

5. Hearing Process

6. Objections to Board

7. Introduction of SDAB Hearing

Appeal to be heard:	Notice of Contravention - Stop Order
Zoning:	General Commercial (GC)
Legal Description:	Lot: Block: 13 Plan: 7622291
Permit No.	Stop Order & DP 12586
Appellant Name:	Nelson Commercial Real Estate Inc.

8. Hearing of Appeal

   8.1 Presentation of Development Authority 8 - 851

      8.1.1 Questions by the Board

8.1.2 Presentation of Potential Conditions of Approval

8.2 Presentation of the Appellant 852 - 999

8.2.1 Questions by the Board

8.3 Presentation of Affected Parties in Favour of the Appeal

8.4 Presentation of Affected Parties Opposed to the Appeal

8.5 Rebuttal (to new evidence only) of the Appellant

8.6 Read into Record Additional Information (if required)

Recommendation:
That the _____, 202X Subdivision and Development Board Hearing recess for a short break at ____ AM/PM.

9. Board Questions

10. Summaries

10.1 Development Authority Final Comments

10.2 Appellant Final Comments

11. Closing of Hearing

12. Adjournment

Recommendation:
That the _____, 202X Subdivision and Development Appeal Board hearing be adjourned at _____ AM/PM.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) MINUTES

Date:	Friday, February 27, 2026
Time:	9:00 AM
Location:	Council Chambers
SDAB Members Present	Tom Schinold Michael Diachuk Barry Helm
SDAB Administration Present	Marissa Webb, Recording Secretary Hailey Stark, SDAB Clerk
Development Authority Present	Roxanne Shortt, Development Officer Terry Burton, Director, Engineering and Planning

1. Call to Order

Chair called the February 27, 2026 Subdivision and Development Appeal Board Hearing to order at 9:04 AM.

2. Chair Introduction

Subdivision and Development Appeal Board Chair, Tom Schinold introduced himself to those in attendance.

3. Introductions

3.1 All members of the Subdivision and Development Appeal Board introduced themselves.

3.2 All members of Administration introduced themselves.

4. Additional Information

No additional information was brought forward.

5. Approval of Agenda

Motion No. 01-2026
Moved By: Michael Diachuk
Seconded By: Barry Helm

That the Subdivision and Development Appeal Board Agenda dated February 27, 2026 be approved.

CARRIED

SDAB CHAIR

SDAB CLERK

DRAFT

6. Approval of Previous Minutes

Motion No. 02-2026
Moved By: Michael Diachuk
Seconded By: Barry Helm

That the Subdivision and Development Appeal Board Minutes dated March 11, 2025 be approved.

CARRIED

7. Introduction of SDAB Hearing

APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	6201 50 Avenue
Zoning:	BT Business Transition
Legal Description:	Lot 2, Block 1, Plan 102159727
Permit No.	20260012
Appellant Name:	InvestPlus REIT - Domenic Mandato

8. Introduction of Appellant

Domenic Mandato, Appellant, introduced himself.

9. Objections to Board

The Appellant had no objections to the members of the Board who were in attendance.

No objections were brought forward by audience members of the Subdivision and Development Appeal Board members who were in attendance for the hearing.

10. Hearing Process

The Board Chair explained the hearing process. No questions or concerns were brought forward.

10.1 Presentation of Development Authority

Roxanne Shortt presented on behalf of the Development Authority.

10.1.1 Questions by the Board

The Board inquired why a permit is not required for the cement pad. Roxanne advised that cement pads do not require a permit and compared it to a parking lot or road noting that removal of a cement pad to access utilities is different than structure removal.

DRAFT

SDAB CHAIR

SDAB CLERK

The Board expressed concern about the distance between the transformer and the structure. The Development Authority advised this is a regulation set by the utility company and not in the realm of the City's Land Use Bylaw.

The Board noted the sewer and water lines are not visible in any of the drawings provided and requested the distances from the structure. The Development Authority advised the water line is 10 meters to the outside wall of the structure and that the sanitary main is the larger concern as it is seven meters deep which would require at least a seven meter wide hole if accessing the line in traditional methods. The Development Authority also noted there are alternate methods to be explored for accessing this line in the event it is needed that would not require such a large hole.

10.1.2 Presentation of Potential Conditions of Approval

Roxanne Shortt provided a list of 11 potential conditions of approval.

10.2 Presentation of the Appellant

The Appellant, Domenic Mandato, presented their appeal.

10.2.1 Questions by the Board

The Board clarified that the owner is willing to remove the structure at the owner's expense if the City required access to the easement or utilities, given 30-60 days written notice from the City to the owner. The Appellant confirmed.

10.3 Presentation of Affected Parties in Favour of the Appeal

No one present spoke in favor of the appeal.

10.4 Presentation of Affected Parties Opposed to the Appeal

No one present spoke opposed to the appeal.

10.5 Rebuttal (to new evidence only) of the Appellant

10.6 Read into Record Additional Information (if required)

The Clerk read into record the 11 potential conditions which were provided by the Development Authority.

1. No further additions, accessory buildings, or expansions will be allowed to be on, over, or under any portion of the existing Right of Way or Easement.
2. Should this addition be destroyed or removed, it would not be allowed to be replaced and must be rebuilt at a location that is

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SDAB CHAIR

SDAB CLERK

acceptable to the Development Authority and will require permits to be submitted and reviewed PRIOR to construction commencing.

3. The applicant must provide a drainage/grading plan to the satisfaction of the Development Coordinator.
4. The applicant shall conform to the applicable provisions within Land use Bylaw 05-2025 and al Federal, Provincial and Municipal regulations, bylaws, standards and policies that apply.
5. The Lot coverage shall not exceed 60%.
6. The addition shall not be used as a Dwelling.
7. The addition shall be constructed with similar exterior materials that complement those of the Principal Building.
8. The applicant ensures the continuous cleanup of construction debris tracked onto public roadway where access is provided to the property.
9. A Building Permit is required for this project and is to be submitted to the City for review.
10. A Plumbing Permit is required for this project and is to be submitted to the City for review.
11. The City is not responsible for any damage or destruction to the structure that may result if work is required to be completed on the existing underground infrastructure located in the registered Right of Way or Easement.

11. Brief Recess

Motion No. 03-2026
Moved By: Michael Diachuk
Seconded By: Barry Helm

That the February 27, 2026 Subdivision and Development Board Hearing recess for a short break at 9:46 AM.

CARRIED

12. SDAB Reconvenes

The February 27, 2026 Subdivision and Development Board Hearing reconvened at 9:59 AM with all members in attendance.

CARRIED

SDAB CHAIR

SDAB CLERK

DRAFT

12.1 Board Questions

The Board asked Terry Burton if there were any concerns from an engineering perspective. Terry advised there were no concerns at this time and that engineering was involved with the development of the potential conditions of approval and satisfied with the conditions.

The Board questioned why the potential conditions were written as though the structure had not yet been built. Roxanne explained the application for a permit goes through the same process whether the structure is existing or not and follows current standards.

13. Summaries

13.1 Development Authority Final Comments

The Development Authority did not have any further comments.

13.2 Appellant Final Comments

The Board Chair asked the Appellant if they felt they had a fair hearing, the Appellant replied yes.

14. Close of Hearing

The Board's decision will be made within fifteen (15) days upon conclusion of the Hearing and those affected will be notified of the decision and reasons for it by mail.

15. Adjournment

Motion No. 04-2026
Moved By: Michael Diachuk

That the February 27, 2026 Subdivision and Development Appeal Board hearing be adjourned at 10:08 AM.

CARRIED

_____

Tom Schinold
Subdivision and Development Appeal Board Chair

_____

Hailey Stark
Subdivision and Development Appeal Board Clerk

DRAFT

IN THE MATTER OF	Application to Appeal a Stop Order dated February 19, 2026
APPELLANT	Nelson Commercial Real Estate Inc.
SUBJECT LANDS	5109 41 Street, Lloydminster Alberta
LAND USE DISTRICT	General Commercial (GC) District
DOCUMENT	**WRITTEN SUBMISSIONS OF THE DEVELOPMENT AUTHORITY FOR THE CITY OF LLOYDMINSTER**
DATE OF SUBMISSIONS	Friday, May 1, 2026
DATE OF HEARING	Tuesday, May 26, 2026 at 9:00 AM
NAME AND ADDRESS FOR FILING FOR PERSON FILING THE DOCUMENT	Reynolds Mirth Richards & Farmer LLP Barristers & Solicitors Suite 1800 Stantec Tower 10220 103 Avenue Edmonton, AB T5J 3W8 Email: dyoung@rmrf.com Phone: (780) 425-9510 Fax: (780) 429-3044 File No. 78750-088-DJY

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(A) INTRODUCTION

[1] The Appellant, Nelson Commercial Real Estate Inc., is the registered owner of lands municipally described as 5109 41 Street, Lloydminster, Alberta, and legally described as follows:

> PLAN 7622291
> BLOCK 13
> CONTAINING 2.53 HECTARES(6.24 ACRES) MORE OR LESS
> EXCEPTING THEREOUT:
>
> | | HECTARES | (ACRES) | MORE OR LESS |
> |---|---|---|---|
> | A) PLAN 9121057 SUBDIVISION | 0.915 | 2.26 | |
>
> EXCEPTING THEREOUT ALL MINES AND MINERALS
>
> (the **"Lands")**

Certificate of Title, TAB 1.

[2] On February 19, 2026, the Development Authority for the City of Lloydminster (the "City") issued a Stop Order to the Appellant with respect to the Lands (the **"Stop Order"**).

Stop Order dated February 19, 2026, TAB 2.

[3] The Stop Order was issued on the basis that the Lands are being used for indoor and outdoor storage for commercial purposes (the **"Unauthorized Use"**) and no development permit has been issued for the Unauthorized Use.

[4] On March 10, 2026, the Appellant filed an Application to Appeal with the Subdivision and Development Appeal Board (the **"Board"**). The Application to Appeal included the following reasons for appeal:

(i) The use of the Lands is valid, as it is consistent with any permits issued and the City's Land Use Bylaw 05-2025.

(ii) If non-compliance is found, the alleged unauthorized use is a legal non-conforming use and can continue, notwithstanding, that it may no longer comply with current land uses or zoning rules.

[5] The City submits that the Unauthorized Use of the Lands does not comply with any development permits issued for the Lands or the applicable Land Use Bylaw and is not a lawful non-conforming use, for the reasons set out in these written submissions.

[6] The City requests that the Board dismiss this appeal and confirm the issuance of the Stop Order.

(B) FACTS

[7] On November 20, 1990, Nelson Lumber Company Ltd. submitted a Development Permit Application for the proposed use of "Truss Manufacturing Shop" on the Lands (the **"1990 Development Permit Application"**). The drawings submitted by the applicant included a Site Plan showing the location and area of the proposed building, and a small concrete apron around the perimeter of the building.

Development Permit Application dated November 20, 1990, TAB 3.
Drawings for Proposed Truss Shop, TAB 4, p. 34.

[8] Council of the City of Lloydminster was the approving authority with respect to the 1990 Development Permit Application. On December 17, 1990, Council of the City of Lloydminster passed the following resolution:

> That Council approve the recommendation of the Planning and Development Committee to approve the request from Nelson Lumber Company Ltd. to build a new Truss Factory on Pt. of Block 13, plan 762-2291 (51 Avenue and 41 Street) as a discretionary use in the M1 – light industrial district.

Council Minutes for December 17, 1990, TAB 5, p. 46.

[9] A Development Permit for a Truss Manufacturing Shop on the Lands was issued December 17, 1990 and is referred to in these submissions as the **"1990 Development Permit"**.

Development Permit issued December 17, 1990, TAB 3.

[10] Zoning Bylaw No. 31-87 (the **"1989 Zoning Bylaw")** was the land use bylaw in effect when the 1990 Development Permit was issued. Part G, Section 22 of the 1989 Zoning Bylaw sets out the following discretionary uses for the M1- Light Industrial District.

> Amusement establishments, indoor
> Amusement establishments, outdoor
> Assembly halls
> Billboards
> General industrial uses
> Industrial storage
> Natural resource development
> Private clubs
> Professional offices
> Religious assembly
> Temporary sales centre
> Veterinary services, major

Zoning Bylaw No. 31-87, TAB 6, p. 354.

[11] The definition of General Industrial Uses set out in the 1989 Zoning Bylaw is as follows:

> Industrial Uses, General
>
> Means development used principally for one or more of the following activities:
>
> a) the processing of raw materials;
> b) the manufacturing or assembling of semi-finishing or furnished goods, products or equipment;
> c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
> d) the storage or transshipping of materials, goods and equipment;
> e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sales use classes defined in this Bylaw for resale to individual consumers; or
> f) the training of personnel in general industrial operations.
>
> Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the general industrial use activities identified above.
>
> **1989 Zoning Bylaw, TAB 6, p. 250.**

[12] Industrial Storage, was also a discretionary use in the M1 – Light Industrial District under the 1989 Zoning Bylaw. The definition of Industrial Storage was as follows:

> Industrial Storage
>
> Means development used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, vehicle or heavy equipment storage, auto wrecking, buildings on skids or temporary foundations, storage of: aggregates, building supplies, construction equipment, farm machinery, unoccupied mobile homes, and oil and gas equipment. Industrial storage does not include general industrial uses, warehouse or wholesale sales and operations, industrial vehicle and equipment sales and rentals.
>
> **1989 Zoning Bylaw, TAB 6, p. 250.**

[13] Section 22(2)(g) of the M1- Light Industrial District set out the following requirement:

> All driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 metres (49.2 feet) from the front property line, plus 1.5 metres (4.9 feet) of concrete apron in from the existing curb and gutter.

1989 Zoning Bylaw, TAB 6, p. 356.

[14] Zoning Bylaw 12-2001 (the **"2001 Zoning Bylaw"**) was adopted May 22, 2001. The Lands were located in the M1 – Light Industrial District under the 2001 Zoning Bylaw. General Industrial Uses were a discretionary use in the M1 – Light Industrial District.

Zoning Bylaw 12-2001, TAB 7.

[15] On October 30, 2009, a representative of Sellers RV Centre Ltd. sent correspondence to the City's Engineering and Public Works department advising the City that "Sellers RV Centre Ltd. Will [sic] be renting a small portion of the [Lands] … for the temporary storage of R.V. Inventory" for the period of November 1, 2009 until May 1, 2010.

Letter from Sellers RV Centre Ltd to City of Lloydminster received October 30, 2009, TAB 8.

[16] On September 3, 2010, PB Oilfield Services Inc. sent correspondence to the City regarding its intent to lease a portion of the building located on the Lands.

> The parking space will be used to park a Steamer Unit and Combo Vac Steamer Unit owned by PFB. There may be a third Combo Vac Steamer Unit in the near future, with the possibility of sub-leasing an allocated space for a Picker Unit, to fill the space.

Letter from PFB Oilfield Services Inc. to City of Lloydminster received September 3, 2010, TAB 9.

[17] No development permit applications were submitted to the City for the proposed use (indoor / outdoor storage) of the lands by Sellers RV Centre Ltd. or PFB Oilfield Services Inc.

[18] The City's business licensing records for the period of 2013 to 2020 show that Business License Renewals for the Lands were applied for by and issued to Baker Hughes Canada Company/Corporation during this time. The applicant's business operations were described as Oilfield Supplier (Commercial Premises).

Business Licensing Documents, 2013-2020, TAB 10.

[19] A Development Permit was issued for a Communications Tower on the Lands on September 9, 2019.

Development Permit Application dated August 8, 2019 and Notice of Decision dated September 9, 2019, TAB 11.

[20] The City's business licensing records for the period of 2020 onward show that:

- On July 1, 2020, Lufkin Industries submitted a Business License Application. The applicant's business operations were described as Oilfield Supplier (Commercial Premises).
- In 2021 and 2022 Business License Renewals were applied for by and issued to Lufkin Industries.

Business Licensing Documents, 2020-2022, TAB 12.

[21] On September 7, 2023, in response to an inquiry from the City regarding a 2023 Business License Renewal for the Lands, Lufkin Industries advised the City that:

> … we are no longer operating in Lloydminster (last day June 28, 2022) and have moved out of the property. We have the property subleased until the end of the year.

Email dated September 7, 2023, TAB 13.

[22] The City's utility department confirmed that following Lufkin Industries' departure in 2023, there was a period of approximately 11 months where there was no water usage recorded at the Lands.

[23] Land Use Bylaw 05-2025 (the **"2025 Land Use Bylaw**") was adopted June 9, 2025. The 2025 Land Use Bylaw designates the Lands as General Commercial (GC) District.

[24] The following are defined uses in the 2025 Land Use Bylaw, but are <u>not</u> permitted or discretionary uses in the General Commercial (GC) District:

- General Industrial Uses
- Outdoor Storage

Land Use Bylaw 05-2025, TAB 14.

[25] The definition of General Industrial Uses includes the "storage or transshipping of materials, goods and equipment."

Land Use Bylaw 05-2025, TAB 14, p. 250.

[26] The Lands are located in the General Commercial (GC) District. Surrounding land uses include community services, commercial, and residential land use districts as shown in Figure 1 below.

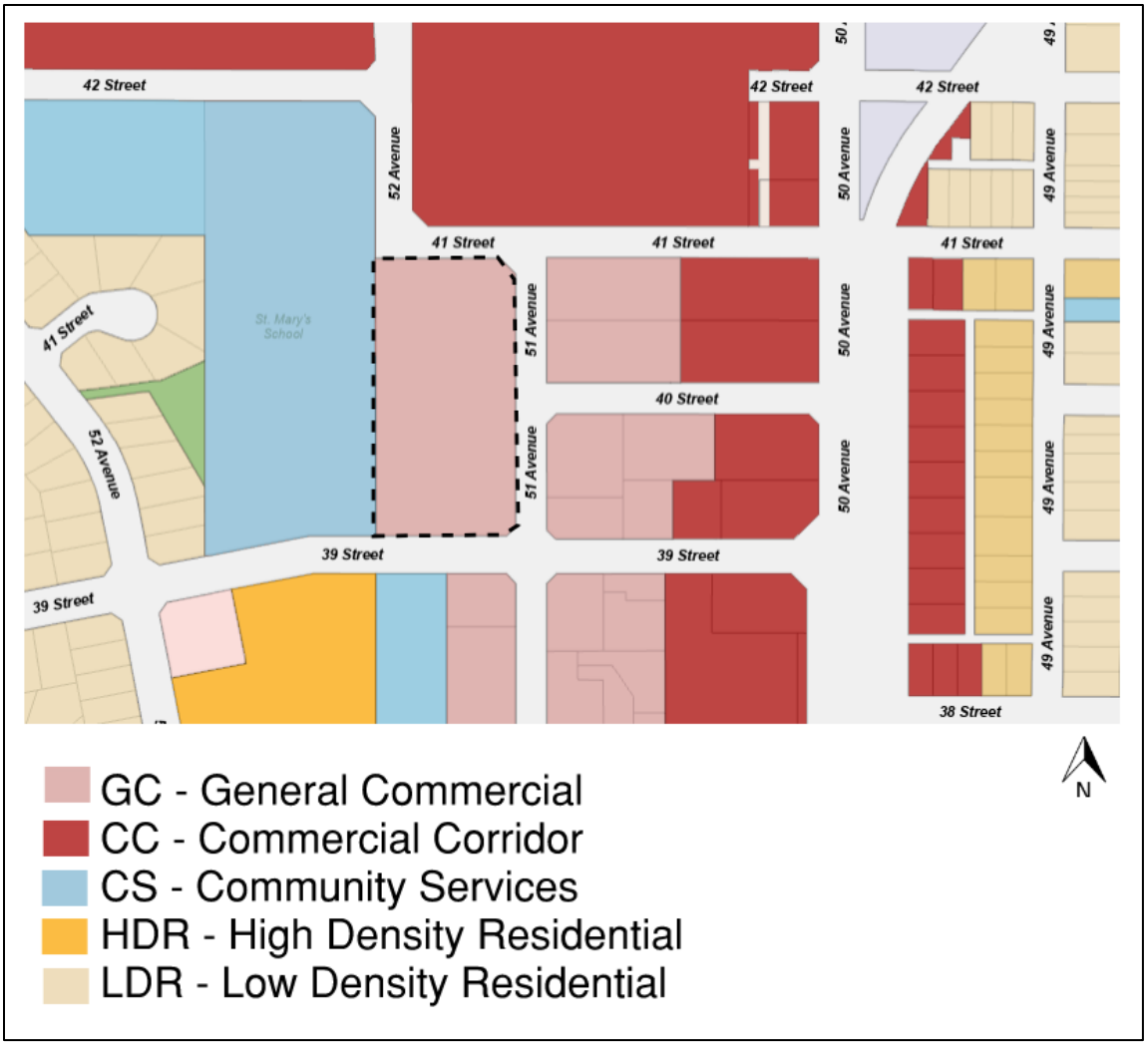


Figure 1: Land Use Districts

[27] The Appellant's representative, Scott Nelson, advised the City in or around November of 2025 that indoor and outdoor storage for commercial purposes was the actual and intended use of the Lands.

Email correspondence between City and Appellant, TAB 15.

[28] Photographs of the Lands taken April 29, 2026 are attached to these written submissions and show the exterior storage of building materials, trailers and storage bins or shipping containers on the lands.

Photographs of Lands taken April 29, 2026, TAB 16.

[29] No development permit has been issued for the Unauthorized Use of the Lands.

(C) SUBMISSIONS

[30] Part 17 of the *Municipal Government* Act, RSA 2000 c M-26 (the **"MGA"**) is an approved enactment which applies to the entirety of the City of Lloydminster except in respect of intermunicipal disputes and the subdivision and replotting of land situated in the part of the municipality located in Saskatchewan.

Lloydminster Charter, Alta Reg 212/2012, Section 7(2), TAB 17.

[31] Section 616 (r) of the MGA defines a "non-conforming use" as follows:

> "non-conforming use" means a lawful specific use
>
> (i) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
>
> (ii) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;
>
> (emphasis added)

***Municipal Government Act*, RSA 2000 c M-26, TAB 18, pp. 666-667.**

[32] Section 643 of the MGA provides for the continuation of non-conforming uses in prescribed circumstances:

> **643(1)** If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.
>
> **(2)** 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 with the land use bylaw then in effect.
>
> **(3)** 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 to it or in it.
>
> **(4)** A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) 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,

(b) for routine maintenance of the building, if the development authority considers it necessary, or

(c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

(emphasis added)

***Municipal Government Act*, RSA 2000 c M-26, TAB 18, pp. 669-670.**

[33] The 2005 Land Use Bylaw does not permit General Industrial Uses or Outdoor Storage on the Lands in the General Commercial (GC) District (within which the Lands are located).

[34] No development permit has been issued for the Unauthorized Use of the Lands, contrary to the requirements of Section 3.1.1 of the 2025 Land Use Bylaw and Section 683 of the MGA.

Land Use Bylaw 05-2025, TAB 14, Section 3.1.1, p. 443.
***Municipal Government Act*, RSA 2000 c M-26, Section 683**

[35] A non-conforming use is defined as lawful <u>specific</u> use of land occurring at the date a land use bylaw affecting the land becomes effective and that on the date the land use bylaw becomes effective does not comply with the land use bylaw. It is a principle of statutory interpretation that each word used in a statute should be presumed to have meaning and should not be considered surplus. The legislature's use of the word "specific" in the definition of what constitutes a non-conforming use is significant.

***Shannon v Shannon*, 2023 ABCA 79, TAB 19, para. 14, p. 675.**

[36] The specific use of the Lands authorized by the 1990 Development Permit was a Truss Manufacturing Shop. The 1990 Development Permit does not contemplate or authorize the use of the building on the Lands as a storage facility nor does it authorize any outdoor storage on the Lands. The Site Plan submitted to the City did not identify any outdoor storage areas on the Lands.

Drawings for Proposed Truss Shop, TAB 4, p. 34.

[37] A Truss Manufacturing Shop was a discretionary use of the Lands at the time the 1990 Development Permit was issued. It appears, based on the list of discretionary uses for the M1 – Light Industrial District under the 1989 Zoning Bylaw, that the 1990 Development Permit was issued on the basis that the Truss Manufacturing Shop was a General lndustrial Use; the definition of General lndustrial Uses includes development used principally for activities including "the manufacturing or assembling of semi-finishing or furnished goods, products or equipment".

1989 Zoning Bylaw, TAB 6, p. 250.

[38] Industrial Storage, meaning development "for the outdoor storage of goods and materials", was also a discretionary use in the M1 – Light Industrial District under the 1989 Zoning Bylaw. However, no development permit was issued for this use.

1989 Zoning Bylaw, TAB 6, p. 250.

[39] It was an express requirement of the M1 – Light Industrial District that all storage areas be paved with asphalt or concrete. The Site Plan submitted to the City does not show any hard surfacing other than a narrow concrete apron around the perimeter of the building shown on the plan.

1989 Zoning Bylaw, TAB 6, p. 356.
Drawings for Proposed Truss Shop, TAB 4, p. 34.

[40] The City's position with respect to the issues before the Board is as follows:

(i) The 1990 Development Permit authorizes the use of the Lands for a Truss Manufacturing Shop, and for no other purpose or use.

(ii) The 1990 Development Permit does not authorize any outdoor storage on the Lands.

(iii) In the alternative, any storage on the Lands which is authorized by the 1990 Development Permit is limited to:

  (a) Storage which is incidental and accessory to a Truss Manufacturing Shop on the Lands;

  (b) For outdoor storage, the portion of the Lands identified as hard-surfaced (concrete apron) on the Site Plan

  and must be adequately screened.

(iv) The Lands have not been used as a Truss Manufacturing Shop since at least 2009. Any lawful non-conforming use of the Lands has been discontinued for a period of 6 consecutive months or more.

(v) If the 1990 Development Permit authorizes the use of the Lands for General Industrial Uses, which is disputed by the City, any outdoor storage on the Lands subject to the limitations set out in subsections (iii) above.

[41] The City's submissions on each of these points are set out below. If it is established that the Unauthorized Use of the Lands breaches the 2025 Land Use Bylaw or MGA, the evidentiary burden shifts to the Appellant to produce evidence showing that the Unauthorized Use is a non-conforming use within the meaning of the MGA.

(i) The 1990 Development Permit authorizes the use of the Lands for a Truss Manufacturing Shop, and for no other purpose or use.

[42] A discretionary use is a use for which a development permit may or may not be issued, considering factors such as the purpose of the land use district, surrounding land uses, and particulars of the site and proposed development. Where a use class, such as General Industrial Use, encompasses a broad range of possible uses, the designation of the use as discretionary gives the development authority the discretion and authority to refuse an application for a specific proposed use notwithstanding that it falls within the broader use class.

***Planning Law and Practice,* p 6-12, TAB 20.**

[43] The 1990 Development Permit Application was for the specified use of a Truss Manufacturing Shop on the Lands. It was not a Development Permit Application for General Industrial Use of the Lands.

[44] Council's decision on the 1990 Development Permit Application was made based on the description of the proposed development as a Truss Manufacturing Shop. Council determined that a Truss Manufacturing Shop was an appropriate use of the Lands. Council did not determine that all General Industrial Uses would be an appropriate use of the Lands.

[45] The wording of Section 643(1) of the MGA is specific and clear. If a development permit is issued for a use, and a land use bylaw or land use bylaw comes into force which would make the use a non-conforming use, "the development permit continues in effect". The legislation does not grant an applicant or landowner rights which are broader than those actually granted by the development permit in question.

[46] The City submissions that the only potential non-conforming use of the Lands is as a Truss Manufacturing Shop, which has been discontinued for a period of more than 6 consecutive months as set out in subsection (iv) below.

(ii) The 1990 Development Permit does not authorize any outdoor storage on the Lands.

[47] The 1990 Development Permit authorizes the use of the lands for a Truss Manufacturing Shop, and for no other purpose or use.

[48] The 1990 Development Permit Application did not seek approval for outdoor storage on the Lands, whether accessory to the Truss Manufacturing Shop or otherwise. The drawings submitted to the City do not identify that any portion of the Lands would be used for outdoor storage, whether accessory to the Truss Manufacturing Shop or otherwise.

[49] Council's decision on the 1990 Development Permit Application was made based on the description of the proposed development as a Truss Manufacturing Shop. Council determined that a Truss Manufacturing Shop was an appropriate use of the Lands. Council did not determine that outdoor storage, whether accessory to the Truss Manufacturing Shop or otherwise, would be an appropriate use of the Lands. Furthermore, any indoor storage that would be permitted on the Lands under the 1990 Development Permit would be limited to storage that is accessory to the building's use as a Truss Manufacturing Shop.

(iii) In the alternative, any storage on the Lands which is authorized by the 1990 Development Permit is limited in accordance with the requirements of the 1989 Zoning Bylaw

[50] If the 1990 Development Permit authorizes storage on the Lands, which the City disputes, any storage authorized by the 1990 Development Permit would be limited to that which was permissible under the 1989 Zoning Bylaw.

[51] The 1990 Development Permit authorized the use of a Truss Manufacturing Shop on the Lands. Any storage on the Lands authorized by the 1990 Development Permit (indoor or outdoor) would have to be ancillary or accessory to this use.

[52] Furthermore, any outdoor storage on the Lands would have to comply with the requirement in the M1 – Light Industrial District that all storage areas be paved with asphalt or concrete. The only portion of the Lands shown as hard-surfaced on the Site Plan submitted to the City is a narrow concrete apron around the perimeter of the building. Any outdoor storage on the Lands would have to be located on the concrete apron in question, in addition to being ancillary or accessory to the Truss Manufacturing Shop.

[53] Section 20(3)(a) of the 1989 Zoning Bylaw also imposed the following requirements with respect to screening in industrial districts, which would be applicable to any outdoor storage on the lands:

> Visual screening a minimum of 2 metres (6.6 feet) high shall be provided by a solid fence or a combination of fence and soft landscaping where the site abuts a residential district and all storage, freight or trucking yards shall be enclosed or completed screened by buildings, trees, landscaped features of fences, or a combination thereof to provide effective screening from the ground to a height of two (2) metres (6.6 feet).

1989 Zoning Bylaw, TAB 6, p. 190 (emphasis added).

[54] A proposal to use a building on the Lands for a General Industrial Use and use the remainder of the Lands for Industrial Storage (outdoor storage) under the 1989 Zoning Bylaw would have required development permit approval for both uses. This is not what was applied for under the 1990 Development Permit Application and is not what the 1990 Development Permit authorized.

(iv) The Lands have not been used as a Truss Manufacturing Shop since at least 2009. Any lawful non-conforming use of the Lands has been discontinued for a period of 6 consecutive months or more.

[55] The City's records disclose the following:

- In 2009 Sellers RV Centre Ltd. informed the City it would be renting a portion of the Lands for the storage of RV inventory.
- In 2010 PB Oilfield Services Inc. informed the City it would be leasing a portion of the building on the Lands for the storage of oilfield equipment.
- Between 2013 and 2020 Business License Renewals for the Lands were issued to Baker Hughes Canada Company/Corporation for business operations described as Oilfield Supply.
- Between 2020 and 2022 Business Licenses and Renewals for the Lands were issued to Lufkin Industries for business operations described as Oilfield Supply.
- On September 7, 2023, Lufkin Industries advised the City that it had ceased operations on the Lands effective June 28, 2022 and vacated the Lands. The City's utility department confirmed that there was no water consumption at the Lands for a period of approximately 10 months following this date.

[56] The use of the Lands as a Truss Manufacturing Shop was discontinued effective 2009, at the latest, and has not resumed since that time. The ongoing use of the Lands is required to comply with the 2025 Land Use Bylaw, in accordance with Section 643(4) of the MGA.

(v) If the 1990 Development Permit authorizes the use of the Lands for General Industrial Uses, which is disputed by the City, any storage on the Lands would be limited in accordance with the requirements of the 1989 Zoning Bylaw

[57] The City disputes that the 1990 Development Permit authorizes the use of the Lands for General Industrial Uses under the 1989 Zoning Bylaw, for the reasons set out above.

[58] However, even if the 1990 Development Permit authorized the Use of the Lands for General Industrial Uses, any storage on the Lands would be limited in accordance with the requirements of the 1989 Zoning Bylaw.

[59] Specifically:

- Outdoor storage on the Lands would have to be ancillary or accessory to the General Industrial Use of the building on the Lands;
- Outdoor storage on the Lands would be limited to the portion of the Lands shown as hard-surfaced on the Site Plan submitted to the City as described above, and;
- Outdoor storage on the Lands would have to be adequately screened in accordance with the requirements of the 1989 Zoning Bylaw.

[60] Even if the 1990 Development Permit authorizes the use of the building on the Lands for General Industrial Uses, which the City disputes, it would not permit the Unauthorized Use of the Lands.

(D) SUMMARY AND CONCLUSION

[61] Section 645(1) of the MGA provides for the issuance of a Stop Order in the following circumstances:

> … if a development authority finds that a development, land use or use of a building is not in accordance with
>
> (a) this Part or a land use bylaw or regulations under this Part, or
>
> (b) a development permit or subdivision approval

[62] No development permit has been issued for the Unauthorized Use of the Lands contrary to Section 683 of the MGA and the 2025 Land Use Bylaw.

[63] The Unauthorized Use of the Lands does not comply with the 1990 Development Permit, for the reasons set out above. In any event, the use (Truss Manufacturing Shop) authorized by the 1990 Development Permit has been discontinued for a period of more than 6 consecutive months and is no longer a non-conforming use.

[64] The Stop Order required the following steps to be taken to bring the Lands into compliance with the applicable requirements:

- Cease the use of the Lands for the Unauthorized Use and remove all equipment, vehicles, materials and other items associated with the Unauthorized Use from the Lands, OR;

- Apply for and obtain the following:

    - An amendment to the Land Use Bylaw to provide for the Unauthorized Use as a permitted or discretionary use for the Lands, AND;

    - A Development Permit for the Unauthorized Use.

[65] The City notes that the Stop Order provided the Appellant with a full 5 months to comply with the requirements of the Stop Order. This is addition to notice provided by the City's legal counsel to the Appellant on December 18, 2025 that:

> If you proceed with or allow the use of the Property as a storage facility / outdoor storage, which does not comply with the 2025 Land Use Bylaw and Part 17 of the *Municipal Government Act,* the Development Authority may issue a Stop Order under Section 645 of the MGA. A Stop Order may require an owner, occupant or person responsible for a contravention of a land use bylaw or Part 17 of the *Municipal Government Act* to stop a prohibited use of land or a building, demolish or remove a development that is not in accordance with the applicable requirements, or to take any other actions

[66] The City submits that the remedy set out in the Stop Order is reasonable, and proportionate, and respectfully requests that the Board uphold the Stop Order as issued.

ALL OF WHICH IS RESPECTFULLY SUBMITTED THIS 1st DAY OF MAY, 2026.

REYNOLDS MIRTH RICHARDS & FARMER LLP

Per: [redacted]

Daina Young, RMRF LLP

Solicitors for the City of Lloydminster

LIST OF DOCUMENTS AND AUTHORITIES

1. Certificate of Title
2. Stop Order dated February 19, 2026
3. Development Permit Application dated November 20, 1990 and Development Permit issued December 17, 2990
4. Drawings for Proposed Truss Shop
5. Council Minutes for December 17, 1990
6. Zoning Bylaw No. 31-87
7. Zoning Bylaw 12-2001
8. Letter from Sellers RV Centre Ltd to City of Lloydminster received October 30, 2009
9. Letter from PFB Oilfield Services Inc. to City of Lloydminster received September 3, 2010
10. Business Licensing Documents, 2013-2020
11. Development Permit Application dated August 8, 2019 and Notice of Decision dated September 9, 2019
12. Business Licensing Documents, 2020-2022
13. Email dated September 7, 2023
14. Land Use Bylaw 05-2025
15. Email correspondence between City and Appellant
16. Photographs of Lands taken April 29, 2026
17. Lloydminster Charter, Alta Reg 212/2012
18. *Municipal Government Act*, RSA 2000 c M-26
19. *Shannon v Shannon*, 2023 ABCA 79
20. *Planning Law and Practice*

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0017 771 890	7622291;13	122 335 476

LEGAL DESCRIPTION

PLAN 7622291
BLOCK 13
CONTAINING 2.53 HECTARES(6.24 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 9121057 SUBDIVISION	0.915	2.26

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;1;49;36;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LLOYDMINSTER

REFERENCE NUMBER: 032 406 048 +5

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 335 476	11/10/2012	TRANSFER OF LAND	$1,850,000	$1,850,000

OWNERS

NELSON COMMERCIAL REAL ESTATE INC.
OF 600, 12220 STONY PLAIN ROAD
EDMONTON
ALBERTA T5N 3Y4
(DATA UPDATED BY: CHANGE OF NAME 152122533)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 041 189	20/02/1991	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012019979)
152 122 534	24/04/2015	MORTGAGE MORTGAGEE - PEACE HILLS TRUST COMPANY. MAIN FLOOR, PEACE HILLS TRUST TOWER 10011-109 ST EDMONTON ALBERTA T5J3S8 ORIGINAL PRINCIPAL AMOUNT: $1,000,000
152 122 535	24/04/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - PEACE HILLS TRUST COMPANY. MAIN FLOOR, 10011 - 109 STREET, EDMONTON ALBERTA T5J3S8 AGENT - KAREN OSHRY
192 085 328	12/04/2019	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - TELUS COMMUNICATIONS INC. 200 CONSILIUM PLACE SUITE 1600 SCARBOROUGH ONTARIO M1H3J3
202 021 343	29/01/2020	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - TELUS COMMUNICATIONS INC. ATTN LEGAL SERVICES KEVIN HICKMAN C/O TELUS 25 YORK STREET TORONTO ONTARIO
242 237 449	23/09/2024	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - MELISSA WEKWERT

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 12 DAY OF FEBRUARY, 2026 AT 01:07 P.M.

ORDER NUMBER: 56292973

CUSTOMER FILE NUMBER: 78750-088

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LLOYDMINSTER

February 19, 2026

Nelson Commercial Real Estate Inc.
600, 12220 Stony Plain Road
Edmonton Alberta T5N 3Y4

RE: STOP ORDER
5109 41 Street (Plan 7622291, Block 13) (the "Lands")

The Development Authority for the City of Lloydminster (the "City") hereby issues a **STOP ORDER** with respect to the Lands under the authority of Section 645 of the *Municipal Government Act,* RSA 2000, c M-26 (the "MGA") and the City of Lloydminster Land Use Bylaw (No. 05-2025).

Section 683 of the MGA and Section 3.1.1 of the Land Use Bylaw prohibit development without a permit. Development includes a change in the 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 (MGA, Section 616(b)(iii)).

The following development permits have been issued for the Lands:

- On December 17, 1990, a Development Permit was issued for a Truss Manufacturing Facility.
- On September 9, 2019, a Development Permit was issued for a Communications Tower.

An indoor storage facility and an outdoor storage facility are being operated on the Lands (the "Unauthorized Use"). A development permit has not been issued for the Unauthorized Use. The Lands are in breach of the requirements of the MGA and the Land Use Bylaw (the "Applicable Requirements").

YOU ARE HEREBY ORDERED to take the following steps to bring the Lands into compliance with the Applicable Requirements no later than July 19, 2026:

- Cease the use of the Lands for the Unauthorized Use and remove all equipment, vehicles, materials and other items associated with the Unauthorized Use from the Lands, OR;
- Apply for and obtain the following:
    - An amendment to the Land Use Bylaw to provide for the Unauthorized Use as a permitted or discretionary use for the Lands, AND;
    - A Development Permit for the Unauthorized Use.

Decisions on applications for amendments to the Land Use Bylaw must be made by City Council following advertising and a public hearing. Decisions on development

LLOYDMINSTER

permit applications are made by the Development Authority and may be subject to appeal to the City's Subdivision and Development Appeal Board.

Please be advised that the City of Lloydminster has the authority, under Section 646 of the MGA, to:

- Enter on to the Lands and take any action necessary to carry out the Stop Order if the Stop Order is not complied with, and;
- Register a caveat against title to the Lands in respect of the Stop Order under the *Land Titles Act*.

The City may add the costs and expenses of carrying out a Stop Order to the tax roll for the Lands in accordance with Section 512(1)(h) of the Lloydminster Charter.

You can appeal this Stop Order to the City's Subdivision and Development Appeal Board in accordance with Section 685(1)(c) of the MGA. To commence an appeal you must file a notice of the appeal, containing reasons, and pay the appeal fee in the amount of $400.00 established by the Fees and Charges Bylaw (No. 06-2025), within 21 days of the date of this Stop Order.

A copy of the Application to Appeal is attached, and must be submitted to the attention of the City Clerk by email or delivery as follows:

4420 50 Avenue
Lloydminster AB/SK
T9V 0W2
cityclerk@lloydminster.ca

Payment of the fee may be made by cheque or money order, or by credit card by calling 780-875-6184 ext. 2129.

If you are submitting an Application to Appeal by mail it is your responsibility to ensure that sufficient time is allowed for mailing and delivery of the Application to Appeal to the City Clerk.

CITY OF LLOYDMINSTER

[redacted]

Per: Dion Pollard
City Manager

Subdivision and Development Appeal Board
Application to Appeal

LLOYDMINSTER

Submission Date	Date:	**OFFICE USE ONLY**
APPEAL PROPERTY INFORMATION	Municipal Address: Municipal Tax Roll #: Zoning: Legal Description: Lot: Block: Legal Plan: Permit Number Being Appealed:	**RECEIVED DATE:** **SDAB APPEAL #** **APPLICATION #:** **PERMIT #:** **PERMIT FEE:** **RECEIPT #:**
APPELLANT INFORMATION	Appellant Name: Address: Postal Code: Phone: Email:	**APPEAL HEARING DATE:** **DECISION ISSUED DATE:** **APPEAL GRANTED:** ☐ Yes ☐ No **CONDITIONS ON APPEAL:** ☐ Yes ☐ No

APPEAL AGAINST (Each appeal requires an application)

☐ Development Permit	☐ Subdivision Application	☐ Notice of Contravention
☐ Approval ☐ Conditions of Approval ☐ Refusal	☐ Approval ☐ Conditions of Approval ☐ Refusal	☐ Stop Order

REASONS FOR APPEAL (Sections 678 and 686 of the Municipal Government Act (MGA) require that written Notice of Appeal must contain specific reasons for the appeal.)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons (Attach separate page if required):

Signature of Appellant / Agent | **Date of Signature**

APPEAL BOARD DECISION

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act, and is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act (FOIP). The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the Municipal Government Act.

IMPORTANT NOTICE: THIS APPLICATION **DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION** UNTIL SUCH TIME A DEVELOPMENT PERMIT HAS BEEN ISSUED BY THE DEVELOPMENT AUTHORITY AND ALL OTHER PERMITS (IF REQUIRED) ARE APPROVED. IF A DECISION HAS NOT BEEN ISSUED WITHIN 40 DAYS OF THE DATE THE APPLICATION IS DEEMED COMPLETE, YOU HAVE THE RIGHT TO FILE AN APPEAL TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD. APPEALS TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD CAN ALSO BE FILED IN REGARDS TO PERMIT REFUSALS AND/OR CONDITIONS WITHIN 21 DAYS OF A DECISION.

JOB Tab 3 619

THE CITY OF LLOYDMINSTER
PLANNING AND DEVELOPMENT DEPARTMENT

DEVELOPMENT PERMIT APPLICATION

Please Type Or Print Firmly

This section to be completed by Applicant

1. APPLICANT: (Owner or authorized agent)

   Name NELSON LUMBER COMPANY LTD.

   Address BOX 620, LLOYDMINSTER, ALTA

   Phone No. 871-6300

2. REGISTERED OWNER: Name SAME AS ABOVE

   Address

   Phone No.

3. PROPERTY AFFECTED: Civic Address 5109 - 41 St

   Legal Description: Lot(s) Block 13 Plan 762-2291

4. PROPOSED USE(S) Truss Manufacturing Shop

   Estimated Commencement Date Nov. 27/90 Completion Date Feb. 20/91

5. INFORMATION REQUIREMENTS: The information listed on the back of this form shall be submitted with this application.

November 20, 1990
SIGNED OWNER OR AUTHORIZED AGENT — DATE

J. Winter, Construction Coordinator
Print Name And Title Or Position

This section to be completed by the Planning and Development Department.

DEVELOPMENT PERMIT

Permit Fee Nil
G.R. No. 12586

6. ZONE: M1

7. PROPOSED USE: Permitted Discretionary Yes

8. CONDITIONS OF APPROVAL:
   The proposed development shall meet the conditions set forth in Council's Resolution No. ,
   dated the 17th day of Dec, A.D., 19 90, as described below or on the attached page:

This section to be signed by Applicant.

9. AGREEMENT TO CONDITIONS: I hereby acknowledge that I have read the DEVELOPMENT PERMIT APPLICATION and declare the information contained therein correct. I agree to comply with all THE CITY OF LLOYDMINSTER Bylaws and I furthermore agree to conform to the conditions set out in Item No. 8 above. THE ISSUANCE OF THIS DEVELOPMENT PERMIT DOES NOT PRECLUDE THE REQUIREMENT FOR A BUILDING PERMIT AS OUTLINED IN THE BUILDING BYLAW.

November 20, 1990
SIGNED OWNER OR AUTHORIZED AGENT — DATE

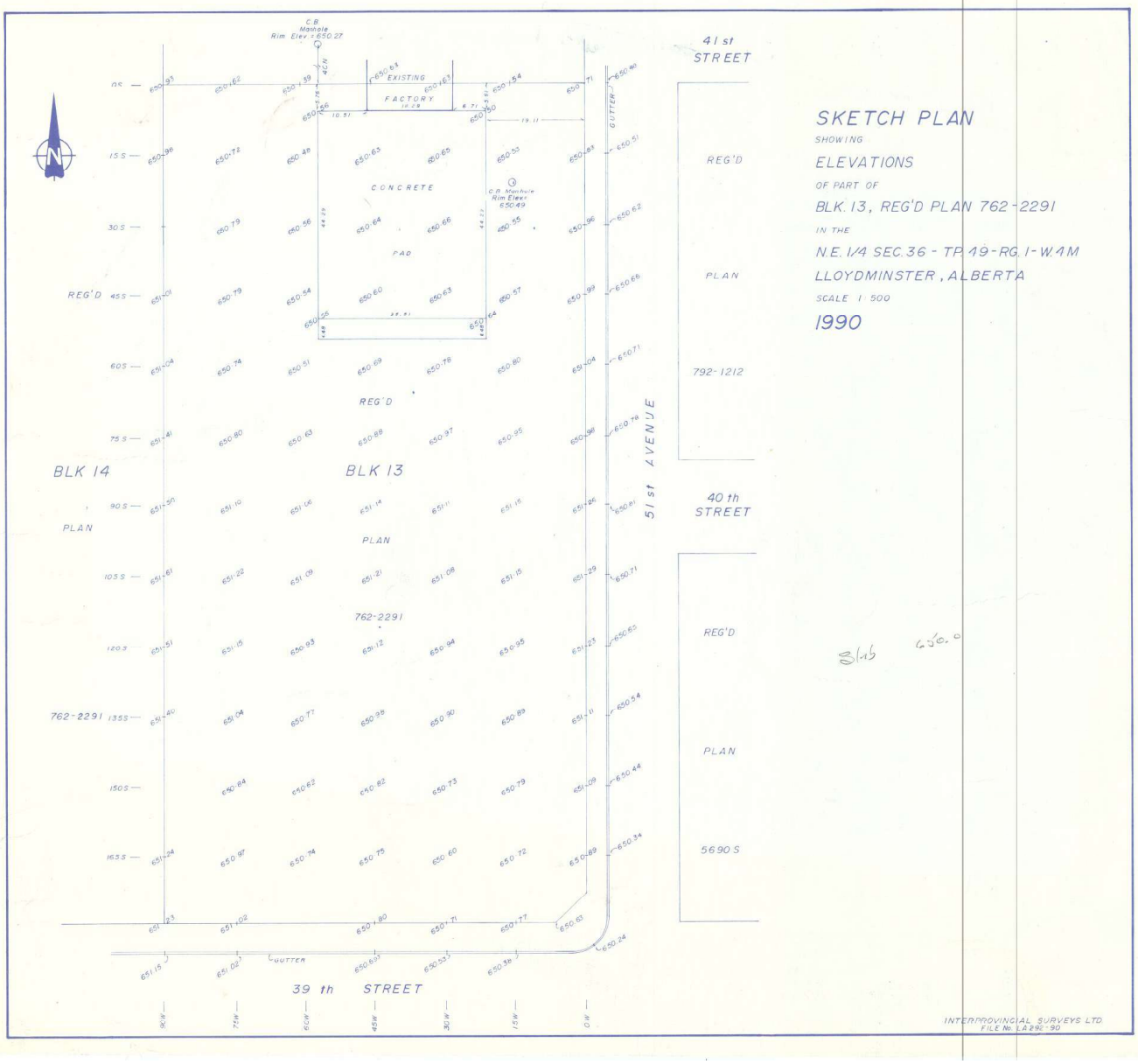
J. Winter, Construction Coordinator
Print Name And Title Or Position

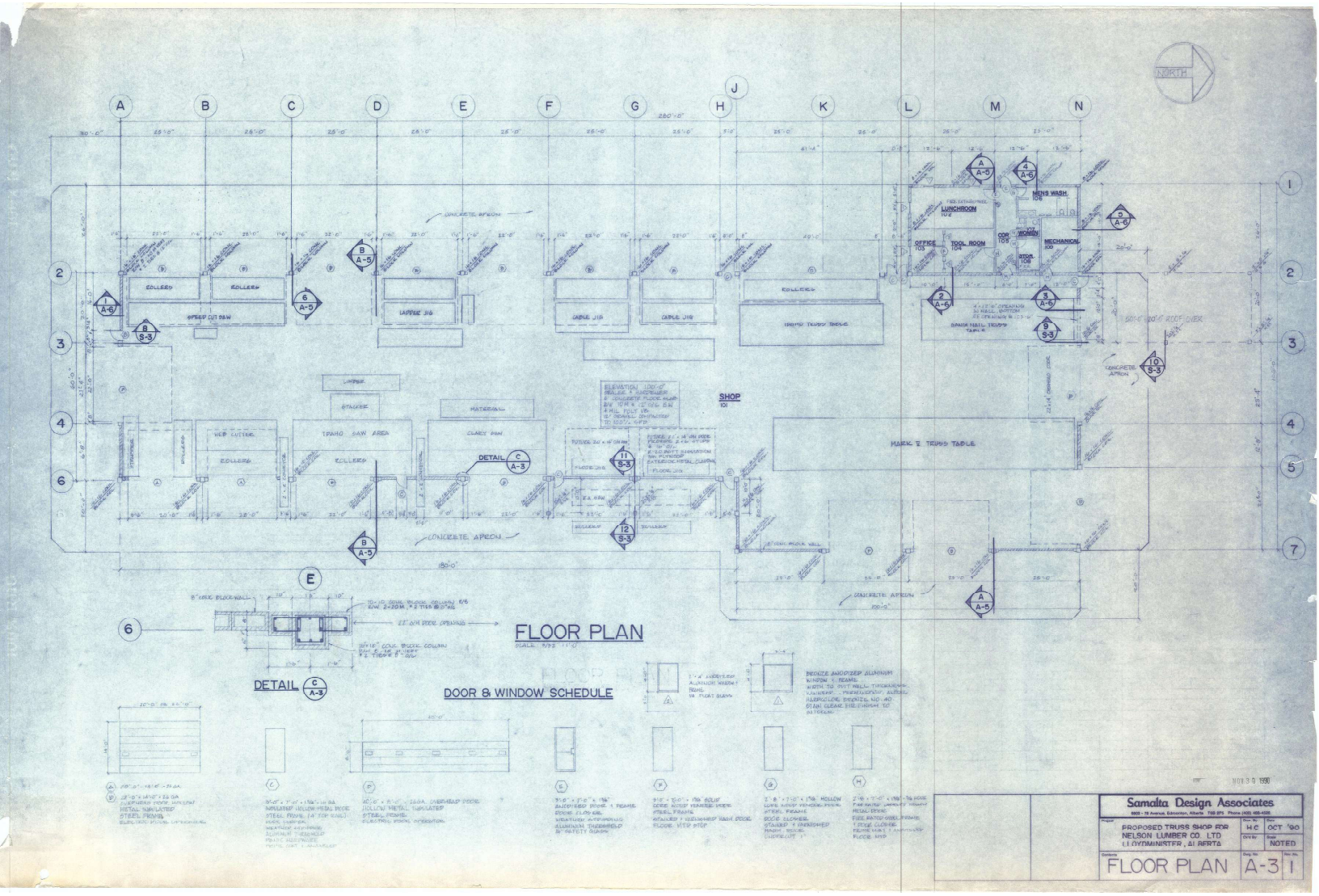
This section to be completed by the Development Officer.

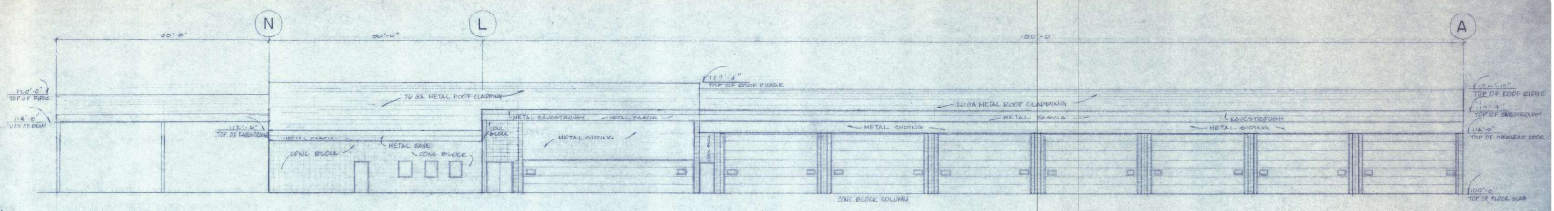
10. APPROVAL: This Development Permit is approved this 20th
    day of December, A.D., 19 90

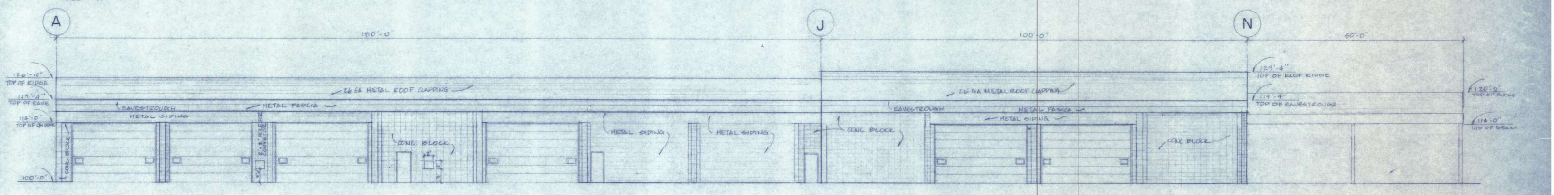
[redacted]
DEVELOPMENT OFFICER

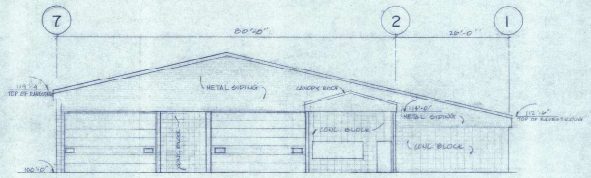
Part 1 White - Planning and Development Copy Part 2 Yellow - Applicant's Copy.

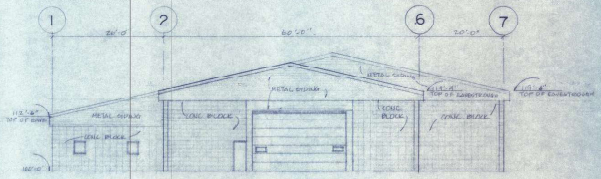

C.B. Manhole Rim Elev. = 650.27
EXISTING
FACTORY
CONCRETE
PAD
C.B. Manhole Rim Elev. 650.49
41 st STREET
REG'D
PLAN
792-1212
40 th STREET
REG'D
PLAN
5690 S
51 st AVENUE
BLK 14
PLAN
BLK 13
PLAN
762-2291
REG'D
762-2291
REG'D
PLAN
GUTTER
39 th STREET
SKETCH PLAN
SHOWING
ELEVATIONS
OF PART OF
BLK. 13, REG'D PLAN 762-2291
IN THE
N.E. 1/4 SEC. 36 - TP. 19 - RG. 1 - W.4M
LLOYDMINSTER, ALBERTA
SCALE 1: 500
1990
INTERPROVINCIAL SURVEYS LTD.
FILE No. LA 290-90


FLOOR PLAN
SCALE: 1/32" = 1'-0"
DETAIL C A-3
DOOR & WINDOW SCHEDULE
SHOP 101
LUNCHROOM 102
MEN'S WASH 104
WOMEN 105
OFFICE 103
TOOL ROOM 106
STOR. 108
COR. 109
MECHANICAL 100
ROLLERS
CABLE JIG
LADDER JIG
TRUSS TABLE
CONCRETE APRON
NORTH
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINSTER, ALBERTA
FLOOR PLAN
A-3
1









NOV 3 0 1990

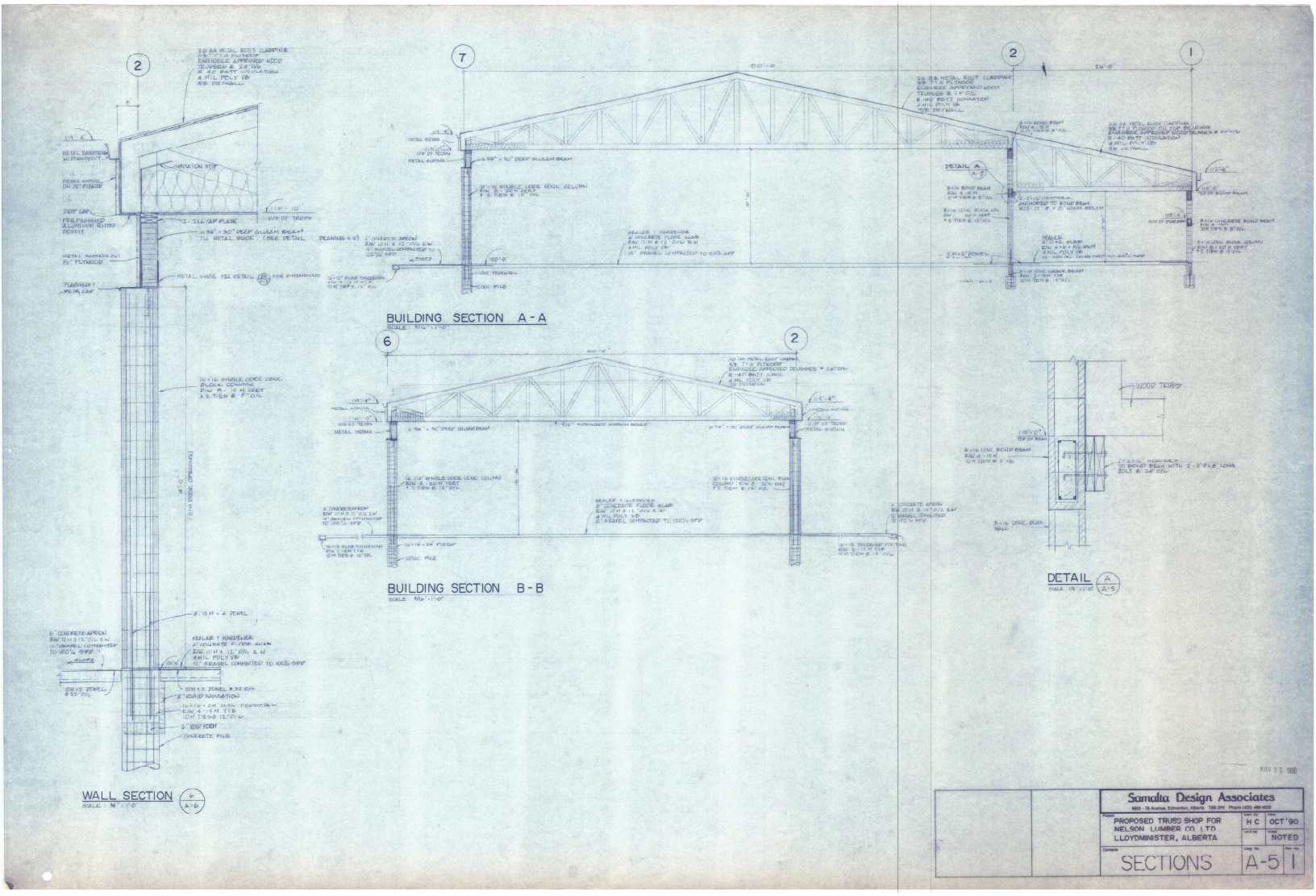
Sumalia Design Associates

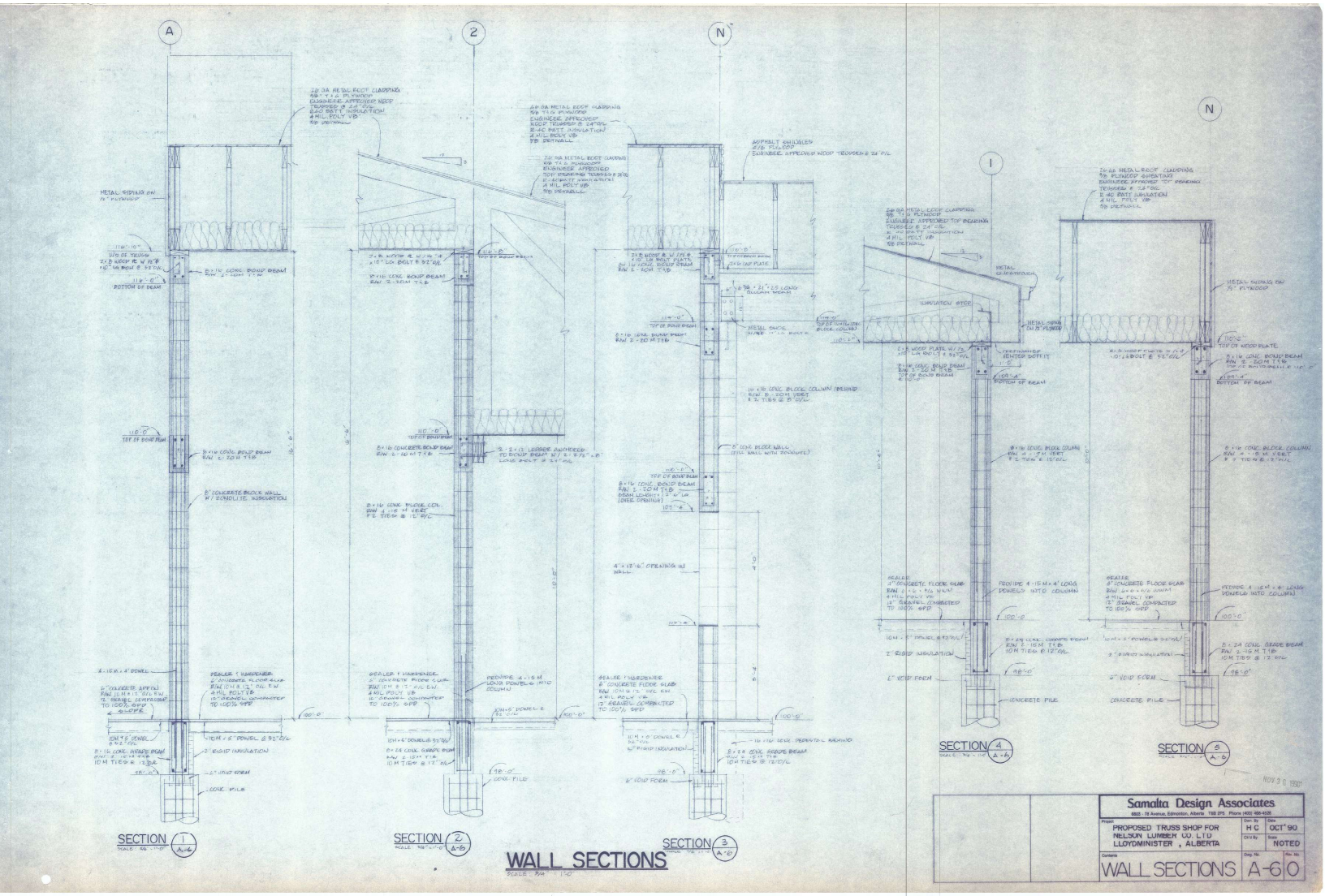
PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD. LLOYDMINSTER, ALBERTA

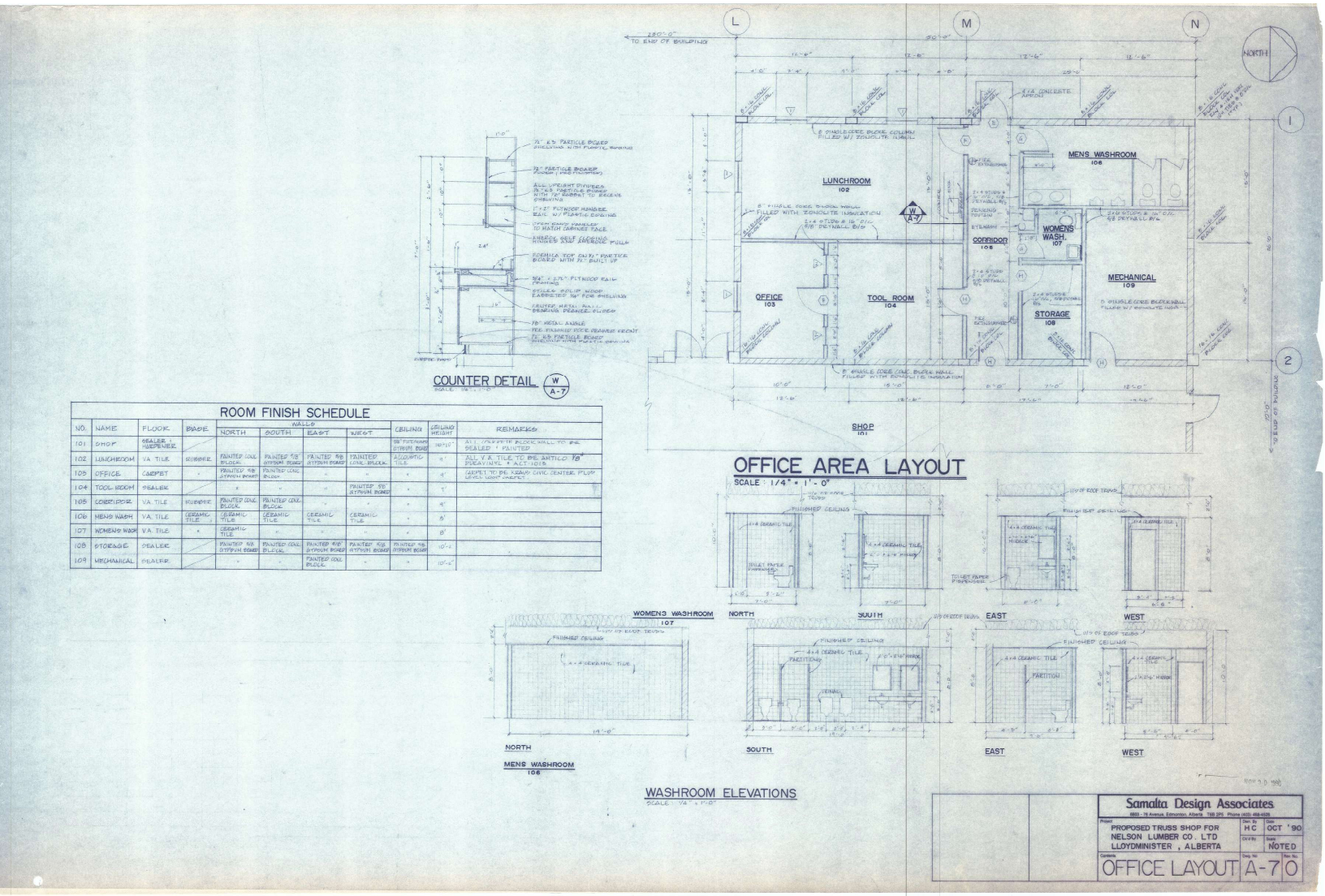
Drawn by: HC | Date: OCT '90

Check by: | Scale: NOTED

Contents: ELEVATIONS | Dwg. No.: A-4 | Rev. No.: 0


BUILDING SECTION A - A
BUILDING SECTION B - B
DETAIL
WALL SECTION
Samalia Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINSTER, ALBERTA
SECTIONS
A-5
OCT '90
NOTED


A
2
N
I
SECTION 1 A-6
SECTION 2 A-6
SECTION 3 A-6
SECTION 4 A-6
SECTION 5 A-6
WALL SECTIONS
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINSTER , ALBERTA
Dwn By HC
Date OCT '90
Chk By
Scale NOTED
Contents WALL SECTIONS
Dwg No. A-6
Rev No. 0



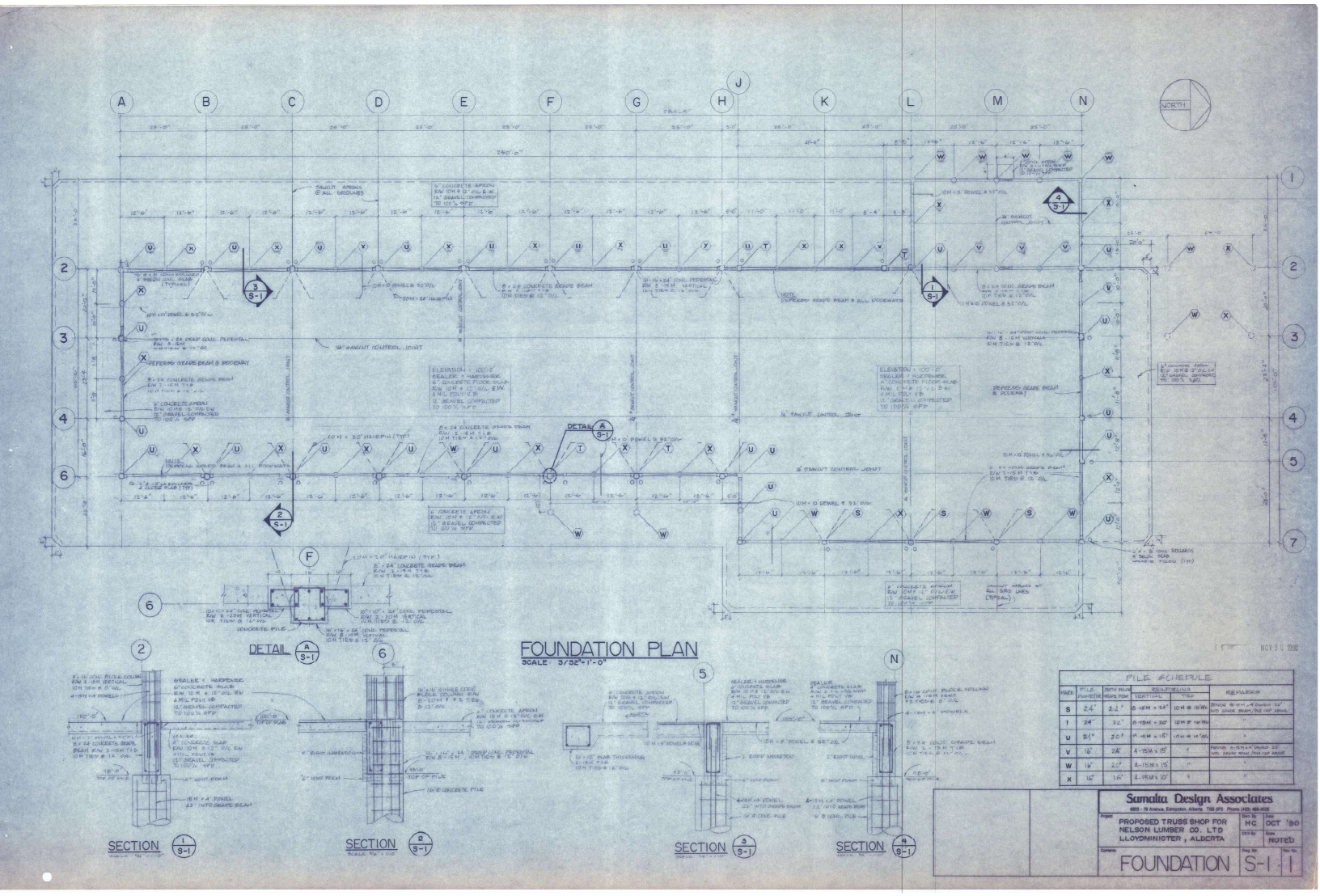
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SCALE : 1/4" = 1'-0"

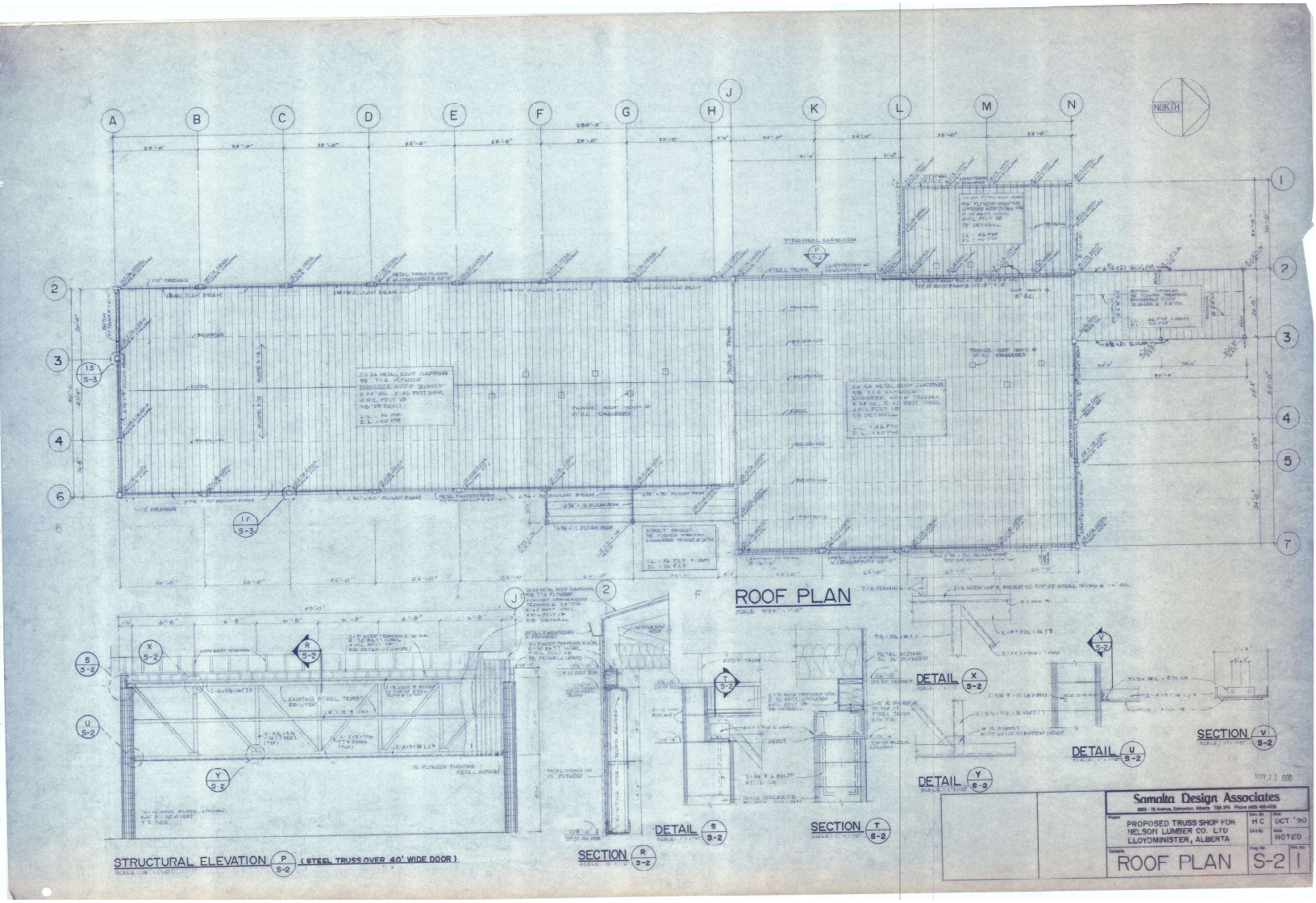
ROOM FINISH SCHEDULE

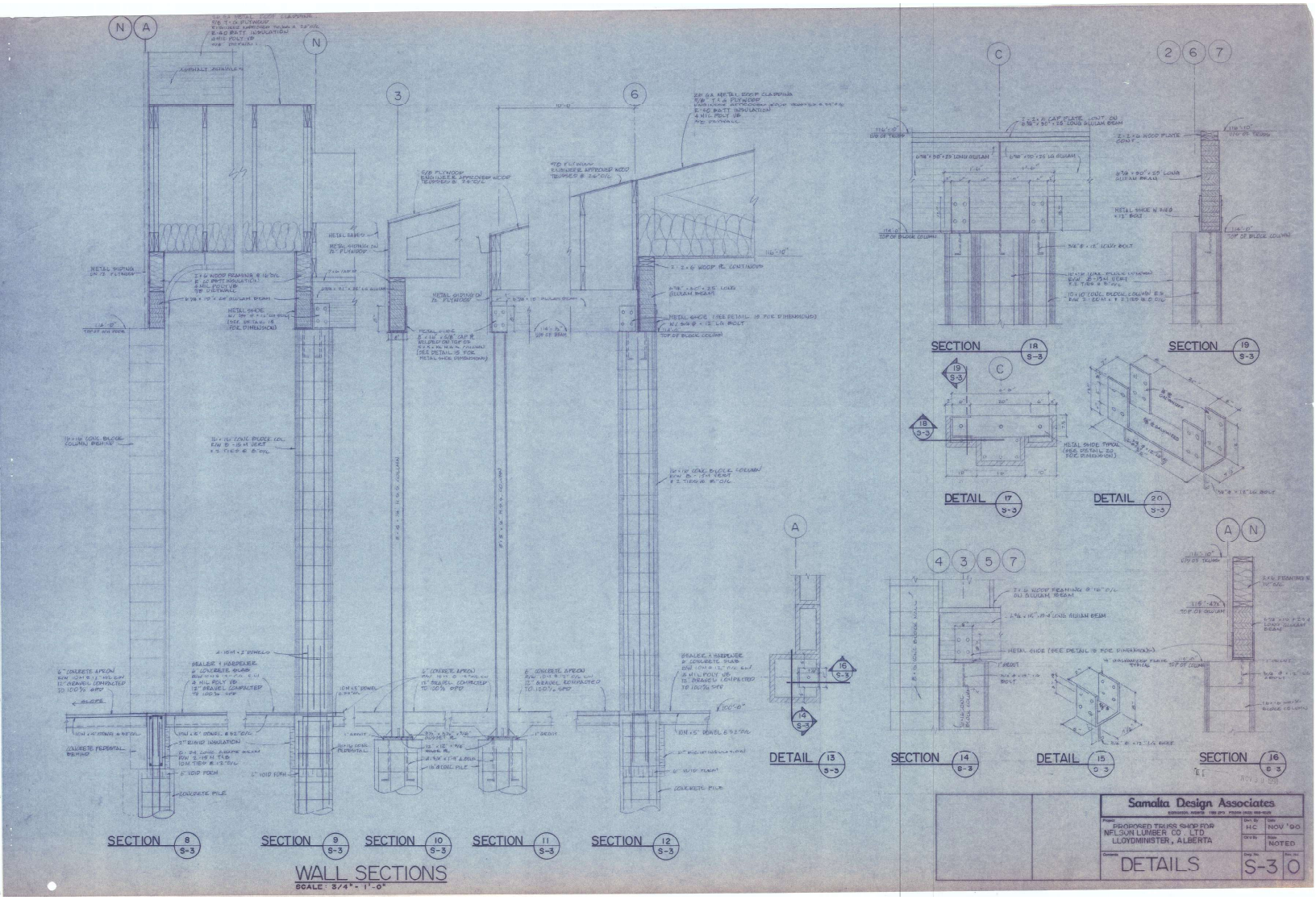
NO.	NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	CEILING HEIGHT	REMARKS
101	SHOP	SEALER / HARDENER		"	"	"	"	15# FIBERGLASS GYPSUM BOARD	10'-0"	ALL WALLS TO BLOCK WALL TO BE SEALED + PAINTED
102	LUNCHROOM	V.A. TILE	RUBBER	PAINTED 5/8 GYPSUM BOARD	PAINTED 5/8 GYPSUM BOARD	PAINTED 5/8 GYPSUM BOARD	PAINTED CONC. BLOCK	ACOUSTIC TILE	8'	ALL V.A. TILE TO BE ARTICO 78 POLYVINYL + ACT-1015
103	OFFICE	CARPET	"	PAINTED 5/8 GYPSUM BOARD	PAINTED CONC. BLOCK	"	"	"	9'	CARPET TO BE KRAUS CIVIC CENTER PLUS (LEVEL LOOP CARPET)
104	TOOL ROOM	SEALER	"	"	"	"	PAINTED 5/8 GYPSUM BOARD	"	9'	
105	CORRIDOR	V.A. TILE	RUBBER	PAINTED CONC. BLOCK	PAINTED CONC. BLOCK	"	"	"	9'	
106	MENS WASH	V.A. TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	"	8'	
107	WOMENS WASH	V.A. TILE	"	CERAMIC TILE	"	"	"	"	8'	
108	STORAGE	SEALER	/	PAINTED 5/8 GYPSUM BOARD	PAINTED CONC. BLOCK	PAINTED 5/8 GYPSUM BOARD	PAINTED 5/8 GYPSUM BOARD	PAINTED 5/8 GYPSUM BOARD	10'-2"	
109	MECHANICAL	SEALER	/	"	"	PAINTED CONC. BLOCK	"	"	10'-6"	

Samalta Design Associates
6803 - 76 Avenue, Edmonton, Alberta T6B 3P6 Phone (403) 468-4626

Project	PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD LLOYDMINISTER , ALBERTA
Drawn By	HC
Date	OCT '90
Checked By	
Scale	NOTED
Contents	OFFICE LAYOUT
Drawing No.	A-7
Revision No.	0


FOUNDATION PLAN
SCALE: 3/32"=1'-0"
DETAIL A S-1
SECTION 1 S-1
SECTION 2 S-1
SECTION 3 S-1
SECTION 4 S-1
PILE SCHEDULE
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINSTER, ALBERTA
FOUNDATION
S-1
1


NORTH
ROOF PLAN
STRUCTURAL ELEVATION (STEEL TRUSS OVER 40' WIDE DOOR)
SECTION
DETAIL
SECTION
DETAIL
DETAIL
SECTION
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINISTER, ALBERTA
ROOF PLAN
S-2
OCT '90
NOTED


SECTION 8 S-3
SECTION 9 S-3
SECTION 10 S-3
SECTION 11 S-3
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WALL SECTIONS
SCALE: 3/4"= 1'-0"
DETAIL 13 S-3
SECTION 14 S-3
DETAIL 15 S-3
SECTION 16 S-3
DETAIL 17 S-3
SECTION 18 S-3
DETAIL 20 S-3
SECTION 19 S-3
Samalia Design Associates
PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD LLOYDMINSTER, ALBERTA
DETAILS
S-3
0

GENERAL NOTES & SPECIFICATIONS

1. The General Contractor shall check and verify all measurements and dimensions shown with other drawings, specifications and on-site conditions. Where discrepancies do occur he shall report them to the Prime Consultant before proceeding with the work.

2. Design is in accordance with the Alberta Uniform Building Code, 1985 edition. All floor elevations shown are based on a finished main floor elevation of 100'-0".

3. All organic top soil over the proposed building area must be removed down to the clay material. Backfill outside of the building perimeter must be non-organic, well-graded, granular material free from any frozen particles, debris or other deleterious matter.

4. Excavate to the elevations and dimensions indicated or required by the work, plus sufficient space to permit erection of forms, shoring, bracing, and inspection of foundations. Control the grading around the excavation to prevent water from running into the excavated areas. Furnish all pumping necessary to keep the excavated areas clear of water during the construction. All foundation pilings must be founded on firm, undisturbed, unfrozen soil.

5. Cast-in-place concrete for foundation piles, grade beams and floor slabs on grade shall have a minimum compressive strength at 25 MPa at 28 days, 5" maximum slump, 20 mm crushed aggregate and 4-6% air entrainment if exposed to the weather. Type 50 cement is to be used where concrete is in contact with the soil. Concrete for concrete block in-fill shall have a minimum compressive strength of 25 MPa at 28 days, 4" maximum slump, 10 mm crushed aggregate and Type 10 cement. Mixing, placing, finishing, testing and inspection and other related concrete works shall be according to C.S.A. Standard A23.1 and A23.2.
When the air temperature is at or below 40°F and there is a probability of it falling to 40°F limit during the placing period or for 24 hours after placing cold weather concrete protection and precautions shall be taken. These are as follows but are not limited to:
a) Concrete temperatures at time of placing shall be between 60°F and 90°F;
b) Placed concrete shall be protected and maintained at a temperature of at least 50°F for not less than five days and shall be maintained above freezing for seven days;
c) Concrete shall be protected from alternate freezing and thawing for 14 days;
d) Concrete shall not be placed against frozen earth, frozen forms or very cold reinforcing;
e) Enclosure coverings shall be clear of concrete surfaces to permit air circulations, and heating provisions shall be approved by the Engineer before placement of concrete.
f) The use of calcium chloride up to 2% of cement weight may be used upon the Engineer's written approval.

6. All reinforcing steel shall be intermediate grade 350 deformed bars conforming to C.S.A. Specification G30.12M - 1977. Dowels from foundation pilings shall extend 2 feet into the grade beam. Corner bars are required at all grade beam and thickened slab beam intersections and shall extend two feet in each direction.

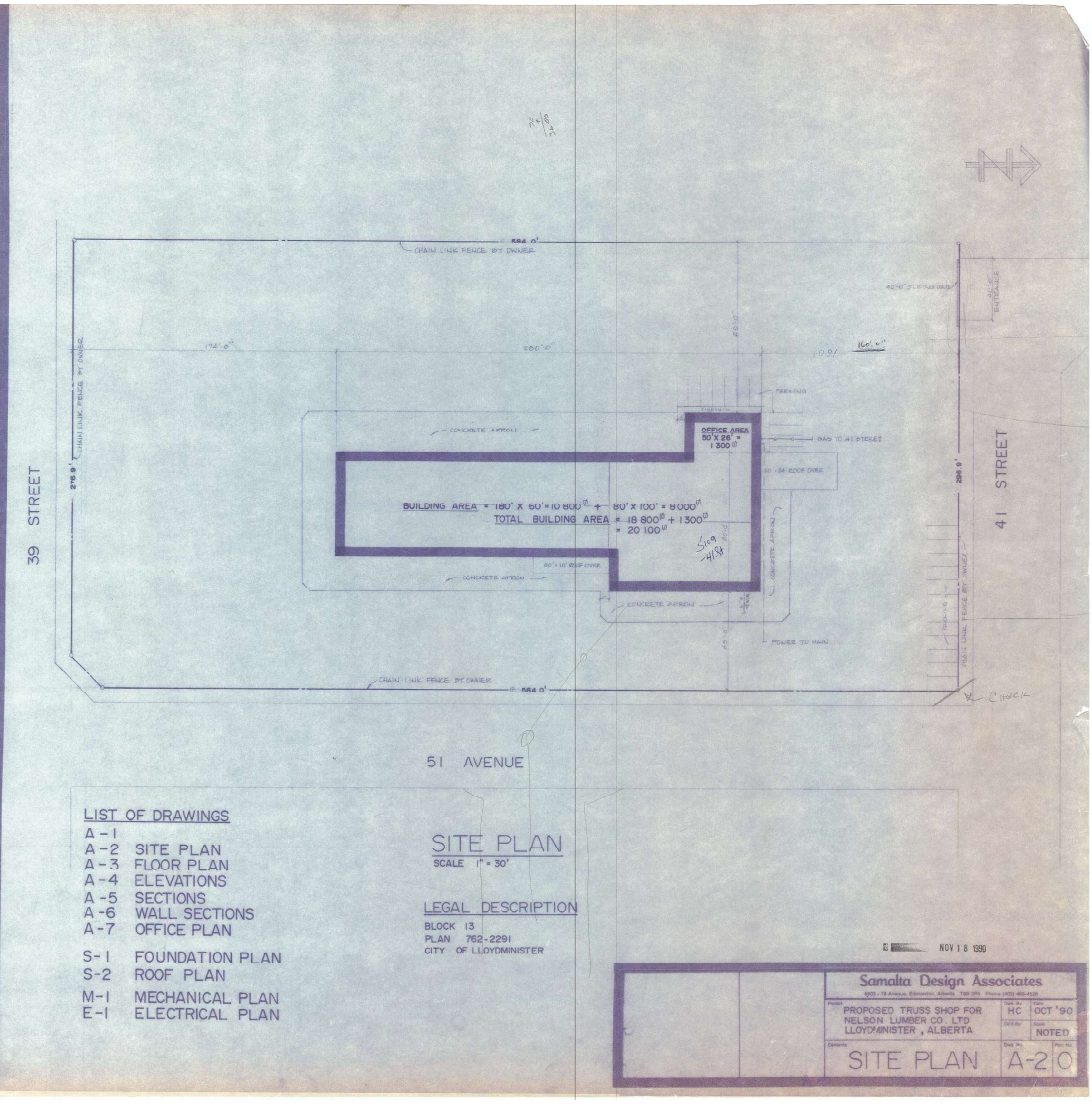
7. Masonry work shall be in accordance with Can 3-S-304-M78 requirements. Masonry shall be plumb, level and true to line and elevation. Layout coursing and bond to achieve correct coursing heights and continuity of bond above and below openings with a minimum of block cutting. Tool with round jointer to provide smooth, compressed, uniformly concave joints. Lintel and bond beams shall be of 200mm multiples and reinforcing in every second course in all masonry walls.
All concrete block walls shall be adequately braced and supported while under construction to the satisfaction of the Engineer, and shall remain in place until the roof construction is complete.

8. Carpentry dimension lumber shall conform to official grading rules of the Canadian Lumbermen's Association and meet the requirements of C.S.A. Standard Can 3-086-M 1980, latest edition.
Moisture content shall not exceed 19% at the time of construction.
Studding: construction stud grade - Spruce
Light Framing: Standard grade - Spruce
Structural Light Framing: No. 2 grade - Spruce
Structural Joists and Planks: No. 1 grade - Fir
Stringers and Beams: No. 1 Structural grade - Fir
All members shall be framed, anchored, fastened, tied and braced to provide the necessary strength, stiffness, and rigidity. Double studs are required on each side of openings in all walls, so that the inner studs extend from the lintel to the bottom wall plate and the outer studs extend from the top wall plates to the bottom wall plates.
Plywood sheathing shall meet C.S.A. Standard Can-0121-1973 for the manufacture of Douglas Fir Exterior Good One Side Plywood Sheathing.

9. The roof trusses shall be installed in a plumb position and each end shall be adequately toe-nailed into the continuous anchored 2 x 6 cap plate. Adequate sheet metal hold down anchorages shall be employed by the Contractor to stabilize the roof structure against wind uplift. The roof trusses shall be custom designed to fit the dimensions and loads indicated on the drawings. Structural wood members shall be of machine stress-rated lumber of the approved grade and kiln dried to a maximum moisture content of 19%.
The roof truss top chords shall be laterally supported by plywood sheathing or by furring nailers spaced 1t 18" or less. The roof truss members shall not be notched, drilled or otherwise weakened to facilitate the installation of services such as plumbing, heating ducts, or electrical wiring or for any other reason.
The roof truss shop drawings shall be sealed by a Professional Engineer registered to practice in the Province of Alberta.

10. The General Contractor shall confirm the location of roof-top mechanical units and co-ordinate their location with the roof truss supplier, roofing sub-contractor and other trades. He shall provide wood cants, blocking, curbing around all openings, flashing and counter flashing as necessary.

11. All shop drawings shall be approved by the Engineer prior to fabrication or ordering of same. When submitting shop drawings to the Engineer, the Contractor shall notify the Engineer in writing on the shop drawings of any changes that the Contractor has made from that which has been called for on the drawings. Failure of the Contractor to check or have corrected or indicate any change and variation in the work may have the work rejected for not meeting the standard intended by the drawings. Approval of materials, methods, design or shop drawings shall in no way relieve the Contractor of his responsibility for the accuracy, workmanship and adherence to the drawings. The Contractor shall without qualification, supply all equipment, materials, labour and any other incidentals necessary to provide a complete building utilizing the highest order of workmanship possible.



SITE PLAN
SCALE 1" = 30'

LIST OF DRAWINGS

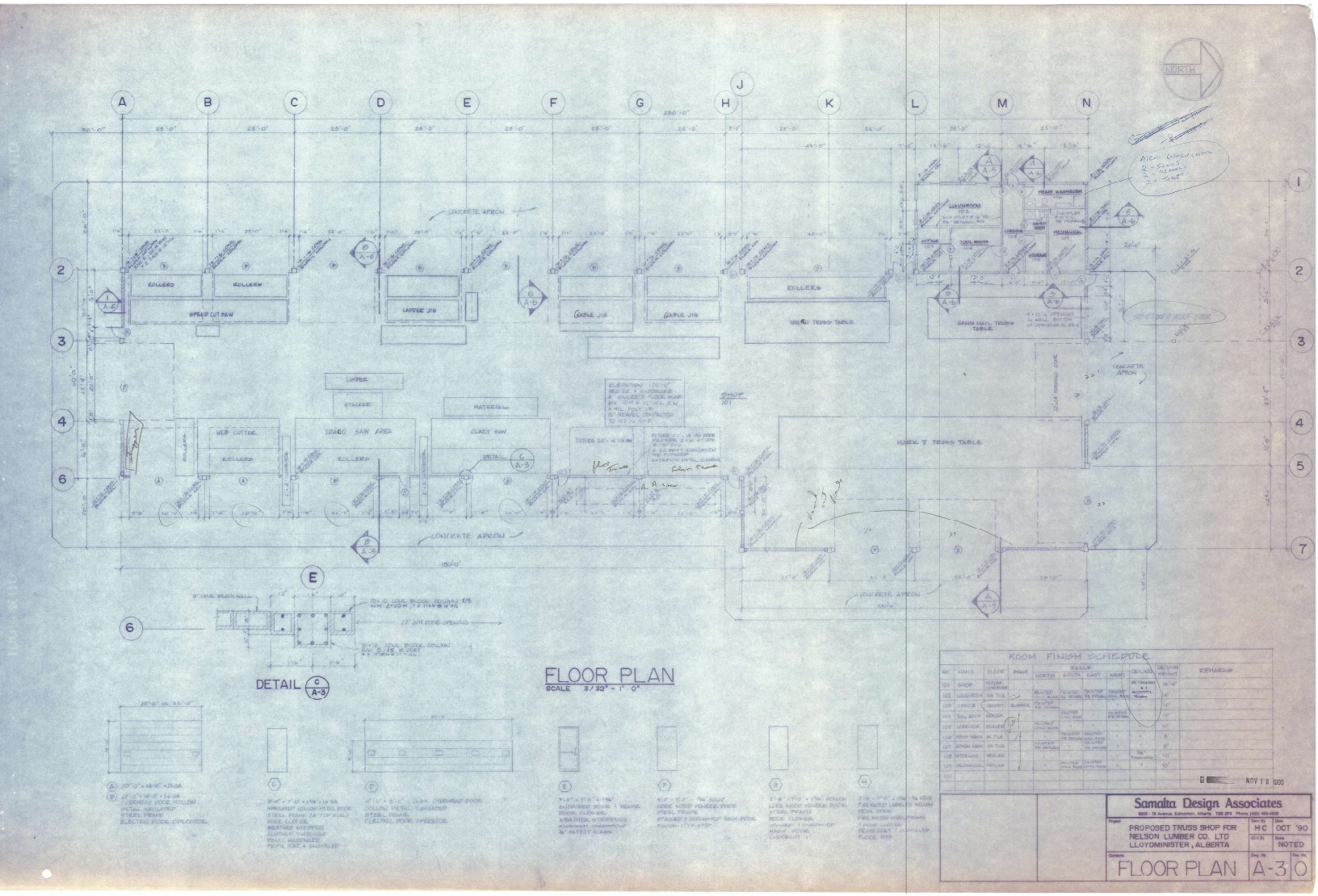
A-1	
A-2	SITE PLAN
A-3	FLOOR PLAN
A-4	ELEVATIONS
A-5	SECTIONS
A-6	WALL SECTIONS
A-7	OFFICE PLAN
S-1	FOUNDATION PLAN
S-2	ROOF PLAN
M-1	MECHANICAL PLAN
E-1	ELECTRICAL PLAN

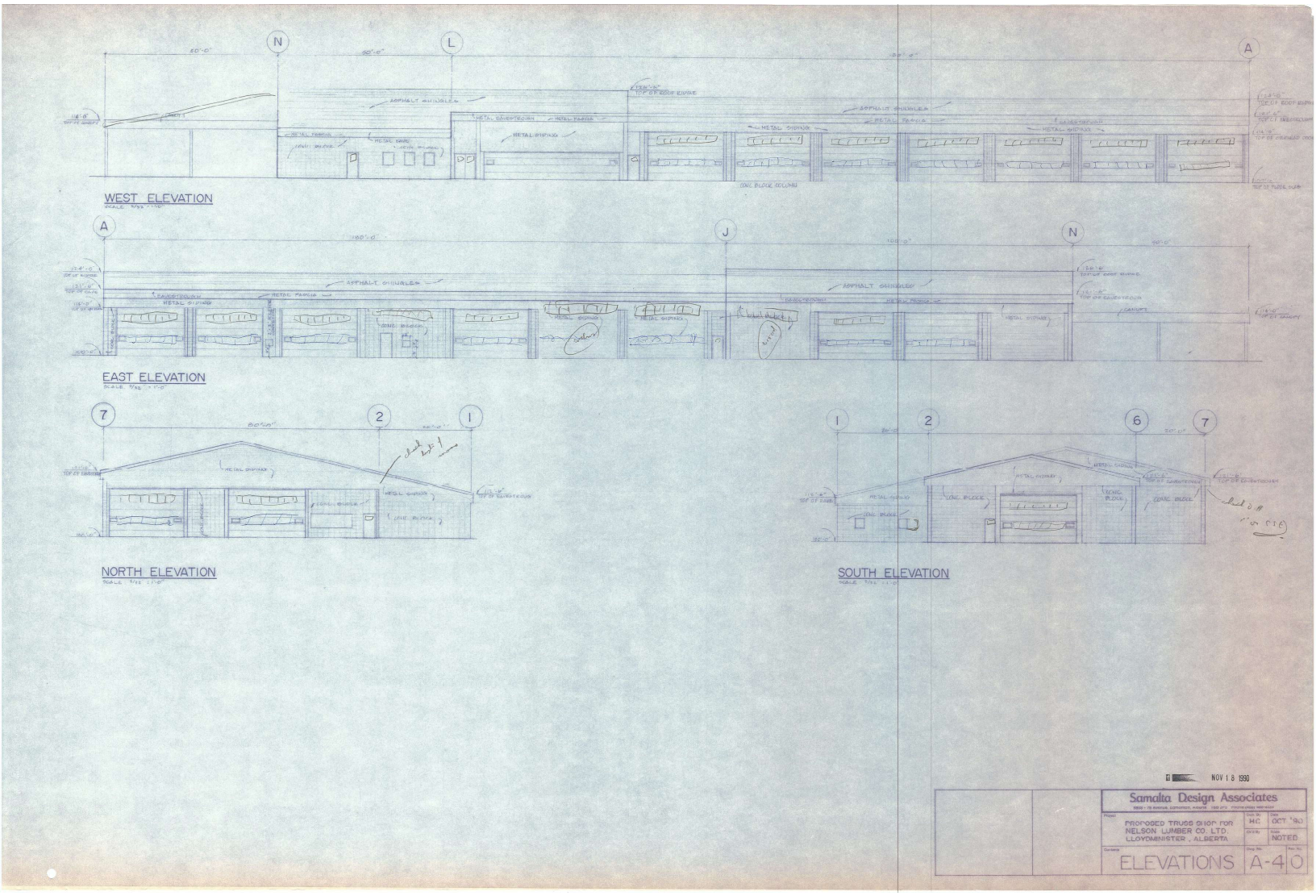
LEGAL DESCRIPTION
BLOCK 13
PLAN 762-2291
CITY OF LLOYDMINISTER

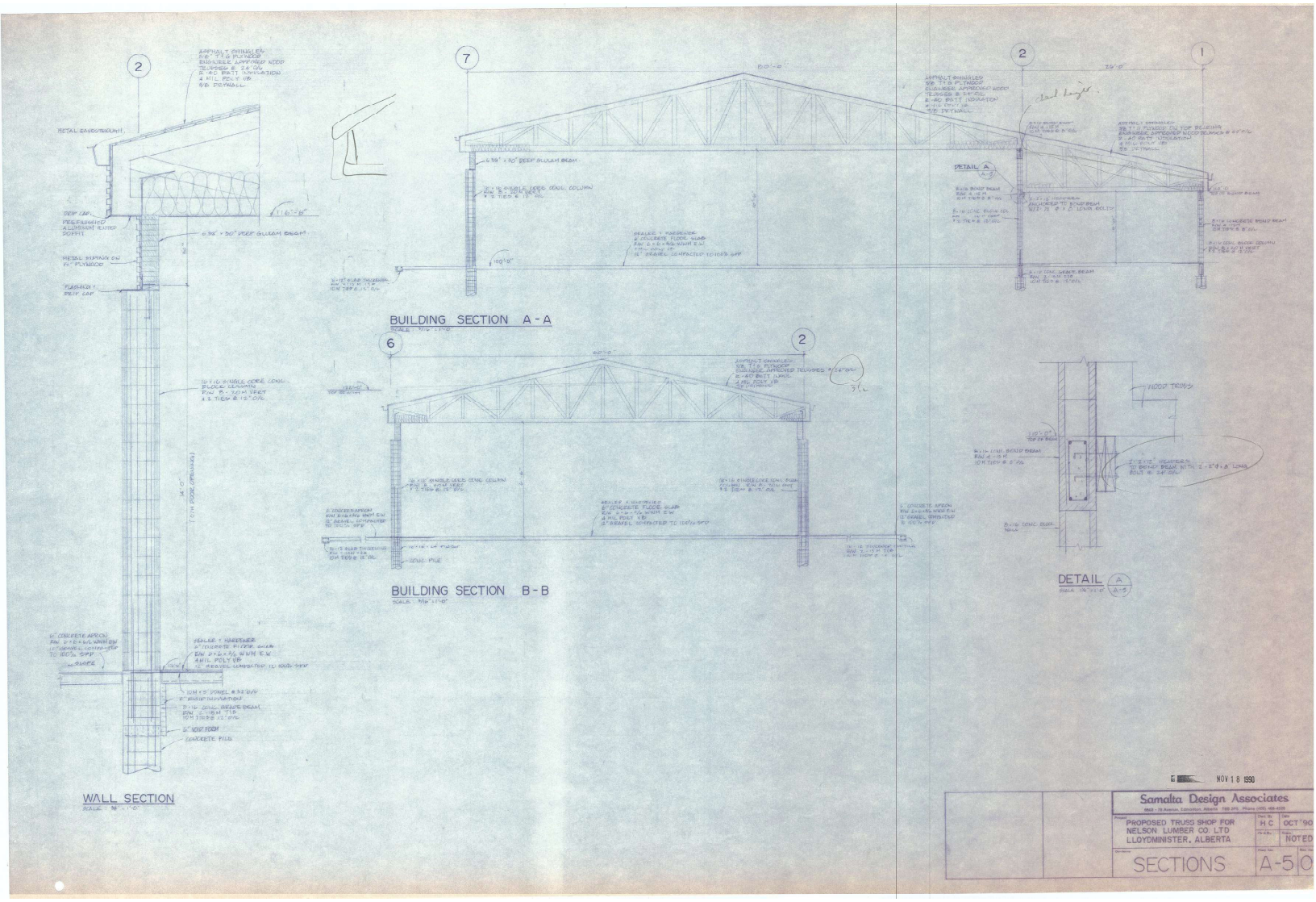
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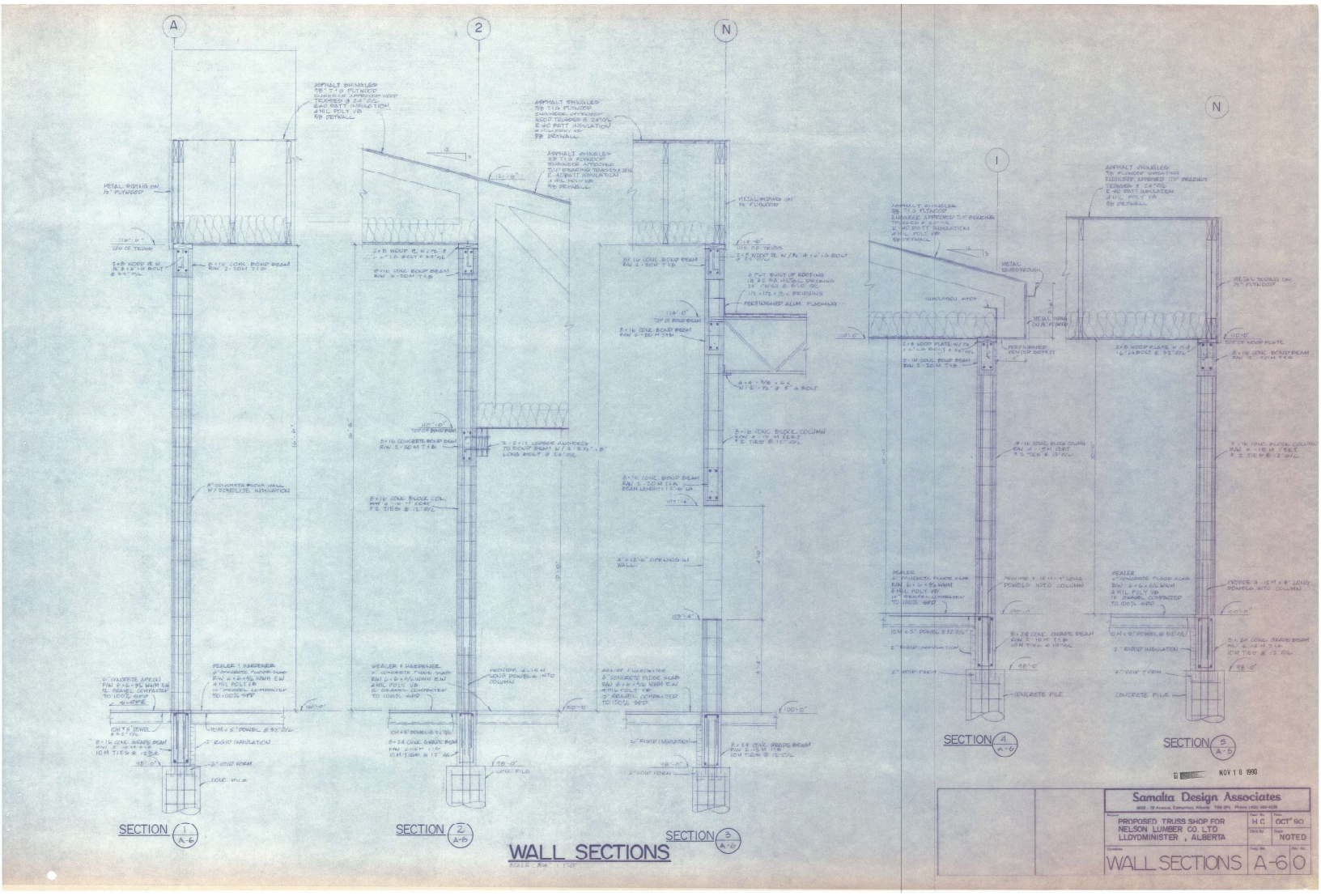
Samata Design Associates
9911-78 Avenue, Edmonton, Alberta T6E 0P5 Phone (403) 466-4539

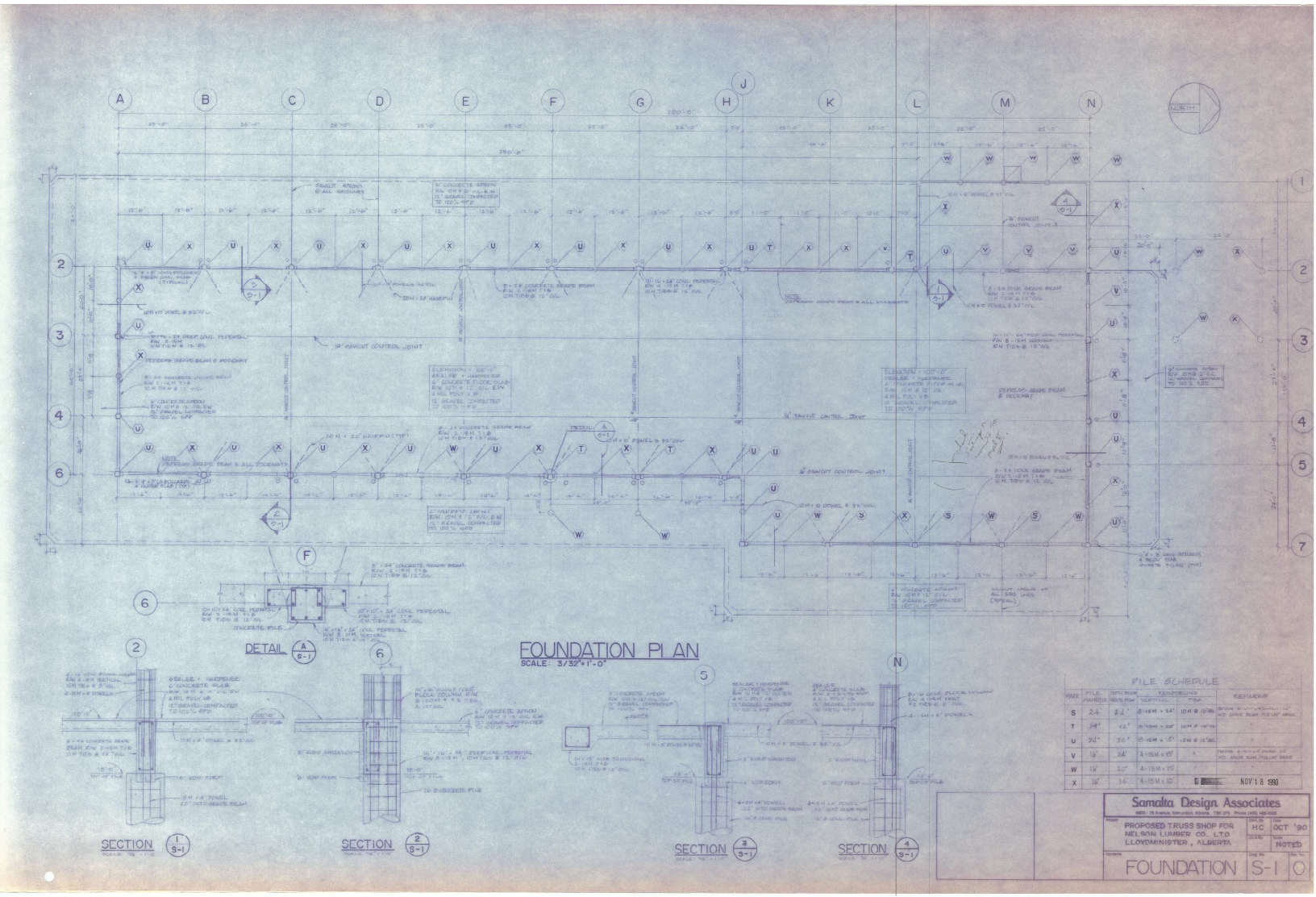
Project: PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD LLOYDMINISTER, ALBERTA		Draft by: HC	Date: OCT '90
		Check by:	Scale: NOTED
Contents: SITE PLAN	Dwg. No.: A-2		Rev. No.: 0

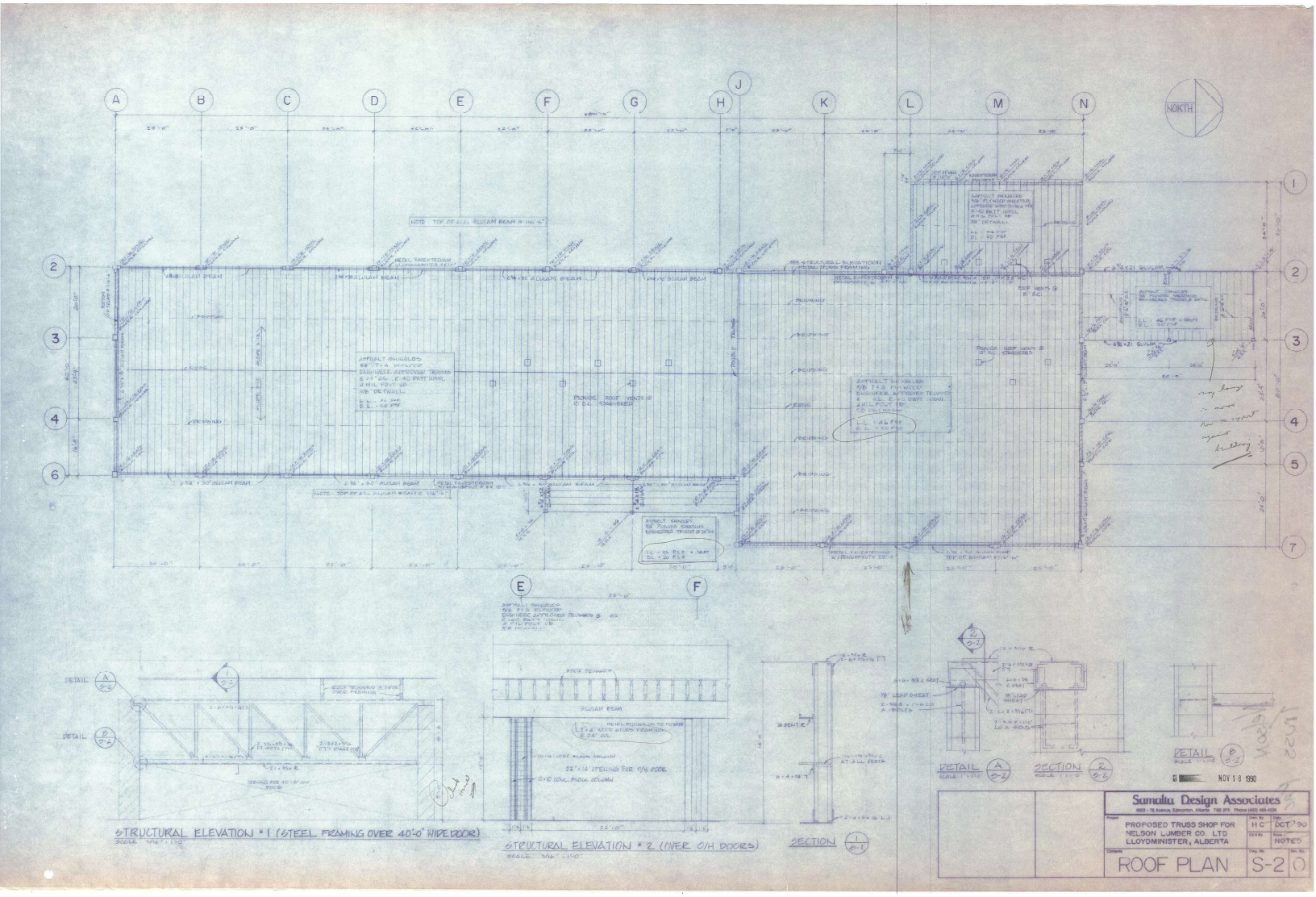

NORTH
FLOOR PLAN
SCALE 3/32" = 1'-0"
DETAIL C A-3
ROOM FINISH SCHEDULE
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINISTER, ALBERTA
FLOOR PLAN
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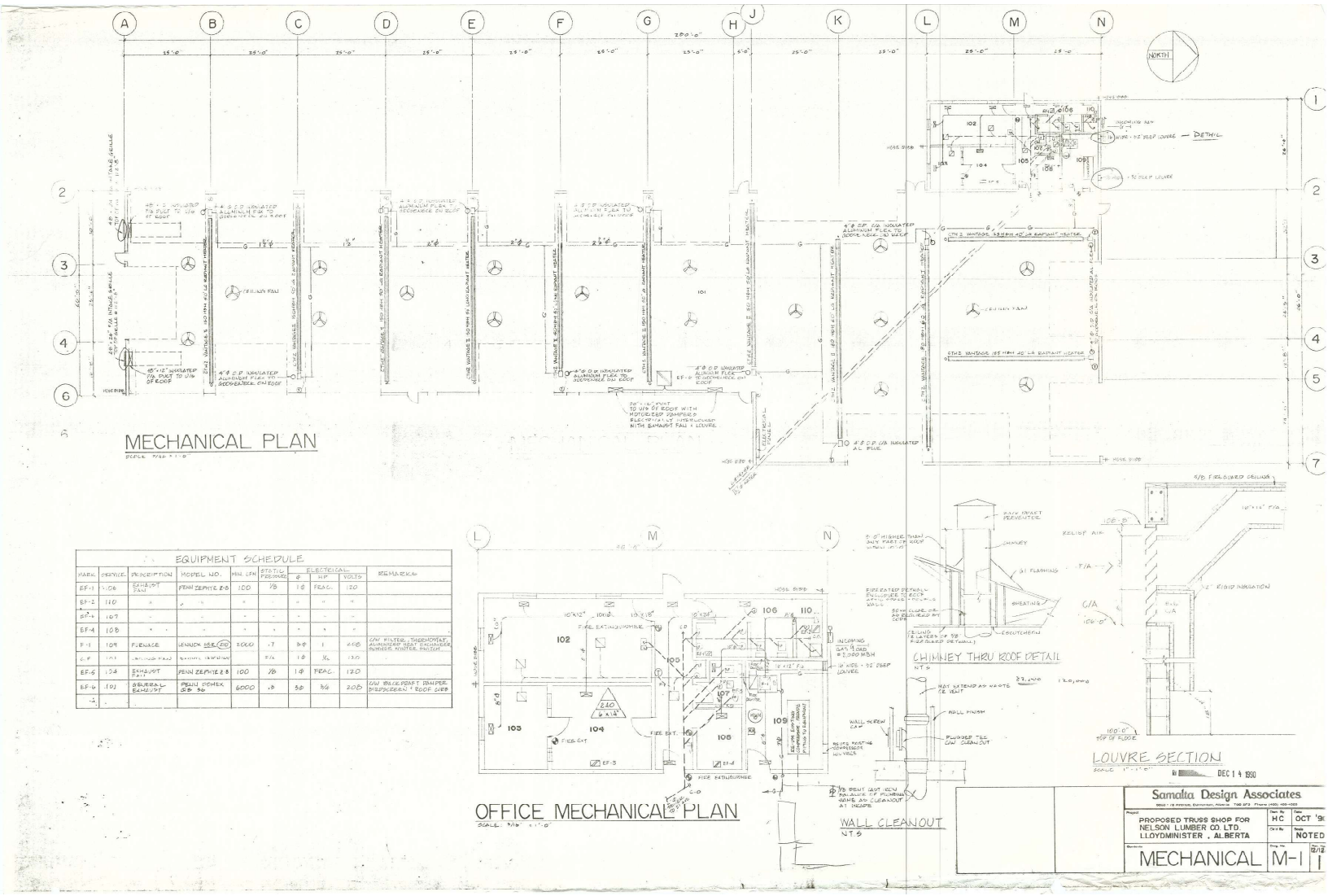

WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
NOV 18 1990
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PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD.
LLOYDMINISTER, ALBERTA
H.C.
OCT '90
NOTED
ELEVATIONS
A-4.0


BUILDING SECTION A-A
BUILDING SECTION B-B
WALL SECTION
DETAIL
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PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINISTER, ALBERTA
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SECTIONS
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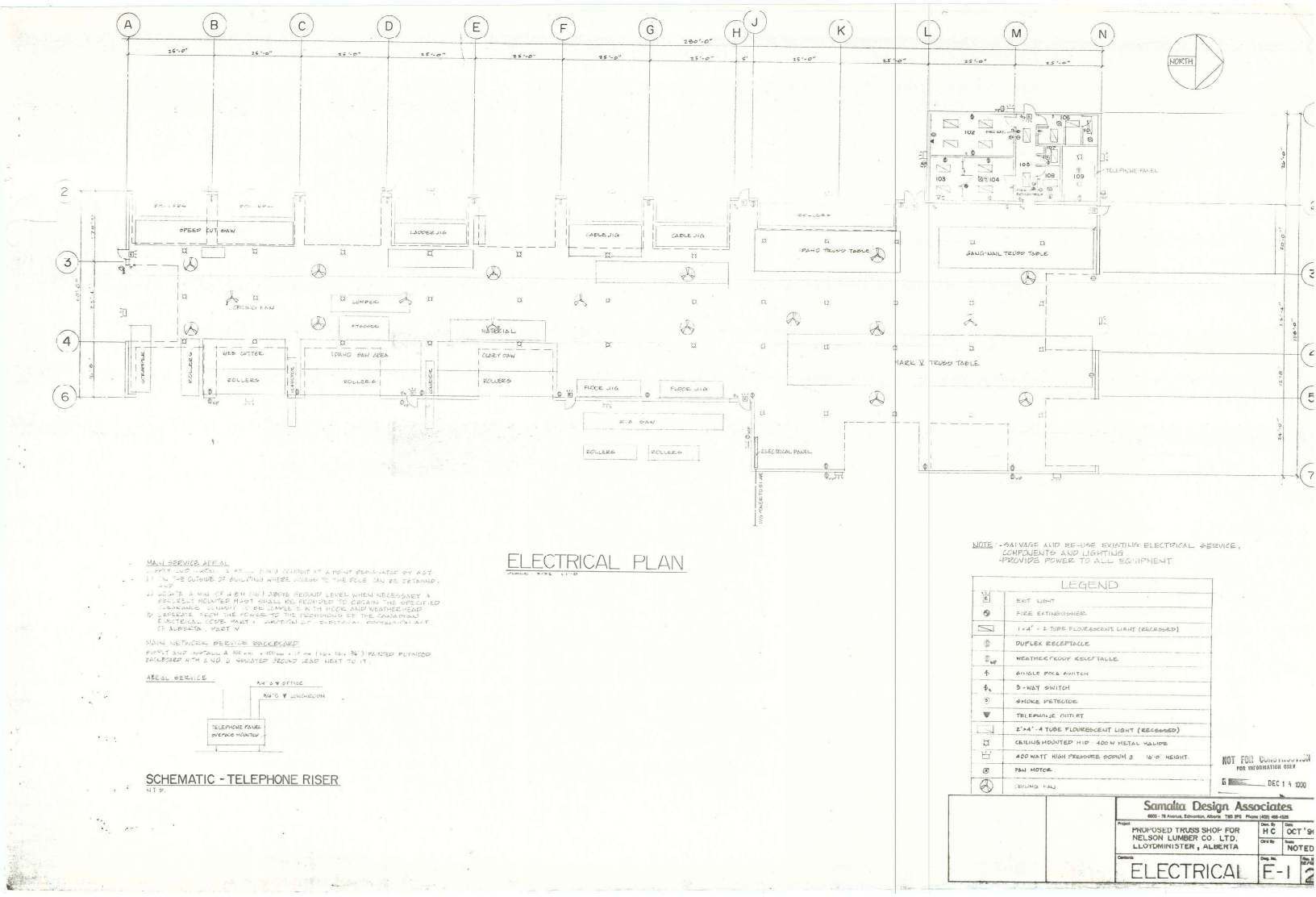

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SECTION 1 A-6
SECTION 2 A-6
SECTION 3 A-6
SECTION 4 A-6
SECTION 5 A-6
WALL SECTIONS
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Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD.
LLOYDMINSTER, ALBERTA
H.C.
OCT' 90
NOTED
WALL SECTIONS
A-6
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FOUNDATION PLAN
SCALE: 3/32"=1'-0"
DETAIL
SECTION
SECTION
SECTION
SECTION
PILE SCHEDULE
NOV 18 1990
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINISTER, ALBERTA
FOUNDATION
S-1
OCT '90
NOTED


NORTH
STRUCTURAL ELEVATION # 1 (STEEL FRAMING OVER 40'-0" WIDE DOOR)
STRUCTURAL ELEVATION # 2 (OVER O/H DOORS)
SECTION
DETAIL
SECTION
DETAIL
NOV 18 1990
Samalta Design Associates
PROPOSED TRUSS SHOP FOR
NELSON LUMBER CO. LTD
LLOYDMINSTER, ALBERTA
ROOF PLAN
S-2



MARK	SERVICE	DESCRIPTION	MODEL NO.	MIN. CFM	STATIC PRESSURE	ELECTRICAL			REMARKS
						H.P.	PHASE	VOLTS	
EF-1	108	EXHAUST FAN	PENN ZEPHYR E-8	100	1/8	1/8	PH.1	120	
EF-2	110	"	"	"	"	"	"	"	
EF-3	107	"	"	"	"	"	"	"	
EF-4	103	"	"	"	"	"	"	"	
F-1	109	FURNACE	LENNOX SRE 200	2000	.7	3/4	1	440	C/W FILTER, THERMOSTAT, ALUMINIZED HEAT EXCHANGER, BURNER, WINTER SWITCH
C.F.	101	CEILING FAN	SEARS TEMPAIR		F/A	1/8	1/4	120	
EF-5	104	EXHAUST FAN	PENN ZEPHYR E-8	100	1/8	1/8	PH.1	120	
EF-6	101	GENERAL EXHAUST	PENN DOMEX SS 96	6000	.8	3/4	3/4	208	C/W ROOF CURB, DAMPER, BIRDSCREEN & ROOF SHEP



ELECTRICAL PLAN

MAIN SERVICE AERIAL

1) EXIT AND INSTALL 2 #2 ... (1/0) CONDUIT AT A POINT APPROXIMATELY AS IT IS ... THE OUTSIDE OF BUILDING WHERE ACCESS TO THE POLE CAN BE OBTAINED, AND

2) SO AS TO BE A MIN. OF 4.8 M (16') ABOVE GROUND LEVEL WHEN NECESSARY A PROTECTIVE MOUNTED MAST SHALL BE PROVIDED TO OBTAIN THE SPECIFIED CLEARANCE. CONDUIT IS TO BE SIMPLEX WITH WEATHERHEAD

3) ARRANGE TECH. THE POWER TO THE REQUIREMENTS OF THE CANADIAN ELECTRICAL CODE, PART I AND/OR OF ELECTRICAL CONSERVATION ACT OF ALBERTA, PART V

MAIN NETWORK SERVICE BACKBOARD

SUPPLY AND INSTALL A 400 mm x 400 mm x 19 mm (16" x 16" x ¾") PAINTED PLYWOOD BACKBOARD WITH 2 NO. 3 INSULATED GROUND LESS NEXT TO IT.

AERIAL SERVICES

SCHEMATIC - TELEPHONE RISER

N.T.S.

NOTE: - SALVAGE AND RE-USE EXISTING ELECTRICAL SERVICE, COMPONENTS AND LIGHTING.
- PROVIDE POWER TO ALL EQUIPMENT

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY
DEC 1 4 1990

Samalta Design Associates
6803 - 78 Avenue, Edmonton, Alberta T6B 3P6 Phone (403) 466-1530

Project: PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD. LLOYDMINISTER, ALBERTA	Des. By: H C	Date: OCT '9
	Dr'd By:	Scale: NOTED
Contents: ELECTRICAL	Dwg. No.: E-1	Rev. No.: 2

MECHANICAL SPECIFICATIONS

A.1 GENERAL

a. The Mechanical Contractor shall include in his price for all sales tax applicable to the work in this Contract. Before submitting tenders for this work, each bidder will be held to have examined the site and understand the conditions under which he will be obliged to operate in performing his part of the contract. No allowance shall be made subsequently in this connection, on behalf of the Contractor for any errors through negligence on his part.

b. All equipment and materials shall be new and shall be approved by the Engineer prior to ordering. The Owners reserve the right to accept or reject any or all alternative equipment.

c. It shall be the responsibility of the contractor to insure that items to be furnished fit the space available. He shall make necessary field measurements to ascertain space requirements, including those for connections, and shall furnish and install such sizes and shape of equipment that the final installation shall suit the true intent and meaning of the drawings and specifications.

d. Manufacturer's directions shall be followed completely in the delivery, storage, protection and installation of all equipment and materials. The Contractor shall promptly notify the Engineer in writing of any conflict between any requirements of the Contract Documents and the manufacturer's directions and shall obtain the Engineer's written instruction before proceeding with the work. Should the Contractor perform any work that does not comply with the manufacturer's directions or such written instructions from the Engineer, he shall bear all costs arising in correction the deficiencies.

e. Equipment and material shall be delivered to the site and shall be tightly covered and protected against dirt, water and chemical or mechanical injury but readily accessible for inspection. All items subject to moisture damage (such as controls) shall be stored in a dry, heated space.

B.1 DRAWINGS, SPECIFICATIONS AND CO ORDINATION OF THE WORK

a. The drawings and specifications are to compliment each other and shall be used together, and what is called for by one shall be binding as if called for by both.

b. The mechanical drawings show the general arrangement of all piping, ductwork, equipment, etc., and shall be followed closely as actual building construction and the work of other trades will permit. The architectural and structural drawings shall be considered as a part of the work insofar as these drawings furnish the Contractor with information relating to design and construction of the building. Architectural drawings shall take precedence over mechanical drawings. Because of the small scale of the mechanical drawings, it is not possible to indicate all offsets, fittings, and accessories which may be required. The Contractor shall investigate the structural and finish conditions affecting the work and shall arrange his work accordingly, providing such fittings, valves and accessories as may be required to meet the conditions.

c. The Mechanical Contractor shall carefully record all differences between the mechanical work as installed in the field and as shown in the Contract Documents on a set of prints of the mechanical drawings to be furnished by the Engineer. These prints shall be returned to the Engineer at completion of the project. These will be used by the Engineer to prepare the "As-Built Drawings".

d. It is understood that while the drawings are to be followed as closely as circumstances will permit, the Mechanical Contractor shall be held responsible for the installing of the system according to the true intent and meaning of the drawings and specifications. Anything not clear on the drawings or in conflict will be fully explained upon application being made to the Engineer. Should conditions arise where certain changes would be advisable, Architect's approval of these changes shall be secured before going ahead with the work.

e. The Contractor shall coordinate the work of the various trades in installing inter-related work. Before installation of mechanical items the Contractor shall make proper provision to avoid interferences in the manner approved by the Engineer. All changes required in the work specified in the Mechanical Division caused by his neglect to do so shall be made by him at his own expense.

f. The Contractor shall arrange pipes, ducts and equipment to permit ready access to valves, unions, trans, starters, motors, control components and to clear the openings of doors and access panels.

g. Locations of pipes, ducts, equipment, fixtures, valves and other associated items, shall be adjusted to accomodate the work from interferences anticipated and encountered. The Contractor shall determine the exact route and location of each pipe and duct prior to fabrication. Offsets, transitions and changes in direction of pipes, ducts, and electrical raceways shall be made as required to maintain proper head room and pitch of sloping lines whether or not indicated on the drawings. The Contractor shall furnish and install all trans, air vents, sanitary vents, pull boxes, access boxes as required to effect these offsets, transitions and changes in direction.

h. Slots and openings through floors, walls, ceilings and roofs will be provided by the General Contractor in their respective materials but the Mechanical Contractor shall see that the same are properly located.

C.1 SITEWORK SERVICES

a. Provide new sanitary services. Before commencing work check invert elevations required for sewer connections, confirm inverts and ensure adequate cover to avoid freezing.

b. Provide new water service complete with water meter with bypass valves and sand strainer. Provide necessary thrust blocks on underground water piping as required and detailed. Provide 18 gauge galvinized sheet metal sleeve around service main to 6" above floor and 6 ft. minimum below grade. Size for minimum of 2" of loose fill insulation.

c. Provide new gas service complete with gas meter and regulators. Gas service distribution pining shall have initial minimum pressure of 7" w.g. Provide regulators on each line service gravity type appliances, sized in accordance with equipment. These regulators are in addition to normal controls.

MECHANICAL SPECIFICATIONS

GENERAL

1. Before submitting this tender, the Mechanical Contractor shall examine the site and all existing conditions affecting the work under this contract. He shall investigate and allow for the cost of all services without any additional costs after the award of the contract. He shall pay the Town or the Utility Company for the cost of all services to be provided.

2. The Mechanical Contractor shall verify all dimensions, quantities and details shown on the drawings and shall notify the Prime Consultant of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct conflictions or discrepancies shall not relieve the Subcontractor of full responsibility for unsatisfactory work, faulty construction or improper operation resulting therefore, nor from rectifying such conditions at his own expense. The Contractor shall assume all responsibility for making estimates of the size, kind and quantity of materials and equipment included in the work to be done under this contract.

3. The Mechanical Contractor shall provide for a complete and fully operating mechanical system with facilities and services to meet the Owner's requirements described herein, and in complete accordance with applicable Codes and Regulations. The work shall include the provision of all labor, materials, tools and equipment, as well as the application of a competent knowledge of construction, whether or not directly specified or shown on the plans, required for the installation, testing or putting into operation the complete mechanical systems.

4. The Mechanical Contractor shall file all necessary plans for permits, arrange for all inspections, pay all fees and provide the Owner with a certificate of all such inspections prior to final payment. He shall furnish a written guarantee stating that all equipment supplied and all work executed under this contract will be free from defects for a period of one year from date of acceptance of the full contract, and further state that any defective materials that become evident during the period will be replaced or repaired and faulty workmanship will be corrected at no additional charge to the Owner, always provided that failure of the equipment is not due to improper usage or neglect.

5. The drawings indicate the general location and route to be followed by the piping and ductwork. All pipes and ducts shall be installed to conserve headroom and to interfere as little as possible with the free use of space. This applies to piping and ductwork not shown or shown diagrammatically.

Piping Materials

a) Domestic water inside the building perimeter - Type M Copper
b) Domestic underground water service - Type K Copper ANSI-B-131-65
c) Buried sanitary inside the building perimeter, drainage and venting - Cast iron, ABS, PVC, Asbestos Cement or as locally approved
d) Natural Gas - Schedule 40 Steel Pipe
e) Buried Sanitary outside of Building - Cast Iron, ABS, Vitrified Clay Tile, or as locally approved

PLUMBING FIXTURES & EQUIPMENT SCHEDULE

Water Closets — Equal to Crane Model 3-181 Monaco, vitreous china, washdown whirlpool action, close coupled closet combination with regular rim bowl, vitreous china closet tank complete with fittings and flapper type flush valve. Provide Crane C-3016 supply piping with stop valve and escutcheon. Enamel white open seat and cover.

Lavatory — Equal to Crane Model 1-516 "Rondo" stain resisting, enamelled steel, white, counter-top lavatory with supply openings on 4" centres, 8-shaped basin with front overflow, soap depression, gasket and swivel clamps. Trim equal to Crane C-1033 Citadel centre set combination supply and waste fitting with aerator and 5 rib handles. Supply piping equal to Crane C-1131 angle supply, chrome plated, screwdriver stop and escutcheon. Trap equal to C-1170 1 1/4" adjustable P-trap with escutcheon.

Service Sink — Equal to Flat Model MSB 22" deep, stain resisting, moulded stone, size 24"x24" inside roll-rim service sink with 12" high back. Crane C-5145 (3") chrome plated strainer with removable face, concealed hanger. Trim equal to Crane CA 8726 stainless integrator, indexed cross handles, rigid spout with coupling and rubber hose, adjustable wall flange and 1/2" piping connections. Equal to Crane 7-620 1/2 cast iron standard trap with cleanout and adjustable floor flange.

Kitchen Sink — Equal to Kil Model KD-33 stainless steel double compartment sink. Deck faucet to be equal to Waltec 627-AA-1 with swivel spout and universal connections. Sink to be Self-seating with adjustable 1 1/2" P-trap with cleanout, manual waste, crumb cup and strainers.

Floor Drain — Equal to Wade Model W-1200 lacquered cast iron floor drain with nickel bronze grate.

Cleanout — Equal to Wade Model W-8000 nailshed bronze, full size on piping to 4" Ø and be located in accessible areas.

Hose Bibb — Equal to Woodford Model 24605, 3/4" non-freeze hose bibb complete with removable key located at north, south and east sides of the building. 1"Ø hose bibb on the east side of the building.

Wall Hung Urinal — Equal to Crane 7 247 vitreous china, flushing rim, 3/4" top spud, C-4019 flush pipe in wall screwed internal trap and supporting hangers. Tank equal to Crane Belmont vitreous china with automatic siphon valve, bottom supply connection, brass wall mounting screws and washers, bolt down fibreglass lid.

Chemical Fire Extinguisher — Equal to National Fire Equipment Model ABC-10 the dry chemical extinguisher complete with a 2A:20 BC rating, ULC approved.

Hot Water Heater — Equal to John Wood Model JW - 502 automatic gas fired water heater, 41.6 imperial gallon recovery at 100°F, automatic shut-off of gas burners and pilot in the event of gas failure gas pressure regulator and strainer.

Forced Air Furnace — The Mechanical Contractor shall supply and install in the Mechanical Room forced air furnaces to operate on natural gas. The furnaces shall be Flamemaster Model FM-295-HR or approved equal, complete with aluminized heat exchanger, burners, fan motor, flue connections, filters wall mounted programmable thermostat and complete with all automatic controls. Unit shall be complete with all standard controls for controlling fan and for room thermostat control of the space heating. The furnace motor shall be a minimum of 1.0 horsepower, single phase, providing 2400 c.f.m. at 0.8" static pressure. The furnace unit shall be completely factory assembled with all controls installed, wired, and wired ready for installation. The furnace fan shall be capable of continuous interrupted operation. Furnace to be complete with cooling coils, cabinet and capable of supplying 5 tons of cooling with a roof mounted air cooled condenser.

Air Outlets — The Mechanical Contractor and Supplier shall review the requirements of all outlets as to their size, finish, type of mounting, with the Engineer prior to submitting shop drawings. For air outlets located in fire-rated ceiling assemblies, provide fusible link fire flaps as required by the authorities having jurisdiction.

Air Openings — The general contractor shall leave openings in the outside wall, roofs, where shown for air intakes, exhausts, and passing of ductwork. The Mechanical Contractor shall install ductwork and plenums for intakes and exhausts as shown on the drawings. All fresh air intakes, combustion air intakes, and exhaust openings shall be complete 1/2" square mesh, 16 gauge aluminum birdscreen. All exterior exhausts shall have back draft dampers, birdscreen and weather cone.

Ceiling Fans — Ceiling fans are to be of all-metal construction, constructed from the best materials available, aerodynamically balanced to achieve maximum air delivery while consuming very little power. Fan to be controlled by a five speed, full range motor speed regulator. Ceiling fans to be Bonvi Union Model 160F or equal.

Insulation — The Mechanical Contractor shall insulate all: fresh air, relief air ducts with 2" thick fibreglas reinforced foil duct liner; exhaust air ducts within the ceiling space with 1" thick fibreglas reinforced foil face; supply air ducts with the ceiling space with 1" thick fibreglas reinforced duct liner; vent stacks, plumbing supply hot and cold water with 1" thick fibreglas reinforced foil.

Exhaust Fans — EF-1 & 5- Equal to Penn Zephyr Model Z-8, 150 cfm @ .2" static pressure complete with wall cap, back draft damper and Model LT30 variable speed controller. Exhaust fans are to be wired in with light switch.

- EF-6 General Exhaust Equal to Penn Barnes Model QB - 56, capable of exhausting 6093 cfm at 0.37 s.p., 3/4" horsepower motor, 3 Ø 275 volt complete with roof curb and electrically interlocked with the motorized fresh air louvres. Exhaust fan to be manually controlled with an on-off switch.

ELECTRICAL SPECIFICATIONS

1. The intent of these drawings and specifications is to provide for a complete electrical installation and operation condition. The Electrical Contractor shall be responsible for the supply and installation of all material necessary to accomplish this, except where noted that such work or material is not included.

2. The installation shall comply with the requirements of the current edition of the Canadian Electrical Code and the regulations of the Electrical Inspection Department that has jurisdiction.

3. The Electrical Contractor shall take out all the necessary permits at the beginning of the work; and after the completion of the work, shall furnish to the Engineer a Certificate of Final Inspection and Approval from the Inspection Department.

4. The Electrical Contractor shall specifically note that he shall submit two (2) sets of drawings to the Electrical Inspection Department and shall include all costs of prints, survey, etc. in his electrical tender.

5. All material supplied by the Electrical Contractor shall be new and of the quality specified. All such materials shall conform to the standards of the Canadian Standards Association, and shall bear the necessary C.S.A. label. For any material not C.S.A. approved, the Electrical Contractor shall obtain the approval of the Local Inspection Authority, and shall bear all inspection charges levied and any modification costs required.

6. All phases of the electrical installation shall be executed in a satisfactory, workmanlike manner, and shall present a neat mechanical appearance when the work is completed. Work not considered satisfactory to the Engineer shall be corrected at the Electrical Contractor's expense.

7. Where there is equipment to be supplied by the Electrical Contractor that is to be built-in with the work of other Contractors, the Electrical Contractor shall be responsible for the supplying of the equipment to be built, or must provide measurements to allow necessary opening to be left so as not to hold up the work.

8. The Electrical Contractor, in setting out his work shall make reference to the Architectural, Structural, and Mechanical drawings. He shall consult with the respective trades in setting out locations for conduit runs, lighting fixtures, panel assemblies, etc. so that conflicts are avoided and symetrical as well as even spacing is maintained.

9. Before submission of his tender, the Electrical Contractor must carefully examine the site of the proposed work. No extras will be allowed for work necessitated by conditions ordinarily evident on the site.

10. Where florescent fixtures, incandescent fixtures, speakers, etc. occur in acoustic tile type ceilings, the fixtures or speaker positions shall be co-ordinated with the tile pattern and shall be adjusted, if required, to suit the tile pattern.

11. Where receptacles are mounted above counters, benches, splashbacks, etc., the location and mounting heights shall be co-ordinated with the built-in units. Refer to the Architectural details. Where receptacles occur in outside walls where heating units occur, receptacle height shall be adjusted to co-ordinate with the heating units.

12. Where outlets occur in exterior walls, the Electrical Contractor shall ensure that there is insulation behind the outlet boxes to prevent condensation through the boxes.

13. Outlets located in party walls shall not be closer than 900mm apart to prevent sound transmission.

14. Installation of conduits, outlets, and equipment in mechanical rooms shall not be proceeded with until the installation of mechanical equipment is far enough progressed to avoid conflicts. Positions of the electrical equipment and outlets shall be adjusted in these areas to co-ordinate with mechanical equipment.

15. The Electrical Contractor shall be responsible for all trenching pertaining to his work and shall arrange and pay for this trenching. Requirements for site preparation and backfilling shall be as set forth in the General Conditions of the General Contract. All trenching shall be to the approval of, and directed by, the General Contractor.

16. Bottoms of trenches, etc. for conduits shall be levelled with a 75 mm sand bed. Conduits not encased in concrete shall be bedded in sand and shall be covered with two coats of asphaltum paint prior to their coverage. All trenches shall be backfilled to have a coverage over conduits and/or concrete envelopes of 300 mm as protection against damage to the installation.

17. Structural members shall not be cut without the consent of the Engineer. For all necessary cutting, channelling, core drilling, sleeving, etc., the Electrical Contractor shall provide his own forces and necessary equipment required to complete the electrical installation.

18. No substitutions shall be permitted unless written acceptance has been obtained from the Engineer prior to tender closing.

19. The Electrical Contractor must submit six sets of manufacturer's detailed shop drawings, data sheets, specifications, catalogue cuts, etc. for equipment including, but not limited to: panelboards, service equipment, safety switches, lighting fixtures, or as may be requested.

20. Obtain an extra set of blueprints, for job use only, on which the Electrical Contractor shall record accurately the location of all outlets and conduit runs as installed on site. At the completion of the project, before final payment, the record plans shall be turned over to the Engineer as "As-Built" drawings.

21. The Electrical Contractor is to perform meager tests on all feeders to ensure that the C.E.C. requirements are met. Take current readings on all feeders and if load unbalance exceeds 15%, re-connect loads to bring within balance. Take voltage readings and, if necessary, adjust the transformer tap settings.

1.0 Conduit and Duct
.1 Conduit in earth shall be rigid metallic conduit with protective coating or be sceptre rigid PVC conduit.
.2 Interior metal raceways to be of the EMT type except where within 1500 mm of the finished floor and are subject to injury where same shall be rigid metallic conduit.

2.0 Branch Circuit Wiring
.1 Branch circuit wiring to be copper, 600 volt, minimum #14 AWG.
.2 Interior wiring shall be metallic conduit or flexible conduit combinations thereof as permitted by the local inspection authority.

3.0 Wiring Devices
.1 Lighting switches shall be ivory in finished areas, brown in work and storage areas, Hubbell #5252 or approved equal.
.2 Device plates shall be smooth brushed stainless steel in finished areas; pressed steel in areas with surface mounted outlets.
.3 Weatherproof duplex receptacles are to be complete with Leviton #4941 weatherproof covers.

4.0 Mounting Heights

.1 Verify heights of all devices such as receptacles, switches, bracket lights, etc. with the Engineer before rough-in. In general, the mounting heights shall be as follows:

1. Duplex receptacles 350 mm
2. Switches 1200 mm
3. Thermostats 1500 mm
4. Telephone/television outlets 350 mm

DEC 14 1990

5.0 Identification

Label all starters, panels, switches and miscellaneous equipment indicating room, circuit voltage, and type of device.

Samalta Design Associates

Project: PROPOSED TRUSS SHOP FOR NELSON LUMBER CO. LTD, LLOYDMINSTER , ALBERTA

Contents: MECHANICAL / ELECTRICAL SPECIFICATIONS

Dwn. By | Date: DEC 1990

Chk'd by | Scale

Drg. No. SP-1.0

CITY OF LLOYDMINSTER COUNCIL MINUTES

The Twenty-fourth regular Meeting of the Council of the City of Lloydminster was held on Monday, Dec. 17, 1990, at 7:30 p.m. in Council Chambers.

Present

Mayor	- P. Gulak
Alderman	- C. MacKay
	- B. Foster
	- D. Arthur
	- J. Rooks
	- R. Starke
	- H. Flieger
City Commissioner	- R. Brekko
City Clerk	- T. Lysyk
Director of Eng. & Public Works	- W. Roma
Director of Parks & Recreation	- D. Dmytryshyn
Director of Finance & Admin.	- D. Newlin
Director of Planning & Dev.	- P. Vana
Utilities Eng.	- E. Thornhill
Planning Assistant	- C. Cvik
Community Planner	- R. Heinricks
Recreation & Culture Manager	- G. Wallsmith
Economic Development Officer	- S. Rowan
Economic Development Assistant	- B. Bailey
City Treasurer	- G. Switenky
Confidential Secretary	- P. Whitbread

Guests

First Lloydminster Scout Troop
Leaders: John Tomayer, Ray Perrault, Ray Klatt

CALL TO ORDER AND PRAYER

Call to Order

Mayor Pat Gulak called the meeting to order at 7:30 p.m. and Alde Barb Foster offered the prayer.

APPROVAL OF THE MINUTES OF THE LAST MEETING

645-90 Minutes

Moved by Alderman Starke, Seconded by Alderman Arthur

That the Minutes of the last Regular Meeting of Council dated Dec. 03, 1990, be approved.

CARRIED

ORIGINAL DELEGATIONS, COMMUNICATIONS AND PETITIONS

City Clerk Lysyk stated that a Public Hearing for Bylaw No. 18-90 would not be necessary.

RCMP Report

Staff Sgt. W. Strauss presented the RCMP Report for the month of November, 1990

646-90

Moved by Alderman Rooks, Seconded by Alderman Foster

That the RCMP Report for the month of November, 1990 be approved presented and be attached to these Minutes.

CITY OF LLOYDMINSTER COUNCIL MINUTES

A letter read to Council from MLA Doug Cherry included a cheque ir the amount of $180,000.00 which represents the Community Facilitie Enhancement Grant for the City of Lloydminster.

CITY COMMISSIONER'S REPORT

No Report

COMMITTEE REPORT - PARKS & RECREATION - ALDERMAN STARKE

647-90 Fees & Charges Policy & Procedure

Moved by Alderman Starke, Seconded by Alderman Rooks

That Council approve the recommendation of the Parks and Recreatic Committee that the Parks and Recreation Fees and Charges Policy ar Procedures revisions be adopted as presented.

CARRIED

648-90 Fees & Charges Schedule

Moved by Alderman Starke, Seconded by Alderman Rooks

That Council approve the recommendation of the Parks and Recreati Committee that the Parks and Recreation Fees and Charges Schedule with the exception of the cemetery fees be adopted as presented.

CARRIED

649-90 Christ-mas Trees

Moved by Alderman Starke, Seconded by Alderman Rooks

That Council approve the recommendation of the Parks and Recreati Committee that the citizens of Lloydminster be encouraged to deli their Christmas trees to a designated location in the landfill to chipped into a mulch for use in City facilities.

CARRIED

650-90 1991 Winter-fest

Moved by Alderman Starke, Seconded by Alderman Rooks

That Council approve the recommendation of the Parks and Recreati Committee to approve the 1991 Winterfest to be held February 10, 1991, to expose the general public of Lloydminster and area to fu and enjoyable outdoor pursuits of the winter season.

CARRIED

Alderman Starke advised that the closing date for tenders for the Senior Citizens Recreation Centre was December 10, 1990. Six ten were received, the lowest being Hill Construction in the amount c $1,141,000.00. The Parks and Recreation Committee will work towa bringing in a recommendation in the new year.

COMMITTEE REPORT - ENGINEERING AND TRANSPORTATION - ALDERMAN STAR

651-90 ASL Paving

Moved by Alderman Starke, Seconded by Alderman Flieger

That Council approve the recommendation of the Engineering and

CITY OF LLOYDMINSTER COUNCIL MINUTES

653-90 1991 Project Applications

Moved by Alderman Starke, Seconded by Alderman Flieger

That Council approve the recommendation of the Engineering and Transportation Committee to approve the following attached 1991 Applications for Project Acceptance to Alberta Transportation and Utilities:

1. Basic Capital - total provincial share eligible $1,112,925.
2. Major Continuous Corridor - total provincial share eligible $35,910.
3. Community Safe Streets - total provincial share eligible $60,7

CARRIED

COMMITTEE REPORT - FINANCE AND ADMINISTRATION - ALDERMAN ARTHUR

654-90 Trailer Fees

Moved by Alderman Arthur, Seconded by Alderman MacKay

That Council approve the recommendation of the Finance and Administration Committee that the City Clerk be authorized to prep a Bylaw to set 1991 Trailer Occupancy Fees at $1.44 per day.

CARRIED

655-90 Receipts Payments

Moved by Alderman Arthur, Seconded by Alderman MacKay

That Council approve the recommendation of the Finance and Administration Committee to approve the Statement of Cash Receipt and Payments for the month of November, 1990.

CARRIED

COMMITTEE REPORT - PLANNING AND DEVELOPMENT - ALDERMAN MACKAY

656-90 Subdivision Approval

Moved by Alderman MacKay, Seconded by Alderman Foster

That Council approve the recommendation of the Planning and Development Committee to approve the proposed subdivision as per application number 25/AS/11820 subject to the following condition

1. That the proponent enter into a development agreement with th City.
2. That the necessary road closures be attained, and;
3. That the property be appropriately rezoned.

CARRIED

657-90 Truss Plant

Moved by Alderman MacKay, Seconded by Alderman Foster

That Council approve the recommendation of the Planning and Development Committee to approve the request from Nelson Lumber C Ltd. to build a new Truss Factory on Pt. of Block 13, plan 762-22 (51 Avenue and 41 Street) as a discretionary use in the M1 - ligh industrial district.

CARRIED

658-90 Building

Moved by Alderman MacKay, Seconded by Alderman Foster

CITY OF LLOYDMINSTER COUNCIL MINUTES

659-90 Sign Bylaw

Moved by Alderman MacKay, Seconded by Alderman Foster

That Council approve the recommendation of the Planning and Development Committee to instruct the City Clerk to bring in an amending bylaw to amend Section II of Bylaw #34-86 as follows:

In the second line delete "Bylaw #14-83 (Building Bylaw)" and replace with "Schedule "A" to Bylaw #26-73 as amended from time t time.

CARRIED

COMMITTEE REPORT - PROTECTIVE SERVICES COMMITTEE - ALDERMAN FOSTE

660-90 Constable Report

Moved by Alderman Foster, Seconded by Alderman Arthur

That Council approve the recommendation of the Protective Service Committee to accept the Constable's Report for the month of Novem 1990.

CARRIED

661-90 Fire Dept. Report

Moved by Alderman Foster, Seconded by Alderman Arthur

That Council approve the recommendation of the Protective Service Committee to accept the Fire Department Report for the month of November, 1990.

CARRIED

COMMITTEE REPORT - UTILITIES COMMITTEE - ALDERMAN FLIEGER

No report

Water Reports

Alderman Flieger presented two water consumption reports as follc

For the week ending December 08, 1990 there were 9,129,670 gallon water consumed, compared with 8,499,150 gallons for the same peri in 1989, or a 7.4% increase.

For the week ending December 12, 1990 there were 9,244,092 gallon water consumed, compared with 8,337,692 gallons for the same peri in 1989, or a 10.9% increase.

BYLAWS

662-90 Bylaw No. 26-90

Moved by Alderman Flieger, Seconded by Alderman Foster

That Bylaw No. 26-90 be introduced and read a first time.

CARRIED

663-90 Bylaw No. 26-90

Moved by Alderman MacKay, Seconded by Alderman Starke

That Bylaw No. 26-90 being a bylaw to amend Bylaw No. 6-86, a byl

CITY OF LLOYDMINSTER COUNCIL MINUTES

665-90 Bylaw No. 26-90

Moved by Alderman Starke, Seconded by Alderman MacKay

That Bylaw No. 26-90 be adopted, and that the Mayor and City Clerk authorized to sign and seal the Bylaw on behalf of the City.

CARRIED

666-90 Bylaw No. 27-90

Moved by Alderman Flieger, Seconded by Alderman MacKay

That Bylaw No. 27-90 be introduced and read a first time.

CARRIED

667-90 Bylaw No. 27-90

Moved by Alderman Starke, Seconded by Alderman Flieger

That Bylaw No. 27-90, a bylaw to amend Bylaw No. 26-73 referred to "The Building Bylaw" be read a second time.

CARRIED

668-90 Bylaw No. 27-90

Moved by Alderman MacKay, Seconded by Alderman Rooks

That Bylaw No. 27-90, attached and forming a part of these minutes be read a third time, and passed by the unanimous consent of all council members present.

CARRIED UNANIMOUSLY

669-90 Bylaw No. 27-90

Moved by Alderman Starke, Seconded by Alderman MacKay

That Bylaw No. 27-90 be adopted and that the Mayor and City Clerk authorized to sign and seal the Bylaw on behalf of the City.

CARRIED

670-90 Bylaw No. 28-90

Moved by Alderman MacKay, Seconded by Alderman Rooks

That Bylaw No. 28-90 be introduced and read a first time.

CARRIED

671-90 Bylaw No. 28-90

Moved by Alderman Starke, Seconded Alderman Flieger

That Bylaw No. 28-90, a bylaw to amend Bylaw No. 34-86 known as " Sign Bylaw", be read a second time.

CARRIED

672-90 Bylaw No. 28-90

Moved by Alderman Arthur, Seconded by Alderman MacKay

That Bylaw No. 28-90, attached and forming a part of these minute be read a third time and passed by the unanimous consent of all council members present.

CARRIED UNANIMOUSLY

673-90 Bylaw No. Moved by Alderman Starke, Seconded by Alderman Mackay

CITY OF LLOYDMINSTER COUNCIL MINUTES

675-90 Bylaw No. 18-90

Moved by Alderman Starke, Seconded by Alderman Flieger

That Bylaw No. 18-90, being a bylaw for the purpose of closing to public travel a portion of a public highway in accordance with Section III of the Lloydminster Charter be read a second time.

CARRIED

676-90 Bylaw No. 29-90

Moved by Alderman MacKay, Seconded by Alderman Rooks

That Bylaw No. 29-90 be introduced and read a first time.

CARRIED

677-90 Bylaw No. 29-90

Moved by Alderman Starke, Seconded by Alderman Flieger

That Bylaw No. 29-90 being a bylaw to amend Bylaw No. 23-68 (as amended by Bylaw No. 33-89) being the Trailer Court Bylaw, be read second time.

CARRIED

678-90 Bylaw No. 29-90

Moved by Alderman Foster, Seconded by Alderman Arthur

That Bylaw No. 29-90, attached and forming part of these minutes, read a third time and passed by the unanimous consent of all council members present.

CARRIED UNANIMOUSLY

679-90 Bylaw No. 29-90

Moved by Alderman Starke, Seconded by Alderman MacKay

That Bylaw No. 29-90 be adopted and that the Mayor and City Clerk authorized to sign and seal the Bylaw on behalf of the City.

CARRIED

ACCOUNTS

680-90

Moved by Alderman Arthur, Seconded by Alderman MacKay

That Council approve for payment of Accounts in the amount of $3,677,317.52

CARRIED

INQUIRIES

The media was given opportunity to conduct interviews with any Council Members or Administration.

The Mayor said farewell to Rod Heinricks and wished him well on behalf of the members of council.

The Mayor announced that there would be no Committee of the Whole Meeting as had been scheduled on Wednesday, December 19, 1990.

A Committee of the Whole meeting is scheduled for Friday, January 1991 at 12:00 Noon in Committee Room "A". The Committee meetings

CITY OF LLOYDMINSTER COUNCIL MINUTES

ADJOURNMENT

681-90 Moved by Alderman MacKay, Seconded by Alderman Arthur

That the Council Meeting be adjourned at 8:30 PM

CARRIED

The next Regular Meeting of Council will be held on Monday, January 7, 1991, at 7:30 p.m. in Council Chambers and will be oper in prayer by Alderman Dale Arthur.

[redacted]
MAYOR

[redacted]
CITY CLERK

OFFICE CONSOLIDATION
OCTOBER 1989

ZONING BYLAW NO. 31-87
OF THE
CITY OF LLOYDMINSTER

OFFICE CONSOLIDATION
OCTOBER 1989

ZONING BYLAW NO. 31-87
OF THE
CITY OF LLOYDMINSTER

OFFICE CONSOLIDATION

OCTOBER 1989

Zoning Bylaw No. 31-87

Of The

City Of Lloydminster

With Amendments Up To And Including Bylaw #23-89

Persons using this consolidation are hereby informed that it has no legal sanction unless signed and sealed; that amendments have been embodied only for convenience of information and that reference should be made to the original bylaws for legal interpretation and application.

AMENDMENTS

The following bylaws to amend Bylaw 31-87 have been passed by the Council of the City of Lloydminster.

BYLAW	DATE	PURPOSE
20-88	July 28, 1988	Rezoning (Pt. N.E. 1/4-25-49-1-W4)
17-88	August 26, 1988	Amendment to Part E, new Sect. 12 Amusement Establishments, Indoors
19-88	August 26, 1988	Amendment to Part C, Sect. 10 - Contract Zoning
30-88	December 28, 1988	Amend IB Zoning and establish Service Commercial
34-88	December 28, 1988	Hill Industrial Rezoning IR to M2
32-88	January 10, 1989	Rezoning from IB to C5, C2 to IB, IB to M1, M1 to IB and M1 to C5
37-88	February 24, 1989	Rezoning various properties from R2 and IB to C5
38-88	February 28, 1989	Rezoning Lots 3 and 4, Block 5, Plan 4236 HW from R3 to I
5-89	March 23, 1989	Rezoning Lots 37-66, Block 40, Plan 852-2232 from R2 to R1 plus a increase in zoning compliance fees from $10.00 to $25.00
6-89	April 6, 1989	Rezoning Lot 43, Block 46, Plan 882-2125 from R3 Residential to R1 Residential
9-89	June 5, 1989	Rezoning Lot 7, Block B, Plan 64-B-00764, and Parcel B, Plan BJ 4510 from R1B Special Residential to C5 Service Commercial
19-89	July 26, 1989	Amendment to Part F, Section 2
23-89	September 8, 1989	Rezoning portion of Block A, Plan 852-1646 from R1 - Single Detached Residential to I - Institutional

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* Amended - Bylaw #30-88

Bylaw No. 31-87

being

The Zoning Bylaw of the City of Lloydminster

pursuant to the Planning and Development Act, S.S. 1983, Chapter p-13.1 as amended, the Council of the City of Lloydminster in the Province of Saskatchewan and the Province of Alberta hereby enacts as follows:

Part A - General

Section 1

Purpose of the Bylaw

1. The purpose of the Bylaw is to control the use of land, for providing for the amenity of the area within the City of Lloydminster and for the health, safety and general welfare of the inhabitants of the City of Lloydminster.

Section 2

Short Title

This Bylaw shall be known as the Zoning Bylaw of the City of Lloydminster.

Section 3

Metrification

The regulations as shown in this Zoning Bylaw are indicated in metric.

Section 4

Severability

A decision of a court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

Part B Definitions

Section 1 Definitions

For the purpose of this Bylaw, unless a contrary intention appears, certain terms or words shall be interpreted as follows:

Words used in the present tense include the future tense. the singular includes the plural. The work "person" includes a corporation as well as an individual. The work "lot" includes the word "plot" or "parcel" or "site". The term "shall" is always mandatory. The work "used" or "occupied" as applied to any land or buildings shall be construed to include the words "intended, arranged, or designed to be used or occupied".

Accessory

A use, separate building, or structure normally incidental, subordinate, exclusively devoted to and located on the same lot as the principle use, building or structure but does not include a building or structure used for human habitation.

Act

"The Planning and Development Act", 1983 of the Province of Saskatchewan, as amended, from time to time;

Appellant

A person who, pursuant to Sections 96 of the Act, has served a Notice of Appeal on the Development Appeals Board;

Board

The Development Appeals Board as established under this Zoning Bylaw #31-87 and pursuant to Section 91 - 104 of the Act;

Building

Any structure constructed or placed on, in or over land but does not include a public highway;

Building Bylaw

The Building Bylaw of the City of Lloydminster as amended from time to time.

Part B Definitions

Building Permit

A permit issued under the Building Bylaw authorizing the construction of all or part of any building.

City

The City of Lloydminster;

Council

The Council is the City of Lloydminster.

Coverage

The combined area of all buildings or structures on the lot, measured at the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the centre line of firewalls.

Development

The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.

Development Officer

The officer appointed by Part C, Section 1 of this Bylaw and pursuant to Section 72(1)(b) of the Act;

Development Permit

A permit, issued by the Development Officer, that authorizes development or the use of a building or site for the purpose stated in the permit, but does not include a Building Permit;

Discretionary Uses

The uses of lands and buildings or other structures that may be permitted in the district only at the discretion of and at the location or locations and under the conditions specified by the Council;

Part B Definitions

Director

The Director of Planning and Development for the City of Lloydminster.

District

A defined area or district of the City as set out in this Bylaw and shown on the Zoning Map, Schedule D.

Dwelling Unit

A building or portion thereof designed or used exclusively as the living quarters (construed as including sleeping, cooking and toilet facilities) for one or more person;

Floor Area (of a Building)

The total floor area of every room and passageway contained in a building, but not including the floor areas of basements, attics, walls, sheds, open porches or breezeways. Basement and attic floor areas shall be included only when they contain habitable rooms or storage.

Frontage

The width of a lot or a site where it abuts a street excluding a lane; in the case of a corner lot, frontage shall be determined by that portion narrowest abutting a street;

Garage, parking

A building other than a private garage, designed or used primarily for the storage of motor vehicles which contain no provision for repair or servicing of vehicles;

Garage, private

An accessory building or a part of the principal building designed and used primarily for the storage of motor vehicles and includes a carport;

Part B Definitions

Grade

In all residential districts the average elevation of the natural ground level at the walls of the building and in all other districts the average elevation of the sidewalk, or where there is no sidewalk, of the roadway in front of the lot on which the building stands.

Gross leasable floor area

The total floor area of the building or structure contained within the outside surface of the exterior wall, excluding attics, balconies, boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage;

Hazardous substance or dangerous goods

Any product, substance or organism which, because of its quantity, concentration or its physical, chemical or infectious characteristics, either individually or in combination with other substances is an existing or potential threat to the physical environment, to human health or to other living organisms, including;

(a) explosives;
(b) gases (either compressed, deeply refrigerated, liquefied, or dissolved under pressure);
(c) flammable and combustible liquids;
(d) flammable solids (including substances liable to spontaneous combustion and substances which, on contact with water, emit flammable gases);
(e) oxidizing substances and organic peroxides;
(f) poisonous and infectious substances;
(g) radioactive material;
(h) corrosives; and
(i) other miscellaneous substances of similar nature;

Height, building

The vertical distance between grade and the highest point of a building, excluding an elevator housing, a mechanical penthouse, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, an exterior firewall, a parapet wall, a flagpole or similar device not structurally essential to the building;

Part B Definitions

Landscaping

The modification and enhancement of a site through the use of any or all of the following elements:

(a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; and

(b) hard landscaping consisting of non-vegetative materials such as fencing, brick, stone, concrete and asphalt, playground and play equipment.

Lane

A public roadway vested in the crown as a secondary level of access to a lot or parcel of land;

Loading space

An open area used to provide free access for vehicles to a loading door, platform or bay;

Lot

An area of land, the boundaries of which are shown on a plan registered in a land titles office, or are described in the certificate of title to the land, and that has not been divided into smaller areas by any plan or instrument registered in the land titles office.

Lot, corner

A lot located at the intersection or junction of two (2) or more street, a bay or cul-de-sac;

Lot, interior

Any lot other than a corner lot;

Lot, through

A lot other than a corner lot with frontage on more than one (1) street;

Lot lines

The legally defined limits of any lot;

Part B Definitions

Lot line, zero

The legally defined limit of a lot for which there is no side yard requirement on one side of the lot only. On any lot, there may be only one (1) zero lot line.

Lot width

The horizontal measurement between the side lot lines measured from the front boundary of the lot, or the mean horizontal measurement on irregular-shaped lots;

Municipality

The City of Lloydminster;

Non-conforming building

A building that:

(a) is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
(b) on the date the Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw;

Non-conforming use

A lawful specific use:

(a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective; and
(b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not, comply with the Zoning Bylaw;

Nuisance

Anything that in the opinion of Council interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses;

Part B Definitions

Offensive or Objectionable

When used with reference to any use or development of any land, building or structure, means a use or development which, from its nature or from the manner of carrying on same, creates or liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odor, toxic or noxious matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, a condition which, in the opinion of Council, may be or may become hazardous or injurious as regards health or safety or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure;

Parking space, off-street

An off-street area available for the parking of one motor vehicle;

Permitted uses

Uses which are unconditionally allowed in a particular district, provided that the use conforms to the regulations of the particular district to which the use applies and all other regulations of this Bylaw.

Principal building

A building which:

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

Principal use

The main purpose for which a building or site is used;

Part B Definitions

Public utility

A system, works, plant, equipment or service, whether owned or operated by or for the City, or by a corporation under agreement with or under a franchise from the City or under a Federal or Provincial statute, which furnishes services and facilities available at approved rates to or for the use of all the inhabitants of the City, including but not limited to:

(a) systems for the production or distribution of electricity;
(b) systems for the distribution of natural gas or oil;
(c) facilities for the storage, transmission, treatment, distribution or supply of water;
(d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
(e) telephone or light distribution lines.

Satellite Dish

A parabolic antenna utlitized for the reception of satellite transmitted television and radio waves.

Screening

The total or partial concealment of a structure or activity by a solid fence, wall, berm or soft landscaping;

Site

A lot or larger area of land developed or intended to be developed as one unit.

Storey

That portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First

The storey with its floor closes to grade and having its ceiling 1.5m (5 ft.) or more above grade.

Storey, Half

A storey of which two (2) opposite exterior walls are not more than 1.2m (4 ft.) in height.

Part B Definitions

Storey, Second

The storey located immediately above the first storey.

Street

A public thoroughfare which affords the principal means of access to abutting property and by type means:

(a) "arterial street", a street that serves major traffic flows between the principal areas of traffic generation with direct access to adjacent development being limited;
(b) "collector street", a street that serves traffic between local and arterial streets with access to adjacent development generally allowed;
(c) "local street", a street providing direct access to abutting properties along its length and not intended to carry through traffic, other than to adjoining streets;
(d) "minor street" means a local street not exceeding 500 metres (1640 feet) in length and includes a cul-de-sac.

Structure

Anything constructed or erected on the ground, or attached to something having a fixed location on the ground. Among other things, structure includes buildings, walls, fences, billboards and poster panels;

Structural alteration

The construction or reconstruction of any supporting elements of a building or other structure;

Walkway

A public access designated for use by pedestrian traffic;

Yard

A part of a lot upon or over which no building or structure other than a boundary fence is erected, unless otherwise hereinafter permitted;

Yard, front

A yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the building;

Part B Definitions

Yard, rear

A yard extending across the full width of a lot and situated between the rear lot line and the nearest portion of the building;

Yard, side

A yard extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the building;

Zoning map

The map delineating the boundaries of the districts as set out in this Bylaw and marked City of Lloydminster Zoning Map, Schedule D.

All other words and expressions shall have the meaning respectively assigned to them in The Planning and Development Act, 1983, as amended from time to time.

Part B Definitions

Section 2 Use Class Definitions

1. The use classes group individual land uses into a specified number of classes, with common functional or physical impact characteristics.

2. The use classes of this section are used to define the range of uses which are permitted or discretionary within the various zoning districts of this Bylaw.

3. The following guidelines shall be applied in interpreting the use class definitions:

   (a) the typical uses which may be listed in the definitions are not intended to be exclusive or restrictive. Reference should be made to the definition of the use class in determining whether or not a use is included within a particular use class.
   (b) where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more use class definitions, Council may deem that the use conforms to and is included in that use class which they consider to be the most appropriate in character and purpose.

Agricultural-Oriented Sales and Service

Means development used for the sale or rental of new or uses tractors, combines, swathers, balers, seeders, and cultivators together with incidental maintenance services and the sale of parts and accessories. Typical uses include farm implement dealerships.

Ambulance Stations

An establishment in which vehicles equipped for transporting the injured or sick are stored and which may contain living quarters, officer, to assist in the delivery of the service.

Part B Definitions

Amusement Establishments, Indoors

Means development providing facilities within an enclosed building for various table games or electronic games played by patrons for entertainment. Typical uses include billiard parlor, electronic game arcades, and bingo halls. This class does not include carnivals, circuses, indoor participant recreation services, or:

(a) such establishments which sell such devices, provided that such devices are not available on the premises for use on a commercial basis by the public;

(b) establishments where such devices are made available as an accessory use provided that the floor area occupied by the device does not exceed five percent (5%) of the total leasable floor area of the establishment, but in no case shall the number of devices which are accessory to another use exceed four (4).

Amusement Establishments, Outdoors

Means permanent development providing facilities for entertainment and amusement activities which primarily take place out-of-doors, where patrons are primarily participants. This use class does not include drive-in motion picture theatres, carnivals or circuses. Typical uses include amusement parks, go-cart tracks and miniature golf establishments.

Apartments

Means development consisting of more than two (2) dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration. This use class does not include row house or town house dwellings.

Apartments Combined with Commercial Use

Means development consisting of one or more dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration with the first floor used for commercial purposes only.

Apartments, Senior Citizens

Means development consisting of more than two (2) dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration and is designed and used exclusively by senior citizens.

Part B Definitions

Assembly Hall

Means any building which is used by the public for the purpose of assembly, instruction, culture or enlightenment, or for a communal activity, but does not include a school, or a place of public entertainment for which an admission fee is customarily charged.

Auctioneering Establishments

Means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.

AutoBody Repair and Paint Shops

Means development for the repairing and painting of automobiles.

Automotive and Equipment Repair Shops

Means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This use class includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery shops. This use class does not include auto body repair and paint shops;

*Automotive and Minor Recreation Vehicles Sales/Rentals

Means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services, sales of parts, automotive accessories, accessory recreational equipment and supplies. This use class includes but is not limited to such businesses automobile dealerships, car rental agencies and motorcycle dealerships. This use class does not include dealerships for the sale or rental of exclusively trucks or exclusively motor homes with a gross vehicle rating of 4,000 kg. (8,818 pounds) or greater.

Billboard

Means a free standing sign on which advertising can be placed and which is not necessarily related to the use or ownership of the property on which the sign is located.

Boarding and Lodging Houses

Means a development consisting of a building containing no more than four (4) sleeping units, which may be in addition to a dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This use class does not include group homes. Typical uses include student cooperative housing and lodges for senior citizens.

* Amended - Bylaw #30-88

Part B Definitions

Broadcasting and Television Studios

Means development used for the production and/or broadcasting of audio and visual programming typically associated with radio/television.

Business Support Services

Means development used to provide support services to businesses which are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

Carnivals

Means temporary development providing a variety of shows, games and amusement rides for a period of less than 30 days, in which the patrons take part.

Cemeteries

Means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments; crematories, cinerariums, columbariums, and mausoleums. Typical uses in this class include memorial parks, burial grounds and gardens of remembrance.

Commercial Schools

Means development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. This use class does not include schools defined as public education or private education. Typical uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

Contractor Services, General

Means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales areas shall be accessory to the principal general contractor service use only. This use class does not include professional, financial and office support services

Part B Definitions

Contractor Services, Limited

Means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

Daytime Child Care Services

Means development licensed by the Province to provide daytime personal care and education to children, but does not include overnight accommodation. Typical uses include daycare centres, day nurseries, kindergartens, nursery schools and play schools.

Drive-In Service

Means development used for drive-through banking services or for eating and drinking services which are provided in a manner that allows rapid customer service and includes attendant services; drive-through food pick-up services; or parking primarily intended for on-site consumption of food within a motor vehicle. Drive-in services shall not include car washing establishments, drive-in theatres or drive-through vehicle services.

Drive-Through Vehicle Services

Means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within his vehicle or waits on the premises. Typical uses include car washes, rapid lubrication shops, or specialty repair establishments.

Dwelling, Duplex

Means development consisting of a building containing only two dwellings, with one dwelling placed over the other in whole or in part with individual and separate access to each dwelling;

Dwelling, Rowhouse

Means development consisting of a building containing a row of three (3) or more dwellings joined in whole or in part at the side only with no dwelling being placed over another in whole or in part. Each dwelling shall have separate, individual and direct access to grade.

Part B Definitions

Dwelling, Semi-detached

Development consisting of only two (2) dwellings situated side-by-side and sharing a common wall. Each dwelling shall have separate, individual and direct access to grade, with no interior access connections, and no common means of access with other dwellings;

Dwelling, Single-detached

A detached building consisting of one dwelling which is separate from any other dwelling or building and occupied, or intended to be occupied, as a permanent home or residence.

Dwelling, Townhouse

Means development consisting of row housing, except that dwellings may be arranged vertically such that dwelling units are located totally or partially above another. Each dwelling shall have separate and individual access, not necessarily directly to grade, provided that no more than two dwellings may share access to grade, and such access shall not be located more than 5.5 metres (18 feet) above grade.

Eating and Drinking Establishments, Major

Means development where prepared food and beverages are offered for sale to the public from establishments which are characterized by one or more of the following features: the provision of theatre, dancing or cabaret entertainment; facilities primarily intended for the on-premise catering of food to large groups; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity for 100 or more persons. Typical uses include beverage rooms, cocktail lounges, cabarets, nightclubs, theatre restaurants and banquet facilities.

Eating and Drinking Establishments, Minor

Means development where prepared foods and beverages are offered for sale to the public, for consumption within the premises or off the site. This use class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands, take-out restaurants and catering services. This use class does not include drive-in food services or major eating and drinking establishments.

Equipment Rentals

Means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment or similar items. This use class does not include the rental of motor vehicles or industrial equipment.

Part B Definitions

Essential Utility Services

Means development which is part of the infrastructure of a principle utility development which is necessary for the local distribution of utility services. Typical uses in this class include gas regulating stations, pumping stations, electrical power transformers, underground water reservoirs and wells.

Exhibition and Convention Facilities

Means a development which provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions. Typical uses include exhibition grounds and convention centres.

Extended Medical Treatment Services

Means development providing room, board and surgical or other medical treatment for the sick, injured or infirm including out-patient service and accessory staff residences. Typical uses include hospitals, sanitaria, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals and detoxification centres.

Farming

Means development for engaging in the practice of raising field crops and livestock. This use shall not include intensive agricultural operations such as feed lots and piggeries.

Financial and Office Support Services

Means development primarily used for the provision of professional, management, administrative, consulting and financial services, but does not include health services or government services. Typical uses include: offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Fleet Services

Means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This use class includes taxi services, bus lines, messenger and courier services. This use class does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg. (6,613 pounds).

Part B Definitions

Funeral Services

Means development used for the preparation of the dead for burial or cremation, and the holding of funeral services. This use class includes funeral homes and undertaking establishments.

Government Services

Means development providing Municipal, Provincial or Federal government services directly to the public. This use class does not include protective and emergency services, minor or major impact utility services and public education services. Typical uses include taxation offices, courthouse, postal distribution offices, manpower and employment office, social service offices, liquor stores and travel information centres.

Greenhouses and Plant Nurseries

Means development used primarily for the raising, storage and sale of bedding, household and ornamental plants.

Group Care Home

Means a facility which provides resident service in a dwelling unit to six (6) or fewer individuals who are not related to the resident household. These individuals may be handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster homes, and group homes. This use does not include such uses as open custody young offenders facilities.

Group Care Facilities

Means a facility which provides resident service to individuals. These individuals may be handicapped, aged, disabled or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster homes, and group homes.

Health Services

Means development used for the provision of physical and mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include medical and dental offices, health clinics and counselling services.

Part B Definitions

Home Occupation

Means development consisting of a permitted or discretionary use of a residential dwelling for an occupation, trade, or craft, for gain or support, conducted entirely within the dwelling or accessory building only by those persons occupying the dwelling as a use secondary to the residential use. Typical uses include: offices-in-the-home, dress making, millinery, homecrafts, the manufacture of novelties and souvenirs, stamp and coin sales, individual instruction to music students, the carrying out of minor repairs to household equipment normally used within residential dwellings. This use class does not include personal service shops or commercial schools such as beauty parlors, barber shops, and dance schools or business, trade, or callings where the exchange or sale of goods and services takes place beyond the confines of the individual's property such as plumbers, electricians, building contractors, and subcontractors.

Hotels

Means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include accessory eating and drinking establishments, meeting rooms and personal service shops.

Household Repair Services

Means development used for the provision of repair services to good, equipment and appliances normally found within the home. This use class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This use class does not include personal service shops.

Impact Utility Service, Major

Means development for public utility infrastructural purposes which are likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include sanitary land fill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

Part B Definitions

Impact Utility Services, Minor

Means development for public utility infrastructural purposes which is likely to have some impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include vehicle, equipment and material storage yards for utilities and services; telephone exchanges; wire centres; switching centres; snow dumping sites; depots and transfer facilities; surface reservoirs or storm water lakes; water reservoirs hydrospheres; water treatment plants; power terminal and distributing substations; communication towers and gate stations for natural gas distribution.

Industrial Storage

Means development used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, vehicle or heavy equipment storage, auto wrecking, buildings on skids or temporary foundations, storage of: aggregates, building supplies, construction equipment, farm machinery, unoccupied mobile homes, and oil and gas equipment. Industrial storage does not include general industrial uses, warehouse or wholesale sales and operations, industrial vehicle and equipment sales and rentals.

Industrial Uses, General

Means development used principally for one or more of the following activities:

a) the processing of raw materials;
b) the manufacturing or assembling of semi-finishing or furnished goods, products or equipment;
c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
d) the storage or transshipping of materials, goods and equipment;
e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sales use classes defined in this Bylaw for resale to individual consumers; or
f) the training of personnel in general industrial operations.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the general industrial use activities identified above.

Part B Definitions

Kennels

Means development used for the accommodation, boarding, and/or breeding of small animals and uses associated with the shelter and care of small animals, such as grooming, training, and exercising.

*Minor Manufacturing Establishment

Means development used for small scale on-site production, manufacturing, assembly of semi-finished or finished goods, products or equipment. All on-site production is contained within the confines of the principle building or its accessory buildings. This use would also include the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the small scale manufacturing process, where such operations have impacts that are not incompatible with the surrounding non-industrial uses. Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the minor manufacturing use. Typical uses include, but are not limited to, musical instrument or toy manufacturing, gunsmiths, pottery or sculpture studios, tinsmith shop, carpentry or cabinet shops.

Mobile Home

A transportable, factory-built, dwelling unit designed to be transported on its own wheels and chassis or to be towed or carried to a mobile home lot and may be supported on wood blocking, concrete piers or a permanent foundation, and is designed to be connected to service utilities so as to be suitable for permanent residential occupancy. This use does not include travel trailers, holiday trailers or recreational vehicles.

Mobile Home Park

Means a parcel of land under one ownership which has been planned, divided into mobile home lots and improved for the placement of mobile homes for residential use;

Motels

Means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include accessory eating and drinking establishments and personal service shops.

Natural Resource Development

Means development for the on-site removal, extraction, and primary processing of raw materials found on or under the site. Typical uses in this class include gravel pits, sandpits, clay pits, oil and gas wells, and stripping of topsoil. This use class does not include the processing of raw materials transported to the site.

* Amended - Bylaw #30-88

Part B Definitions

Participant Recreation Services, Indoor

Means development providing facilities within an enclosed building for sports and active recreation where patrons are predominately participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; small bore rifle, pistol, or archery ranges, bowling alleys and racquet clubs.

Participant Recreation Services, Outdoor

Means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. This use class does not include spectator sports establishments and outdoor amusement establishments. Typical uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, archery ranges, riding stables and fitness trails.

Parking Structures and Lots

Means a building or area of land designed and used for the parking of a number of vehicles.

Personal Service Shops

Means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This use class includes barbershops, hairdressers, beauty salons, tanning salons, tailors, dressmakers, shoe repair shops, minor appliance repair shops and dry cleaning establishments and laundromats.

Private Clubs

Means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.

Professional Offices

Means development primarily used for the provision of professional services but does not include financial and office support services, health services or government services. Typical uses include the offices of lawyers, accountants, engineers, architects and photographers.

Part B Definitions

Protective and Emergency Services

Means development which is required for the public protection of persons and property from injury, harm or damage, together with the incidental storage of emergency equipment and vehicles. Typical uses include police stations, fire stations and ancillary training facilities.

Public Education Services

Means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This use class includes public and separate schools, community colleges, universities and technical and vocational schools, and their administrative offices. This use class does not include commercial schools.

Public Libraries and Cultural Exhibits

Means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums and art galleries.

Public Park

Means development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

Recycling Depots

Means development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage if contained within an enclosed building.

Part B Definitions

Religious Assembly

Means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms. Typical uses include churches, chapels, mosques, temples, synagogues. This use class does not include public education services and commercial schools, even as accessory uses.

Retail Stores, Convenience

Means development used for the retail sale of those goods required by area residents or employees on a day to day basis. Typical uses include small food stores, drug stores, souvenir stores, bakeries and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter, with a gross floor area not exceeding 418 sq.m. (4,500 sq.ft.).

Retail Stores, General

Means development used for the retail sale of groceries, baked goods, beverages, household goods, furniture and appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationery and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots are permitted within general retail stores. This use class does not include developments used for the sale of gasoline, new or used vehicles, heavy agricultural and industrial equipment or second hand goods or developments defined as warehouse sales.

Secondhand Stores

Means development primarily used for the retail sale of secondhand or used household and personal goods, including the minor repair and preparation of such goods. This use class does not include the sale of used vehicles, recreation craft, or construction and industrial equipment. Typical uses include antique furniture stores, thriftshops and pawnshops.

Service Stations, Major

Means development used for the servicing, washing, and repairing of vehicles, and/or the sale of gasoline, petroleum products, vehicle parts and accessories. Major service stations may include minor eating and drinking establishments. Typical uses include truck stops and highway service stations.

Part B Definitions

Service Stations, Minor

Means development used for the servicing, washing, and repairing of vehicles within a building containing not more than three service bays; and/or for the sale of gasoline, petroleum products, of automotive parts and accessories. This use class includes gas bars. This use class does not include autobody repair and paint shops.

Shopping Centre

Means a group of commercial establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property and related in size and type of shops to the trade area that it serves.

Shopping Centre, Community

Means development which services two or more neighborhoods and offers an intermediate range of goods and services. Typical uses include food stores, hardware, financial services and small department stores with a gross floor area not to exceed 16,257 sq.m. (175,000 sq.ft.) This use class does not include major department stores.

Shopping Centre, Neighborhood

Means development which services individual neighborhoods and offers goods and services required on a frequent and regular basis. Typical uses include small food stores, drug stores and personal service shops with a gross floor area not to exceed 3,251 sq. m. (35,000 sq. ft.). This use class does not include major service stations, major and small department stores, major eating and drinking establishments, drive-in or drive-through services.

Shopping Centre, Regional

Means development which services both the community and its trade area and offers a range of goods comparable to that which exists in the downtown. Typical uses include major retail stores, department stores, food stores, professional and financial services and personal service shops with a gross floor area exceeding 16,257 sq.m. (175,000 sq.ft.).

Spectator Entertainment Establishments

Means development providing facilities within an enclosed building specifically intended for live, theatrical, musical or dance performances; or the showing of motion pictures. This use class does not include entertainment developments associated with major eating and drinking establishments. Typical uses include auditoria, cinemas, theatres and concert halls.

Part B Definitions

Spectator Sports Establishments

Means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. This use class does not include indoor participant recreation services or outdoor participant recreation services. Typical uses include coliseums, stadia, arenas, animal racing tracks and vehicle racing tracks.

Temporary Sales Centre

Means a temporary building or structure used up to a period of 12 months for the purpose of marketing land, buildings, mobile homes or used vehicles.

Tourist Campsites

Means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles and is not used for year round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds.

Truck and Mobile Home Sales/Rentals

Means development used for the sale or rental of new or used trucks, motorhomes, mobile homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and mobile home dealerships.

Vehicle and Equipment Sales/Rentals, Industrial

Means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and agricultural production. This use class does not include truck and mobile home sales/rentals.

Veterinary Services, Major

Means development used for the care and treatment of animals where the veterinary services primarily involve in-patient care and major medical procedures involving hospitalization for extended periods of time. This use class includes animal hospitals and shelters.

Part B Definitions

Veterinary Services, Minor

Means development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This use class includes pet clinics, small animal veterinary clinics and veterinary offices. This use class does not include animal hospitals and shelters.

Warehouse Sales

Means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use class includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This use class does not include developments used for the retail sale of food or a broad range of goods for personal or household use.

Part C Administration

Section 1

Development Control Agencies

1. Development Officer

(a) the office of the Development Officer is hereby established and shall be filled by a person appointed by resolution of the Council;

(b) for the purposes of Section 72(1)(b) of the Act, the Development Officer is hereby declared to administer the Zoning Bylaw;

(c) in the performance of his duties, the Development Officer shall:

(i) receive and deal with all applications for development pursuant to Part C, Section 5, subsection (3) of this Bylaw.
(ii) keep and maintain, for inspection by the public during normal office hours the following official records:
(a) a copy of this Bylaw and all amendments thereto;
(b) a register of all applications for development, including the decisions thereon and the reasons therefor;
(iii) carry out such other duties as may be prescribed in this Bylaw;
(iv) ensure that copies of this Bylaw are obtainable by the public at a reasonable charge;
(v) carry out such other administrative duties as the Council may specify from time to time.

2. Director of Planning and Development

(a) the Director of Planning and Development shall:

(i) perform such functions as are assigned under this Bylaw;
(ii) receive applications for amendments to this Bylaw and make recommendations to Council;
(iii) receive applications for discretionary uses and make recommendations to Council;

3. Development Appeals Board

(a) The Development Appeals Board of the City of Lloydminster is established;
(b) The Development Appeals Board shall consist of not less than three (3) nor more than nine (9) members;
(c) The Board may meet as frequently as is necessary but it shall meet within thirty (30) days after an application for an appeal has been made to it;
(d) The Board shall appoint a Secretary who may be a member of the Board.

Part C Administration

4. Secretary - Development Appeals Board

(a) The Secretary appointed under Subsection (3) (d) shall:

(i) notify all members of the Board of the arrangements for the holding of each hearing and other meetings of the Board;
(ii) ensure that at least ten (10) days notice of a hearing is given as required by the Act;
(iii) prepare and maintain a file of written minutes of the business transacted at all meetings of the Board;
(iv) carry out such other duties as the Development Appeals Board may specify.

Part C Administration

Section 2

Permits

1. No development shall be undertaken or use commenced unless a Development Permit, where such a permit is required, has first been obtained.

2. A Development Permit shall not be valid unless it conforms with the Zoning Bylaw and the provisions of the Act.

3. A Building Permit shall not be valid unless a subsisting Development Permit, where such a permit is required, has been issued.

4. A Development Permit shall be valid for a period of one (1) year from the date of issuance.

Part C Administration

Section 3

Non-conforming Uses and Non-conforming Buildings

1. Where at the date of approval of this Zoning Bylaw, a building is lawfully under construction or all required permits for the construction of a building have been issued, the building shall be deemed to be a building existing at the date, of the approval of this Bylaw; but the erection of any such building must be commenced within twelve (12) months after the date of the issue of the last permit relating thereto.

2. The lawful use of land or of a building or other structure existing at the date of the approval of this Zoning Bylaw that does not conform to this Bylaw may be continued; but if the non-conforming use is discontinued for a period of at least six (6) consecutive months the future use of the land, building or other structure shall be in conformity with this Bylaw.

3. (a) the lawful use of a building existing at the time of the approval of this Zoning Bylaw that does not conform to this Bylaw may be extended throughout the building; but no structural alterations, except those required by statute or Bylaw shall be made in the building while the non-conforming use is continued;

   (b) for the purposes of this Section, repairs, maintenance or installations that do not alter the size of the building or involve the rearrangement or replacement of structural supporting elements shall not be considered to be structural alterations.

4. If a building that does not conform to the provisions of this Zoning Bylaw is destroyed by fire or otherwise to an extent of fifty (50) percent or more of the value of the building, above its foundation it shall not be rebuilt or repaired except in conformity with the provisions of this Bylaw.

5. Where the use of a building existing at the time of the approval of this Zoning Bylaw conforms to this Bylaw but the building itself does not conform to the full requirements of this Bylaw, structural alterations and additions which conform to the requirements of this Bylaw may be made but the element of non-conformity shall not be increased by such alteration or additions.

6. A change of tenants or occupants of any land or building shall not be deemed to affect the use of the land or building.

7. No existing structure or site shall be deemed to be non-conforming by reason only of the conversion from the imperial system of measurement where such non-conformity is resultant solely from such change is reasonably equivalent to the metric standard herein established.

Part C Administration

Section 4

Permitted Development for which no Permit is necessary:

No approval pursuant to this Bylaw is required for any development described in the following subsections unless the undertaking of such development would be in breach of or constitutes a variation of any condition imposed by any permit which may have been granted respecting the building or site involved and provided that any such development shall be in accordance with the provisions of this Bylaw:

1. The carrying out of works of maintenance or repair to any building, if such works do not include structural alterations or renovations;

2. The completion of a building which is lawfully under construction or for which a valid Development Permit has been issued prior to the date of approval of this Bylaw, provided that:

   (a) the building is completed in accordance with the terms of the permit granted by the Council or any board in respect of it, and subject to the conditions to which that permit was granted; and
   (b) the building, whether or not a permit was granted in respect of it, is commenced within a period of twelve (12) months from the date of issuance of the last permit relating thereto;

3. The use of any building referred to in subsection (2) above for the purpose for which construction was commenced;

4. The erection or construction of gates, fences, walls or other means of enclosure (other than or corner lots or where abutting on a road used by vehicular traffic) less than two (2) metres (6.6 feet) in height, and the maintenance, improvement or other alterations of any gates, fences, walls or other means of enclosures;

5. The erection or construction of buildings, works, plants or machinery needed in connection with the development for which a permit has been issued, for the period required for completion of that development;

6. The construction maintenance and repair of services and utilities carried out by or on behalf of Federal, Provincial, Municipal or public authorities on land which is publicly owned or controlled;

7. The use of a building or part thereof as a temporary polling station, returning officer's headquarters, candidate's campaign office and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census.

Part C Administration

Section 5

Procedure for an Application for a Development Permit:

1. An application for a Development Permit shall be made in duplicate to the Development Officer in writing on the appropriate form and shall be accompanied by the following information in duplicate:

   (a) a site plan in duplicate showing the legal description and the front, rear and side yards, if any, and any provisions for off-street loading and vehicle parking, vehicle access points, utility easements, and drainage;

   (b) floor plans and elevations and sections in duplicate;

   (c) a statement of ownership of land and interest of the applicant herein;

   (d) a statement of uses;

   (e) the estimated commencement and completion dates;

   (f) such other information as may be required by the Development Officer.

2. Each application for a Development Permit shall be accompanied by a fee as set out in the fee schedule in Schedule A.

3. The Development Officer shall receive and consider all applications for a Development Permit and shall:

   (a) issue a Development Permit for those applications which constitute permitted uses in a district and conform with this Bylaw, the Act and all other City bylaws;

   (b) incorporate in the Development Permit any special regulations, performance standards or development standards with which the development shall comply and which are consistent with regulations in this Bylaw;

   (c) refer to the Director of Planning and Development for recommendations to Council, all applications which constitute discretionary uses;

   (d) issue a Development Permit for discretionary uses where the application has been approved by Council including any development standards prescribed by Council;

   (e) refer any application for development of permitted or discretionary uses to any municipal officer or department for comment if in his opinion it is appropriate;

Part C Administration

(f) notwithstanding the provision of Subsection 3(1), refer to the Director of Planning and Development any application which constitutes a permitted use if, in his opinion, utility services are not readily available to the land;

(g) refer to the Director of Planning and Development those applications for development not specified in the list of permitted or discretionary uses in the district in which the development is proposed, but appear, in his opinion, to be similar in character and purpose to other permitted or discretionary uses in the said district;

(h) refer to the Director of Planning and Development any application for development which in his opinion, is not within the intent of this Bylaw or which, in his opinion, falls outside the powers delegated to him by this Bylaw, and;

(i) refuse all other applications in writing stating the reasons for refusal.

4. Applications considered by Council:

(a) discretionary uses;

(i) Council may be resolution either approve or reject an application for a permit for a discretionary use;

(ii) in approving a permit for a discretionary use or building Council shall consider that:
(a) the development will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity;
(b) that development will not conflict with adjacent uses;
(c) the development is not in conflict with the policies of the Development Plan;
(d) the development standards are consistent with those set out in the zoning district in which the use is proposed.

(iii) Council may set out specific development standards for a specific application provided those standards:
(a) are consistent with the general development standards applicable for that use in the zoning district concerned;
(b) are necessary to receive the objectives and in keeping with the intent of this Zoning Bylaw;

Part C Administration

(iv) Prior to an application being considered for a discretionary use, Council may direct the Development Officer to require one, or more of the following:

(a) cause a notice to be posted in a conspicuous place on the site of the proposed development not less than seven (7) days prior to the date of consideration of such an application; or

(b) cause a similar notice to be published once in a newspaper circulating in the municipal area, at the expense of the applicant; or

(c) cause a similar notice to be sent by mail to all assessed property owners within 30 m (100 ft.) of the site, and to those assessed property owners who in the opinion of Council may be affected, not less than seven (7) days prior to the date of consideration of the application.

(d) when considering applications under Subsection 4 (iv) for which notices have been served, Council may afford an opportunity to any interested person to make representation on the application and shall take into account any such representations made when giving final consideration to the said application.

The notice required pursuant to Subsection 4(iv) shall state:

1. the proposed use of the building or site; and

2. that an application respecting the proposed use will be considered by Council; and

3. that any person who objects to the proposed use of the site may deliver to the Development Officer a written statement of their objections indicating:

(i) their full name and address for service of any notice to be given to them in respect of the objection; and
(ii) the reasons for their objections to the proposed use;

4. the date by which objections must be received by the Development Officer;

5. the date, time and place the application will be considered by Council

(v) Council may limit the period of time up to a maximum of twelve (12) months from the date of Council approval that a discretionary use may be allowed and establish conditions under which it shall be terminated or discontinued;

(a) applications for development referred to Council shall be considered and either approved, conditionally approved or refused, having due regard to the scope and intent of this Zoning Bylaw as amended from time to time.

(b) the Council may refer any application for development to any municipal officer or department for comment;

(c) the erection of a building on any site may be prohibited where it would otherwise be permitted when, in the opinion of the Council, satisfactory arrangements have not been made for the supply to such building of water, electric power, sewage, street access or other services or facilities or any of them, including the payment of the costs of installing any such service or facility;

5. An application for a Development Permit shall be deemed to be refused when decision thereon is not made on it by the Development Officer or the Council within forty (40) days after receipt of the application in its complete and final form by the Development Officer, and the person claiming to be affected may appeal in writing as provided for in Part C, Section 6(1), of this Bylaw as though he had received a refusal at the end of the period specified in this subsection.

6. Where an appeal is made pursuant to Part C Section 6 (1) of this Bylaw by a person claiming to be affected by the approval of an application for development, a Development Permit which has been granted shall not come into effect until the appeal has been determined and the permit confirmed, modified or nullified thereby.

7. A Development Permit shall be void if:
   (a) development is not commenced and carried on with reasonable diligence within twelve (12) months from the date of its issue or within such extended period that may be granted by Council;
   (b) at any time the development has been discontinued for a period of six (6) months or has not been actively carried on for a period of six (6) months.

8. When a Development Permit becomes void, a new application for a permit is required before development may proceed. Such application shall be dealt with as if it were a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that development.

Part C Administration

Section 6

1. Right of Appeal:
   (a) A person may appeal to the Development Appeals Board who:

      (i) alleges that the Council or a person acting for or on behalf of the Council has misapplied this Zoning Bylaw No. 31-87 in a particular case; or,
      (ii) claims that there are practical difficulties or unnecessary hardships in the way of carrying out the Plan or Bylaw by reason of the exceptional narrowness, shortness, shape, topographic features or any other unspecified unusual condition of a specified property;
      (iii) claims that specific standards for a discretionary use as approved by Council exceed those necessary to serve the objectives of the Zoning Bylaw;

   (b) A person who appeals under clause (ii) of subsection (a) is not entitled to have his appeal allowed if:

      (i) the unusual condition is the result of his or the property owner's own action;
      (ii) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district; or,
      (iii) a relaxation of the provisions of the Bylaw would be contrary to the purposes and intent and would injuriously affect the neighbouring properties.

2. Appeal Procedure:
   (a) A person desiring to appeal the Development Appeals Board shall file with the Secretary of the Board written notice of his intention to appeal within thirty (30) days of the date of issuance or refusal to issue a Development Permit and shall at the same time pay to the Secretary such sum, not exceeding fifty ($50.00) dollars as may be prescribed by the Board to meet its expenses;
   (b) The Board shall fix a day for the hearing of the appeal which shall not be later than thirty (30) days after the date of the filing of the notice of intention to appeal;
   (c) The Board shall, not later than ten (10) days before the day fixed for the hearing of the appeal, give notice of the hearing by personal service or registered mail to:
      (i) the appellant;
      (ii) the owner where the owner and applicant are not the same person;
      (iii) the Council;
      (iv) each assessed owner of adjacent property or of property within a 75 metre (246) feet) radius from the property in respect of which the appeal is made whichever distance is greater;

Part C Administration

(d) The service of notice required by subsection (c) shall be deemed sufficient if a receipt from the postmaster for the envelope containing the copy is produced as an exhibit to the affidavit of service, and a copy of the notice served shall be deemed to have been served on the day of the date of the receipt of the postmaster for the envelope containing the copy;

(e) The appellant shall, not later than five (5) days before the day fixed for the hearing of the appeal, file with the Secretary of the Board all maps, plans, drawings and written material that he intends to submit in support of the appeal;

(f) The Council or anyone acting for or on behalf of the Council shall, if required by the Board to do so, transmit to the Secretary of the Board, not later than five (5) days before the day fixed for the hearing of the appeal, the original or true copies of maps, plans, drawings and written material in its possession relating to the subject matter of the appeal.

(g) All maps, plans, drawings and written material, or copies thereof, filed or transmitted pursuant to subsection (e) or (f) shall, unless otherwise ordered by the Board, be retained by the Board and be part of its permanent records; but pending the hearing of the appeal, all the material shall be made available for inspection of any interested person.

3. Hearing and Decision:

(a) The hearing of the appeal shall be open to the public, and the Board shall hear any of the parties mentioned in Subsection 99(2) of the Act and any other person affected by the appeal who wishes to be heard in favor of or against the appeal. The Board may adjourn any hearing or reserve its decision as it considers advisable.

(b) The Chairman of the Board or, in his absence, the Acting Chairman may administer oaths, affirmations or declarations;

(c) Where a Member of the Board has an interest in the matter before the Board, he is not entitled to vote thereon;

(d) No person or corporation shall be entitled to appeal a decision of Council where Council:

(i) refuses to rezone land; or
(ii) rejects an application for approval of a discretionary use or a discretionary form of development.

(e) The Board may affix such conditions to the granting of an appeal as in its opinion will preserve the purpose and intent of the Zoning Bylaw;

(f) A decision of the majority of the members of the Board present and constituting a quorum is a decision of the Board, but in the case of a tie vote, the vote is deemed to be a negative vote;

(g) The decision of the Board shall be based on the facts and merits of the case and shall be in writing setting forth the reasons for the decision and signed by the Chairman, or in his absence, the acting Chairman, and the Secretary, and a copy of the decision shall be sent by the Secretary by registered mail to the Minister, the Council, the Appellant and all persons who made representations at the public hearing within ten (10) days of the date on which the decision was rendered;

(h) Subject to subsection (j) an appeal granted by the Board shall not become effective until the expiration of thirty (30) days from the date on which the decision is made or, it conditions are affixed pursuant to subsection (e), until such time as the conditions have been complied with, whichever is the later;

(i) The Minister, the Council, an appellant or any other person may, within twenty (20) days after the date on which a copy of the decision is received and upon written notice to the Development Appeals Board, appeal therefrom to the Provincial Planning Appeals board;

(j) An appeal under subsection (i) in respect of a decision of the Development Appeals Board granting an appeal shall have the effect of suspending the decision of the board pending the decision of the Provincial Planning Appeals Board with respect to the decision of the Board;

(k) Within ten (10) days after a notice is given to the Development Appeals Board pursuant to subsection (i), the Secretary of the Board shall transmit to the Secretary of the Provincial Planning Appeals Board a copy, certified by the first mentioned Secretary to be a true copy, of all the records of the Development Appeals Board pertaining to the case;

Part C Administration

Section 7

Certificate of Zoning Compliance

Where any development has taken place under a valid Development Permit pursuant to this Bylaw, and the conditions, if any, attached to such a Development Permit have been fully complied with, the Development Officer shall, if requested, issue a Certificate of Zoning Compliance stating that the completed development conforms to the requirements of this Bylaw. Each request for a Certificate of Zoning Compliance shall be accompanied by a fee as set out in the fee schedule in Schedule A.

Part C Administration

Section 8

Conformity with Plans, Permits and Certificates of Zoning Compliance

Development Permits or Certificates of Zoning Compliance issued on the basis of plans and applications approved by the Council or Development Officer, authorize only the development set forth in such approved plans and applications. Development at variance with that authorized shall be deemed a violation of this Bylaw, and punishable as provided in Part D Section 2.

Part C Administration

Section 9

Amendments

1. Application:

   Any person applying to have this Bylaw amended shall apply in writing to the Council providing reasons in support of the application.

2. Payment and Undertaking:

   A person making an application to the Council for an amendment to this Bylaw for a purpose other than the clarification of an existing provision of the Bylaw shall:

   (a) pay a non-refundable fee as set out in the fee schedule in Schedule A.

   (b) complete a City rezoning application form setting out the applicant's interest in the property.

3. Decision by Council:

   As soon as reasonably convenient, the Council shall consider the proposed amendment.

4. Amendments proposed by Council:

   The Council may, at any time, initiate an amendment to this Bylaw.

Part C Administration

Section 10

Contract Zoning

1. A person may apply to Council to have an area of land rezoned to permit the carrying out of a specified proposal provided:

   (a) the rezoning will not unduly conflict with adjacent land and building uses that are legally permitted uses within the existing zoning district;

   (b) the development or redevelopment of the site for the specific purpose will be of benefit to the immediate neighborhood and the City as a whole;

   (c) the proposed development complies with the land use policies of the Development Plan;

2. Council, subject to those provisions of subsection 1, may enter into an agreement for rezoning for a specific purpose on a specific property or site, setting out:

   (a) a description of the proposal;

   (b) reasonable terms and conditions with respect to:

      (i) the uses of the land and buildings or the forms of development; and

      (ii) the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the color, texture or type of materials and architectural detail;

   (c) time limits within which any part of the described proposal or terms and conditions imposed under clause (b) shall be carried out; and

   (d) that on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

3. The Council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of the land to which the agreement pertains:

   (a) vary the agreement;

   (b) enter into a new agreement; or

   (c) extend any time limit prescribed in the agreement.

Part C Administration

4. An agreement entered into under this section runs with the land and the municipality shall register a caveat:

   (a) at any time after the Bylaw amending the Zoning Bylaw is approved by the Minister; or
   (b) if approval of the Minister is waived pursuant to Section 86 of the Act, at any time after the Bylaw amending the Zoning Bylaw is adopted by the Council;

   together with an attached copy of the agreement at the appropriate land titles office, against the lands affected and that agreement is deemed to bind the owner of the land affected by the agreement, his heirs, executors, administrators, successors and assigns.

5. No use or development of land or buildings that are the subject of an agreement entered into pursuant to this section may take place except in accordance with the agreement.

6. Notwithstanding anything contained in this act, an amendment to a Zoning Bylaw effected pursuant to this section does not take effect until a caveat required by subsection (4) is registered.

7. The Council may declare any agreement entered into pursuant to this section void where:

   (a) any of the land or buildings is developed or used contrary to the provisions of the agreement; or
   (b) the development fails to meet a time limit prescribed in the agreement;

   and the land reverts to the district to which it was subject before rezoning.

8. Where the council voids an agreement pursuant to subsection (7), it shall:

   (a) give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the municipality; and
   (b) withdraw the caveat registered in connection with the agreement.

9. Before entering into an agreement with a person under this section, the Council may require the person to deliver a performance bond acceptable to the Council to assure implementation of the agreement.

*10. A zoning designation which is subject to an agreement entered into pursuant to provisions of Section 82 of The Planning Act, and Section 10 Contract Zoning shall be indicated on the Zoning Bylaw May Schedule D by the addition of the symbol "C" and the bylaw number authorizing the agreement after the zoning district designation.

* Amended - Bylaw #19-88

Part D Enforcement

Section 1

Revocation, Suspension or Modification of Development Permit

1. The Development Officer may suspend or revoke a Development Permit where:

   (a) the applicant fails to comply with the conditions of issuance of a permit; or

   (b) any person undertakes or causes or permits any development on a site contrary to the terms or conditions of a permit;

2. Any person who undertakes or causes or permits any development on a site without a permit, or after a permit has been suspended or revoked, shall discontinue such development forthwith upon notice in writing issued by the Development Officer so requiring and shall not resume such development unless a permit has been issued or the permit reinstated.

3. If, in the opinion of Council, it appears that a Development Permit has been obtained by fraud or misrepresentation, the Council may suspend, revoke or modify the Development Permit.

Part D Enforcement

Section 2

Violation and Penalties

1. A person or corporation who:

   (a) contravenes any provision of this Bylaw;
   (b) contravenes any provision of an order, regulation, Development Plan or permit in force pursuant to this Bylaw;
   (c) fails to do any act or thing required to be done by an order, regulation, Development Plan or permit in force pursuant to this Bylaw;
   (d) suffers or permits any act or thing to be done in contravention of any provision of an order, regulation, Development Plan or permit in force pursuant to this Bylaw; or
   (e) obstructs or hinders any person in the performance of his duties under this Bylaw or under any order, regulation, Development Plan or permit in force pursuant to this Bylaw;

   is guilty of an offence and liable on summary conviction:

   (f) in the case of an individual, to a fine of not more than $2,000.00 and, in the case of a continuing offence, to an additional fine of not more than $500.00 for each day during which the offence continues.
   (g) in the case of a corporation, to a fine of not more than $5,000.00 and, in the case of a continuing offence, to an additional fine of not more than $1,000.00 for each day during which the offence continues.

2. Removal of Development

   In addition to the penalties provided in subsection 1(f) and (g), a judge or the court who convicts a person or corporation under Subsection 1 in respect of a development carried on in contravention of this Bylaw or any order, regulation, Development Plan or permit in force pursuant to this Bylaw, may order that person or corporation to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed.

3. Limitation of Prosecution

   No prosecution for an offence under this Bylaw shall be commenced after two years from the date on which the offence is alleged to have been committed or, in the case of continuing offence, the last date on which the offence was committed.

Part D Enforcement

4. Repetition of Offence

The conviction of an offender upon a breach of any of the provisions of this Bylaw, shall not bar prosecution against the same offender upon any subsequent breach of the same or any other provision of this Bylaw or prosecution under any other applicable Bylaw or statute.

Part E Special Provisions

Section 1

Ambulance Station

1. Ambulance Stations where permitted as a discretionary use in residential districts are subject to the following conditions;

   (a) no variation from the external appearance and residential character of land or buildings shall be permitted;

   (b) the use shall not generate traffic problems in the district;

   (c) signs shall be permitted provided they are no larger than 0.19 square metres (2.0 square feet) in area and attached flush to the principal residence.

   (d) no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced by the use;

   (e) at all times, the privacy of the adjacent dwellings shall be preserved and the use shall not unduly offend the surrounding residents by way of excessive lighting, noise, and traffic congestion.

   (f) within residential districts the Development Officer shall:

      (i) cause a notice to be sent by mail to all assessed property owners within 30 m (100 ft.) of the site, and to those assessed property owners who in the opinion of Council may be affected, not less than seven (7) days prior to the date of consideration of the application; and may,

      (ii) direct the applicant to post a notice, in a conspicuous place on the site of the proposed development not less than seven (7) days prior to the date of consideration of the application; and/or

      (iii) cause a similar notice to be published once in a newspaper circulating in the municipal area at the expense of the applicant.

Part E Special Provisions

Section 2

Daytime Child Care, Group Care Homes and Group Care Facilities

1. (a) Daytime child care and group care facilities shall conform to the following regulations:

(i) the facility shall meet the requirements of provincial statutes regarding day care and group care facilities;
(ii) the facility is inspected and meets the necessary fire and building safety requirements;
(iii) the facility is inspected and meets the necessary provincial health requirements;

(b) In deciding whether to approve or refuse an application for a daytime child care, group care homes and group care facility, Council shall also consider whether the facility would be suitable for the proposed location, taking into account potential traffic generation, proximity to parks or other recreation areas and any other matters that may limit the peaceful enjoyment of their properties by nearby residents;

(c) Within residential districts the Development Officer shall:

(i) cause a notice to be sent by mail to all assessed property owners within 30 m (100 ft.) of the site, and to those assessed property owners who in the opinion of Council may be affected not less than seven (7) days prior to the date of consideration of the application; and may,

(ii) direct the applicant to post a notice, in a conspicuous place on the site of the proposed development not less than seven (7) days prior to the date of consideration of the application; and/or

(iii) cause a similar notice to be published once in a newspaper circulating in the municipal area, at the expense of the applicant.

(d) Notwithstanding any other regulations contained in this Bylaw, no group care home or group care facility shall be located closer than 150 metres (492 ft.) from one another.

Part E Special Provisions

Section 3

Drive-In Services

1. A person applying to develop a site for a drive-in service, where permitted under this Bylaw, shall comply with the following special provisions:

   (a) Site location:
   Such site shall be located at the intersection of two (2) or more public roadways, being a street or avenue, but not including a lane, provided that a site may be located between intersections where there is a service road or a centre dividing strip on the public roadway, or as part of a shopping centre.

   (b) Site are and coverage:
   In the case of establishments where the customer normally remains in the vehicle for service, the minimum site area shall be 930 square metres (10,010 square feet) with a minimum area of building to be erected thereon of forty (40) square metres (430 square feet).

   (c) Queuing space:
   For drive-in food services and banks having a drive-up service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles approaching the drive-up service window. One (1) outbound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicles;

   (d) All queuing spaces shall be a minimum of 6.0 metres (19.7 feet) long and 3.0 metres (9.8 feet) wide. Queuing lanes shall provide sufficient space for turning and maneuvering;

   (e) Driveways and parking spaces:
   All parts of the site to which vehicles may have access shall be hard-surfaced and drained to provide a durable dust-free surface.

   (f) Drainage of site:
   Proper site drainage shall be provided in accordance with City Engineering Design Standards;

   (g) Lighting:
   Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjoining properties.

   (h) Fencing:
   Maintain around the boundaries of the site, other than on street frontage, an appropriate fence not less than 0.8 metres (2.6 feet) in height, designed so as to contain rubbish or debris.

Part E Special Provisions

Section 4

Drive-through Vehicle Services

A site for a drive-through vehicle service including car washes, where permitted under this Bylaw shall comply with the following special provisions:

1. (a) Site location:
Such site shall be located at the intersection of two (2) or more public roadways, being a street or avenue, but not including a lane, provided that a site may be located between intersections where there is a service road or a centre dividing strip on the public roadway. If located at an intersection, the site and access to it must be at the entrance of the intersection, i.e. on the right-hand side of the street, before entering an intersection so that ingress and egress will not create congestion of the intersection; or,

(b) adjacent to a traffic interchange, but not including a rotary or traffic circle; or,

(c) as part of a shopping centre.

(d) Site area and coverage:
The minimum site area and coverage for a drive-through vehicle services development shall be determined on the basis of 112 square metres (1,205 square feet) of space not covered by building or structures for each service bay, except that the minimum site area and coverage for any complete service car wash shall be determined on the basis of 370 square metres (3,982 square feet) of space not covered by buildings or structures for each car wash bay;

(e) Queuing space:
For drive-through vehicle services, a minimum of four (4) inbound and one (1) outbound queuing spaces shall be provided for each service bay except in the case of a complete service car wash, a minimum of six (6) inbound and two (2) outbound queuing spaces shall be provided for each bay;

(f) All queuing spaces shall be a minimum of 6.0 metres (19.7 feet) long and 3.0 metres (9.8 feet) wide. Queuing lanes shall provide sufficient space for turning and maneuvering;

(g) Where two (2) or more uses are part of a mixed use development on the same site, the total site area requirement shall be the sum of the requirements of the uses computed separately;

(h) Where gas bars are a joint use with a drive-through vehicle service, site coverage shall be determined on the basis of sixty (60) square metres (645 square feet) of space not covered by buildings or structures for each fuel pump;

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(i) Driveways and Parking Spaces:
All parts of the site to which vehicles may have access shall be hard-surfaced and drained to provide a durable dust free surface;

(j) Drainage of Site:
Proper site drainage shall be provided in accordance with City Engineering Design Standards;

(k) Fencing:
Maintain around the boundaries of the site other than on street frontage, an appropriate fence not less than 0.8 metres (2.6 feet) in height, designed so as to contain rubbish or debris.

Part E Special Provisions

Section 5

Home Occupations

1. Home occupations as defined in Part B, Section 2, Use Class Definitions shall comply with the following regulations:

   (a) goods may be stored and displayed provided the storage and display of such shall not be exposed to the public view from the street and adjoining property, nor shall involve a change in the appearance of the residence or its accessory buildings;

   (b) no variation from the external appearance and residential character of land or buildings shall be permitted;

   (c) there shall be no mechanical or electrical equipment used which creates noise, or visible and audible interference in radio or television reception;

   (d) the use shall not generate traffic problems within the district;

   (e) signs shall be permitted provided they are no longer than 0.19 square metres (2.0 square feet) in area and attached flush to the principal residence;

   (f) no offensive noise, vibration, smoke, dust, odours, heat or glare shall be produced by the use;

   (g) all permits shall be issued for no longer than a twelve (12) month period, at which time the permit may be renewed at the discretion of Council;

   (h) the permitted use shall only be applicable for the period of time the property is occupied by the applicant for such permitted use;

   (i) all permits issued for home occupations shall expire on December 31st of the year issued and be subject to the condition that the permit may be revoked at any time if, in the opinion of the Council, the use is or has become detrimental to the amenities of the neighbourhood;

   (j) where a person desires to use his home for an office or a consulting room, such activities shall be limited to an individual practice and the number of employees shall not exceed one (1) at any time.

Part E Special Provisions

Section 6

Mobile Home Parks

Mobile home parks shall be subject to mobile home park regulations under The Public Health Act, R.S.S. 1978, Chapter P-37, as amended from time to time. A site to be used for a mobile home park as permitted in this Bylaw shall also comply with the following regulations:

1. Minimum site:

   The design of the mobile home park shall:

   (a) provide access by means of at least two (2) legal accesses;

   (b) provide for proper traffic circulation, taking into account off-site as well as on-site traffic movement;

   (c) provide convenient access to common facilities and services and provide for practical and efficient operation and maintenance of all facilities and common area.

   (d) provide immediately within its boundaries a buffer area having a minimum depth of 7.6 metres (24.9 feet).

2. Streets shall:

   (a) be laid out so as to provide proper access to individual sites, common areas and services;

   (b) be privately owned and maintained and be part of the common area;

   (c) provide convenient circulation by use of properly located minor and collector streets:

      (i) a minor street serves fifty (50) or less sites if one way and 100 or less if two way and is less than 150 metres (492 feet) in length;
      (ii) a collector street serves up to 200 sites and has no length limitation;

   (d) have a minimum turning radius of twelve (12) metres (39.4 feet) if they are designed as cul-de-sacs or dead-end streets;

   (e) be hard-surfaced with the following surfaced widths:
      (i) collectors: 12 metres (39.4 feet)
      (ii) minor streets: 10 metres (32.8 feet)

3. Outdoor lighting in the park, including street lighting, shall be integrated in design and appearance and conform to the existing residential standards.

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4. The park owner, or person in charge of the mobile home park, shall at all times:

   (a) maintain the park and the common buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;

   (b) be responsible for the removal of snow from all common areas, internal streets and walkways.

   (c) be responsible for a park layout sign at entrance which clearly identifies street layout, guest parking and lot location;

5. Parking:

   (a) there shall be minimum of two (2) parking spaces provided on each mobile home site;

   (b) there shall be additional parking provided at a ratio of one (1) space for every two (2) mobile home sites to accommodate visitors:

      (i) visitor parking areas shall be conveniently located for all parts of the park;
      (ii) visitor parking areas shall be hard-surfaced;
      (iii) visitor parking areas shall not be used for storage of boats, trailers, etc.;
      (iv) no on-street parking except on collector streets.

6. Pedestrian access:

   (a) safe, convenient walkways shall be provided for access to individual mobile homes, streets and common areas; such as parks, laundry areas, etc.;

   (b) all walkways shall have a minimum width of 1.2 metres (3.9 feet) and shall be hard-surfaced.

7. Recreation areas:

   (a) all mobile home parks shall provide recreation areas at a ratio of nine (9) square metres (96.9 square feet) per mobile home site;

   (b) recreation areas shall be located so as to be:
      (i) convenient to all park residents;
      (ii) free from public hazards;

   (c) recreation areas shall not be included in areas designated as buffer strips;

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(d) recreation areas shall be developed and properly equipped with recreational orientated equipment;

(e) adequate fencing or screening shall be provided between recreational and other areas;

(f) all areas of the mobile home park not occupied by mobile homes and their additions, internal roads, walkways, driveways or any other developed facility shall be landscaped.

(g) adequate screening in the form of a solid fence 2 metres high (6.6 feet) shall be provided around the perimeter of the site.

8. Common areas:

(a) there shall be no outdoor storage of any furniture, domestic equipment or seasonally used equipment:

(i) adequate covered storage facilities shall be provided either on individual sites or in common storage facilities;

(ii) common storage facilities shall be in a permanent building conveniently located to all park residents;

(b) a storage compound shall be provided for, interalia, large trucks, campers, travel trailers, snowmobiles and boats at a ratio of 18.5 square metres (199 square feet) per mobile home site and shall be screened by solid fencing 2 metres high (6.6 feet).

(c) all service and other common buildings shall be of permanent construction;

(d) adequate screening in the form of landscaping and fencing shall be provided where necessary around service buildings, storage compounds and refuse collection points;

9. Site requirements and spacing:

(a) each mobile home site shall be clearly marked on the ground by permanent stakes, markers or other means and shall be clearly defined with a site number or other address system.

(b) the minimum lot size shall be:

single wide: 12 metres (39.4 feet) in width, 31 metres (101.7 feet) in length;
double wide: 13.5 metres (44.3 feet) in width, 31 metres (101.7 feet) in length:

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(c) there shall be only one (1) mobile home per site;

(d) any permanent addition such as patios or porches or other structural additions;

(i) are considered part of the mobile home unit and require a Building Permit prior to construction;
(ii) may not exceed in area 25% of the mobile home unit;
(iii) shall be constructed so that the result will be of a design similar in finish to the mobile home unit and will harmonize with the exterior of the unit;

(e) mobile homes shall be separated by a minimum distance of 4.5 metres (14.8 feet) and any porch or addition to the mobile home shall be regarded as part of the mobile home in determining this space;

(f) each mobile home shall be set back:

(i) a minimum of 7.5 metres (24.6 feet) from the mobile home park boundary;
(ii) a minimum of three (3) metres (9.8 feet) from any internal access road, parking area or other common area;
(iii) a minimum of 1.5 metres (4.9 feet) from any other mobile home site boundary.

10. Utilities and services:

(a) all mobile home units shall be connected to the municipal sanitary and storm sewer, water supply, natural gas and electric power systems;

(b) all utility lines shall be underground and meet the requirements of the prevailing municipal or provincial regulations regarding such installations;

(c) the park owner shall provide proper garbage containers on each site and/or a screened garbage area shall be provided at a point convenient for collection;

(d) the park owner shall provide fire hydrants where necessary and any other fire protection equipment or facilities as deemed necessary by the Fire Chief.

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Section 7

Motels and Hotels

1. A site for a motel or hotel, where permitted under this Bylaw shall comply with the following special provisions:

   (a) for the purposes of this subsection, a rentable unit means a separate unit used or intended to be used for the temporary dwelling accommodation of one (1) or more persons;

   (b) except in the case of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.5 metres (11.5 feet) of clear and unoccupied surface space shall be provided between each rentable unit and any other building on the site;

   (c) all parts of the site to which vehicles may have access shall be hard surfaced and drained to provide a durable dust-free surface;

   (d) all curb crossing, entrances, exits and drainage shall conform to the City of Lloydminster Engineering design standards.

   (e) the owner, tenant, operator or person in charge of a motel shall at all times:

      (i) maintain an appropriate fence not less than 0.8 metres (2.5 feet) in height around the boundaries of the site other than on street frontage.

2. Canopies shall be a minimum of 3 metres (9.8 feet) from any property line.

Part E Special Provisions

Section 8

Religious Assembly

1. A site to be used for a religious assembly where permitted under this Bylaw, shall comply with the following special provisions:

   (a) the site shall be located on a corner lot or lots or in such a way that it will not adversely affect the adjacent development. In no instances shall the church or assembly hall site be approved in the interior of the block unless at least one (1) of the adjacent developments is other than residential;

   (b) in the case of a manse, rectory, parsonage or other building used for a residence related to the church on the same site, an additional 412 square metres (4,434 square feet) shall be required;

2. Off-street parking facilities shall be provided in accordance with those requirements set out in Part E Section 10.

3. Landscaping shall be in accordance with Part F Section 4.

Part E Special Provisions

Section 9

Service Stations, Major and Minor

1. A site for a service station, where permitted under this Bylaw, shall comply with the following special provisions:

(a) Such site shall be located:

(i) at the intersection of two (2) or more public roadways being a street or avenue, but not including a lane, provided that the site may be located between intersections where there is a service road or a centre dividing strip on the public roadway;
(ii) adjacent to an interchange, either in existence or proposed but not including a rotary or traffic circle;
(iii) as part of a shopping centre.

(b) Site area and coverage:

(i) the minimum site area shall be based on the ratio of 0.6 square metres (6.5 square feet) of open space for each 0.1 square metre (1 square feet) on which buildings are erected;
(ii) the minimum site area and coverage for a gas bar as an independent development shall be determined on the basis of sixty (60) square metres (645.8 square feet) of space not covered by buildings or structures for each fuel pump;
(iii) canopies over pump islands shall be a minimum of 3 metres (9.8 ft.) from any property line;

(c) All parts of the site to which vehicles may have access shall be hand-surfaced and drained to provide a durable, dust-free surface;

(d) All curb crossings, entrances, exits and drainage shall conform to the City of Lloydminster Engineering Design Standards.

(e) Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjoining properties;

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(f) The owner, tenant, operator or person in charge of a service station shall at all times:

(i) be prohibited from the conducting of the business of a parking garage (provided, however, that this shall not prevent the use of garage space available on an authorized service station for storage), or of any business or activity which is obnoxious or offensive, or which may constitute a nuisance or any annoyance to persons occupying lands in the immediate vicinity of the site of a service station by reason of dust, noise, gases, odor, smoke or vibration;

(ii) maintain around the boundaries of the site, other than on street frontage, an appropriate fence not less than 0.8 metres (2.6 feet) in height, designed so as to contain rubbish or debris.

Part E Special Provisions

Section 10

Off-Street Parking And Loading Regulations

1. General regulations:

(a) In any district, when any new development is proposed including a change of use of existing development, or when any existing development is substantially enlarged or increased in capacity provision shall be made for off-street vehicular parking or garage spaces in accordance with the regulations set out in this section.

(b) Where the number of parking spaces is determined by reference to a unit such as the number of seats or floor area, or the like, the next higher number shall be taken where the calculation results in a fractional number of 0.5 or more.

(c) In the case of different uses or mixed uses on the same site, off-street parking facilities shall be determined as the sum of the requirements for the uses computed separately, except in the case of shopping centres exceeding 9,000 square metres (96,878 sq. ft.) off-street parking facilities for one use shall not be considered as providing required facilities for any other use.

(d) Adequate access to and exit from individual parking spaces is to be provided at all times by means of unobstructed maneuvering aisles, except where otherwise indicated in this Bylaw.

(e) All curb crossings, entrances and exits shall conform to the City Engineering Design Standards.

(f) Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the parking area only and not on any adjoining properties.

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2. Parking for the physically disabled:

(a) Parking spaces shall be provided for the physically disabled for all public and quasi-public buildings, buildings designed or intended for use as a place of public assembly, education, recreation or entertainment with or without a charge for admission, buildings designed or intended for a use which includes business or commercial purposes, and transportation terminals or depots.

(b) The minimum number of parking spaces designated for persons with physical disabilities in parking lots shall be as follows:
- (i) where the total number of parking spaces is from 1 to 10, one parking space shall meet the requirements of Subsection 2(c);
- (ii) where the total number of parking spaces is from 11 to 400, two spaces or two percent of the total provided, whichever is greater;
- (iii) where the total number of parking spaces is above 401, eight (8) spaces plus 1 percent of the total spaces provided above 401;
- (iv) where parking is being provided for special facilities for persons with physical disabilities, or for health care institutions, an increased number of parking spaces for the physically disabled may be required at the discretion of City Council;

(c) Parking space dimensions for the physically disabled

Parking spaces for persons with physical disabilities shall be at least 3.66 metres (12 feet) wide and 6 metres (19.6 feet) long. Where two adjacent spaces are planned, and entry can be gained by the car going in forward or reverse, the width of both spaces plus access aisle shall be a minimum of 6 metres (19.6 feet), with the access aisle located between the two spaces. If entry can only be gained by going forward, each space for persons with physical disabilities shall have an access aisle. The access aisles shall be at least 1.2 metres (3.9 feet) wide and preferably be level, but may have a slope for drainage not exceeding 1:50.

3. Size of Spaces and Aisles

(a) Except as provided in clause (b) below, each required off-street parking space shall be a minimum of 2.6 metres (8.5 feet) in width and a minimum of 5.5 metres (18.0 feet) in length, exclusive of access drives or aisles, ramps, columns, or office work areas. Such spaces shall have a vertical clearance of at least 2 metres (6.6 feet). For parallel parking, the length of the parking spaces shall be increased to 7 metres (23.0 feet) except that an end space with an open end shall be a minimum of 5.5 metres (18.0 feet).

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(b) For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under clause (a) above, to a minimum of 4.6 metres (15.1 feet).

(c) Aisles shall be a minimum of 7 metres (23.0 feet) wide for 90 degree parking, 5.5 metres (18.0 feet) wide for 60 degree parking and 3.6 metres (11.8 feet) wide for 45 degree and parallel parking.

(d) Where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided on the site.

(e) Where the use of a parking space is limited on both sides by a wall, column or fence, the unobstructed width from face to face of the obstruction shall be 3 metres (9.8 feet) and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 metres (10.8 feet).

(f) Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 metres (8.9 feet) and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3 metres (9.8 feet).

4. Off-street Parking requirements:

Provision shall be made for off-street vehicular parking or garage spaces for any development in any district defined in this Bylaw, in accordance with the following standards:

Use of Building or Site	Minimum number of parking or garage spaces required
Residential: Single detached, duplex, semi-detached, Row Housing	Two (2) parking or garage spaces per dwelling unit Note: a front yard driveway providing access to a parking space that is not within the front yard is considered as the provision of a second car parking space that is in tandem.

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Apartment buildings and townhouses located in the R3 and R4 zoning districts	One (1) parking space per bachelor dwelling unit 1.75 parking spaces per one (1) bedroom dwelling unit or larger of the total number of parking spaces required, one (1) space per every four (4) dwelling units must be assigned to guest parking, readily available to an entrance of the building to be served, and must be clearly identified as guest parking.
Apartment buildings and townhouses located in the R4A zoning district	1.25 parking spaces per dwelling unit
Apartment buildings and townhouses located in C1 and DC zoning districts	One (1) parking space per dwelling unit
Apartments combined with Commercial	One (1) parking space per dwelling unit
Senior citizens apartments	.5 parking spaces per unit
Lodging houses, fraternity	One (1) per two (2) beds or one (1) per four (4) seats in the dining room, whichever is greater
Daytime child care and group care facilities	1.25 per employee
<u>Commercial:</u>	
Business, administrative and professional offices and banks	3.4 per 100 square metres (3.4 per 1,076 square feet) of gross leasable floor area in the building
Retail shops, personal service shops and equipment and repair shops with a gross leasable floor area of:	
Less than 2,000 square metres (21,527.8 square feet)	2.2 per 100 square metres (2.2 per 1,076 square feet) of gross leasable area in the building
2,000 square metres (21,527.8 square feet) to 9,000 square metres (96,875.2 square feet)	3.2 per 100 square metres (3.2 per 1,076 square feet) of gross leasable area in the building

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9,000 square metres (96,875.2 square feet) or greater	4.3 per 100 square metres (4.3 per 1,076 square feet) of gross leasable area in the building
Eating establishment	One (1) per four (4) seats
Cocktail bars	One (1) per four (4) seats
Beer parlors	One (1) per four (4) seats
Hotels and motels	One (1) per guest room
<u>Recreational:</u>	
Billiard parlors and amusement arcades	2.2 per 100 square metres (2.2 per 1,076 square feet) of gross leasable area in the building
Bowling alleys	(i) 2.5 spaces per alley, and; (ii) five (5) spaces for staff, and; (iii) one (1) space per ten (10) seating spaces for spectators
Curling rinks	(i) four (4) spaces per curling sheet of ice, and; (ii) five (5) spaces for staff, and; (iii) one (1) space for ten (10) seating for spectators
Racquet sport facilities	Four (4) spaces per court
<u>Auditoriums:</u>	
Public assembly auditoriums including theatres, convention halls, gymnasiums, racetracks, exhibition halls, union halls, lodge halls, private clubs, public libraries and cultural exhibits, ball parks and other sports arenas or amusement places, community halls, community centres, and community league buildings operated by a citizens organization	One (1) per 10 seating space or one (1) per 10 square metres (108 square feet) used by the public, whichever is greater
Churches	One (1) per ten (10 seating spaces
Funeral homes	One (1) per twenty (20) seating spaces

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Schools:	
Public or private elementary and junior high schools	One (1) space for each classroom plus one (1) space per nine (9) square metres (1 per 96.8 square feet) used for assembly if school includes auditorium or gymnasium
Public or private senior high schools which do not include an auditorium, gymnasium or swimming pool	One (1) space for each classroom plus one (1) space for every 33 students.
Public or private senior high schools which do include an auditorium, gymnasium or swimming pool, either (i), (ii) or (iii) shall apply, whichever is greater	(i) one (1) space for each classroom plus one (1) space for every 33 students; or, (ii) one (1) space per 2.5 seating spaces used for assembly in an auditorium, gymnasium or swimming pool; or, (iii) 1.1 space per 2.5 square metres (1 per 27 square feet) used for assembly in an auditorium, gymnasium or swimming pool. whichever is greater
Colleges, universities, business or commercial or technical schools	One (1) per ten (10 seats plus auditorium requirements where applicable
Hospitals and Similar Uses:	
Hospitals, sanitariums, convalescent homes or similar uses	1.1 per 100 square metres (1.1 per 1,076 square feet) of gross floor area
Homes for the Aged (individual unit projects)	One (1) per four (4) units
Homes for the Aged (lodge-type accommodation)	1.1 per 100 square metres (1.1 per 1,076 square feet) of gross floor area
Industrial:	
Manufacturing and industrial plants, warehousing, wholesale and storage buildings and yards, servicing and repair establishments, research laboratories and public utility buildings	Two (2) per 100 square metres (2 per 1,076 square feet) of gross floor area

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5. Off-street Loading requirements

Use of Building or Site	Minimum number of loading bays required
All uses in commercial and Industrial Districts	One (1) space for each loading door with a minimum of one (1) space to be provided

6. Location of Loading and Unloading Space

All loading and unloading spaces shall be located on the site so that all materials and commodities loaded or unloaded can be easily collected or distributed within the site, to and from all tenants or occupants. Access shall be so arranged that no backing or turning movements of vehicles going to or from the site causes interference with traffic on the adjoining or abutting public roadways, lanes, sidewalks or boulevards.

7. Size of Loading and Unloading Spaces

Loading and unloading spaces shall be of adequate size and with adequate access, to accommodate the types of vehicles which will be loading and unloading, without those vehicles projecting into a public roadway. In no case shall the space be less than 28 square metres (301 square feet), or less than 3 metres (9.8 feet wide, or have less than 3.7 metres (12.0 feet) overhead clearance.

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SECTION 11

Airport Protection Overlay

1. Application

This overlay applies to all lands covered by the Lloydminster Airport Vicinity Protection area as shown on:

(a) Map 1 - Schedule B - Airport Vicinity Protection Area Land Use Districts

(b) Map 2 - Schedule C - Airport Vicinity Protection Area Height Limitations

2. (a) Applications to develop any building, metallic fence, sign, overhead line, mast, tower, or similar development will be analyzed on an individual basis and may be refused, notwithstanding that a use is listed as permitted, if it is deemed that such use will interfere with the operation of electronic equipment.

(b) Applications which include vehicular parking facilities, heavy electrical equipment, electric welding, or high tension power lines will be analyzed on an individual basis and may be refused, notwithstanding that a use is listed as permitted if it is deemed that such use will result in electronic interference effects.

3. The Development Officer shall refer an application for a Development Permit to Transport Canada if the proposed development is within the Protection Area and consists of:

(a) A plant for the manufacture of products from petroleum, natural gas or hydrocarbons derived from oil sands, chemical or allied products, pulp or paper products, fertilizer or animal by-products;

(b) A plant for primary metal production, metal processing, the processing of wood or wood products, the processing of coal, the processing of natural gas, or its derivatives, the manufacture of asphalt or ready-mixed concrete, gravel crushing or meat packing;

(c) A public incinerator;

(d) A sewage treatment plant, sewage disposal plant, sewage lagoon, or water reservoir;

(e) A seed cleaning plant or feed mill plant;

Part E Special Provisions

(f) A thermal electric power generating plant or steam generating plant;

(g) A use that includes an electronic device, apparatus, equipment or other thing that

(i) is operated for industrial, scientific, medical or similar purposes; and
(ii) produces and utilizes radio frequency energy in its operations but is not used for radio communication;

(h) A use that will or will likely result in:

(i) emissions of steam or smoke;
(ii) accumulation of any material or waste edible by or attractive to birds, or
(iii) the use of extensive exterior lighting.

Part E Zoning Districts

*Section 12

Amusement Establishments, Indoors

1. In consideration of any proposed indoor establishment the Development Officer shall:

   (i) cause a notice to be sent by ordinary mail to all assessed property owners within thirty (30) metres of the site and to those assessed property owners who in the opinion of the Development Officer may be affected, not less than seven (7) days prior to the date of consideration of the application; and may,

   (ii) direct the applicant to post, in a conspicuous place on the site of the proposed development not less than seven (7) days prior to the date of consideration of the application by Council; and/or

   (iii) cause a similar notice to be published in a newspaper circulating in the municipal area, at the expense of the applicant.

2. Upon review of an application for an indoor amusement establishment, Council shall consider whether or not the development would be suitable for the location taking into account the following factors:

   (a) potential vehicle and pedestrian traffic generation;

   (b) proximity to schools;

   (c) residential uses;

   (d) other adjacent land uses where the proposed use may interfere, create a nuisance, become offensive, objectionable and thereby in the opinion of Council become detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity of the proposed development.

* Amended - Bylaw #17-88

Part F Zoning Districts

Section 1

Zoning Districts

1. For the purpose of this Bylaw, the City of Lloydminster is divided into the following districts which are hereby created:

A - Agricultural

RR - Residential Reserve

IR - Industrial Reserve

I - Institutional

PR - Parks and Recreation

R1 - Single Detached Residential

R1A - Mobile Home Residential

R1B - Special Residential

R1Z - Zero Lot Line

R2 - Duplex and Semi-detached Residential

R3 - Low Density Residential

R4 - Medium Density Residential

R4A - Medium Density Residential

C1 - Multi-purpose Commercial

C2 - Highway Commercial

C3 - Neighbourhood Commercial

C4 - Shopping Centre Commercial

*C5 - Service Commercial

IB - Industrial Business

M1 - Light Industrial

M2 - Heavy Industrial

DC1 - Direct Control

* Amended - Bylaw #30-88

Part F Zoning Districts

2. The boundaries of the districts listed in subsection 1 are as delineated on the Zoning Map, Schedule D.

3. Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

Rule 1 - Where a boundary is shown as following a street, lane, stream or railway, it shall be deemed to follow the centre line thereof.

Rule 2 - Where a boundary is shown as approximately following the City limits, it shall be deemed to follow the City limits.

Rule 3 - Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 4 - In circumstances not covered by rules 1 to 3, the location of the district boundary shall be determined;
(a) where the dimensions are set out on the Zoning Map, by the dimensions so set out; or,
(b) where no dimensions are set out on the Zoning Map with respect to such boundary, by measurement of and use of the scale shown on the Zoning Map.

4. Where the application of the above rules does not determine the exact location of the boundary of a district, the Council, either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.

5. After the Council has fixed the district boundary pursuant to the provisions of subsection (2), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.

6. The Council shall maintain a record of its decisions with respect to district boundaries or portions thereof fixed by it.

Part F Zoning Districts

Section 2

General Regulations

The following regulations are applicable to all districts:

1. No private development will be allowed on utility easements unless specifically approved by the City and the company under which the utility easement is held;

2. Notwithstanding anything elsewhere contained in this Bylaw, a person using a corner site in any district shall comply with all the restrictions, limitations and conditions relating to visibility approaching road intersections as established by Council.

3. Except for Duplex, Semi-detached and Single detached dwelling developments, all driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

4. Curb cutting, driveways and location of driveways and site drainage shall conform to the City Engineering Design Standards;

5. The height limitations of this Bylaw shall not apply to church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, sky-lights, parapets, chimneys, mechanical penthouses, essential public services and utilities, excepting in the APO (Airport Protecting Overlay) area.

6. Where a temporary accessory building is necessary for offices or for the storage of tools or material for use in connection with the construction of the principal building on a lot in any zone, the accessory building may be erected on the lot before the erection of the principal building provided that a building permit has been issued for the principal building and further, provided that such temporary accessory building shall be used only for the purpose of storage or office. When the principal building is ready for occupancy, the temporary accessory building shall be removed unless it meets the requirements of an accessory building and any other provision of the Bylaw.

7. Fish ponds, ornaments, flagpoles or permitted signs are permitted in any yard.

8. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the safe operation of any vehicular traffic;

9. No permanent garbage receptacles shall be permitted in any front yards or boulevards.

Part F Zoning Districts

Section 2

*10. Where in any district excepting C2-Commercial, C5-Service Commercial, IB-Industrial Business and M1-Light Industrial, where a lot has more than one (1) frontage, the front yard requirements for that zone shall apply to only one (1) front lot line. In C2-Commercial, C5-Service Commercial, IB-Industrial Business, and M1-Light Industrial districts, the property is required to provide a minimum of 9.1 metres (29.8 feet) yard clearance on both ends of the property where such property fronts upon two (2) Streets or Avenues;"

* Amended - Bylaw #19-89

Part F Zoning Districts

Section 3

Satellite Dishes

1. The installation and operation of a satellite dish and its supporting structure is permitted in all districts provided:

   (a) such structures shall not be located in any front or side yard and in the case of corner sites in any portion of the rear yard which is within 3 metres (9.8 feet) of the side property line adjacent to a flanking street.

   (b) if freestanding, shall not exceed a height of 5 metres (16.4 feet) above grade level;

   (c) in residential districts R1, R1A, R1B, R1Z, R2, it shall not be attached to the roof of the principal or accessory building;

   (d) if attached to a principal building in the R3, R4 and R4A districts, institutional, commercial or industrial districts, satellite dishes shall not exceed a height of 5 metres (16 feet) above the lowest elevation of the roof surface of a flat roof or the decking of a mansard roof or the eaves of a gable, hip or gambried roof;

   (e) if attached to or erected upon an accessory building in the R3, R4 and R4A residential, commercial or industrial districts, satellite dishes shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

Part F Zoning Districts

Section 4

Landscaping

1. Where landscaping is required for development, either as a condition of approval or in compliance with the regulations contained within this Bylaw the following shall apply:

   (a) each landscaping plan shall specify the species, size and location of all planting and plant material proposed;

   (b) all planting material shall be hardy to the Lloydminster region and to the location on the site where they are planted;

   (c) trees shall be planted at a minimum ratio of one tree per 45 square metres (484 square feet) of landscaping area;

   (d) at least one-third of all trees planted shall be coniferous;

   (e) all deciduous trees shall have a minimum calliper of 63 millimeters (2.5 inches) and all coniferous trees shall have a minimum height of 2 metres (6.6 feet). Shrubs shall be a minimum height or spread of 0.6 metres (2 feet).

   (f) the landscaping plan shall be submitted and approved by the Development Officer prior to the commencement of any work on the subject property;

   (g) the owner of the property, or his successors or assignees shall be responsible for landscaping and proper maintenance. As a condition of approval, the applicant shall provide an Irrevocable Letter of Credit in the amount of 125% of the estimated landscaping costs, the condition of security being that if landscaping is not completed in accordance with this Bylaw and the submitted landscaping plan within one growing season after completion of the development, then the amount fixed in the letter of credit shall be paid to the City, for its use absolutely.

   (h) where parking areas and driveways are required to be paved, the owner of the property, or his successors or assignees shall provide an Irrevocable Letter of Credit in the amount of 125% of the estimated paving costs, the condition of security being that if the paving is not completed in accordance with this Bylaw and the submitted site plans within one year of commencement of construction, then the amount fixed in the letter of credit shall be paid to the City, for its use absolutely.

Part F Zoning Districts

Section 5

Historical and Archaeological Sites

Historical and archaeological sites identified pursuant to The Alberta Historical Resources Act, R.S.A. 1980, Chapter H-8 and Saskatchewan Heritage Property Act, S.S. 1978, Chapter H-2.2 shall be protected in accordance with guidelines established therein.

Part G Zoning Districts Regulations

Section 1

A Agricultural

1. Uses

Permitted	Discretionary
Essential utility services	Billboards
Farming	Greenhouse and plant nurseries
Buildings and uses accessory to permitted and discretionary uses.	Home occupations
	Kennels
	Major impact utility services
	Minor impact utility services
	Mobile homes
	Natural resource development
	Outdoor participant recreation services
	Single detached dwelling
	Spectator sports establishments
	Tourist campsites
	Veterinary services, major

2. Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

(a) minimum yard requirements:

the minimum building setback in this district shall be forty (40) metres (131.2 feet) from any lot line.

(b) maximum height:

the maximum height of all buildings shall not exceed 10.5 metres (34.4) feet.

4. Home occupations shall be in accordance with Part E, Section 5.

5. Billboards shall be accordance with the Sign Bylaw No. 34-86, as amended from time to time.

6. Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 10.

Part G Zoning Districts Regulations

Section 2

IR Industrial Reserve

Uses

Permitted	Discretionary
Essential utility services	Auctioneering establishments
Farming	Billboards
Buildings and uses accessory to permitted and discretionary uses	Greenhouses and plant nurseries
	Home occupations
	Industrial storage
	Kennels
	Major impact utility services
	Minor impact utility services
	Mobile homes
	Natural resource development
	Outdoor participant recreation services
	Single detached dwellings
	Spectator sports establishments

2. Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

3. Development regulations for permitted and discretionary uses:

   (a) minimum yard requirements:

   the minimum building setback shall be forty (40) metres (131.2 feet).

   (b) maximum height of all buildings shall not exceed 10.5 metres (34.4 feet).

   (c) minimum leasable area 2.0 ha (4.9 acres).

Part G Zoning Districts Regulations

4. Home occupations shall be in accordance with Part E, Section 5 Special Provisions.

5. Billboards shall be in accordance with the Sign Bylaw 34-86, as amended from time to time.

6. Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 10.

Part G Zoning Districts Regulations

Section 3

RR Residential Reserve

1. Uses:

Permitted	Discretionary
Essential utility services	Billboards
Farming	Greenhouses and plant nurseries
Buildings and uses accessory to permitted and discretionary uses	Home occupations
	Minor impact utility services
	Mobile homes
	Natural resource development
	Outdoor amusement establishments
	Outdoor participant recreation services
	Single detached dwellings
	Spectator sports establishments
	Tourist campsites

2. Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

3. Development regulations for permitted and discretionary uses:

   (a) minimum yard requirements:

   the minimum building setback shall be forty (40) metres (131.2 feet).

   (b) maximum height of all buildings shall not exceed 10.5 metres (34.4 feet).

   (c) minimum leasable area 1.0 ha (2.5 acres).

Part G Zoning Districts Regulations

4. Home occupations shall be in accordance with Part E, Section 5, Special Provisions.

5. Billboards shall be in accordance with the Sign Bylaw 34-86, as amended from time to time.

6. Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 10.

Part G Zoning Districts Regulations

Section 4

I Institutional

1. Uses:

Permitted	Discretionary
Ambulance stations	Amusement establishments, outdoor
Assembly halls	Carnivals
Daytime child care services	Cemeteries
Essential utility services	Exhibition and convention facilities
Extended medical treatment services	Minor impact utility services
Government services	Participant recreation services, indoor
Protective and emergency services	Participant recreation services, outdoor
Public education services	Private clubs
Public Libraries and cultural exhibits	Spectator entertainment establishments
Public parks	Spectator sports establishments
Religious assembly	
Senior citizen apartments	
Buildings & uses accessory to permitted and discretionary uses	

2. Site requirements for permitted and discretionary uses
   (a) minimum site area:
   minimum site area shall be 500 square metres (5,382 square feet);

Part G Zoning Districts Regulations

(b) minimum yard requirements:
front yards - a minimum of 7.6 metres (24.9 feet)
side yards - a minimum of 3.0 metres (9.8 feet) or one-half the height of the building, whichever is greater
rear yards - a minimum of 7.6 metres (24.9 feet);

(c) maximum height:
the maximum height of buildings shall not exceed 26.0 metres (85.3 feet).

(d) site coverage:
the maximum area of land which may be built upon shall be 50% of the total site area.

3. Religious assembly shall conform to those regulations set out in Part E, Section 8, Special Provisions.

4. Off-street parking shall be in accordance with those applicable regulations set out in Part E, Section 10.

5. All undeveloped area shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 5

PR Parks and Recreation

1. Uses:

Permitted	Discretionary
Essential utility services	Amusement establishments, indoor
Exhibition and convention facilities	Amusement establishments, outdoor
Participant recreation services indoor	Assembly halls
Participant recreation services outdoor	Billboards
Public park	Carnivals
Spectator sports establishments	Cemeteries
Buildings and uses accessory to permitted and discretionary uses	Eating and drinking establishments, major
	Eating and drinking establishments, minor
	Government services
	Greenhouses and plant nurseries
	Minor impact utility service
	Private clubs
	Protective and emergency services
	Public education services
	Public libraries and cultural exhibits
	Spectator entertainment establishments
	Tourist campsites

Part G Zoning Districts Regulations

2. Site requirements for permitted and discretionary uses:

   (a) minimum site area:
   minimum site area shall be 1,2220 square metres (13,132 square feet).

   (b) minimum yard requirements:
   front yards - 7.6 metres (24.9 feet)
   side yards - 3.0 metres (9.8 feet) or one half the height of the building whichever is greater
   rear yards - 7.6 metres (24.9 feet)

   (c) the maximum height shall be 20 metres (65.6 feet).

   (d) minor and major eating and drinking establishments shall only be permitted as an accessory use to permitted uses.

3. Billboards shall be in accordance with the Sign Bylaw 34-86 as amended from time to time.

4. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

5. All undeveloped areas shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 6

General Regulations for Residential Districts

1. Accessory buildings, structures and uses are permitted and may include storage sheds, private garages and carports, greenhouses or other similar uses or buildings provided the following requirements are met:

   (a) accessory buildings and uses shall be located in the rear or side yard and shall have a minimum side and rear yard clearance of 0.9 metres (3 feet) provided that overhanging eaves shall not be less than 0.6 (2 feet) from any lot line;

   (b) an accessory building attached to the principal building shall be considered as part of the principal building and is subject to the same yard requirements as the principal building;

   (c) all garages and carports shall have a minimum setback of 6 metres (19.7 feet) from the property line to the doors of the garage or entrance to the carport;

   (d) the distance from garage doors or front of carport to the property line shall not be less than the required front yard of the main building.

   (e) the maximum height of an accessory building or structure shall not exceed 5 metres (16.4 feet);

2. Swimming pools are permitted in all residential districts provided that:

   (a) no part of a pool shall be located closer to any side or front lot line than the minimum distance required for the principal building; the minimum rear yard clearance is 1.5 metres (4.9 feet);

Part G Zoning Districts Regulations

(b) pools shall require the approval of the City Engineer regarding filter discharge and drainage;

(i) all swimming pools must be enclosed by a non-climbable fence not less than 1.8 metres (5.9 feet) in height either around the pool area or perimeter of the lot and shall include a security gate;

(ii) all swimming pools shall meet the minimum standards of the applicable Provincial regulations regarding swimming pools;

(iii) there shall be no mechanical or electrical equipment used which would interfere with the enjoyment of adjacent properties;

3. No fence, wall, hedge, or any combination thereof shall be constructed on a site in a residential district that is higher, measured from the average ground level, 0.3 metres (1.0 feet) back of the property line on whichever side of the fence the ground level is lower, than:

(a) 2 metres (6.6 feet) for the portion of the fence wall or hedge that does not extend beyond the foremost portion of the principal building on the site, providing the Development Officer may allow a fence to be erected up to 2.5 metres (8.2 feet) in height upon the written consent of the owner of the property adjacent to such a fence;

(b) 1 metre (3.3 feet) for the portion of the fence, wall or hedge that does extend beyond the foremost portion of the principal building on the site, provided that the Development Officer may allow a fence to be erected to no more than 2 metres (6.6 feet) in height if, in his opinion, it will not prejudice the amenities of the district;

4. Projections over yards

(a) The following features may project into a required front yard:

(i) eaves, gutters, sills, bay windows, canopies, chimneys and fire escapes may project a maximum of 0.6 metres (2 feet).

(ii) steps, unenclosed decks and balconies may project a maximum of 2 metres (6.6 feet);

Part G Zoning Districts Regulations

(b) The following features may project into a required side yard:

(i) eaves, gutters and sills may project a maximum of 0.6 metres (2 feet);

(ii) in side yards not required for vehicular access: bay windows, unenclosed balconies, chimneys, decks, fire escapes and steps may project a maximum of 0.6 metres (2 feet).

(c) The following features may project into a required rear yard:

(i) eaves, gutters, sills, bay windows, fire escapes and chimneys may project a maximum of 1.5 metres (4.9 feet);

(ii) unenclosed balconies, decks, and steps may project a maximum of 3.6 metres (11.8 feet);

(d) Notwithstanding any requirements of this section, no projections shall be allowed into a yard required to be used as a parking space, vehicle loading and unloading space, driveway or any maneuvering space for a vehicle;

5. Through lots

When a lot has more than one frontage the front yard requirement shall apply to only one front lot line;

6. Except for Duplex, Semi-detached and Single detached dwelling developments, all driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

7. Curb cutting, driveways and locations of driveways and site drainage shall conform to the City Engineering Design Standards.

8. All required landscaping shall be in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 7

R1 Single Detached Residential

1. Uses

Permitted	Discretionary
Essential utility services	Ambulance stations
Single detached dwellings	Boarding and lodging houses
Buildings and uses accessory to permitted & discretionary uses	Daytime child care service
	Duplex dwelling
	Group care homes
	Homes occupations
	Religious assembly
	Semi-detached dwellings
	Senior citizens apartments
	Temporary sales centre

2. Density

(a) The maximum density for senior citizens apartments shall be 37 units per hectare (15 units per acre).

3. Site requirements

(a) Minimum lot sizes for permitted uses

Use	Width	Length
Essential utility services	no minimum lot size	
Single detached dwellings rectangular lots and non rectangular lots	10 metres (32.8 ft.)	34 metres (111.5 ft.)
Corner lots	12 metres (39.4 ft.)	34 metres (111.5 ft.)

Part G Zoning Districts Regulations

(b) Minimum lot sizes for discretionary uses

Use	Minimum lot sizes
Duplex dwelling	As per R2 (Residential District) regulations
Religious assembly	As per I (Institutional District) regulations
Semi-detached dwellings	As per R2 (Residential District) regulations
Senior citizens apartments	As per I (Institutional District) regulations

(c) Minimum yard clearances - principal buildings

Use	Front	Side	Rear
(1) Essential utility services and single detached dwellings 1 & 1-1.2 storey	6.0 metres (19.7 ft.)	1.2 metres (3.9 ft.)	7.6 metres (24.9 ft.)
2 & 2-1/2 storey	6.0 metres (19.7 ft.)	1.8 metres 5.9 ft.)	7.6 metres (24.9 ft.)
(2) Corner lots	Front	Side on a flanking Street	Rear
	7.6 metres (24.9 ft.)	3.6 metres (11.8 ft.)	4.5 metres (14.8 ft.)

Part G Zoning Districts Regulations

(3) Discretionary uses

Duplex dwelling	As per R2 (Residential District) regulations
Religious assembly	As per I (Institutional District) regulations
Semi detached dwellings	As per R2 (Residential District) regulations
Senior citizens apartments	As per I (Institutional District) regulations

(4) On lots without lane access a side yard clearance of 3 m (9.8 ft.) is required for vehicular access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicular access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (9 ft.) and a height of 2.1 m (7 ft.) is required.

(5) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

(d) Maximum Height

Principal buildings - 10.5 m (34.4 ft.) or 2 1/2 storeys.

(e) Site coverage

The maximum area of land which may be built upon shall be 40% of the site area.

4. Additional regulations for discretionary uses

(a) ambulance stations shall be in accordance with those regulations as set out in Part E, Section 1.

(b) daytime child care and group care homes shall conform with those regulations set out in Part E, Section 2.

(c) home occupations shall be in accordance with those regulations set out in Part E, Section 5.

(d) religious assembly shall be in accordance with those regulations set out in Part E, Section 8.

5. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 8

R1A Mobile Home Residential

1. Uses

Permitted	Discretionary
Essential utility services	Ambulance stations
Mobile homes	Daytime child care services
Single detached dwellings	Duplex dwelling
Buildings and uses accessory to permitted & discretionary uses	Group care homes
	Home occupations
	Mobile home park
	Semi-detached dwelling
	Temporary sales centre

2. Site requirements

(a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Mobile homes & single detached dwellings rectangular lots & non rectangular lots	10 metres (32.8 ft.)	34 metres (111.5 ft.)
Corner lots	12 metres (39.4 ft.)	34 metres (111.5 ft.)

(b) Minimum lot sizes for discretionary uses

Use	Minimum lot size
Duplex dwelling	As per R2 (Residential District) regulations
Mobile home park	As per Part E, Section 6.
Semi detached dwelling	As per R2 (Residential District) regulations

Part G Zoning Districts Regulations

(c) Minimum yard clearances - principal buildings

(1) Use	Front	Side	Rear
Essential utility services & mobile homes & single detached dwellings 1 & 1 1/2 storey	6 metres (19.7 ft.)	1.2 metres (3.9 ft.)	7.6 metres (24.9 ft.)
2 & 2 1/2 storey	6 metres (19.7 ft.)	1.8 metres (5.9 ft.)	7.6 metres (24.9 ft.)
(2) Corner lots		on a flanking street	
	7.6 metres (24.9 ft.)	3.6 metres (11.8 ft.)	4.5 metres (14.8 ft.)

(3) Discretionary uses

Duplex dwelling	As per R2 (Residential District) regulations
Mobile home park	As per Part E, Section 6
Semi detached dwelling	As per R2 (Residential District) regulations

(4) On lots without lane access a side yard clearance of 3m (9.8 ft.) is required for vehicular access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicular access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (9 ft.) and a height of 2.1 m (7 ft.) is required.

(5) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

(d) Foundation

(i) a foundation shall be provided capable of supporting the maximum anticipated load of the mobile home in all seasons without settlement or movement;
(ii) the foundation shall be permanent and the mobile home shall be securely attached to the foundation.

Part G Zoning Districts Regulations

(e) Skirting

The undercarriage of each mobile home shall be completely screened from view by the foundation, skirting or other means that is of a manufactured or similar type to harmonize with the unit. This skirting shall permit the circulation of air beneath the unit;

(f) Accessory buildings or additions for mobile homes

(i) an addition to a mobile home shall not have a site coverage greater than 50% of the site coverage of the original mobile home unit;
(ii) all accessory buildings, additions, porches, garages or other structural additions shall be equivalent quality and appearance to the mobile home unit and shall harmonize with the exterior of the unit;
(iii) additions shall have a foundation and skirting equivalent to that of the mobile home unit.

(g) Maximum height

Principal building - 10.5 m (34.4 ft.) or 2 1/2 storeys

(h) Site coverage

The maximum area of land which may be built upon shall be 40% of the site area.

3. Additional regulations for discretionary uses

(a) Ambulance stations shall be in accordance with those regulations as set out in Part E, Section 1.
(b) Daytime child care and group care homes shall conform with those regulations set out in Part E, Section 2.
(c) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.
(d) Mobile home parks shall be in accordance with those regulations set out in Part E, Section 6.

4. Off-street Parking

Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 9

R1B Special Residential

The purpose of this district is to provide for future road widening.

1. Uses

Permitted	Discretionary
Essential Utility services	Ambulance stations
Single detached dwellings	Boarding and lodging houses
Buildings and uses accessory to permitted & discretionary uses	Daytime child care service
	Duplex dwelling
	Group care homes
	Home occupations
	Religious assembly
	Semi-detached dwellings
	Senior citizens apartments
	Temporary sales centre

2. Sire requirements

(a) All the requirements of the R1 Single Detached Residential District shall apply, with the exception that the minimum front yard setback shall be 18.2 metres (59.7 feet).

Part G Zoning Districts Regulations

Section 10

R1Z Zero Lot Line Residential

1. Uses

Permitted	Discretionary
Essential utility service	Boarding and lodging houses
Single detached dwelling	Daytime child care services
Buildings and uses accessory to permitted & discretionary uses	Duplex dwelling
	Group care homes
	Home occupations
	Semi-detached dwelling
	Temporary sales centre

2. Site requirements

(a) Minimum lot sizes for permitted uses

Use	Width	Length
Essential utility services	no minimum lot size	
single detached dwellings rectangular lots and non rectangular lots	10 metres (32.8 ft.)	34 metres (111.5 ft.)
Corner lots	12 metres (39.4 ft.)	34 metres (111.5 ft.)

(b) Minimum lot sizes for discretionary uses

Use	Minimum lot sizes
Duplex dwelling	As per R2 (Residential District) regulations
Semi-detached dwellings	As per R2 (Residential District) regulations

Part G Zoning Districts Regulations

(c) Minimum yard clearances - principal buildings

Use		Front	One side	Rear
(1)	All uses 1, 1 1/2, 2 & 2 1/2 storey	6 metres (19.7 ft.)	3 metres (9.9 ft.)	7.6 metres (24.9 ft.)
(2)	Corner lots	7.6 metres (24.9 ft.)	on a flanking street 3.6 metres (11.8 ft.)	4.5 metres (14.8 ft.)

(3) There shall be no side yard required on one side provided:

(a) the owners of the adjacent lot grants a 2.4 metre (8 feet) private maintenance easement except on a corner where it may be 1.5 metres (4.9 feet);
(b) the maintenance easement is registered against the title of the side proposed for development and the adjacent site;
(c) no building or other structure may be located on or over a maintenance easement except for overhanging eaves a minimum of 2.4 metres (8 feet) above grade, encroaching footings and accessory buildings provided they are located 4.5 m (14.7 ft.) behind the principal building.
(d) all roof drainage from the dwelling shall be directed onto the proposed site by eavestroughs and down spouts;
(e) there are no windows or doors on the side of the dwelling abutting the zero lot line.

(4) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

(d) Maximum height

Principal buildings - 10.5 m (34.4 ft.) or 2 1/2 storeys.

(e) Site coverage

The maximum area of land which may be built upon shall be 40% of the site area.

3. Additional regulations for discretionary uses

(a) Daytime child care and group care home shall conform with those regulations set out in Part E, Section 2.

(b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

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4. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

5. Rezoning requirements

Council shall not consider an application to rezone land to R1Z District unless a plan has been submitted by the applicant indicating all zero lot maintenance easements, and an agreement as to the zero lot line maintenance easements to be registered as a caveat against the lots.

Part G Zoning Districts Regulations

Section 11

R2 Duplex and Semi-detached Residential

1. Uses

Permitted	Discretionary
Duplex dwelling	Ambulance stations
Essential utility services	Boarding and lodging houses
Semi-detached dwelling	Daytime child care service
Single detached dwelling	Group care homes
Buildings and uses accessory to permitted & discretionary uses	Home occupations
	Religious assembly
	Senior citizens apartments
	Temporary sales centre

2. Density

(a) The maximum density for senior citizens apartments shall be 37 units per hectare (15 units per acre).

3. Site Requirements

(a) Minimum lot sizes for permitted uses

Use	Width	Length
Essential utility services	No minimum lot size	
Duplex dwelling	17 metres (55.8 ft.)	34 metres (111.5 ft.)
Semi-detached	8.5 metres (27.9 ft.) per dwelling unit	34 metres 111.5 ft.)
Single detached dwelling	As per R1 (Residential District) regulations	

Part G Zoning Districts Regulations

(b) Minimum lot sizes for discretionary uses

Use	Minimum lot sizes
Religious assembly	As per I (Institutional District) regulations
Senior citizens apartments	As per I (Institutional District) regulations

(c) Minimum yard clearances - principal buildings

Use		Front	Side	Rear
(1)	Duplex dwelling	6 metres (19.7 ft.)	1.8 metres (5.9 ft.)	7.6 metres (24.9 ft.)
(2)	Essential utility services	As per R1 (Residential District) regulations		
(3)	Semi-detached dwelling			
	1 & 1 1/2 storey	6 metres (19.7 ft.)	1.2 metres (3.9 ft.)	7.6 metres (24.9 ft.)
	2 & 2 1/2 storey	6 metres (19.7 ft.)	1.8 metres (5.9 ft.)	7.6 metres (24.9 ft.)
(4)	Single detached dwelling	As per R1 (Residential District) regulations		
(5)	Corner lots		on a flanking street	
		7.6 metres (24.9 ft.)	3.6 metres (11.8 ft.)	4.5 metres 14.8 ft.)
(6)	Discretionary uses			
	Religious assembly	As per I (Institutional District) regulations		
	Senior citizens apartments	As per I (Institutional District) regulations		

(7) On lots without lane access a side yard clearance of 3 m (9.8 ft.) is required for vehicular access for each dwelling unit. This may be reduced to the minimum side yard clearance providing vehicular access to the rear yard is provided. In the case of an attached garage, a rear door with a minimum width of 2.7 m (9 ft.) and a height of 2.1 m (7 ft.) is required.

(8) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

(d) Maximum height

Principal buildings - 10.5 m (34.4 ft.) or 2 1/2 storeys.

(e) Site coverage

The maximum area of land which may be built upon shall be 40% of the site area.

4. Additional regulations for discretionary uses

(a) Ambulance stations shall be in accordance with those regulations as set out in Part E, Section 1.

(b) Daytime child care and group care homes shall conform with those regulations set out in Part E, Section 2.

(c) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

(d) Religious assembly shall be in accordance with those regulations set out in Part E, Section 8.

5. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 12

R3 Low Density Residential

1. Uses

Permitted	Discretionary
Duplex dwelling	Ambulance stations
Essential utility services	Boarding and lodging houses
Row house dwelling	Daytime child care service
Semi-detached dwelling	Group care facility
Town house dwelling	Home occupations
Buildings and uses accessory to permitted & discretionary uses	Religious assembly
	Senior citizens apartments
	Single detached dwelling
	Temporary sales centre

2. Density

(a) The maximum density for terraced or row housing, townhousing and senior citizens apartments shall be 37 units per hectare (15 units per acre).

3. Site requirements

(a) Minimum lot sizes for permitted uses

Use	
Duplex dwelling	As per R2 (Residential District) regulations
Essential utility services	No minimum lot size
Row house dwelling	No minimum lot size
Semi-detached dwelling	As per R2 (Residential District) regulations
Town house dwelling	No minimum lot size

Part G Zoning Districts Regulations

(b) Minimum lot sizes for discretionary uses

Use	Minimum lot sizes
Religious assembly	As per I (Institutional District) regulations
Senior citizens apartments	As per I (Institutional District) regulations
Single detached dwelling	As per R1 (Residential District) regulations

(c) Minimum yard clearances - principal buildings

(1)

Use	Front	Side	Rear
Duplex dwelling	As per R2 (Residential District) regulations		
Essential utility services	As per R1 (Residential District) regulations		
Row house dwelling	7.6 metres (24.9 ft.)	1.8 metres (5.9 ft.)	7.6 metres (24.9 ft.)
Semi-detached dwelling	As per R2 (Residential District) regulations		
Town house dwelling	7.6 metres (24.9 ft.)	1.8 metres (5.9 ft.)	7.6 metres (24.9 ft.)

(2) On corner lots the minimum side yard clearance on the flanking street shall be 3.6 metres (11.8 ft.).

(3) Discretionary uses

Religious assembly	As per I (Institutional District) regulations
Senior citizens	As per I (Institutional District) regulations
Single detached dwelling	As per R1 (Residential District) regulations

(4) Where two (2) or more buildings are on one site there shall be a minimum separation space of 3.6 metres (11.8 feet).

(5) Accessory buildings, structures and uses shall be subject to those regulations set out in Part G, Section 6.

(d) Landscaping

All undeveloped areas shall be landscaped in accordance with Part F, Section 4 and may be combined hard and soft landscaping.

(e) Maximum height

Principal building - 10.5 m (34.4 ft.) or 2 1/2 storeys.

(f) Site coverage

The maximum area of land which may be built upon shall be a total of 40% of the site area.

4. Additional regulations for discretionary uses

(a) Ambulance stations shall be in accordance with those regulations as set out in Part E, Section 1.

(b) Daytime child care and group care facilities shall conform with those regulations set out in Part E, Section 2.

(c) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

(d) Religious assembly shall be in accordance with those regulations set out in Part E, Section 8.

5. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 13

R4 Medium Density Residential

1. Uses

Permitted	Discretionary
Apartments	Ambulance stations
Essential Utility Services	Boarding and lodging houses
Row house dwelling	Daytime child care service
Senior citizens apartments	Duplex dwelling
Town house dwelling	Group care facility
Buildings and uses accessory to permitted & discretionary uses	Home occupations
	Religious assembly
	Semi-detached dwelling
	Single detached dwelling
	Temporary sales centre

2. Density

(a) The maximum density for all uses shall be 75 units per hectare (30 units per acre).

3. Site requirements

(a) Minimum lot sizes for permitted & discretionary uses:

there is no minimum lot size.

(b) Minimum yard clearances - principal buildings

(1) apartments and senior citizens apartments

(a) the minimum front yard clearance shall be 7.6 metres (24.9 feet).

(b) for a living room window, the minimum yard dimension at right angles to the principal window of the living room shall be 7.6 metres (24.9 feet).

Part G Zoning Districts Regulations

(c) for other habitable room windows, the minimum yard dimension shall be 4.5 metres (14.8 feet) or one-half the height of the wall, whichever is greater.

(d) for non-habitable room windows and blank walls, the minimum yard dimension shall be 1.2 metres (4.0 feet) plus 0.6 metres (2.0 feet) for each additional storey.

(e) where two or more buildings face each other or meet at an angle of less than 90 degrees, the sum of the minimum yard clearances required for each building shall be the minimum allowable distance between the buildings.

(f) in the case of a corner lot, the minimum side yard on the flanking street shall be 3.6 metres (11.8 feet).

(g) the minimum rear yard shall be 7.6 metres (24.9 feet).

(2)	Essential utility services	As per R1 (Residential District) regulations
	Row house dwelling & town house	As per R3 (Residential District) regulations
(3)	Discretionary uses	
	Duplex dwelling	As per R2 (Residential District) regulations
	Religious assembly	As per I (Institutional District) regulations
	Semi-detached dwellings	As per R2 (Residential District) regulations
	Single detached dwellings	As per R1 (Residential District) regulations

(4) Accessory buildings, structures and uses shall be subject to those regulations set out in Part G, Section 6.

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(c) All undeveloped areas shall be landscaped in accordance with Part F, Section 4, and may be combined hard and soft landscaping.

(d) Maximum height:
Principal buildings - 13.5 m (44.3 ft.) or 3 storeys.

(e) Site coverage:

(i) for apartment buildings including accessory buildings the maximum area of land which may be built upon shall be 35% of the site area.
(ii) for all other uses including accessory buildings the maximum area of land which may be built upon shall be 40% of the site area.

4. Additional regulations for permitted and discretionary uses.

(a) All apartment projects shall provide amenity areas set aside for recreational purposes.

(1) The minimum amenity areas shall be in accordance with the following schedule:

Bachelor unit	4.5 sq. m (50 sq. ft.) per unit
One-bedroom unit	9.3 sq. m. (100 sq. ft.) per unit
Two-bedroom unit	18.5 sq. m. (200 sq. ft.) per unit
Three-bedroom unit	37.2 sq. m. (400 sq. ft.) per unit
Four-bedroom unit	55.7 sq. m. (600 sq. ft.) per unit

(2) In the calculation of the amenity area the applicant may include part of the site area, balconies, lounges and recreation rooms.

(3) Except for Senior Citizens Apartments, all apartment projects (two bedrooms and over) containing more that twenty (20) dwelling units, playgrounds and play equipment shall be provided and developed on the basis of 2.5 square metres (26.9 square feet) per unit, in aggregate area of not less than 50 square metres (538 square feet).

(a) This play area shall be provided with landscaping, fencing, surface treatment and equipment;
(b) This play are will be included as part of the total amenity area for the project.

(b) Ambulance stations shall be in accordance with those regulations as set out in Part E, Section 1.

(c) Daytime child care and group care facilities shall conform with those regulations set out in Part E, Section 2.

(d) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

(e) Religious assembly shall be in accordance with those regulations set out in Part E, Section 8.

5. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 14

R4A Medium Density Residential

1. Uses	Discretionary
Apartments	Ambulance stations
Essential utility services	Boarding and lodging houses
Row house dwelling	Daytime child care service
Senior citizens apartments	Duplex dwelling
Town house dwelling	Group care facility
Buildings and uses accessory to permitted & discretionary uses	Home occupations
	Religious assembly
	Semi-detached dwelling
	Single detached dwelling
	Temporary sales centre

2. Density

(a) The maximum density shall be 99 units per hectare (40 units per acre).

3. Site requirements

(a) Minimum lot sizes for permitted and discretionary uses:

there is no minimum lot size.

(b) Minimum yard clearances - principal buildings

(1) Apartments and senior citizens apartments

(a) the minimum front yard clearance shall be 7.6 metres (24.9 feet).

(b) for a living room window, the minimum yard dimension at a right angles to the principal window of the living room shall be 7.6 metres (24.9 feet).

(c) for other habitable room windows, the minimum yard dimension shall be 4.5 metres (14.8 feet) or one-half the height of the wall, whichever is greater.

(d) for non-habitable room windows and blank walls, the minimum yard dimension shall be 1.2 metres (4.0 feet) plus 0.6 metres (2.0 feet) for each additional storey.

(e) where two or more buildings face each other or meet at an angle of less than 90 degrees, the sum of the minimum yard clearances required for each building shall be the minimum allowable distance between the buildings.

(f) in the case of a corner lot, the minimum side yard on the flanking street shall be 3.6 metres (11.8 feet).

(g) the minimum rear yard shall be 7.6 metres (24.9 feet).

(2) Essential utility services	As per R1 (Residential District) regulations
Row house dwelling and Town house dwelling	As per R3 (Residential District) regulations
(3) Discretionary uses	
Duplex dwelling	As per R2 (Residential District) regulations
Religious assembly	As per I (Institutional District) regulations
Semi-detached dwellings	As per R2 (Residential District) regulations
Single detached dwellings	As per R1 (Residential District) regulations

(4) Accessory buildings, structures and uses shall be subject to those regulations set out in Part G, Section 6.

(c) All undeveloped areas shall be landscaped in accordance with Part F, Section 4, and may be combined hard and soft landscaping.

(d) Maximum height

Principle buildings - 15m (49.2 ft.) or 4 storeys.

Part G Zoning Districts Regulations

(e) Site coverage

(1) For apartment buildings including accessory buildings the maximum area of land which may be built upon shall be 50% of the site area.

(2) For all other uses including accessory buildings the maximum area of land which may be built upon shall be 40% of the site area.

4. Additional requirements for permitted and discretionary uses

(a) All apartment projects shall provide amenity areas set aside for recreational purposes.

(i) The minimum amenity areas shall be in accordance with the following schedule:

bachelor unit	4.6 sq.m.	(50 sq.ft.) per unit
one-bedroom unit	9.3 sq.m.	(100 sq.ft.) per unit
two-bedroom unit	18.6 sq.m.	(200 sq.ft.) per unit
three-bedroom unit	37.2 sq.m.	(400 sq.ft.) per unit
four-bedroom unit	55.7 sq.m.	(600 sq.ft.) per unit

(ii) In the calculation of the amenity area the applicant may include part of the site area, balconies, lounges and recreation rooms.

(iii) Except for Senior Citizens Apartments, all apartment projects (two bedrooms and over) containing more than twenty(20) dwelling units, playgrounds and play equipment shall be provided and developed on the basis of 2.5 square metres (26.9 square feet) per unit, in aggregate area of not less than 50 square metres (538 square feet).

(a) This play area shall be provided with landscaping, fencing, surface treatment and euqipment;
(b) This play area will be included as part of the total amenity area for the project.

(b) Ambulance stations shall be in accordance with those regulations set out in Part E, Section 1.

(c) Daytime child care and group care facilities shall conform with those regulations set out in Part E, Section 2.

(d) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

(e) Religious assembly shall be accordance with those regulations set out in Part E, Section 8.

5. Off-street parking shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 15

General Regulations for Commercial Districts

1. Accessory buildings, structures and uses

   (a) Accessory buildings, structures and uses are subject to the development regulations of the relevant district.

   (b) Accessory buildings, structures and uses on a site which abuts a residential district shall not, in any case, be less than 1.5 metres (4.9 feet) from the boundary of the site in the residential district.

2. Projections over yards

   (a) The following features may project into a required yard:

   eaves, gutters, canopies, awnings, chimneys and steps may project a maximum of 1.5 metres (4.9 feet) into a front or rear yard and a maximum of 0.6 metres (2 feet) into a side yard.

   (b) Any loading space or dock or parking space may project into the required rear yards provided it does not create an obstruction within the yard;

3. All driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped area, boulevards and adjacent properties.

4. Curb cutting, driveways, location of driveways site drainage and lighting shall conform to the City Engineering Design Standards.

5. All landscaping shall be in accordance with Part F, Section 4.

6. Screening

   (a) Visual screening a minimum of 2 metres (6.6 feet) high shall be provided by a solid fence where a commercial site abuts a residential district.

7. Garbage

   Garbage and waste containers shall be located within the principal building or to the rear of the principal building.

Part G Zoning Districts Regulations

Section 16

C1 Multi-Purpose Commercial

1. Uses

Permitted	Discretionary
Apartments	Ambulance stations
Apartments combined with commercial	Amusement establishments indoors
Apartment, senior citizens	Assembly halls
Automotive and minor recreation vehicles sales/rentals	Auctioneering establishments
Broadcasting and television studios	Automotive and equipment repair shops
Business support services	Billboards
Commercial schools	Carnivals
Contractor service, limited	Drive through vehicle services
Daytime child care service	Equipment rentals
Drive-in services	Exhibition and Convention facilities
Eating and drinking establishments, major	Minor impact utility service
Eating and drinking establishments, minor	Protective and emergency services
Essential utility services	Public park
Financial and office support services	Religious assembly
Fleet services	Residential additions and alterations
Funeral services	Service stations, minor
Government services	Shopping centre, community
Health services	Shopping centre, regional
Hotels	Warehouse sales

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Household repair services

Motels

Participant recreation services, indoor

Parking structures and lots

Personal service shops

Private clubs

Professional offices

Public education services

Public libraries and cultural exhibits

Retail stores, convenience

Retail stores, general

Secondhand stores

Spectator entertainment establishments

Buildings and uses accessory to permitted & discretionary uses

2. Site requirements

(a) Minimum site area shall be 330 square metres (3,552 square feet).

(b) Minimum yard clearances

(i) front yard:
none, except for any developments adjacent to 44th Street (Highway 16) or 50th Avenue (Highway 17) south of 44th Street which shall be subject to the minimum yard clearances set out in Section 17, C2 Highway Commercial.

(ii) side yards:
(a) buildings with dwelling units above the main level shall have a side yard of 4.5m (14.7 feet) for any wall with a habitable room facing the side yard except on a corner lot.

Part G Zoning Districts Regulations

(b) for sites abutting a residential district and not separated from that district by a roadway or utility lot the side yard shall be 1.5 metres (4.9 feet).

(c) for all other uses or sites no side yard is required except for any developments adjacent to 44th Street (Highway 16) or 50th Avenue (Highway 17) south of 44th Street which shall be subject to the minimum yard clearances set out in Section 17, C2 Highway Commercial.

(iii) rear yards
3 metres (9.8 feet)

(c) Maximum height shall be 30.5 metres (100 feet);

(d) Maximum coverage: there shall be no maximum site coverage;

3. Additional regulations for permitted and discretionary uses

(a) In the case of apartments combined with commercial uses there shall be no dwelling units on the main floor except in hotels, motels or senior citizens apartments;

(b) High density apartments shall be developed in accordance with the following:

(i) the maximum density shall be 225 units per hectare (90 units per acre);
(ii) the minimum density shall be 150 units per hectare (60 units per acre);
(iii) the minimum site area shall be 800 square metres (8,611 square feet);
(iv) a minimum amenity area of 7.5 square metres (80.7 square feet) per unit. In calculation of the amenity area the applicant may include part of the site, balconies, lounges and recreation rooms.

(c) Billboards shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

(d) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Section 3, 4 & 9.

4. Off-street Parking:

(a) Off-street parking requirements shall be in accordance with those regulations set out in Part E, Section 10 for all apartments, hotels and motels;

(b) Off-street parking requirements for all other permitted uses shall not be required as set out in Part E, Section 10 but if provided shall be in accordance with those regulations set out in Part E, Section 10;

(c) Off-street loading requirements for all uses shall be in accordance with those regulations set out in Part E, Section 10;

(d) Off-street parking requirements for all discretionary uses shall be reviewed and approved by Council on an individual basis.

5. Landscaping

(a) All undeveloped areas shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 17

C2 Highway Commercial

1. Uses

Permitted	Discretionary
Automotive and minor recreation vehicles sales/rentals	Ambulance stations
Drive-in services	Agricultural sales & service
Drive-through vehicle services	Amusement establishments, indoors
Eating and drinking establishments, major	Amusement establishments, outdoors
Eating and drinking establishments, minor	Automotive and equipment repair shops
Essential utility services	Billboards
Hotels	Business support services
Motels	Exhibition and convention facilities
Parking structures and lots	Finance and office support services
Public libraries and cultural exhibits	Government services
Service stations, major	Personal service shops
Service stations, minor	Professional offices
Buildings and uses accessory to permitted & discretionary uses	Protective and emergency services
	Retail stores, convenience
	Temporary sales centre
	Tourist campsites
	Veterinary services, minor

Part G Zoning Districts Regulations

2. Site requirements

(a) Minimum lot sizes

(i) motels and hotels shall have a minimum frontage of 45.7 metres (150 feet) with a minimum site area of 1,300 square metres (13,993 square feet);

(ii) all other uses shall have a minimum frontage of 30.4 metres (99.7 feet) with a minimum site area of 1,114 square metres (11,991 square feet);

(b) Minimum yard clearances, all uses

Front	Side	Rear
9.1m (29.8 ft.)	3m (9.8 ft.)	3m (9.8 ft.)

(c) Maximum height

motels and hotels - 30m (98.42 ft.)
all other uses - 14m (45.93 ft.)

(d) Maximum site coverage shall be 40% of the site area.

(e) Building set backs shall allow for the planned widening of streets and/or provision of service roads in addition to the required yard set back.

(f) All areas abutting a residential district shall be screened by solid fences.

(g) All driveways, parking areas and storage areas shall be paved.

3. Additional regulations for permitted and discretionary uses:

(a) Professional, financial and office support services, personal services and convenience retail stores shall only be permitted as an accessory use to a permitted use and the gross floor area shall not exceed 25% of the main floor area of the principal building;

(b) Billboards shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

(c) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Sections 3, 4 & 9.

4. Off-street parking, loading parking areas and structures shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

5. Landscaping

All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 18

C3 Neighbourhood Commercial

1. Uses

Permitted	Discretionary
Commercial schools	Amusement establishments, indoors
Eating and drinking establishments, minor	Daytime child care services
Essential utility services	Financial and office support services
Government services	Health services
Household repair services	Participant recreation services, indoor
Personal service shops	Private clubs
Retail stores, convenience	Professional offices
Shopping centres, neighbourhood	Public education services
Buildings and uses accessory to permitted & discretionary uses	Public libraries and cultural exhibits
	Secondhand stores
	Service stations, minor
	Veterinary services, minor

2. Site requirements

(a) The minimum site area for a single commercial development shall be 550 square metres (5.920 square feet).

(b) The maximum site area for a shopping centre shall be .8 hectares (2 acres).

Part G Zoning Districts Regulations

(c) Minimum yard clearances:

(i) front yards
  (a) single commercial uses - 7.6 metres (24.9 feet)
  (b) neighbourhood shopping centres - 12.2 metres (40 feet)

(ii) side yards
  (a) all uses - 3 metres (9.8 feet) except for (b)
  (b) a site abutting a residential district - 4.5 metres (14.8 feet) and no vehicles shall be parked therein;

(iii) rear yards for all uses shall be a minimum of 6 metres (19.7 feet)

(d) A 2 metre (6.6 feet) high solid fence shall be erected on a site adjacent to residential districts irrespective of whether there is an intervening lane between the site and residential area.

(e) All yards abutting a public roadway shall have a minimum strip of land 3 metres (9.8 feet) wide soft landscaped in accordance with Part F, Section 4, Landscaping.

(f) Maximum height shall be 9 metres (29.5 feet).

(g) Maximum coverage shall be 35% of the site area.

3. Additional regulations for permitted and discretionary uses:

(a) Minor service station shall be developed in accordance with those regulations set out in Part E, Section 9.

(b) Minor eating and drinking establishments shall only be allowed in developments that provide adequate off street parking in accordance with the requirements of Part E, Section 10.

4. Off-street parking and loading shall be in accordance with those regulations set out in Part E, Section 10.

Part G Zoning Districts Regulations

Section 19

C4 Shopping Centre Commercial

1. Uses

Permitted	Discretionary
Business support services	Amusement establishments, indoor
Eating & drinking establishments, minor	Drive-in services
Essential utility services	Service stations, minor
Financial and office support services	Veterinary services, minor
Government services	
Health services	
Household repair services	
Participant recreation services, indoor	
Parking structures & lots	
Personal service shops	
Professional offices	
Retail stores, general	
Shopping centres, community	
Shopping centres, neighbourhood	
Spectator Entertainment Establishments	

Part G Zoning Districts Regulations

2. Site requirements

(a) The maximum site area foe neighbourhood shopping centres shall be .8 hectares (2 acres).

(b) The maximum site area for community shopping centres shall be 4 hectares (10 acres).

(c) Minimum yard clearances:

(1) front yards shall be 15 metres (49.2 feet)

(2) side yards shall be 7.6 metres (24.9 feet)

(3) rear yards shall be 7.6 metres (24.9 feet)

(4) side and rear yards adjacent to residential districts shall be a minimum of 15 metres (49.2 feet). This may be reduced to the minimum yard requirements providing in the opinion of Council, landscaping, berming, fences, building facade treatment or other design features adequately protect the amenities of nearby residential areas.

(d) Maximum height shall be 13.5 metres (44.3 feet)

(e) Maximum site coverage shall be 35% of the site area

3. Additional regulations for permitted and discretionary uses:

(a) Loading, storage and garbage collection area shall be located at the rear of sides of the principal building and shall be screened from view from any adjacent sites or public roadways by landscaping in accordance with Part F, Section 4 or by a solid fence 2 metres (6 feet 6 inches) in height.

(b) All undeveloped areas shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

(c) Minor service stations and drive-in services shall be developed in accordance with those regulations set out in Part E, Sections 3 & 9.

4. Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 10.

Part G Zoning Districts Regulations

*Section 19A

C5 Service Commercial

1. Uses

Permitted	Discretionary
Automotive and minor recreation vehicles sales and or rentals	Agricultural sales and service
Business Support Services	Ambulance stations
Commercial schools, not including schools using heavy or industrial vehicles	Amusement establishments, indoor
Contractor service, limited	Apartment combined with commercial
Drive-in services	Assembly halls
Drive-through vehicle services	Automotive and equipment repair shops
Eating and drinking establishments, minor	Billboards
Essential utility services	Daytime Child Care Services
Financial and office support services	Eating and drinking establishments, major
Household repair services	Hotels
Hardware and home improvement stores	Motels
Parking structures and lots	Government services
Participant recreation services, indoor	Equipment rentals
Professional offices	Health services
Public education services	Minor impact utility service
Retail store, convenience	Minor manufacturing establishments accessory to the principal use
	Personal service shops
	Protective and emergency services
	Private clubs

* Amended - Bylaw #30-88

Part G Zoning Districts Regulations

Permitted	Discretionary
Retail stores, general, to a maximum of 232 m2 (2500 sq.ft.) for retail sales, interior display and public access per business	Public libraries and cultural exhibits
	Religious assembly
Service stations, minor	Residential additions and alterations
Service stations, major	Secondhand stores
Warehouse sales	Temporary sales centre
Buildings and uses accessory to permitted and discretionary uses	Veterinary services, minor

2. Site requirements

(a) Minimum site

(i) the minimum site area shall be 371.6 square metres (4,000 square feet);
(ii) the minimum site frontage shall be 15.2 metres (50 feet).

(b) Maximum site

(i) the maximum site area shall not be more than 1.6 ha (4.0 ac.).

(c) Minimum yard clearances

(i) All uses

Front	Side	Rear
9.1m (29.8 ft.)	3m (9.8 ft. or 50% of the building height whichever is greater)	6m (20.0 ft.)

(ii) For lots having a depth less than 38 metres (124.7 feet) the minimum front yard may be reduced to 6 metres (19.7 feet);
(iii) Side yards flanking a street or abutting a residential district shall be a minimum of 4.5 metres (14.8 feet);
(iv) Rear yards shall not be less than 7.6 metres (24.9 feet where the rear boundary abuts a residential district;
(v) Where a site abuts a lane, the minimum side and rear yard may be reduced to 1.2 metres (3.9 feet);

Part G Zoning Districts Regulations

(d) Maximum height

The maximum height shall not exceed 13.5 metres (44.3 feet).

(e) Maximum coverage

The maximum site coverage shall not exceed 45% of the site area.

3. Additional regulations for permitted and discretionary uses

(a) All uses shall be subject to those regulations set out in Part G, Section 15, General Regulations for Commercial Districts, excepting thereout 1(b).

(b) In the case of apartments combined with commercial uses, there shall be no dwelling units on the main floor.

(c) Billboards shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

(d) Service stations, drive-in and drive-through services shall be developed in accordance with Part E, Sections 3, 4 and 9.

4. Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 10.

5. Landscaping

All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 20

General Regulations for Industrial Districts

1. Accessory buildings, structures and uses

   (a) Accessory buildings, structures and uses are subject to the development regulations of the relevant district;

2. Projections over yards

   (a) The following features may project into a required yard:

   eaves, gutters, canopies, awnings, chimneys and steps may project a maximum of 1.5 metres (4.9 feet) into a front or rear yard and a maximum of 0.6 metres (2 feet) into a side yard.

   (b) Any loading space or dock or parking space may project into the required side or rear yards provided it does not create an obstruction within the yard;

3. Screening

   (a) Visual screening a minimum of 2 metres (6.6 feet) high shall be provided by a solid fence or a combination of fence and soft landscaping where the site abuts a residential district and all storage, freight or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features or fences, or a combination thereof to provide effective screening from the ground to a height of two (2) metres (6.6 feet).

4. All driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

5. Curb cutting driveways and locations of driveways, site drainage and lighting shall conform to City Engineering Design Standards.

6. Landscaping

   (a) All landscaping shall be in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 21

IB Industrial Business

*1. Uses

Permitted	Discretionary
Auctioneering establishments	Ambulance stations
Automotive and equipment repair shops	Agricultural sales and service
Automotive and minor recreation vehicles sales/ rentals	Amusement establishments, indoors
Business support services	Assembly halls
Commercial schools	Autobody repair and paint shops
Contractor service, limited	Billboards
Drive-in services	Financial and office support services
Drive-through vehicle services	Government services
Eating and drinking establishments, minor	Health services
Equipment rentals	Kennels
Essential utility services	Minor impact utility service
Fleet services	Minor manufacturing establishment
Greenhouse and plant nurseries	Personal service shops
Household repair services	Private clubs
Parking structures and lots	Protective and emergency services
Participant recreation services, indoor	Public libraries and cultural exhibits
Professional offices	Recycling depots
	Residential additions and alterations
	Retail stores, convenience
	Secondhand stores

* Amended - Bylaw #30-88

Part G Zoning Districts Regulations

Permitted	Discretionary
Public education services	Temporary sales centre
Service stations, major	Truck and mobile home sales/ rentals
Service stations, minor	Veterinary services, major
Warehouse sales	Veterinary services, minor
Buildings and uses accessory to permitted and discretionary uses	

2. Site requirements

(a) Minimum site

(i) the minimum site area shall be 371.6 square metres (4,000 square feet)
(ii) the minimum site frontage shall be 15.2 metres (50 feet);

(b) Minimum yard clearances

(i) All uses

Front	Side	Rear
9.1m (29.8 ft.)	3m (9.8 ft.) or 50% of the building height whichever is greater	3m (9.8 ft.)

(ii) For lots having a depth less than 38 metres (124.7 feet) the minimum front yard may be reduced to 6 metres (19.7 feet);
(iii) Side yards flanking a street or abutting a residential district shall be a minimum of 4.5 metres (14.8 feet);
(iv) Rear yards shall not be less than 7.6 metres (24.9 feet) where the rear boundary abuts a residential district;
(v) Where a site abuts a railway line, utility lot, or lane the minimum side and rear yard may be reduced to 1.2 metres (3.9 feet);

Part G Zoning Districts Regulations

(c) Maximum height

The maximum height shall not exceed 13.5 metres (44.3 feet).

(d) Maximum coverage

The maximum site coverage shall not exceed 45% of the site area.

*3. Additional regulations for permitted and discretionary uses

(a) All uses shall be subject to those regulations set out in Part G, Section 20, General Regulations for Industrial Districts.

(b) Billboards shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

(c) Service stations, drive-in and drive-through services shall be developed in accordance with Part E, Sections 3, 4 & 9.

4. Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 10.

5. Landscaping

All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part F, Section 4.

* Amended - Bylaw #30-88

Part G Zoning Districts Regulations

Section 22

M1 Light Industrial

1. Uses

Permitted

Agricultural sales and services

Ambulance stations

Auctioneering establishments

AutoBody repair and paint shops

Automotive and minor recreation vehicles sales/rentals

Automotive and equipment repair shops

Broadcasting and television stations

Business support services

Commercial schools

Contractor services, general

Contractor services, limited

Drive-in services

Drive-through vehicle services

Eating and drinking establishments, minor

Equipment rentals

Essential utility services

Fleet services

Government services

Discretionary

Amusement establishments, indoor

Amusement establishments, outdoor

Assembly halls

Billboards

General industrial uses

Industrial storage

Natural resource development

Private clubs

Professional offices

Religious assembly

Temporary sales centre

Veterinary services, major

Grain elevators

Greenhouse and plant nurseries

Household repair services

Kennels

Minor impact utility service

Parking structures and lots

Participant recreation services, indoor

Protective and emergency services

Public education services

Recycling depots

Service stations, major

Truck and mobile home sales/ rentals

Vehicle and equipment sales/ rentals industrial

Veterinary services, minor

Warehouse sales

Buildings and uses accessory to permitted and discretionary uses

2. Site requirements

(a) Minimum site

(i) The minimum site area shall be 420 square metres (4,521 square feet);
(ii) The minimum site frontage shall be 15.2 metres (50 feet).

Part G Zoning Districts Regulations

(b) Minimum yard clearances

(i) Use	Front	Side	Rear
all uses	9.1m (29.8 ft.)	3m (9.8 ft.) or 50% of the building height whichever is greater	1.2m (3.9 ft.)

(ii) for lots having a depth of less than 38 metres (124.7 feet) the minimum front yard shall be not less than six (6) metres (19.7 feet);

(iii) side yards flanking a street shall be a minimum of 4.5 metres (14.8 feet);

(iv) where a site abuts a railway line, lane or utility lot, the minimum side yard shall be not less than 1.2 metres (3.9 feet);

(v) rear yards shall not be less than 4.6 metres (15.0 feet) where there is no lane;

(vi) rear yards shall not be less than 7.6 metres (24.9 feet) where the rear boundary abuts a residential district;

(vii) no rear yard is required where the rear boundary abuts a railway line;

(viii) where side or rear yards abut any district other than M1 or M2, or a public roadway other than a lane or a local road, the applicant shall provide screening at least two (2) metres (6.6 feet) in height;

(c) Maximum height

All uses except for grain elevators 15.25 metres (50 feet).

(d) The maximum site coverage shall be 40% of the site area.

(e) Industrial buildings may be constructed over more than one site (semi-detached) with a common fire-wall, provided each industry shall have separate, individual and direct access to grade and no common means of access with other uses.

(f) All uses are subject to Part G, Section 20, General Regulations for Industrial Districts.

(g) All driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 metres (49.2 feet) from the front property line, plus 1.5 metres (4.9 feet) of concrete apron in from the existing curb and gutter.

Part G Zoning Districts Regulations

3. Additional regulations for permitted and discretionary uses

   (a) Billboards shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

   (b) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Section 3, 4 & 9.

4. Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 10.

5. Landscaping

   In front yards, all areas not covered with driveways or parking shall be soft landscaped in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 23

M2 Heavy Industrial

1. Uses

Permitted	Discretionary
Ambulance stations	Agricultural sales and service
Auctioneering establishments	Amusement establishments, indoor
AutoBody Repair and Paint Shops	Amusement establishments, outdoor
Automotive and equipment repair shops	Assembly halls
Commercial schools	Automotive and minor recreation vehicles sales/rentals
Contractor services, general	Billboards
Equipment rentals	Broadcasting and television studios
Essential utility services	Business support service
Household repair services	Drive-in services
General industrial use	Drive-through vehicle services
Greenhouse and plant nurseries	Fleet services
Industrial storage	Government services
Minor impact utility service	Grain elevators
Parking structures and lots	Kennels
Protective and emergency services	Major impact utility services
Public education services	Natural resource development
Recycling depots	Participant recreation services, indoor
Truck and mobile home sales/ rentals	Private clubs
Vehicle and equipment sales/ rentals industrial	

Part G Zoning Districts Regulations

Permitted	Discretionary
Veterinary services, major	Temporary sales centre
Buildings and uses accessory to permitted and discretionary uses	Warehouse sales

2. Site requirements

(a) Minimum site

(i) the minimum site area shall be 1208 sq.m. (13,000 sq. ft.);
(ii) the minimum site frontage shall be 30 metres (98.4 feet).

(b) Minimum yard clearances

(i) when the development fronts on a highway, the minimum front yard shall be thirty (30) metres (98.4 feet); however, the yard requirement may be reduced to 10.6 metres (34.7 feet) where there is a service road;
(ii) where the development fronts on a municipal road, the minimum front yard shall be 10.6 metres (34.7 feet);
(iii) side yards flanking a street shall be a minimum of 4.5 metres (14.8 feet);
(iv) rear yards shall not be less than 4.6 metres (15.0 feet) where there is no lane;
(v) no rear yard is required where the rear boundary abuts a railway line;
(vi) all other yards shall be three (3) metres (9.8 feet) or 50% of the building height, whichever is greater.

(c) Maximum site coverage shall be 40% of the site area.

(d) Maximum height shall be 30 metres (98.4 feet).

(e) All development shall be subject to those regulations set out in Part G, Section 20, General Regulations for Industrial Districts.

(f) All driveways with access to paved public streets shall be paved for a minimum distance of fifteen (15) metres (49.2 feet) from the front property line plus 1.5 metres (4.9 feet) of concrete apron in from the existing curb and gutter.

Part G Zoning Districts Regulations

3. Additional regulations for permitted and discretionary uses

   (a) Billboard shall be in accordance with the Sign Bylaw No. 34-86 as amended from time to time.

   (b) Drive-in services and drive through services shall be developed in accordance with Part E, Section 3-4.

4. Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 10.

5. Landscaping

   In front yards, all areas not covered with driveways or parking shall be soft landscaped in accordance with Part F, Section 4.

Part G Zoning Districts Regulations

Section 24

General Regulations for Direct Control Districts

1. Accessory buildings, structures and uses are subject to the development regulations of the relevant district;

2. Except for Duplex, Semi-detached and Single detached dwelling developments, all driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

3. Curb cutting, driveways, location of driveways, site drainage and lighting shall conform to the City Engineering Design Standards.

4. Landscaping

   (a) All landscaping shall be in accordance with Part F, Section 4, Landscaping.

   (b) All yards abutting the highway or road shall have a strip of land 3 metres (9.9 feet) in depth landscaped, and the entire site and all buildings maintained in a neat, tidy manner, including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects. Al undeveloped portions of the street right-of-way shall be soft landscaped and maintained by the adjacent owner.

5. Requirements for application for development

   (a) In addition to information normally required for a Development Permit as stated in Part C, Section 5.1, a written statement outlining the following shall be submitted:

      (i) relationship to the Development Plan;
      (ii) compatibility with surrounding land uses including the impact of the development on traffic, utility services and community services including school pupils and school capacities;
      (iii) implementation Schedule and construction timing;
      (iv) certificates of title for lands to be developed;
      (v) a site plan indicating the functional and physical relationship of the development within the site and to the surrounding development.
      The site plan shall indicate the following:
      - the location of all buildings to be erected;
      - the use of all land and buildings
      - and all facilities and works required by Council

Part G Zoning Districts Regulations

6. Development regulations

(a) Council shall enter into a development agreement in respect of the use of land or buildings which may provide for all or part of the following:

(i) the use of the land and any existing or proposed building;
(ii) the timing of construction of any proposed building;
(iii) the amenities required to be provided for public use or convenience within the building or on the land;
(iv) wall, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
(v) walkways, including the surfacing of walkways and all other means of pedestrian access;
(vi) facilities for the lighting including floodlighting, of the land or any buildings;
(vii) vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
(viii) the construction by or at the expense of the person seeking approval in whole or in part, of:
(a) roads, sidewalks, landscaping, parking and street lighting;
(b) works, plants, pipelines or facilities for storm drainage, water supply and distribution or electrical distribution;
(c) a system of collection and disposal of sewage; or
(d) any other public utility;
(ix) the payment of a sum of money to the municipality in lieu of any of the requirements of clause (viii) to be used by the municipality for any of the purposes referred to in that clause;
(x) the maintenance, to the satisfaction of the municipality and at the risk and expense of the applicant, of any of the facilities or works mentioned in clauses (iii) to (viii).

(b) A development agreement may provide that it runs with the land and the municipality may register a caveat, together with an attached copy of the agreement, at the appropriate land titles office against the lands affected.
(c) A development agreement is deemed to bind the owner of the land affected by it and his heirs, executors, administrators, successors and assignees and no use of land or buildings located on that land or any development of that land is to take place except in accordance with that agreement.

Part G Zoning Districts Regulations

(d) Council shall not be required to enter into a development agreement for applications for home occupations and minor repairs and renovations to existing buildings and accessory buildings.

7. Appeal to Provincial Planning Appeals Board

(a) Subject to subsection (c) where:

(i) the Council fails to approve the plans or drawings referred to in subsection 5 and 6, within 60 days of the date that they are submitted to the municipality; or

(ii) a development agreement has not been entered into within 90 days of the date that the plan or drawings are submitted to the municipality;

the applicant may require that:

(iii) the plans or drawings; or

(iv) the matter of the terms and conditions of the development agreement;

be referred to the Provincial Planning Appeals Board by written notice to the Secretary of that Board and to the Municipal Administrator.

(b) On receipt of a notice mentioned in subsection (a), the Provincial Planning Appeals Board shall:

(i) settle, determine and approve the details of the plans or drawings; and

(ii) settle and determine the requirements, including the provisions of any development agreement required.

(c) the time limits set out in subsection 7(a) may be extended by the mutual agreement of the Council and the applicant for a specified period of time.

Part G Zoning Districts Regulations

Section 25

DC1 Direct Control #1

1. General purpose

To establish a district that will accommodate high density residential, office and multi-purpose commercial uses such that by limiting the range of specific land uses and establishing sensitive site development regulations impacts on adjacent properties are minimized.

2. Area of application

This district shall apply to those areas identified on Schedule "D" attached and forming part of this district.

3. Uses

Permitted	Discretionary
Essential utility services	Ambulance stations
	Amusement establishments, indoors
	Apartments
	Apartments combined with commercial uses
	Apartments, senior citizens
	Assembly halls
	Boarding and Lodging Houses
	Business support services
	Commercial schools
	Daytime child care services
	Drive-in service
	Drive through vehicle services
	Dwelling, Duplex
	Dwelling, Rowhouse

Part G Zoning Districts Regulations

Dwelling, Townhouse

Eating & drinking establishments, major

Eating & drinking establishments, minor

Exhibition and convention facilities

Extended medical treatment services

Financial and office support services

Government services

Health services

Hotels

Motels

Participant recreation services, indoor

Parking structures and lots

Personal service shops

Private clubs

Professional offices

Protective and emergency services

Public education services

Public libraries and cultural exhibits

Public park

Religious assembly

Retail stores, convenience

Retail stores, general

Semi-detached dwelling

Part G Zoning Districts Regulations

Service stations, minor

Shopping centre, community

Shopping centre, neighbourhood

Shopping centre regional

Single detached dwelling

Spectator entertainment establishments

Accessory buildings and uses

4. All development in this district is under the direct control of Council and shall:

(i) conform to the policies of the Development Plan, 1985;
(ii) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflict;
(iii) provide for safe and adequate vehicular traffic, parking, and and pedestrian access.

5. Development Criteria

(i) site area, setbacks, landscaping, access and building height of any development to be constructed in this district, including parking and loading requirements, shall be established by Council, having due regard to the following:
(a) the impact on the proposed development on traffic flow;
(b) existing land and building uses;
(c) the requirements in the district in which the proposed use is permitted.
(ii) no loading, trash collection, outdoor service or display area shall be permitted within the front yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways.
(iii) all storage display, or parking areas shall be hard surfaced.

6. Landscaping

All undeveloped areas shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

7. Parking

Off-street parking, loading, parking areas and structures shall be developed in accordance with those regulations set out in Part E, Section 10.

Schedule A

Development Permit Fees

1. Development Permits shall be accompanied by the required fee as set out in this appendix.

		Fee
(a)	Residential	
(i)	single-detached, semi-detached and duplex dwellings	$ 20.00
(ii)	mobile homes (per unit)	20.00
(iii)	swimming pools	10.00
(iv)	home occupations	20.00
(v)	triplex and fourplex dwellings, linked houses, row housing, apartment buildings of five (5) storeys or less;	50.00
(vi)	apartment buildings of six (6) storeys or more;	75.00
(b)	commercial and industrial	
(i)	additions and alterations	25.00
(ii)	building area up to 500 square metres (5,382 square feet)	25.00
(iii)	building area over 500 square to 2,000 square metres (5,383 square feet to 21,578 square feet)	75.00
(iv)	building area over 2,000 square metres (21,528 square feet)	150.00
(c)	schools, church buildings	75.00
(d)	day care centres	20.00

2. Where the required fee is not listed in Schedule A, the fee shall be consistent with those fees listed in the Fee Schedule for similar uses and developments within the same or similar use class.

3. Where an application is substantially revised, the applicant, prior to the reconsideration of the application, shall pay a fee equal to fifty percent (50%) of the initial application fee specified in the fee schedule, except that such additional fee shall not be required in instances where improvements suggested by the Development Officer result in substantial revision.

4. Where a development has commenced prior to a development permit being made, and the applicant subsequently submits an application, the fee charged for the application shall be double the normal fee.

Schedule A

5. The issuance of a Development Permit is conditional upon the payment of the fees required by this section.

*Zoning Compliance Fees

1. Twenty-five ($25.00) Dollars for each property.

Rezoning Application Fees

1. A non-refundable fee of One Hundred ($100.00) Dollars or the cost of advertising, whichever is greater.

* Amended - Bylaw #5-89

Part H Effective Date of Bylaw

Section 1

Suspension of Existing Controls

Bylaw No. 29-82, as amended, is hereby repealed upon this Bylaw coming into force.

[redacted]
CITY CLERK

216

BYLAW 32-89

A BYLAW OF THE CITY OF LLOYDMINSTER, IN THE PROVINCES OF ALBERTA AND SASKATCHEWAN TO AMEND BYLAW 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER."

WHEREAS it is deemed necessary by the Council of the City of Lloydminster to make certain changes to Bylaw No. 31-87 cited as the "Zoning Bylaw" and

WHEREAS the Council of the City of Lloydminster may alter a Zoning Bylaw in accordance with Chapter P 13.1 "The Planning and Development Act" R.S.S. 1983.

NOW, THEREFORE, be it resolved that the Council of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

1. Bylaw No. 31-87 is amended by adding to the list of discretionary uses under Part G Zoning Districts Regulations, Section 21 IB Industrial Business and under Part G Zoning Districts Regulations, Section 22 M1 Light Industrial:

Discretionary

Daytime Child Care Services

This Bylaw shall come into force and effect upon the approval of the Minister of Urban Affairs for the Province of Saskatchewan.

INTRODUCED AND READ a first time this 4 day of December, 1989.

READ a second time this 4 day of December, 1989.

READ a third time this 2 day of January, 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

APPROVED
REGINA, SASK.
FEB 5 1990
[redacted]
Deputy Minister of Urban Affairs

BYLAW 4-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER".

THE COUNCIL of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

That Bylaw No. 31-87, entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended as follows:

1. That Part G, Zoning Districts Regulations, is amended as follows:

(a) Under Section 6.4, Projections over yards, add the following:

(e) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimeters (5.9 inches) into a required yard clearance.

(b) Under Section 15.2, Projections over yards, add the following:

(c) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimeters (5.9 inches) into a required yard clearance.

(c) Under Section 20.2, Projections over yards, add the following:

(c) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimeters (5.9 inches) into a required yard clearance.

(d) Under Section 16.2, Site Requirements, paragraph (b) (iii), rear yards, delete the words "3 metres (9.8 feet)" and replace with the following:

(a) Notwithstanding that the Off-Street Parking and Loading Regulations of Part E, Section 10 must still be met, no rear yard clearance is required except for any developments adjacent to 44th Street (Highway 16) or 50th Avenue (Highway 17) south of 44th Street which shall be subject to the minimum yard clearances set out in Section 17, C2 Highway Commercial.

(e) Under Section 17.2, Site requirements, add the following:

(h) The minimum front, side, and rear yard clearance for motels and hotels in excess of 14 metres (45.9 feet) high shall be 70% of the building height.

This Bylaw shall come into force and take effect on the day of final passing thereof.

INTRODUCED AND READ a first time this	19	day of	February	A.D. 1990.
READ a second time this	19	day of	February	A.D. 1990.
READ a third time this	19	day of	March	A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

BYLAW 6-90

A BYLAW OF THE CITY OF LLOYDMINSTER, IN THE PROVINCES OF ALBERTA AND SASKATCHEWAN TO AMEND BYLAW 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER".

WHEREAS it is deemed necessary by the Council of the City of Lloydminster to make certain changes to Bylaw No. 31-87 cited as "The Zoning Bylaw" and

WHEREAS the Council of the City of Lloydminster may alter a Zoning Bylaw in accordance with Chapter P 13.1 "The Planning and Development Act" R.S.S. 1983.

NOW, THEREFORE, be it resolved that the Council of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

1. Bylaw No. 31-87 is amended by adding the following definition to Part B Use Class Definition:

   Warehousing

   Means development used for the indoor storage and/or distribution of goods and merchandise, excluding any hazardous materials.

2. Bylaw No. 31-87 is amended by adding to the list of discretionary uses under Part G, Zoning District Regulations, Section 21 IB Industrial:

   Discretionary

   Warehousing

3. Bylaw No. 31-87 is amended by adding to the list of permitted uses under Part G, Zoning District Regulations, Section 22 M1 Light Industrial:

   Permitted

   Warehousing

This Bylaw shall come into force and effect upon the approval of the Minister of Urban Affairs for the Province of Saskatchewan.

INTRODUCED AND READ a first time this	16	day of	April	A.D. 1990.
READ a second time this	16	day of	April	A.D. 1990.
READ a third time this	22	day of	May	A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

BYLAW 7-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER".

THE COUNCIL of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

That Bylaw No. 31-87 entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended in the manner set forth:

1. The Zoning Map being Schedule "D" to Bylaw No. 31-87 is amended to incorporate the following changes as to zone:

That Lot 41, Block 34, Plan 852-2232 be rezoned from R4 Medium Density Residential, to R1 Single Detached Residential as shown on the Sketch Map attached and marked Schedule "A" to this bylaw.

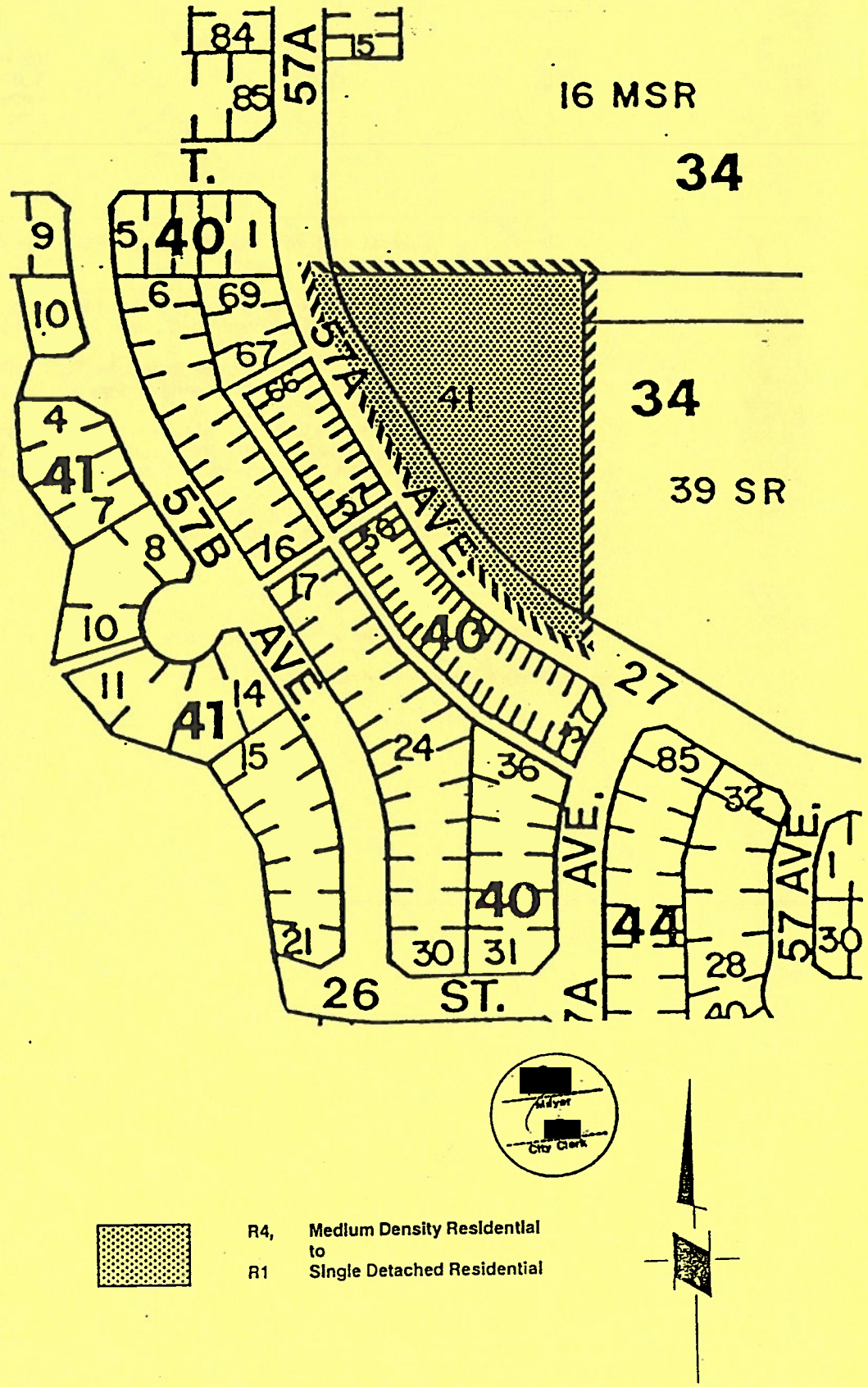
This bylaw shall come into force and effect on the day of final passing thereof.

INTRODUCED AND READ a first time this	16	day of	April	A.D. 1990.
READ a second time this	16	day of	April	A.D. 1990.
READ a third time this	22	day of	May	A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

Schedule "A" TO BYLAW 7-90 Tab 6



BYLAW 3-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER".

THE COUNCIL of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

That Bylaw No. 31-87 entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended in the manner set forth:

1. The Zoning Map being Schedule "D" to Bylaw No. 31-87 is amended to incorporate the following change as to zone:

   Proposed Parcel X is hereby rezoned from IR (Industrial Reserve) to M1 (Light Industrial); such Parcel being part of a proposed subdivision in the NW 1/4 of Section 1-50-28-W3rd Meridian as shown in the Sketch Map attached and marked as Schedule "A" to this Bylaw.

This Bylaw shall come into force and take effect on the day of final passing thereof.

INTRODUCED AND READ a first time this 19 day of Feb. A.D. 1990.

READ a second time this 19 day of Feb. A.D. 1990.

READ a third time this 03 day of July A.D. 1990.

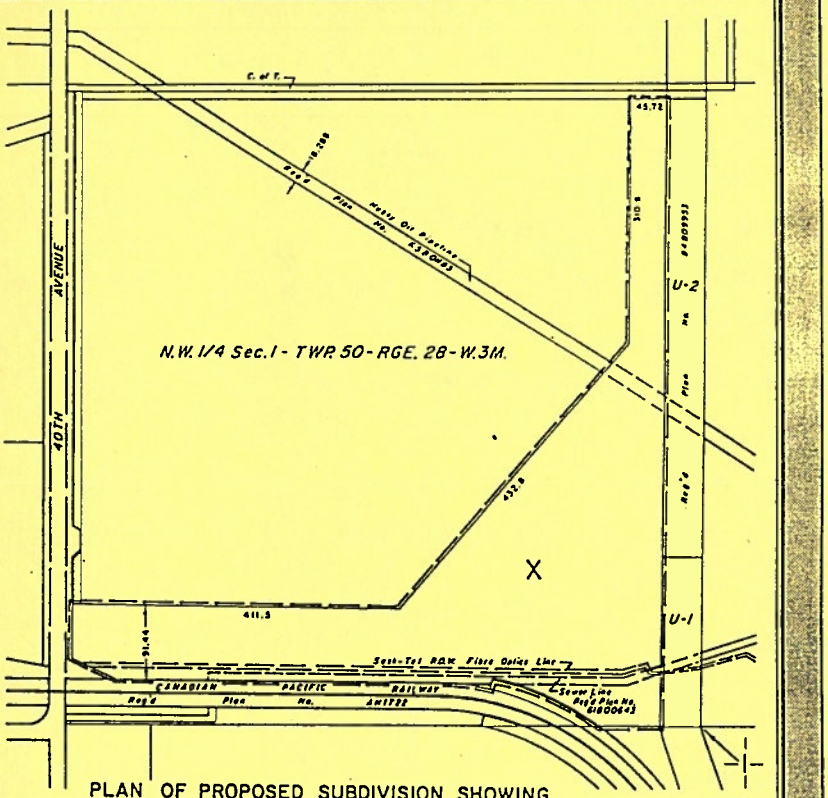
[redacted]
MAYOR

[redacted]
CITY CLERK

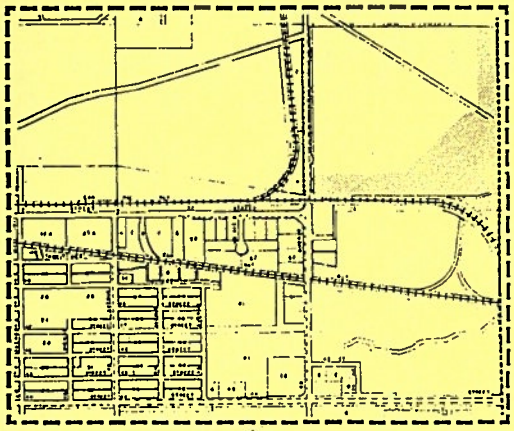
Schedule "A" to
Bylaw No. 3-90

SUBDIVISION APPLICATION LOCATION SKETCH

File: L-90-001



PLAN OF PROPOSED SUBDIVISION SHOWING
PARCEL X
N.W. 1/4 SEC. 1 - TWP. 50 - RGE. 28 - W.3 M.
LLOYDMINSTER, SASK.



CERTIFIED TRUE COPY
[redacted]
CITY CLERK

BYLAW 14-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER."

THE COUNCIL of the City of Lloydminster in the Provinces of Saskatchewan and Alberta enacts as follows:

That Bylaw No. 31-87, entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended as follows:

1. That Part G, Zoning Districts Regulations, is amended as follows:

(a) Under Section 16.3, Additional regulations for permitted and discretionary uses, add the following:

(e) Community and Regional Shopping Centers shall be developed in accordance with Part G, Section 19.

(b) Under Section 16.4, Off-Street Parking, add the following:

(e) Notwithstanding any requirements of this section, Off-Street parking requirements for any developments adjacent to 44 Street (Highway 16) or for any developments adjacent to 50 Avenue (Highway 17) and south of 44 Street shall be in accordance with those regulations set out in Part E, Section 10.

INTRODUCED AND READ a first time this 04 day of June A.D. 1990.

READ a second time this 04 day of June A.D. 1990.

READ a third time this 16 day of July A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

BYLAW NO. 19-90

CERTIFIED TRUE COPY
[redacted]
CITY CLERK

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW" OF THE CITY OF LLOYDMINSTER.

WHEREAS it is deemed necessary by the Council of The City of Lloydminster to make certain changes to Bylaw No. 31-87, Cited as "The Zoning Bylaw"; and

WHEREAS the Council may alter a Zoning Bylaw in accordance with Chapter P. 13.1 "The Planning and Development Act" R.S.S. 1983.

NOW THEREFORE, be it resolved that the Council of the City of Lloydminster in the Provinces of Saskatchewan and Alberta hereby enacts as follows:

1. BYLAW NO. 31-87 is amended by:

A) By adding the following definition to Part B - Use Class Definitions.

Retail Stores, Food (Grocery)

Means development used for the retail sale of groceries, baked goods, beverages, produce, dairy and meat products, tobacco, pharmaceutical and personal care items with a gross floor area exceeding 418 sq. m. (4,500 sq. ft.). This use class does not include Retail Stores, Convenience or Retail Stores, General.

B) By adding Retail Stores, Food (Grocery) to the list of discretionary use under Part G, Section 17 (C2 Highway Commercial).

C) By adding Retail Stores, Food (Grocery) to the list of discretionary uses under Part G, Section 19A (C5 Service Commercial).

This Bylaw shall come into force and effect upon the final passing thereof.

INTRODUCED AND READ a first time this 4th day of September A.D. 1990.

READ a second time this 4th day of September A.D. 1990.

READ a third time this 15th day of OCTOBER A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

CERTIFIED TRUE COPY
[redacted]
CITY CLERK

BYLAW NO. 20-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER

THE COUNCIL of The City of Lloydminster in the Provinces of Saskatchewan and Alberta hereby enacts as follows:

That Bylaw No. 31-87, entitled "the Zoning Bylaw of the City of Lloydminster" is hereby amended as follows:

1. That Part G, Zoning Districts Regulations M1 Light Industrial is amended as follows:

   (a) Under Section 22 2(b)(v), delete the wording "4.6 metres (15.0 feet)" and replace with "3 metres (9.8 feet) or 50% of the building height, whichever is greater".

2. That Part G, Zoning Districts Regulations M2 Heavy Industrial is amended as follows:

   (a) By deleting Section 23 2(b)(iv).

This Bylaw shall come into force and effect upon the final passing thereof.

INTRODUCED AND READ a first time this 5th day of November A.D. 1990.

READ a second time this 5th day of November A.D. 1990.

READ a third time this 3rd day of December A.D. 1990.

[redacted]
MAYOR

[redacted]
CITY CLERK

DEC 12 1990

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CITY CLERK

BYLAW NO. 23-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 AS AMENDED KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER"

The Council of The City of Lloydminster in the provinces of Saskatchewan and Alberta hereby enacts as follows:

That Bylaw No. 31-87 entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended in the manner set forth:

1. Schedule "A" to Bylaw No. 31-87 as amended by Bylaw 5-89 is further amended by deleting the wording "twenty-five ($25.00) dollars" under zoning compliance fees and inserting in its place the wording "thirty - five ($35.00) dollars"

2. That Bylaw No. 5-89, an amending Bylaw to Bylaw No. 31-87 is amended by deleting Section II.

This Bylaw shall come into full force and effect upon final reading thereof.

INTRODUCED AND READ a first time this	3rd	day of	December	A.D. 1990.
READ a second time this	3rd	day of	December	A.D. 1990.
READ a third time this	7th	day of	January	A.D. 1991.

[redacted]
MAYOR

[redacted]
CITY CLERK

CERTIFIED TRUE COPY
[redacted]
CITY CLERK

BYLAW NO. 24-90

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF SASKATCHEWAN AND ALBERTA TO AMEND BYLAW NO. 31-87 KNOWN AS "THE ZONING BYLAW OF THE CITY OF LLOYDMINSTER"

The Council of The City of Lloydminster in the provinces of Saskatchewan and Alberta hereby enacts as follows:

That Bylaw No. 31-87 entitled "The Zoning Bylaw of the City of Lloydminster" is hereby amended in the manner set forth:

1) Under Part G Zoning District Regulations a new Section 26, DC2, Direct Control #2 is added as follows:

1. General Purpose

To establish a district that will accommodate the redevelopment of the site for existing multi-purpose commercial uses and retain portions of a manufactured home plant use.

2. Area of application

This district shall apply to those areas identified on Schedule "D" attached and forming part of this district.

3. Uses

Permitted	Discretionary
Essential utility services	Business support services
	Drive-in services
	Drive through vehicle services
	Eating & drinking establishments, major
	Eating & drinking establishments, minor
	Financial and office support services
	Industrial uses general, used exclusively in the production of manufactured homes
	Motels
	Parking structures and lots
	Personal service shops
	Professional offices
	Retail stores, convenience
	Retail stores, general
	Service stations, minor
	Shopping centre, community
	Shopping centre, neighbourhood
	Shopping centre regional
	Warehousing
	Accessory buildings and uses

4. All development in this district is under the direct control of Council and shall:

   (i) conform to the policies of the Development Plan, 1985;
   (ii) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflict;
   (iii) provide for safe and adequate vehicular traffic, parking, and pedestrian access.

5. Development Criteria

   (i) site area, setbacks, landscaping, access and building height of any development to be constructed in this district, including parking and loading requirements, shall be established by Council, having due regard to the following:

      (a) the impact on the proposed development on traffic flow;
      (b) existing land and building uses;
      (c) the requirements in the district in which the proposed use is permitted.

   (ii) no loading, trash collection, outdoor service or display area shall be permitted within the front yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways.

   (iii) all storage display, or parking areas shall be hard surfaced.

6. Landscaping

   All undeveloped areas shall be landscaped in a combination of soft and hard landscaping in accordance with Part F, Section 4.

7. Parking

   Off-street parking, loading, parking areas and structures shall be developed in accordance with those regulations set out in Part E, Section 10.

2) The zoning map being Schedule "D" to Bylaw No. 31-87 is amended to incorporate the following change as to zone:

   (i) Proposed Lot One (1), Block One (1) is rezoned from a combination of C1 (multi-purpose commercial) and M1 (Light Industrial) to DC2 (Direct Control #2); such parcel being a part of a proposed subdivision in the N.E. 36-49-1-W4M as shown in the sketch map attached and marked Schedule "A" to this Bylaw; and

   (ii) The most westerly 51.2 metres throughout Lot Forty (40), Block One (1), Plan 862-2052 is rezoned from C1 Multi Purpose Commercial to DC2 (Direct Control #2) as shown in the sketch map attached and marked Schedule "A" to this Bylaw.

This Bylaw shall come into full force and effect upon final passing thereof.

INTRODUCED AND READ a first time this 3rd day of December A.D. 1990.

READ a second time this 3rd day of December A.D. 1990.

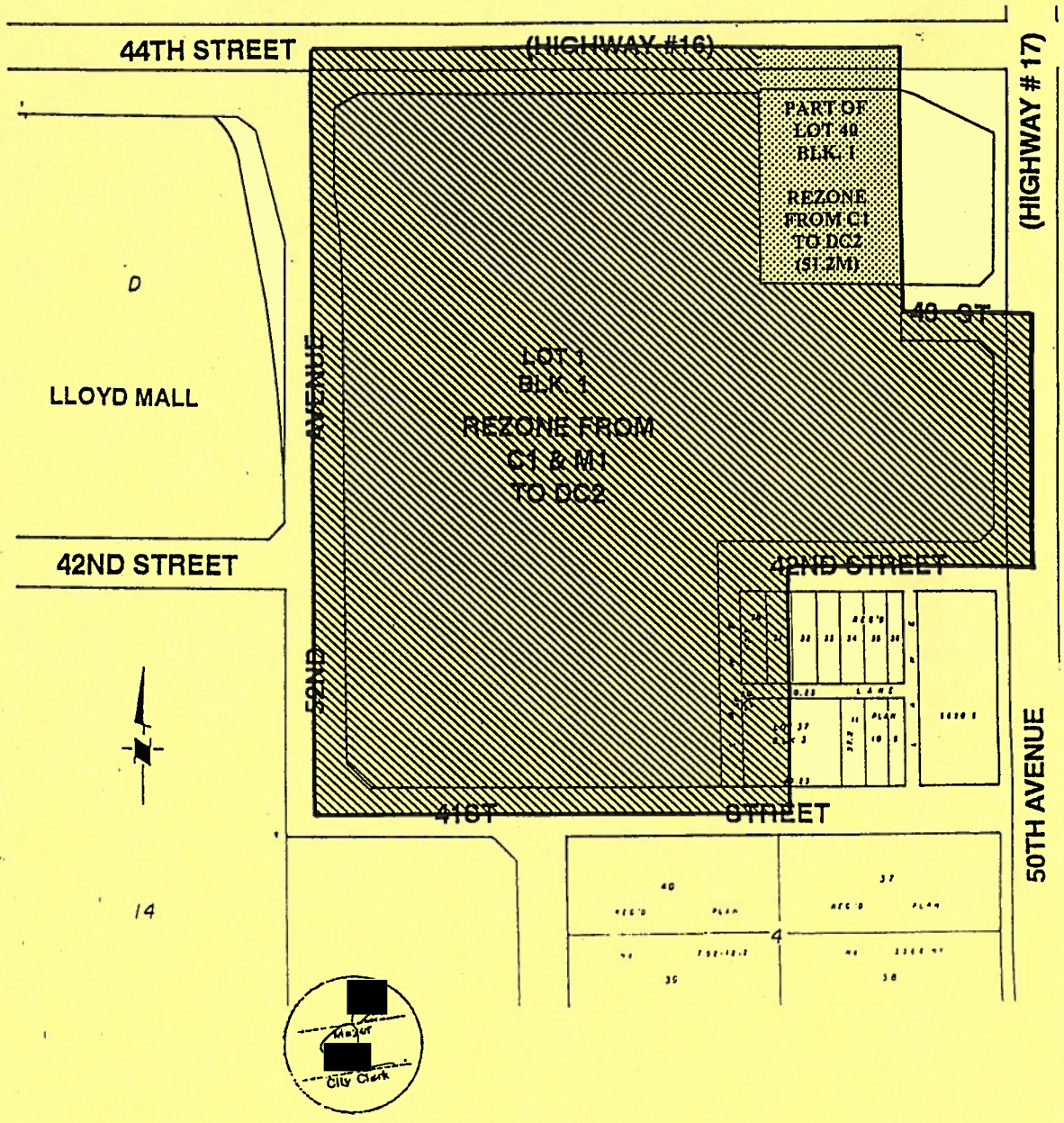
READ a third time this 18th day of March A.D. 1991.

[redacted]
MAYOR

[redacted]
CITY CLERK

Schedule "A"
Bylaw No. 24-90

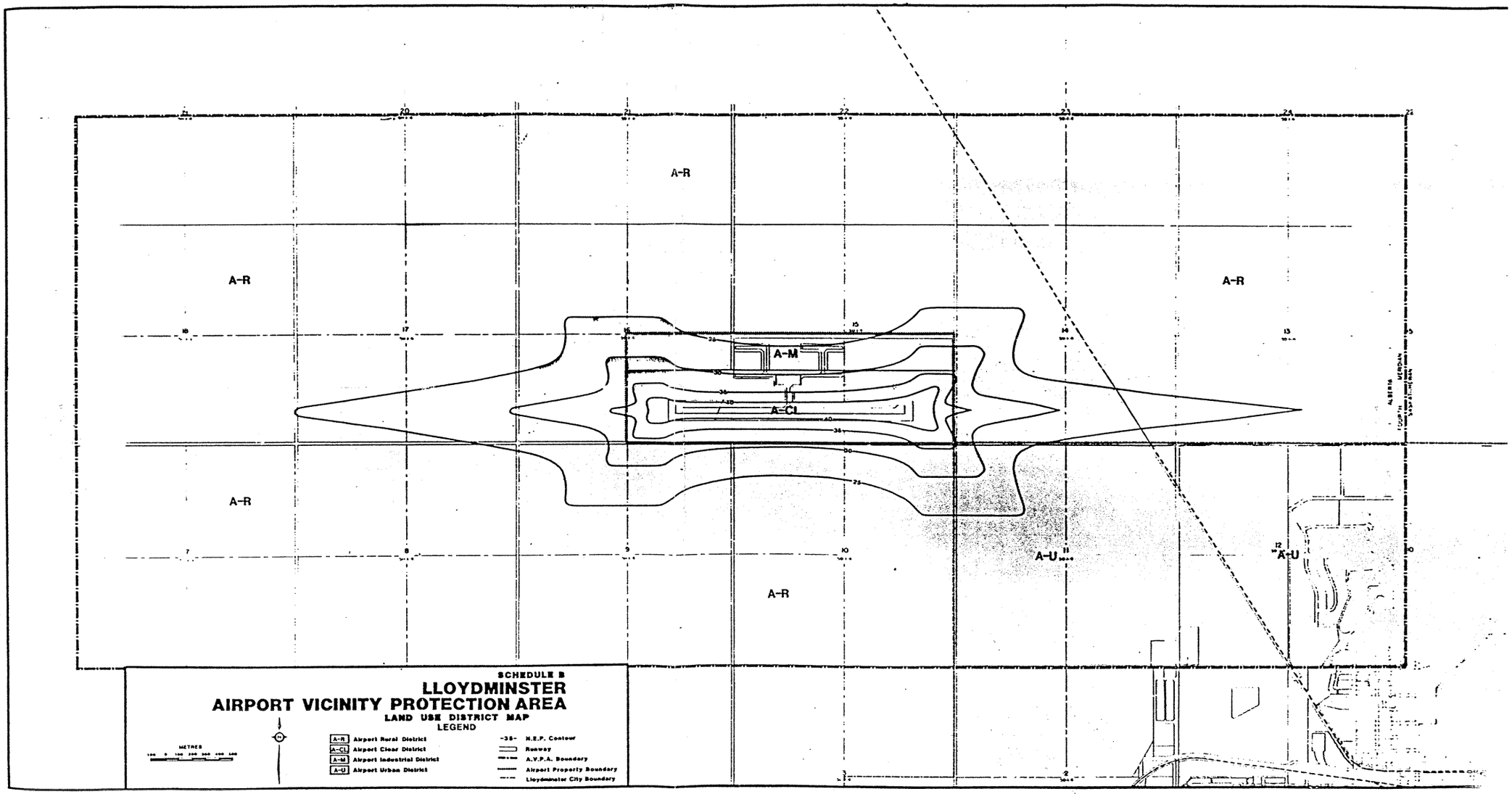
Schedule "A"
Bylaw No. 24-90



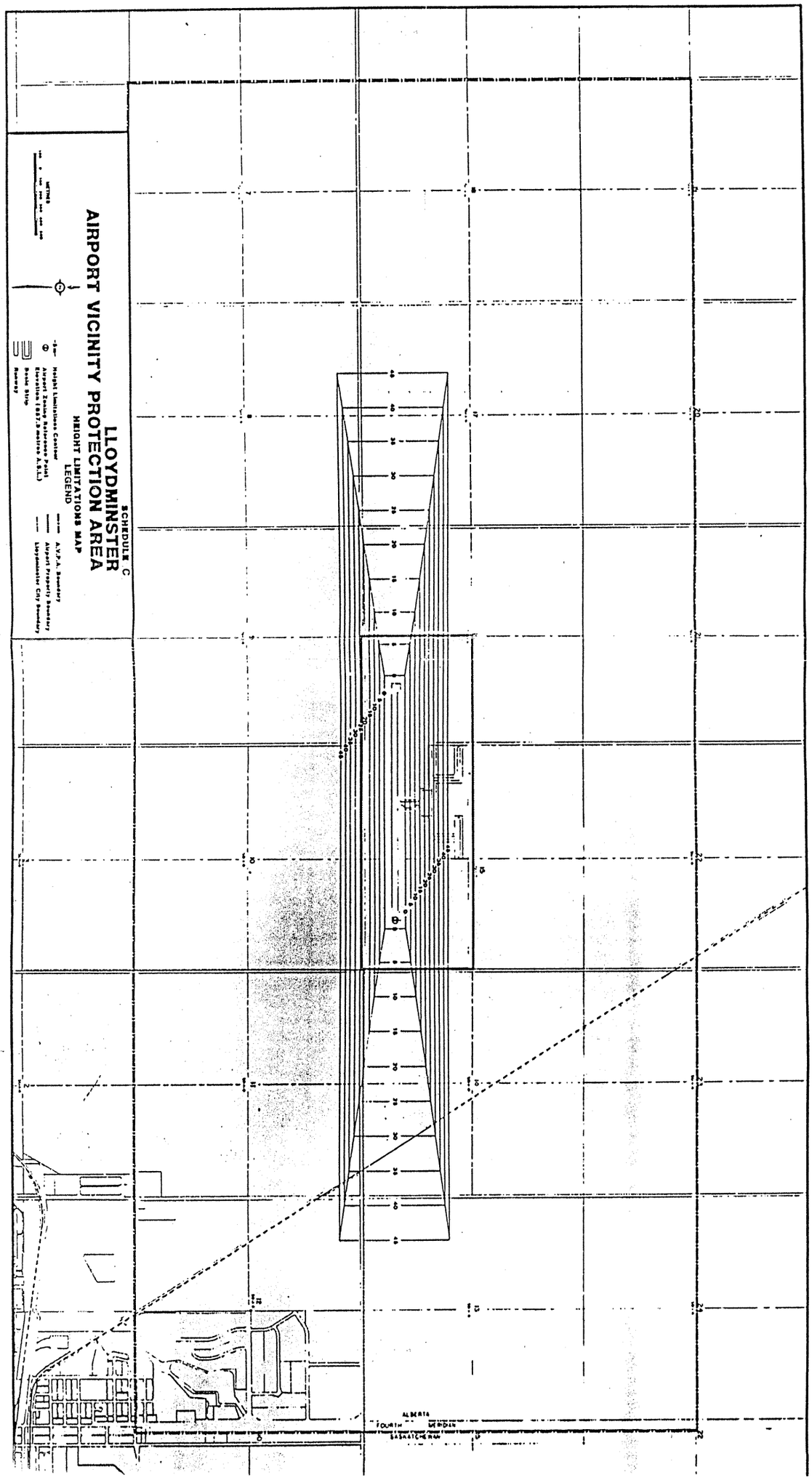
SCHEDULE B

LLOYDMINSTER AIRPORT VICINITY PROTECTION AREA

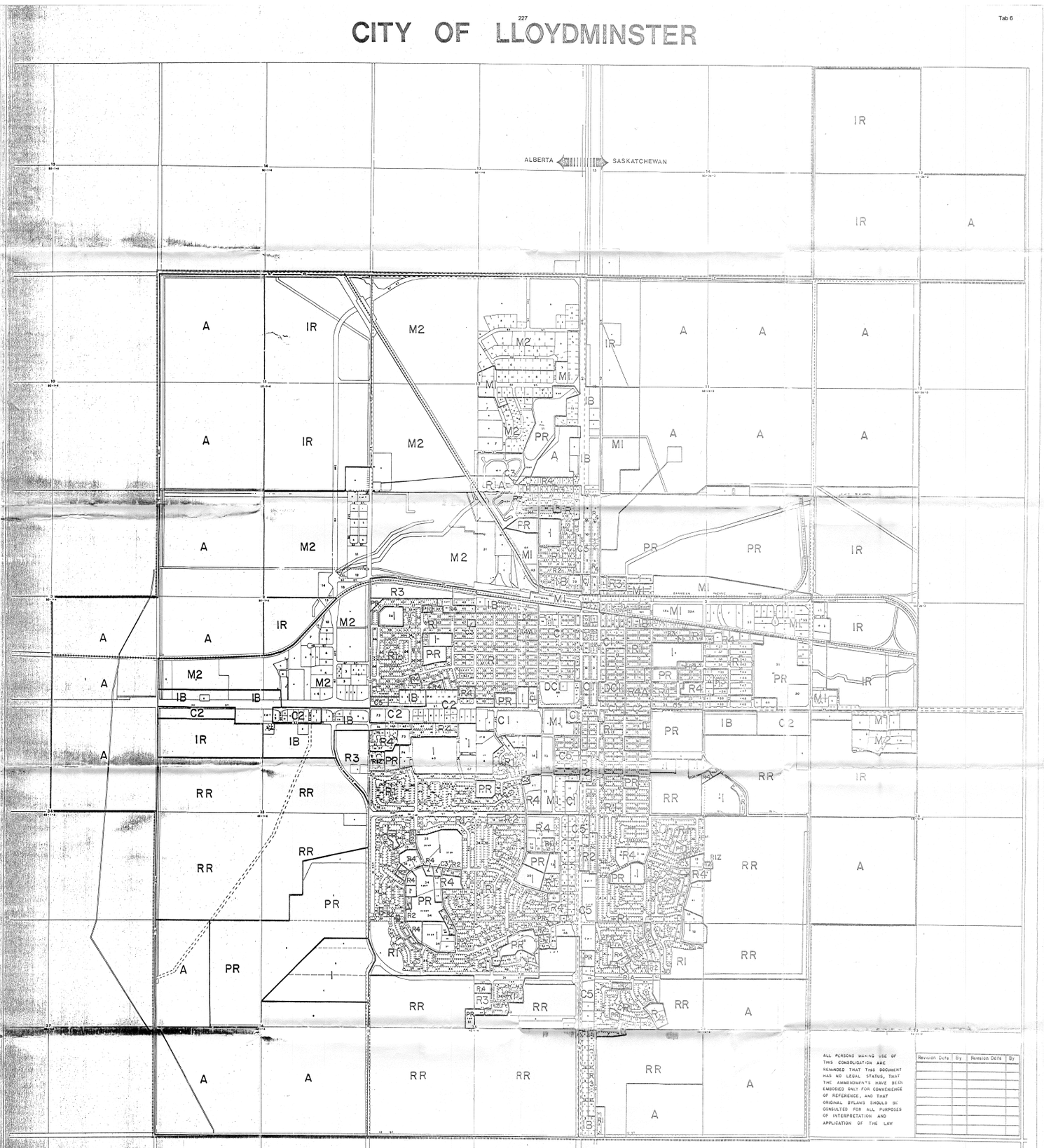
LAND USE DISTRICT MAP



SCHEDULE C
LLOYDMINSTER AIRPORT VICINITY PROTECTION AREA
HEIGHT LIMITATIONS MAP



CITY OF LLOYDMINSTER



ALL PERSONS MAKING USE OF THIS CONSOLIDATION ARE REMINDED THAT THIS DOCUMENT HAS NO LEGAL STATUS, THAT THE AMMENDMENTS HAVE BEEN EMBODIED ONLY FOR CONVENIENCE OF REFERENCE, AND THAT ORIGINAL BYLAWS SHOULD BE CONSULTED FOR ALL PURPOSES OF INTERPRETATION AND APPLICATION OF THE LAW

Revision Date	By	Revision Date	By

LEGEND

A · AGRICULTURAL
IR · INDUSTRIAL RESERVE
RR · RESIDENTIAL RESERVE
I · INSTITUTIONAL
PR · PARKS & RECREATION
R1 · SINGLE DETACHED RESIDENTIAL
RIA · MOBILE HOME RESIDENTIAL
RIB · SPECIAL RESIDENTIAL
RIZ · ZERO LOT LINE RESIDENTIAL
R2 · DUPLEX & SEMI-DETACHED RESIDENTIAL
R3 · LOW DENSITY RESIDENTIAL
R4 · MEDIUM DENSITY RESIDENTIAL
R4A · MEDIUM DENSITY RESIDENTIAL
C1 · MULTI-PURPOSE COMMERCIAL
C2 · HIGHWAY COMMERCIAL
C3 · NEIGHBOURHOOD COMMERCIAL
C4 · SHOPPING CENTRE COMMERCIAL
C5 · SERVICE COMMERCIAL
IB · INDUSTRIAL BUSINESS
M1 · LIGHT INDUSTRIAL
M2 · HEAVY INDUSTRIAL
DC1 · DIRECT CONTROL

CITY OF LLOYDMINSTER
Alberta Saskatchewan

PLANNING AND DEVELOPMENT DEPARTMENT

ZONING BYLAW
SCHEDULE D
TO BYLAW 31-87

1:10000

DATE DRAWN November 1988

LLOYDMINSTER
Canada's Border City

Zoning Bylaw

No. 12-2001

Consolidated August 30, 2012

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Part A - General

Section 1 - Purpose of the Bylaw

The purpose of the Bylaw is to control the use of land, for providing for the amenity of the area within the City of Lloydminster and for the health, safety and general welfare of the inhabitants of the City of Lloydminster.

Section 2 - Short Title

This Bylaw shall be known as the Zoning Bylaw of the City of Lloydminster.

Section 3 - Metrification

The regulations as shown in this Zoning Bylaw are indicated in metric.

Section 4 - Severability

A decision of a court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

Section 5 - Compliance with Other Legislation

In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, the Lloydminster Charter, or Provincial or Federal statute and regulations.

Section 6 - Applications in Process

A completed application for a development permit, building permit, or subdivision, which is received prior to the effective date of this Bylaw must be processed in accordance with the provisions of the Planning and Development Act, R.S.S. 1983, Chapter P-13.1 as amended.

Part B - General

Section 1 - Definitions

For the purpose of this Bylaw, unless a contrary intention appears, certain terms or words shall be interpreted as follows:

Words used in the present tense include the future tense. The singular includes the plural. The word "person" includes a corporation as well as an individual. The word "lot" includes the word "plot" or "parcel" or "site". The term "shall" is always mandatory. The word "used" or occupied" as applied to any land or buildings shall be construed to include the words "intended, arranged, or designed to be used or occupied".

Accessory

A use, separate building, or structure normally incidental, subordinate, exclusively devoted to and located on the same lot as the principle use, building or structure but does not include a building or structure used for human habitation.

Act

"The Planning and Development Act", 1983 of the Province of Saskatchewan, as amended, from time to time.

Appellant

A person who, pursuant to Sections 96 of the Act, has served a Notice of Appeal on the Development Appeals Board.

Board

The Development Appeals Board as established under this Zoning Bylaw and pursuant to Section 91 - 104 of the Act.

Building

Any structure constructed or placed on, in or over land but does not include a public highway.

Building Bylaw

Building Bylaw No. 26-73 of the City of Lloydminster as amended from time to time.

Building Permit

A permit issued under the Building Bylaw authorizing the construction of all or part of any building.

City

The City of Lloydminster.

Council

The Council of the City of Lloydminster.

Coverage

The combined area of all buildings or structures on the lot, measured at the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the centre line of firewalls.

Density

Means a measure of the intensity of development to the area of the site, including the number of units on a site measured in unity/area or floor area ratio, as the case may be.

Development

The carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.

Development Officer

The officer appointed by Part C, Section 1 of this Bylaw and pursuant to Section 72(1)(b) of the Act.

Development Permit

A permit, issued by the Development Officer, that authorizes development or the use of a building or site for the purpose stated in the permit, but does not include a Building Permit.

Discretionary Uses

The uses of lands and buildings or other structures that may be permitted in the district only at the discretion of and at the location or locations and under the conditions specified by the Council.

District

A defined area or district of the City as set out in this Bylaw and shown on the Zoning Map, Schedule D.

Dwelling

Means accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room, which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen. Dwelling and dwelling unit are sometimes used synonymously. This use does not include a room in a hotel, motel, hostel or any other development where rooms are rented on a temporary basis.

Floor Area (of a Building)

The total floor area of every room and passageway contained in a building, but not including the floor areas of basements, attics, walls, sheds, open porches or breezeways. Basement and attic floor areas shall be included only when they contain habitable rooms or storage.

Frontage

The width of a lot or a site where it abuts a street excluding a lane; in the case of a corner lot, frontage shall be determined by that portion narrowest abutting a street.

Garage, parking

A building other than a private garage designed or used primarily for the storage of motor vehicles which contain no provision for repair or servicing of vehicles.

Garage, private

An accessory building or a part of the principal building designed and used primarily for the storage of motor vehicles and includes a carport.

Grade

In all residential districts the average elevation of the natural ground level at the walls of the building and in all other districts the average elevation of the sidewalk, or where there is no sidewalk, of the roadway in front of the lot on which the building stands.

Gross leasable floor area

The total floor area of the building or structure contained within the outside surface of the exterior wall, excluding attics, balconies, boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage.

Hazardous substance or dangerous goods

Any product, substance or organism which, because of its quantity, concentration or its physical, chemical or infectious characteristics, either individually or in combination with other substances is an existing or potential threat to the physical environment, to human health or to other living organisms, including:

a) explosives;
b) gases (either compressed, deeply refrigerated, liquefied, or dissolved under pressure);
c) flammable and combustible liquids;
d) flammable solids (including substances liable to spontaneous combustion and substances which, on contact with water, emit flammable gases);
e) oxidizing substances and organic peroxides;
f) poisonous and infectious substances;
g) radioactive material;
h) corrosives; or
i) other miscellaneous substances of similar nature.

Height, building

The vertical distance between grade and the highest point of a building, excluding an elevator housing, a mechanical penthouse, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, an exterior firewall, a parapet wall, a flagpole or similar device not structurally essential to the building.

Landscaping

The modification and enhancement of a site through the use of any or all of the following elements:

a) landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; and may also
b) consist of non-vegetative materials such as fencing, brick, stone, concrete and asphalt, playground and play equipment.

Lane

A public roadway vested in the crown as a secondary level of access to a lot or parcel of land.

Loading space

An open area used to provide free access for vehicles to a loading door, platform or bay.

Lot

An area of land, the boundaries of which are shown on a plan registered in a land titles office, or are described in the certificate of title to the land, and that has not been divided into smaller areas by any plan or instrument registered in the land titles office.

Lot, corner

A lot located at the intersection or junction of two (2) or more street, a bay or cul-de-sac.

Lot, interior

Any lot other than a corner lot.

Lot, through

A lot other than a corner lot with frontage on more than one (1) street.

Lot lines

The legally defined limits of any lot.

Lot line, zero

The legally defined limit of a lot for which there is no sideyard requirement on one side of the lot only. On any lot, there may be only one (1) zero lot line.

Lot width

The horizontal measurement between the side lot lines measured from the front boundary of the lot, or the mean horizontal measurement on irregular-shaped lots.

Municipality

The City of Lloydminster.

Net hectares

Means a measure of area in hectares that does not include land for parks, schools, public roads, and public utility lot.

Non-conforming building

A building that:

a) is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
b) on the date the Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

Non-conforming use

A lawful specific use:

a) being made of land or a building or intended to be made of a building lawfully under construction, or in respect of which all required permits have been issued, at the date the Zoning Bylaw or any amendment to the Zoning Bylaw or any amendment to the Zoning Bylaw affecting the land or building becomes effective; and
b) that on the date the Zoning Bylaw or any amendment to the Zoning Bylaw becomes effective does not, or in the case of a building under construction or in respect of which all required permits have been issued, will not, comply with the Zoning Bylaw.

Nuisance

Anything that in the opinion of Council interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

Offensive or Objectionable

When used with reference to any use or development of any land, building or structure, means a use or development which, from its nature or from the manner of carrying on same, creates or liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odor, toxic or noxious matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, a condition which, in the opinion of Council, may be or may become hazardous or injurious as regards health or safety or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure.

Parking space, off-street

An off-street area available for the parking of one motor vehicle.

Permitted uses

Uses which are unconditionally allowed in a particular district, provided that the use conforms to the regulations of the particular district to which the use applies and all other regulations of this Bylaw.

Principal building

A building which:
a) occupies the major or central portion of a site;
b) is the chief or main building on a site; or
c) constitutes, by reason of its use, the primary purpose for which the site is used.

Principal use

The main purpose for which a building or site is used.

Public utility

A system, works, plant, equipment or service, whether owned or operated by or for the City, or by a corporation under agreement with or under a franchise from the City or under a Federal or Provincial statute, which furnishes services and facilities available at approved rates to or for the use of all the inhabitants of the City, including but not limited to:

a) systems for the production or distribution of electricity;
b) systems for the distribution of natural gas or oil;
c) facilities for the storage, transmission, treatment, distribution or supply of water;
d) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
e) telephone or light distribution lines.

Satellite Dish

A parabolic antenna utilized for the reception of satellite transmitted television and radio waves.

Screening

The total or partial concealment of a structure or activity by a solid fence, wall, berm or soft landscaping.

Shed

a) A small single – story portable domestic structure, freestanding and not attached to a larger structure. A shed will serve for storage of such items as lown mowers, bikes, home & garden supplies and or items not suitable for indoor storage such as pesticides. Structures larger that sheds are classified as Accessory Buildings
b) Permitted Development for which no Permit is required, Part C, Administration, Section 6, 1(f), a portable shed not greater in area that 9.0 meters squarewith a peak height not greater than 2.5 meters and having an overhang no more than 6 cm on any side. (Sheds larger than 9.0 meters square in area & greater than 2.5 m in height are considered Accessory Buildings). Sheds shall not have a cement or permanent floor if located over, under or on a utility easement. Sheds shall be attached & secured to the ground to avoid possible wind damage. The Shed owner is liable for all costs associated with any shed that requires relocation by the City of Franchise Utility Company that may be located over, under or on any easement.

Sign Bylaw

Sign Bylaw 34-86, of the City of Lloydminster and amendments thereto.

Site

A lot or larger area of land developed or intended to be developed as one unit.

Storey

That portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First

The storey with its floor closest to grade and having its ceiling 1.5 metres or more above grade.

Storey, Half

A storey of which two (2) opposite exterior walls are not more than 1.2 metres in height.

Storey, Second

The storey located immediately above the first storey.

Street

A public thoroughfare, which affords the principal means of access to abutting property and by type means:

a) "arterial street", a street that serves major traffic flows between the principal areas of traffic generation with direct access to adjacent development being limited;
b) "collector street", a street that serves traffic between local and arterial streets with access to adjacent development generally allowed;
c) "local street", a street providing direct access to abutting properties along its length and not intended to carry through traffic, other than to adjoining streets;
d) "minor street" means a local street not exceeding 500 metres in length and includes a cul-de-sac.

Structure

Anything constructed or erected on the ground, or attached to something having a fixed location on the ground. Among other things, structure includes buildings, walls, fences, billboards and poster panels.

Structural alteration

The construction or reconstruction of any supporting elements of a building or other structure.

Walkway

A public access designated for use by pedestrian traffic.

Yard

The required open space that is unoccupied and unobstructed by any structure except a structure that the bylaw permits to be located in a yard

Yard, front

That portion of the site extending across the full width of the site from the front exterior wall of the building to the property boundary of the site.

Yard, rear

That portion of the site extending across the full width of the site form the rear exterior wall of the building to the rear property boundary of the site.

Yard, side

That portion of the site extending from the front yard tot her rear yard and lying between the side property boundary of the site and the nerarst portion of the exterior wall of the building.

Yard, Zero Side Yard

A case in which a development is permitted to be built on the side lot line, with no required side yard setback.

Yard front for a corner lot

The side of the yard abutting the street with the narrow frontage, regardless of the direction that the principal building may be located.

Zoning map

The map delineating the boundaries of the districts as set out in this Bylaw and marked City of Lloydminster Zoning Map, Schedule D.

All other words and expressions shall have the meaning respectively assigned to them in The Planning and Development Act, 1983, as amended from time to time.

Section 2 - Use Class Definitions

1. The use classes group individual land uses into a specified number of classes, with common functional or physical impact characteristics.

2. The use classes of this section are used to define the range of uses, which are permitted or discretionary within the various zoning districts of this Bylaw.

3. The following guidelines shall be applied in interpreting the use class definitions:

   a) The typical uses, which may be listed in the definitions, are not intended to be exclusive or restrictive. Reference should be made to the definition of the use class in determining whether or not a use is included within a particular use class.
   b) Where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more use class definitions, Council may deem that the use conforms to and is included in that use class which they consider to be the most appropriate in character and purpose.

Adult Entertainment

Means any premises or part thereof where live performances, the main feature of which is the nudity or partial nudity of any person, are performed as a Principal use or an Accessory use to some other business activity which is conducted on the premises. Typical uses include strip clubs or shows and exotic dancing. For the purpose of this bylaw, partial nudity includes less than completely covered or opaquely covered areas of human breasts, the genitals and/or buttocks.

Agricultural-Oriented Sales and Service

Means development used for the sale or rental of new or used tractors, combines, swathers, balers, seeders, and cultivators together with incidental maintenance services and the sale of parts and accessories. Typical uses include farm implement dealerships.

Ambulance Stations

An establishment in which vehicles equipped for transporting the injured or sick are stored and which may contain living quarters, offices, to assist in the delivery of the service.

Amusement Establishments, Indoors

Means development providing facilities within an enclosed building for various table games or electronic games played by patrons for entertainment. Typical uses include billiard parlor, electronic game arcades, and bingo halls. This class does not include carnivals, circuses, indoor participant recreation services, or:

a) such establishments which sell such devices, provided that such devices are not available on the premises for use on a commercial basis by the public;

b) establishments where such devices are made available as an accessory use provided that

the floor area occupied by the device does not exceed five percent (5%) of the total leasable floor area of the establishment, but in no case shall the number of devices which are accessory to another use exceed four (4).

Amusement Establishments, Outdoors

Means permanent development providing facilities for entertainment and amusement activities, which primarily take place out-of-doors, where patrons are primarily participants. This use class does not include drive-in motion picture theatres, carnivals or circuses. Typical uses include amusement parks, go-cart tracks and miniature golf establishments.

Apartments

Means development consisting of more than four (4) dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration. This use class does not include row house or town house dwellings.

Apartments Combined with Commercial Use

Means development consisting of one or more dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration with the first floor used for commercial purposes only.

Apartments, Senior Citizens

Means development consisting of more than two (2) dwelling units contained within a building in which the dwelling units are arranged in a horizontal or vertical configuration and is designed for and used exclusively by senior citizens.

Assembly Hall

Means any building which is used by the public for the purpose of assembly, instruction, culture or enlightenment, or for a communal activity, but does not include a school, or a place of public entertainment for which an admission fee is customarily charged.

Auctioneering Establishments

Means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.

Auto body Repair and Paint Shops

Means development for the repairing and painting of automobiles.

Automotive and Equipment Repair Shops

Means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This use class includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery shops. This use class does not include auto body repair and paint shops.

Automotive and Minor Recreation Vehicles Sales/Rentals

Means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services, sales of parts, automotive accessories, accessory recreational equipment and supplies. This use class includes but is not limited to such businesses automobile dealerships, car rental agencies and motorcycle dealerships. This use class does not include dealerships for the sale or rental of exclusively trucks or exclusively motor homes with a gross vehicle rating of 4,000 kilograms or greater.

Billboard

Means a freestanding sign on which advertising can be placed and which is not necessarily related to the use or ownership of the property on which the sign is located.

Boarding and Lodging Houses

Means a development consisting of a building containing no more than four (4) sleeping units, which may be in addition to a dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This use class does not include group homes. Typical uses include student cooperative housing and lodges for senior citizens.

Broadcasting and Television Studios

Means development used for the production and/or broadcasting of audio and visual programming typically associated with radio/television.

Business Support Services

Means development used to provide support services to businesses which are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

Carnivals

Means temporary development providing a variety of shows, games and amusement rides for a period of less than 30 days, in which the patrons take part.

Cemeteries

Means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments; crematories, cinerarium, columbarium, and mausoleums. Typical uses in this class include memorial parks, burial grounds and gardens of remembrance.

Commercial Schools

Means development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. This use class does not include schools defined as public education or private education. Typical uses include secretarial, business, hairdressing, beauty culture, and dancing or music schools.

Contractor Services, General

Means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales areas shall be accessory to the principal general contractor service use only. This use class does not include professional, financial and office support services.

Contractor Services, Limited

Means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

Daytime Child Care Services

Means development licensed by the Province to provide daytime personal care and education to children, but does not include overnight accommodation. Typical uses include daycare centers, day nurseries, kindergartens, nursery schools and play schools.

Drive-In Service

Means development used for drive-through banking services or for eating and drinking services, which are provided in a manner that allows rapid customer service and includes attendant services; drive-through food pick-up services; or parking primarily intended for on-site consumption of food within a motor vehicle. Drive-in services shall not include car washing establishments, drive-in theatres or drive-through vehicle services.

Drive-Through Vehicle Services

Means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within his vehicle or waits on the premises. Typical uses include car washes, rapid lubrication shops, or specialty repair establishments.

Dwelling, Conversion

Shall mean a change in the use of an existing building, previously used as a single detached dwelling and still being capable of residential use with only minor non-structural renovations, back to a single detached dwelling.

Dwelling, Duplex

Means development consisting of a building containing only two dwellings, with one dwelling placed over the other in whole or in part with individual and separate access to each dwelling.

Dwelling, Rowhouse

Means development consisting of a building containing a row of three (3) or more dwellings joined in whole or in part at the side only with no dwelling being placed over another in whole or in part. Each dwelling shall have separate, individual and direct access to grade.

Dwelling, Semi-detached

Development consisting of only two (2) dwellings situated side-by-side and sharing a common wall. Each dwelling shall have separate, individual and direct access to grade, with no interior access connections, and no common means of access with other dwellings;

Dwelling, Single-detached

A detached building consisting of one (1) dwelling which is separate from any other dwelling or building and occupied, or intended to be occupied, as a permanent home or residence. This use does not include manufactured home, single or manufactured home, sectional.

Dwelling, Townhouse

Means development consisting of row housing, except that dwellings may be arranged vertically such that dwelling units are located totally or partially above another. Each dwelling shall have separate and individual access, not necessarily directly to grade, provided that no more than two dwellings may share access to grade, and such access shall not be located more than 5.5 metres above grade.

Eating and Drinking Establishments, Major

Means development where prepared food and beverages are offered for sale to the public from establishments which are characterized by one or more of the following features: the provision of theatre, dancing or cabaret entertainment; facilities primarily intended for the on-premise catering of food to large groups; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity for 100 or more persons. Typical uses include beverage rooms, cocktail lounges, cabarets, nightclubs, theatre restaurants and banquet facilities.

Eating and Drinking Establishments, Minor

Means development where prepared foods and beverages are offered for sale to the public, for consumption within the premises or off the site. This use class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tearooms, lunchrooms, refreshment stands, take-out restaurants and catering services. This use class does not include drive-in food services or major eating and drinking establishments.

Equipment Rentals

Means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment or similar items. This use class does not include the rental of motor vehicles or industrial equipment.

Essential Utility Services

Means development, which is part of the infrastructure of a principle utility development, which is necessary for the local distribution of utility services. Typical uses in this class include gas-regulating stations, pumping stations, electrical power transformers, underground water reservoirs and wells.

Exhibition and Convention Facilities

Means a development, which provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions. Typical uses include exhibition grounds and convention centres.

Extended Medical Treatment Services

Means development providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient service and accessory staff residences. Typical uses include hospitals, sanitaria, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals and detoxification centres.

Farming

Means development for engaging in the practice of raising field crops and livestock. This use shall not include intensive agricultural operations such as feedlots and piggeries.

Financial and Office Support Services

Means development primarily used for the provision of professional, management, administrative, consulting and financial services, but does not include health services or government services. Typical uses include: offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Fleet Services

Means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This use class includes taxi

services, bus lines, messenger and courier services. This use class does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kilograms.

Funeral Services

Means development used for the preparation of the dead for burial or cremation, and the holding of funeral services. This use class includes funeral homes and undertaking establishments. This use class does not include crematorium facilities unless specifically listed as a permitted or discretionary use in a zoning district.

Government Services

Means development providing Municipal, Provincial or Federal government services directly to the public. This use class does not include protective and emergency services, minor or major impact utility services and public education services. Typical uses include taxation offices, courthouse, postal distribution offices, manpower or employment office, social service offices, liquor stores and travel information centres.

Greenhouses and Plant Nurseries

Means development used primarily for the raising, storage and sale of bedding, household and ornamental plants.

Group Care Home

Means a facility, which provides resident service in a dwelling unit to six (6) or fewer individuals who are not related to the resident household. These individuals may be handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster homes, and group homes. This use does not include such uses as open custody young offenders facilities.

Group Care Facilities

Means a facility, which provides resident service to individuals. These individuals may be handicapped, aged, disabled or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster homes, and group homes.

Health Services

Means development used for the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical and dental offices, health clinics and counseling services.

Hardware and Home Improvement Store

A retail store primarily engaged in the sale of basic hardware lines such as lumber, tools, paint, house wares and household supplies. This use may also supply landscape material such as trees, shrubs, plants, and household supplies. These stores may sell to construction contractors, and/or to the average consumer. If outdoor storage is required, it should be properly screened from public view.

Home Occupations

Means development consisting of the use of a portion of a dwelling, for any business for gain or support by those persons occupying the dwelling, as a use secondary to the residential use of the building. Typical uses include electrolysis services and domestic home crafts, the carrying out of minor repairs to household equipment normally used within residential dwellings, the manufacture of novelties and souvenirs, handicrafts, collectors/traders of memorabilia, and individual instruction to students. This use class does not include commercial schools such as group piano lessons, dance schools and fitness schools, the direct retailing of goods from the dwelling, automotive repairs or maintenance, or such other uses as beauty parlors, and barber shops.

Hotels

Means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include accessory eating and drinking establishments, meeting rooms and personal service shops.

Household Repair Services

Means development used for the provision of repair services to good, equipment and appliances normally found within the home. This use class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This use class does not include personal service shops.

Impact Utility Service, Major

Means development for public utility infrastructure purposes, which are likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include sanitary land fill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

Impact Utility Services, Minor

Means development for public utility infrastructure purposes, which is likely to have some impact on the environment or adjacent land, uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include vehicle equipment and material storage yards for utilities and services, telephone exchanges, wire centers, switching centers, snow dumping sites, depots and transfer facilities, surface reservoirs or storm water lakes, water reservoirs hydrospheres, water treatment plants, power terminal and distributing substations, communication towers, and gate stations for natural gas distribution.

Industrial Storage

Means development used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, vehicle or heavy equipment storage, auto wrecking, buildings on skids or temporary foundations, storage of: aggregates, building supplies, construction equipment, farm machinery, unoccupied mobile homes, and oil and gas equipment. Industrial storage does not include general industrial uses, warehouse or wholesale sales and operations, industrial vehicle and equipment sales and rentals.

Industrial Uses, General

Means development used principally for one or more of the following activities:

a) the processing of raw materials;
b) the manufacturing or assembling of semi-finished or finished goods, products or equipment;
c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
d) the storage or transshipping of materials, goods and equipment;
e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sales use classes defined in this Bylaw for resale to individual consumers; or
f) the training of personnel in general industrial operations.

Any indoors display, office, technical or administrative support areas or any retail sale operations shall be accessory to the general industrial use activities identified above.

Kennels

Means development used for the accommodation, boarding, and/or breeding of small animals and uses associated with the shelter and care of small animals, such as grooming, training, and exercising.

Leave strip

Means a specified area of land and vegetation without buildings immediately adjacent to a watercourse, measured from the normal high water mark, which is generally to remain in an

undisturbed state through and after development. Leave strips on private property may be included in any required yard setback.

Manufactured Home Park

A development on a site under one ownership and managed by a park operator. It is designed to accommodate a multiple of manufactured homes.

Manufactured Home (Single Wide)

A prefabricated dwelling unit that is constructed in a factory and complies with the latest edition of the National Building Code of Canada and meets Canadian Standards Association (CSA) Z240 and A277-01 standards and is less than 6.7 m in width. For the purposes of this definition:

i) the width of a manufactured home (single wide) shall not include the width of eaves, footings, steps, balconies, porches, canopies, verandas, decks, carports, garages or other similar structures added to or attached to a manufactured home.

Manufactured Home (Sectional)

A prefabricated dwelling unit that is constructed in a factory and complies with the latest edition of the National Building Code of Canada and meets Canadian Standards Association (CSA) Z240 and A277-01 standards and is 6.7 m or more in width. For the purposes of this definition:

j) the width of a manufactured home (sectional) shall not include the width of eaves, footings, steps, balconies, porches, canopies, verandas, decks, carports, garages or other similar structures that are added or attached to a manufactured home

Minor Manufacturing Establishment

Means development used for small-scale on-site production, manufacturing, and assembly of semi-finished or finished goods, products or equipment. All on-site production is contained within the confines of the principle building or its accessory buildings. This use would also include the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the small scale manufacturing process, where such operations have impacts that are not incompatible with the surrounding non-industrial uses. Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the minor manufacturing use. Typical uses include, but are not limited to, musical instrument or toy manufacturing, gunsmiths, pottery or sculpture studios, tinsmith shop, carpentry or cabinet shops.

Mobile Home

Means a single or multiple section dwelling (CSA Z240 and CSA A277 certified standards) designed to be transported on its own wheels and chassis or to be towed or carried to a mobile home lot or mobile home park, and may be supported on wood blocking, concrete piers or a permanent foundation, and is designed to be connected to service utilities so as to be suitable for permanent residential occupancy. This use does not include travel trailers, holiday trailers or recreational vehicles.

Mobile Home Park

Means a parcel of land, which has been planned, divided into mobile home stalls or pads for the placements of two or more mobile homes. Mobile Home parks may take the form of a condominium development where each stall is given separate title; or the more traditional rental park where the entire development is under one ownership and each stall or pad is rented.

Motels

Means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include accessory eating and drinking establishments and personal service shops.

Natural Resource Development

Means development for the on-site removal, extraction, and primary processing of raw materials found on or under the site. Typical uses in this class include gravel pits, sandpits, clay pits, oil and gas wells, and stripping of topsoil. This use class does not include the processing of raw materials transported to the site.

Offices-in-the-Home

Means development consisting of the use of a portion of a dwelling, for gains or support, by those persons occupying the dwelling, as an office and where the sale or exchange of goods and services takes place beyond the confines of the dwelling. Typical uses include contractors, consultants, appraisers, accountants, telephone sales, mail order sales, plumbers, and electricians. This use class does not include realtors, professional medical clinics or lawyers.

Participant Recreation Services, Indoor

Means development-providing facilities within an enclosed building for sports and active recreation where patrons are predominately participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs, health and fitness clubs, curling, roller-skating and hockey rinks, swimming pools, small bore rifle, pistol, or archery ranges, bowling alleys and racquet clubs.

Participant Recreation Services, Outdoor

Means development providing facilities, which are available to the public at large for sports and active recreation, conducted outdoors. This use class does not include spectator sports establishments and outdoor amusement establishments. Typical uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, archery ranges, riding stables and fitness trails.

Parking Structures and Lots

Means a building or area of land designed and used for the parking of a number of vehicles.

Personal Service Shops

Means development used for the provision of personal services to an individual, which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This use class includes barbershops, hairdressers, beauty salons, tanning salons, tailors, dressmakers, shoe repair shops, minor appliance repair shops and dry cleaning establishments and Laundromats.

Private Clubs

Means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.

Professional Offices

Means development primarily used for the provision of professional services but does not include financial and office support services, health services or government services. Typical uses include the offices of lawyers, accountants, engineers, architects and photographers.

Protective and Emergency Services

Means development, which is required for the public protection of persons and property from injury, harm or damage, together with the incidental storage of emergency equipment and vehicles. Typical uses include police stations, fire stations and ancillary training facilities.

Public Education Services

Means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This use class includes public and separate schools, community colleges, universities and technical and vocational schools, and their administrative offices. This use class does not include commercial schools.

Public Libraries and Cultural Exhibits

Means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums and art galleries.

Public Park

Means development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

Radial Separation Distance

The distance established by a radial measurement from the property line of the Site to the radial separation extent boundary as shown in the Radial Separation Distance illustration below:

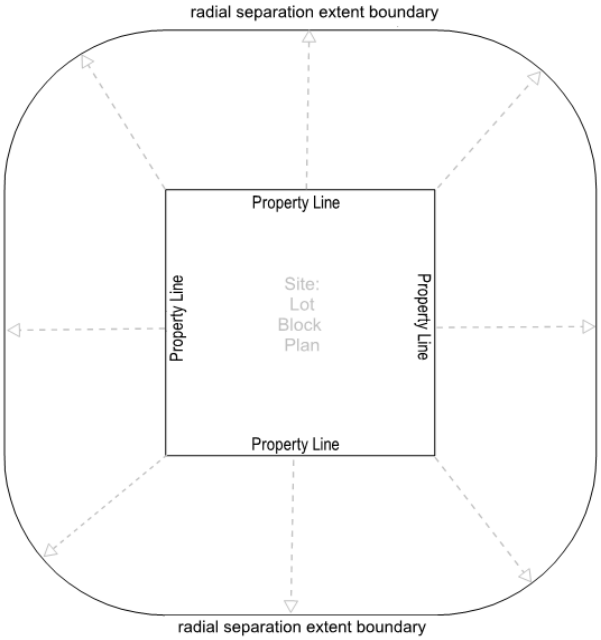


Illustration: Radial Separation Distance

Recycling Depots, Major

Means development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building.

Recycling Depots, Minor

Shall mean a development used only for the collection and temporary storage of empty bottles and cans of brewery related products, where all storage is contained within a closed building.

Religious Assembly

Means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, and classrooms. Typical uses include churches, chapels, mosques, temples, and synagogues. This use class does not include public education services and commercial schools, even as accessory uses.

Retail Stores, Convenience

Means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis. Typical uses include small food stores, drug stores, souvenir stores, bakeries and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter, with a gross floor area not exceeding 418 square metres.

Retail Stores, Food (Grocery)

Means development used for the retail sale of groceries, baked goods, beverages, produce, dairy and meat products, tobacco, pharmaceutical and personal care items with a gross floor area exceeding 418 square metres. This use class does not include Retail Stores, Convenience or Retail Stores, General.

Retail Stores, General

Means development used for the retail sale of groceries, baked goods, beverages, household goods, furniture and appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationery and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots are permitted within general retail stores. This use class does not include developments used for the sale of gasoline, new or used vehicles, heavy agricultural and industrial equipment or second hand goods or developments defined as warehouse sales.

Secondhand Stores

Means development primarily used for the retail sale of secondhand or used household and personal goods, including the minor repair and preparation of such goods. This use class does not include the sale of used vehicles, recreation craft, or construction and industrial equipment. Typical uses include antique furniture stores, thrift shops and pawnshops.

Secondary Suite

Means a self-contained, accessory dwelling unit located within a single detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and rooming houses.

Service Stations Major

Means development used for the servicing, washing, and repairing of vehicles, and/or the sale of gasoline, petroleum products, vehicle parts and accessories. Major service stations may include minor eating and drinking establishments. Typical uses include truck stops and highway service stations.

Service Stations, Minor

Means development used for the servicing, washing, and repairing of vehicles within a building containing not more than three (3) service bays; and/or for the sale of gasoline, petroleum products, of automotive parts and accessories. This use class includes gas bars. This use class does not include auto body repair and paint shops.

Shopping Centre

Means a group of commercial establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property and related in size and type of shops to the trade area that it serves.

Shopping Centre, Community

Means development, which services two (2) or more neighbourhoods and offers an intermediate range of goods and services. Typical uses include food stores, hardware, financial services and small department stores with a gross floor area not to exceed 16,257 square metres. This use class does not include major department stores.

Shopping Centre, Neighbourhood

Means development, which services individual neighbourhoods and offers goods and services required on a frequent and regular basis. Typical uses include small food stores, drug stores and personal service shops with a gross floor area not to exceed 3,251 square metres. This use class does not include major service stations, major and small department stores, major eating and drinking establishments, drive-in or drive-through services.

Shopping Centre, Regional

Means development, which services both the community and its trade area and offers a range of goods comparable to that, which exists in the downtown. Typical uses include major retail stores, department stores, food stores, professional and financial services and personal service shops with a gross floor area exceeding 16,257 square metres.

Spectator Entertainment Establishments

Means development providing facilities within an enclosed building specifically intended for live, theatrical, musical or dance performances, or the showing of motion pictures. This use class does not include entertainment developments associated with major eating and drinking establishments. Typical uses include auditoria, cinemas, theatres and concert halls.

Spectator Sports Establishments

Means development providing facilities intended for sports and athletic events, which are held primarily for public entertainment, where patrons attend on a recurring basis. This use class does not include indoor participant recreation services or outdoor participant recreation services. Typical uses include coliseums, stadiums, arenas, animal racing tracks and vehicle racing tracks.

Temporary Sales Centre

Means a temporary building or structure used up to a period of twelve (12) months for the purpose of marketing land, buildings, mobile homes or used vehicles.

Tourist Campsites

Means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles and is not used for year round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds.

Truck and Mobile Home Sales/Rentals

Means development used for the sale or rental of new or used trucks, motorhomes, mobile homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and mobile home dealerships.

Vehicle and Equipment Sales/Rentals, Industrial

Means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and agricultural production. This use class does not include truck and mobile home sales/rentals.

Veterinary Services, Major

Means development used for the care and treatment of animals where the veterinary services primarily involve in-patient care and major medical procedures involving hospitalization for extended periods of time. This use class includes animal hospitals, shelters, and crematoriums.

Veterinary Services, Minor

Means development used for the care and treatment of small animals where the veterinary services primarily involve outpatient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This use class includes pet clinics, small animal veterinary clinics and veterinary offices. This use class does not include animal hospitals and shelters.

Video Store

Means a development used for the rental or sale of motion pictures, videocassette films, video games, compact disks and/or the equipment necessary to operate motion pictures, videocassette films, video games or compact disks.

Warehouse Sales

Means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use class

includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This use class also includes developments used for the retail sale of food or a broad range of goods for personal or household use.

Warehousing

Means development used for the indoor storage and/or distribution of goods and merchandise, excluding any hazardous materials.

Watercourse

Means any natural depression with visible bands, or wetland with or without visible banks, which contain water at some time; and include any lake, river, stream, creek, spring, swamp, gulch or surface source of water whether containing fish or not; and include intermittent streams; and includes surface drainage works.

Part C – Administration

Section 1 - Development Control Agencies

1) Development Officer

a) The office of the Development Officer is hereby established and shall be filled by a person or persons appointed by resolution of the Council.
b) For the purposes of Section 72(1)(b) of the Act, the Development Officer is hereby declared to administer the Zoning Bylaw.
c) In the performance of his duties, the Development Officer shall:
   i) receive and deal with all applications for development pursuant to Part C, Section 5, of

this Bylaw;

ii) keep and maintain, for inspection by the public during normal office hours the following official records:
   a) a copy of this Bylaw and all amendments thereto;
   b) a register of all applications for development, including the decisions thereon and the reasons therefore;

iii) carry out such other duties as may be prescribed in this Bylaw;

iv) ensure that copies of this Bylaw are obtainable by the public at a reasonable charge;

v) carry out such other administrative duties as the Council may specify from time to time;

vi) receive applications for amendments to this Bylaw and make recommendations to Council;

vii) receive applications for discretionary uses and make recommendations to Council; and

viii) receive and deal with all applications within the Architectural Control Overlay, excepting direct control applications which shall be received and forwarded to Council with a recommendation.

2) Development Appeals Board

a) The Development Appeals Board of the City of Lloydminster is established.

b) The Development Appeals Board shall consist of not less than three (3) nor more than nine (9) members.

c) The Board may meet as frequently as is necessary but it shall meet within thirty (30) days after an application for an appeal has been made to it.

d) The Board shall appoint a Secretary who may be a member of the Board.

3) Secretary - Development Appeals Board

a) The Secretary appointed under Subsection (2) (d) shall:

   i) notify all members of the Board of the arrangements for the holding of each hearing and other meetings of the Board;

   ii) ensure that at least ten (10) days notice of a hearing is given as required by the Act;

   ii) prepare and maintain a file of written minutes of the business transacted at all meetings of the Board; and

   iv) carry out such other duties as the Development Appeals Board may specify.

Section 2 – Permits

1) No development shall be undertaken or use commenced unless a Development Permit, where such a permit is required, has first been obtained.

2) A Development Permit shall not be valid unless it conforms to the Zoning Bylaw and the provisions of the Act.

3) A Building Permit shall not be valid unless a existing Development Permit, where such a permit is required, has been issued.

4) A Development Permit shall be valid for a period of one (1) year from the date of issuance.

Section 3 - Minor Variance

1) The Development Officer is authorized to vary the requirements of the Zoning Bylaw subject to the following conditions:

   a) A minor variance may be granted for variation only of:
      i) The minimum required distance of a building or structure from lot line; and
      ii) The minimum required distance of a building or structure to any other buildings or structures on the lot;
   b) The maximum amount of the minor variance shall not exceed 10% variation of the Bylaw requirements;
   c) The development shall conform to this Bylaw with respect to the use of land;
   d) The relaxation shall not injuriously affect neighbouring properties; and
   e) No minor variance shall be granted for a discretionary use or discretionary form of development, or in conjunction with an agreement on rezoning entered into pursuant to a contract zoning.

2) A request for minor variance may be initiated by:

   a) The owner(s) of a property;
   b) A recommendation of the Planning and Development Committee; or
   c) City Council.

3) Every application for minor variance shall:

   a) Be made to the Development Officer in the form specified by him; and
   b) Be accompanied by a plan of survey or any additional information that the Development Officer may require.

4) Unless otherwise provided in this Bylaw, an application for a minor variance shall be processed by the Development Officer and a Notice of Decision issued in accordance with the procedure specified in Figure 1 and the *Planning and Development Act, R.S.S. 1983*.

5) If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal the Development Officer's decision to the Development Appeals Board within 30 days of the receipt of the Notice of Decision.

6) No application for a minor variance, which has been refused, shall be resubmitted for a period of 12 months from the date of the notice of the Development Officer's decision, except on grounds of new evidence or proof of change factors found valid by the Development Officer.

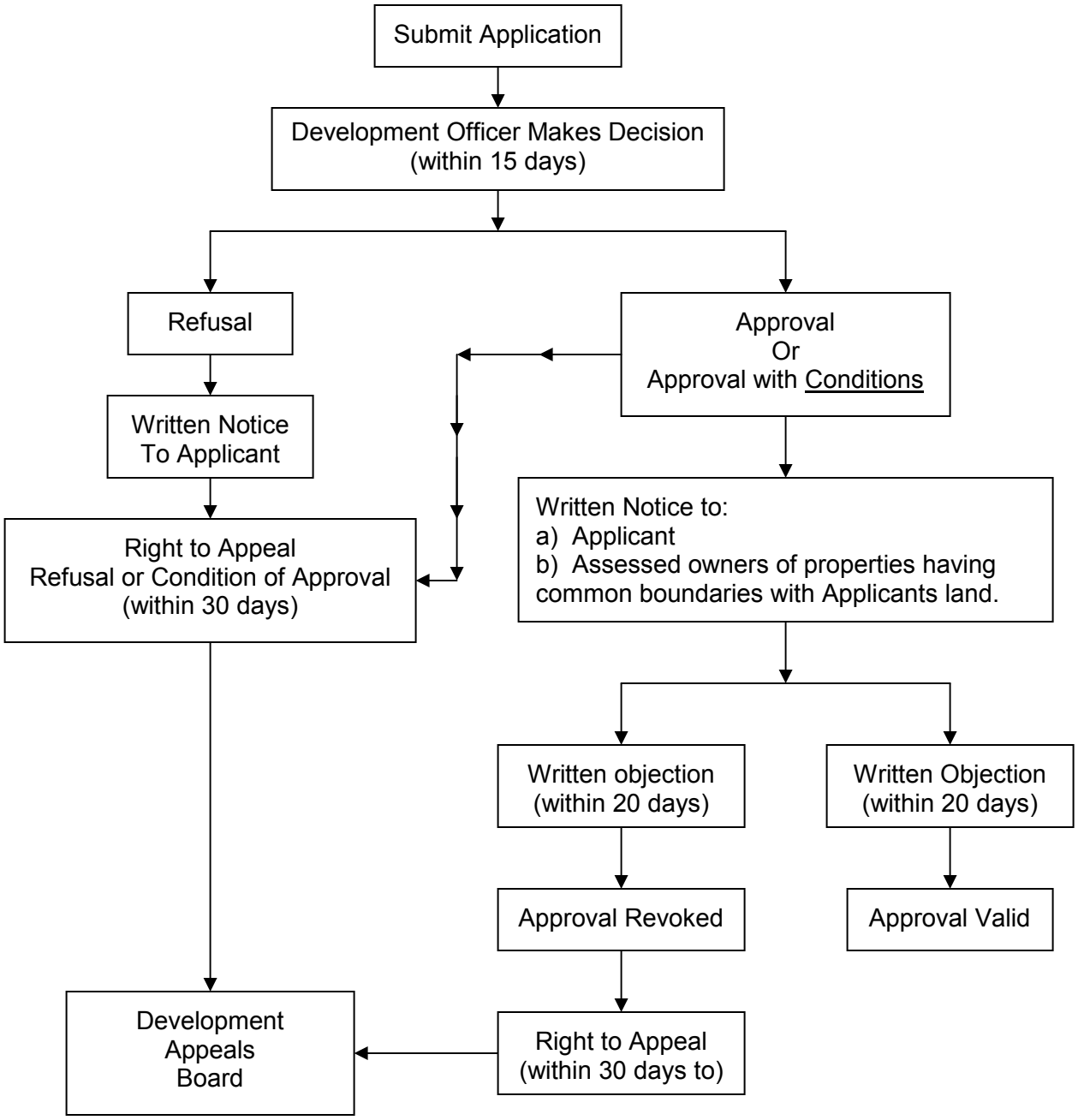


Figure 1

Process for Minor Variances

Section 4 - Non-conforming Uses and Non-conforming Buildings

1) Where at the date of approval of this Zoning Bylaw, a building is lawfully under construction or all required permits for the construction of a building have been issued, the building shall be deemed to be a building existing at the date, of the approval of this Bylaw; but the erection of any such building must be commenced within twelve (12) months after the date of the issue of the last permit relating thereto.

2) The lawful use of land or of a building or other structure existing at the date of the approval of this Zoning Bylaw that does not conform to this Bylaw may be continued; but if the non-conforming use is discontinued for a period of at least six (6) consecutive months the future use of the land, building or other structure shall be in conformity with this Bylaw.

3) a) The lawful use of a building existing at the time of the approval of this Zoning Bylaw that does not conform to this Bylaw may be extended throughout the building; but no structural alterations, except those required by statute or Bylaw shall be made in the building while the non-conforming use is continued.

   b) For the purposes of this Section, repairs, maintenance or installations that do not alter the size of the building or involve the rearrangement or replacement of structural supporting elements shall not be considered to be structural alterations.

4) If a building that does not conform to the provisions of this Zoning Bylaw is destroyed by fire or otherwise to an extent of fifty (50) percent or more of the value of the building, above its foundation it shall not be rebuilt or repaired except in conformity with the provisions of this Bylaw.

5) Where the use of a building existing at the time of the approval of this Zoning Bylaw conforms to this Bylaw but the building itself does not conform to the full requirements of this Bylaw, structural alterations and additions which conform to the requirements of this Bylaw may be made but the element of non-conformity shall not be increased by such alteration or additions.

6) A change of tenants or occupants of any land or building shall not be deemed to affect the use of the land or building.

7) No existing structure or site shall be deemed to be non-conforming by reason only of the conversion from the imperial system of measurement where such non-conformity is resultant solely from such change is reasonably equivalent to the metric standard herein established.

Section 5 - Non-Conforming Parcels

1) Parcels created prior to the adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses of the zoning district in which they fall, subject to the limitations contained therein.

2) Where a lot is reduced in size as a result of taking for public use by the City of Lloydminster, Provincial or Federal Government, the Board of School Division, or a Public Utility by dedication, expropriation, or purchase, the lot and buildings and structures thereon are deemed to conform with the provisions of this Bylaw and the lot must be considered to exist as it did prior to the taking for the purpose of further development upon the lot under its existing zoning regulations, provided such taking:

a) does not reduce a minimum front, side or rear yard below 1.5 metres unless this Bylaw does not require such yard;

b) the utility installation does not endanger the continuing use of the property as permitted by this Bylaw; and

b) does not result in the parcel being rendered unsuitable for any of the uses permitted or discretionary in the zoning district which the lot is located.

Section 6 - Permitted Development for which no Permit is required

No approval pursuant to this Bylaw is required for any development described in the following subsections unless the undertaking of such development would be in breach of or constitutes a variation of any condition imposed by any permit which may have been granted respecting the building or site involved and provided that any such development shall be in accordance with the provisions of this Bylaw:

1) The carrying out of works of maintenance or repair to any building, if such works do not include structural alterations or renovations;

2) The completion of a building which is lawfully under construction or for which a valid Development Permit has been issued prior to the date of approval of this Bylaw, provided that:

   a) the building is completed in accordance with the terms of the permit granted by the Council or any board in respect of it, and subject to the conditions to which that permit was granted; and
   b) the building, whether or not a permit was granted in respect of it, is commenced within a period of twelve (12) months from the date of issuance of the last permit relating thereto;

3) The use of any building referred to in Subsection 2 above for the purpose for which construction was commenced;

4) The erection, construction, maintenance, improvement, or alteration of gates, fences, walls, or other means of enclosure, subject to specific fencing, landscaping or screening provisions contained in this Bylaw;

5) The erection or construction of buildings, works, plants or machinery needed in connection with the development for which a permit has been issued, for the period required for completion of that development;

6) The construction maintenance and repair of services and utilities carried out by or on behalf of Federal, Provincial, Municipal or public authorities on land which is publicly owned or controlled; and

7) The use of a building or part thereof as a temporary polling station, returning officer's headquarters, candidate's campaign office and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census.

Section 7 - Procedure for an Application for a Development Permit

1) An application for a Development Permit for new development shall be made to the Development Officer in writing on the appropriate form and shall be accompanied by the following information:

   a) A letter of authorization from the property owner where the applicant is not the registered owner of the property.

   b) A detailed site plan at minimum 1:200 showing maximum building footprint and ground levels (existing and proposed), adjoining streets, properties, buildings, north arrow and containing the following information:

      i) Lot Area in square metres;
      ii) Lot Coverage (%);
      iii) Gross Floor Area in square metres;
      iv) All setbacks/yards dimensioned in metres;
      v) Number of parking stalls, loading spaces, accesses, layout dimensions, screening, curbing and surface treatment;
      vi) Off-site information as may be relevant to the design; adjacent buildings or proposed buildings, sidewalks, overhead and underground utilities; and
      vii) Location of all refuse and recycling bins.

   c) All elevations to a minimum 1:100 scale including all of the following information:
      i) Site grading plans showing the proposed development and landscaping including the existing and proposed geodetic site grades, road grades and foundation grades;
      ii) Height in metres of all buildings;
      iii) Number of storeys;
      iv) Exterior treatment on all elevations identifying materials and colours;
      v) Street elevations at a minimum 1:200 scale; and
      vi) Sign detail.

   d) Landscape Plan(s) including the following information:
      i) Clearly delineate the form of the landscape by defining the extent of lawns, planted areas, fencing, and hard surfacing;
      ii) Show the location and general description of species;
      iii) Show the location, size, and general elements included in the site amenity areas, such as seating areas or patios; and
      iv) Provide information regarding the abutting neighbourhood and site context, impact on views, scale, and relationship to development.

   e) Such other information as may be required by the Development Officer.

   f) The Development Officer may reduce the detail of information required where the information is already available or where the level of detail is not required.

2) An application for a Development Permit for new or changes in use shall be made to the Development Officer in writing on the appropriate form and shall be accompanied by the following information:
   a) A letter of authorization from the property owner where the application is not the registered owner of the property.

3) Each application for a Development Permit shall be accompanied by a fee as set out in the fee schedule in Schedule A.

4) The Development Officer shall receive and consider all applications for a Development Permit and shall:

   a) issue a Development Permit for those applications which constitute permitted uses in a district and conform with this Bylaw, the Act and all other City bylaws;

   b) incorporate in the Development Permit any special regulations, performance standards or development standards with which the development shall comply and which are consistent with regulations in this Bylaw;

   c) refer to Council, all applications which constitute discretionary uses;

   d) issue a Development Permit for discretionary uses where the application has been approved by Council including any development standards prescribed by Council;

   e) refer any application for development of permitted or discretionary uses to any municipal officer or department for comment if in his opinion it is appropriate;

   f) notwithstanding the provision of Subsection 4(a), refer to Committee of Council any application which constitutes a permitted use if, in the Development Officer's opinion, utility services are not readily available to the land;

   g) issue a Development Permit for those applications not specified in the list of permitted or discretionary uses in the district in which the development is proposed, but appear, in the Development Officer's opinion, to be similar in character and purpose to other permitted or discretionary uses in the said district;

   h) refuse a Development Permit for any application which in the Development Officer's opinion, is not within the intent of this Bylaw or which falls outside the powers delegated to the Development Officer by this Bylaw; and

   i) refuse all other applications in writing stating the reasons for refusal.

5) An application for a Development Permit shall be deemed to be refused when decision thereon is not made on it by the Development Officer or the Council within forty (40) days after receipt of the application in its complete and final form by the Development Officer, and the person claiming to be affected may appeal in writing as provided for in Part C, Section 9, of this Bylaw as though he had received a refusal at the end of the period specified in this subsection.

6) Where an appeal is made pursuant to Part C Section 9 of this Bylaw by a person claiming to be affected by the approval of an application for development, a Development Permit which has been granted shall not come into effect until the appeal has been determined and the permit confirmed, modified or nullified thereby.

7) A Development Permit shall be void if:

   a) development is not commenced and carried on with reasonable diligence within twelve (12) months from the date of its issue or within such extended period that may be granted by Council;

   b) at any time the development has been discontinued for a period of six (6) months or has not been actively carried on for a period of six (6) months.

8) When a Development Permit becomes void, a new application for a permit is required before development may proceed. Such application shall be dealt with as if it was a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that development.

Section 8 - Procedure for an Application for a Discretionary Use

Where this Bylaw provides for a discretionary use or a discretionary form of development, this Bylaw shall follow the procedures for making and processing applications contained herein.

1) On receipt of an application for a discretionary use or discretionary form of development, Council may, by resolution or bylaw:

   a) reject the application;

   b) approve the application where the facts presented establish that the proposed use or form of development:
      i) will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity; and
      ii) complies with the applicable provisions of this Bylaw and will not be contrary to the Development Plan; or

   c) approve the application for a limited time where the facts presented establish that the proposed use or form of development:
      i) will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity; and
      ii) complies with the applicable provisions of this Bylaw and will not be contrary to the Development Plan.

2) In approving a discretionary use or a discretionary form of development, Council may prescribe specific development standards with respect to that use or form of development, provided those standards:

   a) are based on and are consistent with general development standards made applicable to discretionary uses or discretionary forms of development by this Bylaw; and

b) are, in the opinion of Council, necessary to secure the objectives of this Bylaw with respect to:
   i) the nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings;
   ii) the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading;
   iii) the safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odour; and
   iv) treatment given, as determined by Council, to aspects such as landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials and architectural detail.

3) Unless otherwise provided elsewhere in this bylaw, prior to an application being considered for a discretionary use or discretionary form of development, Council or the Development Officer:

   a) shall cause a Notice to be published once in a newspaper circulating in the City of Lloydminster, at the expense of the applicant; and

   b) may at the direction of Council, cause a similar Notice to be sent by mail to all assessed property owners within 30 metres of the site, and to those assessed property owners who in the opinion of Council may be affected, not less than seven (7) days prior to the date of consideration of the application.

4) When considering applications under Subsection 3 above for which notices have been served, Council shall afford an opportunity to any interested person to make representation on the application and shall take into account any such representations made when giving final consideration to the said application.

5) The Notice required pursuant to Subsection 3 above shall state:

   a) the proposed use of the building or site;

   b) that an application respecting the proposed use will be considered by Council;

   c) that any person who objects to the proposed use of the site may deliver to the Development Officer a written statement of their objections indicating:
      i) their full name and address for service of any notice to be given to them in respect of the objection; and
      ii) the reasons for their objections to the proposed use;

   d) the date by which objections must be received by the Development Officer; and

   e) the date, time and place the application will be considered by Council.

6) Council may refer any application for development to any municipal officer or department for comment.

7) Council may prohibit the erection of a building on any site where it would otherwise be permitted or discretionary when, in the opinion of the Council, satisfactory arrangements have not been made for the supply to such building of water, electric power, sewage, street access or other services or facilities or any of them, including the payment of the costs of installing any such service or facility.

Section 9 - Right of Appeal

1) Right of Appeal:

   a) In addition to any other right of appeal provided by the Planning and Development Act, a person may appeal to the Development Appeals Board where:
      i) a Development Officer is alleged to have misapplied a Zoning Bylaw in issuing a Development Permit;
      ii) a Development Officer refuses to issue a Development Permit because it would contravene the Zoning Bylaw;
      iii) an applicant is of the opinion that the development standards prescribed by City Council with respect to a discretionary use or discretionary form of development exceed those necessary to secure the objectives of the Zoning Bylaw.

   b) A person who appeals under Clause (ii) of Subsection (a) is not entitled to have his appeal allowed if:
      i) the unusual condition is the result of his or the property owner's own action;
      ii) the adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district; or,
      iii) a relaxation of the provisions of the Bylaw would be contrary to the purposes and intent and would injuriously affect the neighbouring properties.

2) Appeal Procedure:

   a) A person desiring to appeal the Development Appeals Board shall file with the Secretary of the Board written notice of his intention to appeal within thirty (30) days of the date of issuance or refusal to issue a Development Permit and shall at the same time pay to the Secretary such sum, not exceeding fifty ($50.00) dollars as may be prescribed by the Board to meet its expenses.

   b) The Board shall fix a day for the hearing of the appeal which shall not be later than thirty (30) days after the date of the filing of the notice of intention to appeal.

   c) The Board shall, not later than ten (10) days before the day fixed for the hearing of the appeal, give notice of the hearing by personal service or registered mail to:
      i) the appellant;
      ii) the owner where the owner and applicant are not the same person;
      iii) Council;
      iv) each assessed owner of adjacent property or of property within a 75 metre radius from the property in respect of which the appeal is made whichever distance is greater.

   d) The service of notice required by Subsection (c) shall be deemed sufficient if a receipt from the postmaster for the envelope containing the copy is produced as an exhibit to the affidavit of service, and a copy of the notice served shall be deemed to have been served on the day of the date of the receipt of the postmaster for the envelope containing the copy.

e) The appellant shall, not later than five (5) days before the day fixed for the hearing of the appeal, file with the Secretary of the Board all maps, plans, drawings and written material that he intends to submit in support of the appeal.

f) Council or anyone acting for or on behalf of Council shall, if required by the Board to do so, transmit to the Secretary of the Board, not later than five (5) days before the day fixed for the hearing of the appeal, the original or true copies of maps, plans, drawings and written material in its possession relating to the subject matter of the appeal.

g) All maps, plans, drawings and written material, or copies thereof, filed or transmitted pursuant to Subsection (e) or (f) shall, unless otherwise ordered by the Board, be retained by the Board and be part of its permanent records; but pending the hearing of the appeal, all the material shall be made available for inspection of any interested person.

3) Hearing and Decision:

a) The hearing of the appeal shall be open to the public, and the Board shall hear any of the parties mentioned in Subsection 99(2) of the Act and any other person affected by the appeal who wishes to be heard in favour of or against the appeal. The Board may adjourn any hearing or reserve its decision as it considers advisable.

b) The Chairman of the Board or, in his absence, the Acting Chairman may administer oaths, affirmations or declarations.

c) Where a Member of the Board has an interest in the matter before the Board, he is not entitled to vote thereon.

d) No person or corporation shall be entitled to appeal a decision of Council where Council:
   i) refuses to rezone land; or
   ii) rejects an application for approval of a discretionary use or a discretionary form of development.

e) The Board may affix such conditions to the granting of an appeal as in its opinion will preserve the purpose and intent of the Zoning Bylaw.

f) A decision of the majority of the members of the Board present and constituting a quorum is a decision of the Board, but in the case of a tie vote, the vote is deemed to be a negative vote.

g) The decision of the Board shall be based on the facts and merits of the case and shall be in writing setting forth the reasons for the decision and signed by the Chairman, or in his absence, the acting Chairman, and the Secretary, and a copy of the decision shall be sent by the Secretary by registered mail to the Minister, the Council, the Appellant and all persons who made representations at the public hearing within ten (10) days of the date on which the decision was rendered.

h) Subject to Subsection (j) an appeal granted by the Board shall not become effective until the expiration of thirty (30) days from the date on which the decision is made or, if conditions are affixed pursuant to Subsection (e), until such time as the conditions have been complied with, whichever is the later.

i) The Minister, Council, an appellant or any other person may, within twenty (20) days after the date on which a copy of the decision is received and upon written notice to the Development Appeals Board, appeal therefrom to the Saskatchewan Municipal Board, Planning Appeals Committee.

J) An appeal under Subsection (i) in respect of a decision of the Development Appeals Board granting an appeal shall have the effect of suspending the decision of the Board pending the decision of the Saskatchewan Municipal Board, Planning Appeals Committee with respect to the decision of the Board.

k) Within ten (10) days after a Notice is given to the Development Appeals Board pursuant to Subsection (i), the Secretary of the Board shall transmit to the Secretary of the Provincial Planning Appeals Board a copy, certified by the first-mentioned Secretary to be a true copy, of all the records of the Development Appeals Board pertaining to the case.

Section 10 - Certificate of Zoning Compliance

Where any development has taken place under a valid Development Permit pursuant to this Bylaw, and the conditions, if any, attached to such a Development Permit have been fully complied with, the Development Officer shall, if requested, issue a Certificate of Zoning Compliance stating that the completed development conforms to the requirements of this Bylaw. Each request for a Certificate of Zoning Compliance shall be accompanied by a fee as set out in the fee schedule in Schedule A.

Section 11 - Conformity with Plans, Permits and Certificates of Zoning Compliance

Development Permits or Certificates of Zoning Compliance issued on the basis of plans and applications approved by Council or the Development Officer, authorize only the development set forth in such approved plans and applications. Development at variance with that authorized shall be deemed a violation of this Bylaw, and subject to enforcement as provided in Part D Section 2.

Section 12 - Amendments

1) Application:

   Any person applying to have this Bylaw amended shall apply in writing to Council providing reasons in support of the application.

2) Payment and Undertaking:

   A person making an application to the Council for an amendment to this Bylaw for a purpose other than the clarification of an existing provision of the Bylaw shall:

   a) pay a non-refundable fee as set out in the fee schedule in Schedule A; and

   b) complete a City Zoning Bylaw Amendment Application form setting out the applicant's interest in the property.

3) Decision by Council:

   As soon as reasonably convenient, the Council shall consider the proposed amendment.

4) Amendments proposed by Council:

The Council may, at any time, initiate an amendment to this Bylaw.

Section 13 - Contract Zoning

1) A person may apply to Council to have an area of land rezoned to permit the carrying out of a specified proposal provided:

a) the rezoning will not unduly conflict with adjacent land and building uses that are legally permitted uses within the existing zoning district;

b) the development or redevelopment of the site for the specific purpose will be of benefit to the immediate neighbourhood and the City as a whole;

c) the proposed development complies with the land use policies of the Development Plan.

2) Council, subject to those provisions of Subsection 1, may enter into an agreement for rezoning for a specific purpose on a specific property or site, setting out:

a) a description of the proposal;

b) reasonable terms and conditions with respect to:
   i) the uses of the land and buildings or the forms of development; and
   ii) the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;

c) time limits within which any part of the described proposal or terms and conditions imposed under Clause (b) shall be carried out; and

d) that on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

3) The Council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of the land to which the agreement pertains:

a) vary the agreement;

b) enter into a new agreement; or

c) extend any time limit prescribed in the agreement.

4) An agreement entered into under this Section runs with the land and the City shall register a caveat:

a) at any time after the Bylaw amending the Zoning Bylaw is approved by the Minister; or

b) if approval of the Minister is waived pursuant to Section 89 of the Act, at any time after the Bylaw amending the Zoning Bylaw is adopted by the Council, together with an attached copy of the agreement at the appropriate land titles office, against the lands affected and that agreement is deemed to bind the owner of the land affected by the agreement, his heirs, executors, administrators, successors and assigns.

5) No use or development of land or buildings that are the subject of an agreement entered into pursuant to this section may take place except in accordance with the agreement.

6) Notwithstanding anything contained in this Act, an amendment to a Zoning Bylaw affected pursuant to this section does not take effect until a caveat required by Subsection 4 is registered.

7) Council may declare any agreement entered into pursuant to this section void where:

a) any of the land or buildings is developed or used contrary to the provisions of the agreement; or

b) the development fails to meet a time limit prescribed in the agreement;

and the land reverts to the district to which it was subject before rezoning.

8) Where the Council voids an agreement pursuant to Subsection 7, it shall:

a) give notice of the cancellation and the effect of the cancellation in one issue of a newspaper circulated in the municipality; and

b) withdraw the caveat registered in connection with the agreement.

9) Before entering into an agreement with a person under this section, the Council may require the person to deliver a performance bond acceptable to the Council to assure implementation of the agreement.

10) A zoning designation which is subject to an agreement entered into pursuant to provisions of Section 82 of The Planning and Development Act, 1983 and Section 13 Contract Zoning shall be indicated on the Zoning Bylaw Map Schedule D by the addition of the symbol © and the bylaw number authorizing the agreement after the zoning district designation.

Part D Enforcement

Section 1 - Revocation, Suspension or Modification of Development Permit

1) The Development Officer may suspend or revoke a Development Permit where:

   a) the applicant fails to comply with the conditions of issuance of a permit; or

   b) any person undertakes or causes or permits any development on a site contrary to the terms or conditions of a permit.

2) Any person who undertakes or causes or permits any development on a site without a permit, or after a permit has been suspended or revoked, shall discontinue such development forthwith upon notice in writing issued by the Development Officer so requiring and shall not resume such development unless a permit has been issued or the permit reinstated.

3) If, in the opinion of Council, it appears that a Development Permit has been obtained by fraud or misrepresentation, the Council may suspend, revoke or modify the Development Permit.

Section 2 - Violation and Penalties

1) A person or corporation who:

   a) contravenes any provision of this Bylaw;
   b) contravenes any provision of an Order, regulation, Development Plan or permit in force pursuant to this Bylaw;
   c) ls to do any act or thing required to be done by an Order, regulation, Development Plan or permit in force pursuant to this Bylaw;
   d) suffers or permits any act or thing to be done in contravention of any provision of an Order, regulation, Development Plan or permit in force pursuant to this Bylaw; or
   e) obstructs or hinders any person in the performance of his duties under this Bylaw or under any order, regulation, Development Plan or permit in force pursuant to this Bylaw;

is guilty of an offence and liable on summary conviction:

   f) in the case of an individual, to a fine of not more than $2,000.00 and, in the case of a continuing offence, to an additional fine of not more than $500.00 for each day during which the offence continues;
   g) in the case of a corporation, to a fine of not more than $5,000.00 and, in the case of a continuing offence, to an additional fine of not more than $1,000.00 for each day during which the offence continues.

2) Removal of Development

   In addition to the penalties provided in Subsection 1(f) and (g), a judge or the court who convicts a person or corporation under Subsection 1 in respect of a development carried on in contravention of this Bylaw or any Order, regulation, Development Plan or permit in force pursuant to this Bylaw, may order that person or corporation to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed.

3) Limitation of Prosecution

No prosecution for an offence under this Bylaw shall be commenced after two years from the date on which the offence is alleged to have been committed or, in the case of continuing offence, the last date on which the offence was committed.

4) Repetition of Offence

The conviction of an offender upon a breach of any of the provisions of this Bylaw, shall not bar prosecution against the same offender upon any subsequent breach of the same or any other provision of this Bylaw or prosecution under any other applicable Bylaw or statute.

Section 3 - Notice of Violation

1) Once a Development Officer has found a violation of this Bylaw, the Development Officer shall notify the owner of the property, the person in possession of the land or development or the person responsible for the Bylaw violation or contravention, by either:

a) delivering, in person or by ordinary mail or fax, a “Warning Notice of Violation”; or

b) posting a “Warning Notice of Violation” in a conspicuous location on the site.

2) A “Warning Notice of Violation” shall state:

a) the nature of the violation of this Bylaw;

b) the scope of the corrective measures required to comply with this Bylaw; and

c) the time limit within which such corrective measures must be performed.

3) The Development Officer may direct the owner of the property, the person in possession of the land or buildings, or the person responsible for the contravention to comply with the provisions of this Bylaw, by way of an Order.

The Development Officer may order any person carrying out any development or doing anything in contravention of this Bylaw to:

a) immediately stop the development or use of the land, building, structure, or sign in whole or in part; or

b) take such other measures as are specified in the Order so that the development or use of the land or building is in accordance with this Bylaw; and

c) comply with the provision of this Bylaw within the time specified by the Order.

Part E Special Provisions

Section 1 - Ambulance Station

1) Ambulance Stations where permitted as a discretionary use in residential districts are subject to the following conditions:

   a) no variation from the external appearance and residential character of land or buildings shall be permitted;

   b) the use shall not generate traffic problems in the district;

   c) signs shall be permitted provided they are no larger than 0.19 square metres in area and attached flush to the principal residence;

   d) no offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced by the use;

   e) at all times, the privacy of the adjacent dwellings shall be preserved and the use shall not unduly offend the surrounding residents by way of excessive lighting, noise, and traffic congestion;

   f) within residential districts the Development Officer:

      i) shall cause a notice to be sent by mail to all assessed property owners within 30 metres of the site, and to those assessed property owners who in the opinion of Council may be affected, not less than seven (7) days prior to the date of consideration of the application; and

      ii) may cause a similar notice to be published once in a newspaper circulating in the municipal area at the expense of the applicant.

Section 2 - Daytime Child Care, Group Care Homes and Group Care Facilities

1) a) Daytime child care and group care facilities shall conform to the following regulations:

      i) the facility shall meet the requirements of provincial statutes regarding day care and group care facilities;
      II) the facility is inspected and meets the necessary fire and building safety requirements; and
      III) the facility is inspected and meets the necessary provincial health requirements.

   b) When deciding whether to approve or refuse an application for a daytime child care, group care homes or group care facility, Council shall consider:

      i) Whether the facility would be suitable for the proposed location by taking into account potential traffic generation and any other matters which may limit the peaceful enjoyment of properties by nearby residents;
      ii) The proximity to any other facility of a similar nature, being mindful of a recommended separation distance of 150 metres; and

iii) If in their belief that it is necessary, Council may direct the Development Officer to notify assessed property owners within 30 metres of the site and/or cause a notice to be published in a newspaper circulating in the City, at the expense of the applicant.

Section 3 - Drive-In Services

1) A person applying to develop a site for a drive-in service, where permitted under this Bylaw, shall comply with the following special provisions:

a) Site location:
Such site shall be located at the intersection of two (2) or more public roadways, being a street or avenue, but not including a lane, provided that a site may be located between intersections where there is a service road or a centre dividing strip on the public roadway, or as part of a shopping centre.

b) Site area and coverage:
In the case of establishments where the customer normally remains in the vehicle for service, the minimum site area shall be 930 square metres with a minimum area of building to be erected thereon of 40 square metres.

c) Queuing space:
For drive-in food services and banks having a drive-up service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles approaching the drive-up service window. One (1) outbound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicles.

d) All queuing spaces shall be a minimum of 6 metres long and 3 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

e) Driveways and parking spaces:
All parts of the site to which vehicles may have access shall be hard-surfaced and drained to provide a durable dust-free surface.

f) Drainage of site:
Proper site drainage shall be provided in accordance with City Engineering Design Standards.

g) Lighting:
Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjoining properties.

h) Fencing:
Maintain around the boundaries of the site, other than on street frontage, an appropriate fence not less than 0.8 metres in height, designed so as to contain rubbish or debris.

Section 4 - Drive-through Vehicle Services

1) A site for a drive-through vehicle service including car washes, where permitted under this Bylaw shall comply with the following special provisions:

   a) Site location:
   Such site shall be located at the intersection of two (2) or more public roadways, being a street or avenue, but not including a lane, provided that a site may be located between intersections where there is a service road or a centre dividing strip on the public roadway. If located at an intersection, the site and access to it must be at the entrance of the intersection, i.e. on the right-hand side of the street, before entering an intersection so that ingress and egress will not create congestion of the intersection; or, access

      i) adjacent to a traffic interchange, but not including a rotary or traffic circle; or,

      ii) as part of a shopping centre.

   b) Site area and coverage:
   The minimum site area and coverage for a drive-through vehicle services development shall be determined on the basis of 112 square metres of space not covered by building or structures for each service bay, except that the minimum site area and coverage for any complete service car wash shall be determined on the basis of 370 square metres of space not covered by buildings or structures for each car wash bay.

   c) Queuing space:
   For drive-through vehicle services, a minimum of four (4) inbound and one (1) outbound queuing spaces shall be provided for each service bay except in the case of a complete service car wash, a minimum of six (6) inbound and two (2) outbound queuing spaces shall be provided for each bay.

   d) All queuing spaces shall be a minimum of 6 metres long and 3 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

   e) Where two (2) or more uses are part of a mixed use development on the same site, the total site area requirement shall be the sum of the requirements of the uses computed separately.

   f) Where gas bars are in a joint use with a drive-through vehicle service, site coverage shall be determined on the basis of 60 square metres of space not covered by buildings or structures for each fuel pump.

   g) Driveways and Parking Spaces:
   All parts of the site to which vehicles may have access shall be hard-surfaced and drained to provide a durable dust free surface.

   h) Drainage of Site:
   Proper site drainage shall be provided in accordance with City Engineering Design Standards.

i) Fencing:
Maintain around the boundaries of the site other than on street frontage, an appropriate fence not less than 0.8 metres in height, designed so as to contain rubbish or debris.

Section 5 - Home Occupations

Home occupations as defined in Part B, Section 2, Use Class Definitions shall comply with the following regulations:

1) Goods may be stored provided the storage shall not be exposed to public view from the street or adjoining property.

2) Storage shall not involve a change in appearance of the dwelling or any accessory buildings.

3) No variation from the external appearance and residential character of land or buildings shall be permitted.

4) There shall be no mechanical or electrical equipment used which creates noise, or visible and/or audible interference in radio or television reception.

5) The home occupation shall not generate vehicular or pedestrian traffic, or increase parking, to the dwelling, in excess of that which is characteristic of the neighbourhood within which it is located.

6) Home occupations, other than those defined in this Bylaw shall be permitted. Those permitted shall not attract clients or customers to the dwelling. No more than four (4) students shall be in attendance during any instruction period to students.

7) One home occupation identification sign, no larger than 0.2 square metres, shall be attached flush to the building on the street side of the dwelling or placed in a window that faces the street.

8) No home occupation shall employ on site anyone other than the resident of the dwelling or the resident's immediate family who live in the dwelling.

9) The home occupation shall not occupy more than 15 percent of the floor area of the dwelling in which it is located.

10) No noise, vibration, smoke, dust, odor, heat or glare shall be generated by the home occupation over that normally generated from a residential use.

11) A maximum of one (1) vehicle utilized by the home occupation, of less than 3000 kilograms gross vehicle weight, may be parked on site.

12) A home occupation shall not be permitted if, in the opinion of Council, such use would be more appropriately located in a Commercial or Industrial Zone.

13) The home occupation permit shall only be applicable for the period of time the dwelling is occupied by the applicant.

14) All home occupation permits shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the permit conditions have not been complied with, or the use is or has become detrimental to the amenities of the neighbourhood.

Section 6 - Office-in-the-home

1) Goods may be stored provided the storage shall not be exposed to public view from the street or adjoining property.

2) Storage shall not involve a change in the appearance of the dwelling or any accessory buildings.

3) No variation from the external appearance and residential character of land or buildings shall be permitted.

4) There shall be no mechanical or electrical equipment used which creates noise, or visible and/or audible interference in radio or television reception.

5) The office-in-the-home shall not generate vehicular or pedestrian traffic, or increase parking, to the dwelling, in excess of that which is characteristic of the neighbourhood within which it is located.

6) No office-in-the-home shall attract clients or customers to the dwelling.

7) One office-in-the-home identification sign, no larger than 0.2 square metres, shall be attached flush to the building on the street side of the dwelling or placed in a window that faces the street.

8) No office-in-the-home shall employ, on site, anyone other than the resident of the dwelling or the resident's immediate family who live in the dwelling.

9) The office-in-the-home shall not occupy more than 15 percent of the floor area of the dwelling in which it is located.

10) No noise, vibration, smoke, dust, odor, heat or glare shall be generated by the office-in-the-home over that normally generated from a residential use.

11) A maximum of one (1) vehicle, utilized by the office-in-the-home, of less than 5500 kilograms gross vehicle weight, may be parked on site.

12) The office-in-the-home permit shall only be applicable for the period of time the dwelling is occupied by the applicant.

13) All office-in-the-home permits shall be subject to enforcement pursuant Part D of this Bylaw if, in the opinion of the Development Officer, the permit conditions have not been complied with, or the use is or has become detrimental to the amenities of the neighbourhood.

Section 7 - Mobile Home Parks

Mobile home parks shall be subject to *The Public Accommodation Regulations* and *The Public Health Act, R.S.S. 1978, Chapter P-37*, as amended from time to time. A site to be used for a mobile home park as permitted in this Bylaw shall also comply with the following regulations:

1) Minimum site:

   The design of the mobile home park shall:

   a) provide access by means of at least two (2) legal accesses;

   b) provide for proper traffic circulation, taking into account off-site as well as on-site traffic movement;

   c) provide convenient access to common facilities and services and provide for practical and efficient operation and maintenance of all facilities and common area;

   d) provide immediately within its boundaries a buffer area having a minimum depth of 7.6 metres.

2) Streets shall:

   a) be laid out so as to provide proper access to individual sites, common areas and services;

   b) be privately owned and maintained and be part of the common area;

   c) provide convenient circulation by use of properly located minor and collector streets:

      i) a minor street serves fifty (50) or less sites if one way and one hundred (100) or less if two way and is less than 150 metres in length;
      ii) a collector street serves up to two hundred (200) sites and has no length limitation;

   d) have a minimum turning radius of 12 metres if they are designed as cul-de-sacs or dead-end streets;

   e) be hard-surfaced with the following surfaced widths:
      i) collectors: 12 metres
      ii) minor streets: 10 metres

3) Outdoor lighting in the park, including street lighting, shall be integrated in design and appearance and conform to the existing residential standards.

4) The park owner, or person in charge of the mobile home park, shall at all times:

   a) maintain the park and the common buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;

   b) be responsible for the removal of snow from all common areas, internal streets and walkways;

c) be responsible for a park layout sign at entrance which clearly identifies street layout, guest parking and lot location.

5) Parking:

a) there shall be minimum of two (2) parking spaces provided on each mobile home site;

b) there shall be additional parking provided at a ratio of one (1) space for every two (2) mobile home sites to accommodate visitors:

i) visitor parking areas shall be conveniently located for all parts of the park;
ii) visitor parking areas shall be hard-surfaced;
iii) visitor parking areas shall not be used for storage of boats, trailers, etc.; and
Iv) no on-street parking except on collector streets.

6) Pedestrian access:

a) safe, convenient walkways shall be provided for access to individual mobile homes, streets and common areas; such as parks, laundry areas, etc.;

b) all walkways shall have a minimum width of 1.2 metres and shall be hard-surfaced.

7) Recreation areas:

a) all mobile home parks shall provide recreation areas at a ratio of 9 square metres per mobile home site;

b) recreation areas shall be located so as to be:

i) convenient to all park residents; and
ii) free from public hazards;

c) recreation areas shall not be included in areas designated as buffer strips;

d) recreation areas shall be developed and properly equipped with recreational orientated equipment;

e) adequate fencing or screening shall be provided between recreational and other areas;

f) all areas of the mobile home park not occupied by mobile homes and their additions, internal roads, walkways, driveways or any other developed facility shall be landscaped; and

g) adequate screening in the form of a solid fence 2 metres high shall be provided around the perimeter of the site.

8) Common areas:

a) there shall be no outdoor storage of any furniture, domestic equipment or seasonally used equipment:

i) adequate covered storage facilities shall be provided either on individual sites or in common storage facilities; and
ii) common storage facilities shall be in a permanent building conveniently located to all park residents;

b) a storage compound shall be provided for, inter alias, large trucks, campers, travel trailers, snowmobiles and boats at a ratio of 18.5 square metres per mobile home site and shall be screened by solid fencing 2 metres high;

c) all service and other common buildings shall be of permanent construction; and

d) adequate screening in the form of landscaping and fencing shall be provided where necessary around service buildings, storage compounds and refuse collection points.

9) Site requirements and spacing:

a) in mobile home parks each mobile home site shall be clearly marked on the ground by permanent stakes, markers or other means and shall be clearly defined with a site number or other address system;

b) in mobile home parks, subdivision, and bareland condominiums the minimum individual lot, pad or site size shall be:

i) single wide:12 metres in width, 31 metres in length;
II) double wide:13.5 metres in width, 31 metres in length;

c) there shall be only one (1) mobile home per lot, pad or site;

d) any permanent addition such as patios or porches or other structural additions;

i) are considered part of the mobile home unit and require a Building Permit prior to construction;
ii) may not exceed in area 25% of the mobile home unit;
iii) shall be constructed so that the result will be of a design similar in finish to the mobile home unit and will harmonize with the exterior of the unit;

e) mobile homes shall be separated by a minimum distance of 4.5 metres and any porch or addition to the mobile home shall be regarded as part of the mobile home in determining this space;

f) each mobile home shall be set back:

i) a minimum of 7.5 metres from the mobile home park boundary;
ii) a minimum of 3 metres from any internal access road, parking area or other common area;
iii) a minimum of 1.5 metres from any other mobile home lot, pad or site boundary.

10) Utilities and services:

a) all mobile home units shall be connected to the municipal sanitary and storm sewer, water supply, natural gas and electric power systems;

b) all utility lines shall be underground and meet the requirements of the prevailing municipal or provincial regulations regarding such installations;

c) in mobile home parks or bareland condominiums the owner(s) shall provide proper garbage containers on each site and/or a screened garbage area shall be provided at a point convenient for collection;

d) in mobile home parks or bareland condominiums the owner(s) shall provide fire hydrants where necessary and any other fire protection equipment or facilities as deemed necessary by the Development Officer, in consultation with other city departments.

Section 8 - Motels and Hotels

1) A site for a motel or hotel, where permitted under this Bylaw shall comply with the following special provisions:

a) for the purposes of this subsection, a rentable unit means a separate unit used or intended to be used for the temporary dwelling accommodation of one (1) or more persons;

b) except in the case of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.5 metres of clear and unoccupied surface space shall be provided between each rentable unit and any other building on the site;

c) all parts of the site to which vehicles may have access shall be hard surfaced and drained to provide a durable dust-free surface;

d) all curb crossing, entrances, exits and drainage shall conform to the City of Lloydminster Engineering Design Standards;

e) the owner, tenant, operator or person in charge of a motel shall at all times maintain an appropriate fence not less than 0.8 metres in height around the boundaries of the site other than on street frontage.

2) Canopies shall be a minimum of 3 metres from any property line.

Section 9 - Religious Assembly

1) A site to be used for a religious assembly where permitted under this Bylaw, shall comply with the following special provisions:

b) the site shall be located on a corner lot or lots or in such a way that it will not adversely affect the adjacent development. In no instances shall the church or assembly hall site be approved in the interior of the block unless at least one (1) of the adjacent developments is other than residential;

b) in the case of a manse, rectory, parsonage or other building used for a residence related to the church on the same site, an additional 412 square metres shall be required.

2) Off-street parking facilities shall be provided in accordance with those requirements set out in Part E Section 11.

3) Landscaping shall be in accordance with Part E Section 16.

Section 10 - Service Stations, Major and Minor

1) A site for a service station, where permitted under this Bylaw, shall comply with the following special provisions:

a) Such site shall be located:

i) at the intersection of two (2) or more public roadways being a street or avenue, but not including a lane, provided that the site may be located between intersections where there is a service road or a centre dividing strip on the public roadway;
ii) adjacent to an interchange, either in existence or proposed but not including a rotary or traffic circle;
iii) as part of a shopping centre.

b) Site area and coverage:

i) the minimum site area shall be based on the ratio of 0.6 square metres of open space for each square metre on which buildings are erected;
ii) the minimum site area and coverage for a gas bar as an independent development shall be determined on the basis of 60 square metres of space not covered by buildings or structures for each fuel pump;
iii) canopies over pump islands shall be a minimum of 3 metres from any property line.

c) All parts of the site to which vehicles may have access shall be hard-surfaced and drained to provide a durable, dust-free surface.

d) All curb crossings, entrances, exits and drainage shall conform to the City of Lloydminster Engineering Design Standards.

e) Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjoining properties.

f) The owner, tenant, operator or person in charge of a service station shall at all times:

i) be prohibited from the conducting of the business of a parking garage (provided, however, that this shall not prevent the use of garage space available on an authorized service station for storage), or of any business or activity which is obnoxious or offensive, or which may constitute a nuisance or any annoyance to persons occupying lands in the immediate vicinity of the site of a service station by reason of dust, noise, gases, odor, smoke or vibration;
ii) maintain around the boundaries of the site, other than on street frontage, an appropriate fence not less than 0.8 metres in height, designed so as to contain rubbish or debris.

Section 11 - Off-Street Parking And Loading Regulations

1) General regulations:

   a) In any district, when any new development is proposed including a change of use of existing development, or when any existing development is substantially enlarged or increased in capacity provision shall be made for off-street vehicular parking or garage spaces in accordance with the regulations set out in this section;

   b) Where the number of parking spaces is determined by reference to a unit such as the number of seats or floor area, or the like, the next higher number shall be taken where the calculation results in a fractional number of 0.5 or more;

   c) In the case of different uses or mixed uses on the same site, off-street parking facilities shall be determined as the sum of the requirements for the uses computed separately, except in the case of shopping centres exceeding 9,000 square metres off-street parking facilities for one use shall not be considered as providing required facilities for any other use;

   d) Adequate access to and exit from individual parking spaces is to be provided at all times by means of unobstructed maneuvering aisles, except where otherwise indicated in this Bylaw;

   e) All curb crossings, entrances and exits shall conform to the City Engineering Design Standards; and

   f) Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the parking area only and not on any adjoining properties.

2) Parking for the physically disabled:

   a) Parking spaces shall be provided for the physically disabled for all public and quasi-public buildings, buildings designed or intended for use as a place of public assembly, education, recreation or entertainment with or without a charge for admission, buildings designed or intended for a use which includes business or commercial purposes, and transportation terminals or depots;

   b) The minimum number of parking spaces designated for persons with physical disabilities in parking lots shall be as follows:

      i) where the total number of parking spaces is from 1 to 10, one (1) parking space shall meet the requirements of Subsection 2(c);
      ii) where the total number of parking spaces is from 11 to 400, two (2) spaces or two percent of the total provided, whichever is greater;
      iii) where the total number of parking spaces is above 401, eight (8) spaces plus 1 percent of the total spaces provided above 401;
      iv) where parking is being provided for special facilities for persons with physical disabilities, or for health care institutions, an increased number of parking spaces for the physically disabled may be required at the discretion of City Council.

c) Parking space dimensions for the physically disabled:

Parking spaces for persons with physical disabilities shall be at least 3.66 metres wide and 6 metres long. Where two adjacent spaces are planned, and entry can be gained by the car going in forward or reverse, the width of both spaces plus access aisle shall be a minimum of 6 metres, with the access aisle located between the two (2) spaces. If entry can only be gained by going forward, each space for persons with physical disabilities shall have an access aisle. The access aisles shall be at least 1.2 metres wide and preferably be level, but may have a slope for drainage not exceeding 1:50.

3) Size of Spaces and Aisles:

a) Except as provided in Clause (b) below, each required off-street parking space shall be a minimum of 2.6 metres in width and a minimum of 5.5 metres in length, exclusive of access drives or aisles, ramps, columns, or office work areas. Such spaces shall have a vertical clearance of at least 2 metres. For parallel parking, the length of the parking spaces shall be increased to 7 metres except that an end space with an open end shall be a minimum of 5.5 metres.

b) For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under clause (a) above, to a minimum of 4.6 metres.

c) Aisles shall be a minimum of 7 metres wide for 90 degree parking, 5.5 metres wide for 60 degree parking and 3.6 metres wide for 45 degree and parallel parking.

d) Where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided on the site.

e) Where the use of a parking space is limited on both sides by a wall, column or fence, the unobstructed width from face to face of the obstruction shall be 3 metres and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 metres.

f) Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 metres and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3 metres.

4) Off-street Parking requirements:

Provision shall be made for off-street vehicular parking or garage spaces for any development in any district defined in this Bylaw, in accordance with the following standards:

Use of Building or Site	Minimum number of parking or garage spaces required
Residential:	
Single detached, duplex, semi-detached, Row Housing	Two (2) parking or garage spaces per dwelling unit. Note: a front yard driveway providing access to a parking space that is not within the front yard is considered as the provision of a second car parking space that is in tandem.
Apartment buildings and townhouses located in the R3 and R4 zoning districts	One (1) parking space per bachelor dwelling unit, 1.75 parking spaces per one (1) bedroom dwelling unit or larger. Of the total number of parking spaces required, one (1) space per every four (4) dwelling units must be assigned to guest parking, readily available to an entrance of the building to be served, and must be clearly identified as guest parking.
Apartment buildings and townhouses located in the R4A zoning district	1.25 parking spaces per dwelling unit
Apartment buildings and townhouses located in C1 and DC zoning districts	One (1) parking space per dwelling unit
Apartments combined with Commercial	One (1) parking space per dwelling unit
Senior citizens apartments	.5 parking spaces per unit
Lodging houses, fraternity	One (1) per two (2) beds or one (1) per four (4) seats in the dining room, whichever is greater
Daytime child care and group care facilities	1.25 per employee
Commercial:	
Business, administrative and professional offices and banks	3.4 per 100 square metres of gross leasable floor area in the building
Retail shops, personal service shops and equipment and repair shops with a gross leasable floor area of:	
Less than 2,000 square metres	2.2 per 100 square metres of gross leasable area in the building
2,000 square metres to 9,000 square metres	3.2 per 100 square metres of gross leasable area in the building

Use of Building or Site	Minimum number of parking or garage spaces required
9,000 square metres or greater	4.3 per 100 square metres of gross leasable area in the building
Eating establishments	One (1) per four (4) seats
Cocktail bars	One (1) per four (4) seats
Beer parlors	One (1) per four (4) seats
Hotels and motels	One (1) per guest room
Recreational:	
Billiard parlors and amusement arcades	2.2 per 100 square metres of gross leasable area in the building
Bowling alleys	2.5 spaces per alley, and; five (5) spaces for staff, and; one (1) space per ten (10) seating spaces for spectators
Curling rinks	four (4) spaces per curling sheet of ice, and; five (5) spaces for staff, and; One (1) space for ten (10) seating spaces for spectators
Racquet sport facilities	Four (4) spaces per court
Auditoriums:	
Public assembly auditoriums including theatres, convention halls, gymnasiums, racetracks, exhibition halls, union halls, lodge halls, private clubs, public libraries and cultural exhibits, ball parks and other sport arenas or amusement places, community halls, community centers, and community league buildings operated by a citizens organization	One (1) per ten (10) seating spaces of one (1) per 10 square metres used by the public, whichever is greater
Churches	One (1) per ten (10) seating spaces
Funeral homes	One (1) per twenty (20) seating spaces

Schools:	
Public or private elementary and junior high schools	One (1) space for each classroom plus one (1) space per 9 square metres used for assembly if school includes an auditorium or gymnasium
Public or private senior high schools which do not include an auditorium, gymnasium or swimming pool	One (1) space for each classroom plus one (1) space for every 33 students
Public or private senior high schools which do include an auditorium, gymnasium or swimming pool, either (i), (ii) or (iii) shall apply, whichever is greater	one (1) space for each classroom plus one (1) space for every 33 students; or, one (1) space per 2.5 seating spaces used for assembly in an auditorium, gymnasium or swimming pool; or, 1.1 space per 2.5 square metres used for assembly in an auditorium, gymnasium or swimming pool.
Colleges, universities, business or commercial or technical schools	One (1) per ten (10) seats plus auditorium requirements where applicable
Hospitals and Similar Uses:	
Hospitals, sanitariums, convalescent homes or similar uses	1.1 per 100 square metres of gross floor area
Homes for the Aged (individual unit projects)	One (1) per four (4) units
Homes for the Aged (lodge-type accommodation)	1.1 per 100 square metres of gross floor area
Industrial:	
Manufacturing and industrial plants, warehousing, wholesale and storage buildings and yards, servicing and repair establishments, research laboratories and public utility buildings	Two (2) per 100 square metres of gross floor area

5) Off-street Loading requirements

Use of Building or Site	Minimum number of Loading Bays required
All uses in Commercial and Industrial Districts	One (1) space for each loading door with a minimum of one (1) space to be provided

6) Location of Loading and Unloading Space:

All loading and unloading spaces shall be located on the site so that all materials and commodities loaded or unloaded can be easily collected or distributed within the site, to and from all tenants or occupants. Access shall be so arranged that no backing or turning movements of vehicles going to or from the site causes interference with traffic on the adjoining or abutting public roadways, lanes, sidewalks or boulevards.

7) Size of Loading and Unloading Spaces:

Loading and unloading spaces shall be of adequate size and with adequate access, to accommodate the types of vehicles which will be loading and unloading, without those vehicles projecting into a public roadway. In no case shall the space be less than 28 square metres, or less than 3 metres wide, or have less than 3.7 metres overhead clearance.

Section 12 - Airport Protection Overlay

This overlay applies to all lands covered by the Lloydminster Airport Vicinity Protection area as shown on:

a) **Schedule B** - Airport Vicinity Protection Area Land Use Districts Map

b) **Schedule C** - Airport Vicinity Protection Area Height Limitations Map

1) Application:

   a) Applications to develop any building, metallic fence, sign, overhead line, mast, tower, or similar development will be analyzed on an individual basis and may be refused, notwithstanding that a use is listed as permitted, if it is deemed that such use will interfere with the operation of electronic equipment.

   b) Applications which include vehicular parking facilities, heavy electrical equipment, electric welding, or high tension power lines will be analyzed on an individual basis and may be refused, notwithstanding that a use is listed as permitted if it is deemed that such use will result in electronic interference effects.

2) The Development Officer shall refer an application for a Development Permit to Transport Canada if the proposed development is within the Protection Area and consists of:

   a) a plant for the manufacture of products from petroleum, natural gas or hydrocarbons derived from oil sands, chemical or allied products, pulp or paper products, fertilizer or animal by-products;

   b) a plant for primary metal production, metal processing, the processing of wood or wood products, the processing of coal, the processing of natural gas, or its derivatives, the manufacture of asphalt or ready-mixed concrete, gravel crushing or meat packing;

   c) a public incinerator;

   d) a sewage treatment plant, sewage disposal plant, sewage lagoon, or water reservoir;
   e) a seed cleaning plant or feed mill plant;

f) a thermal electric power generating plant or steam generating plant;

g) a use that includes an electronic device, apparatus, equipment or other thing that

   i) is operated for industrial, scientific, medical or similar purposes; and
   ii) produces and utilizes radio frequency energy in its operations but is not used for radio communication;

h) a use that will or will likely result in:

   i) emissions of steam or smoke;
   ii) accumulation of any material or waste edible by or attractive to birds; or
   iii) the use of extensive exterior lighting.

Section 13 - Amusement Establishments, Indoors

1) In consideration of any proposed indoor establishment the Development Officer:

   a) shall cause a Notice to be sent by ordinary mail to all assessed property owners within 30 metres of the site and to those assessed property owners who in the opinion of the Development Officer may be affected, not less than seven (7) days prior to the date of consideration of the application; and

   b) will where it is a discretionary use, cause a similar Notice to be published in a newspaper circulating in the municipal area, at the expense of the applicant.

2) Upon review of an application for an indoor amusement establishment, Council shall consider whether or not the development would be suitable for the location taking into account the following factors:

   a) potential vehicle and pedestrian traffic generation;

   b) proximity to schools;

   c) residential uses;

   d) other adjacent land uses where the proposed use may interfere, create a nuisance, become offensive, objectionable and thereby in the opinion of Council become detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity of the proposed development.

Section 14 - Environmentally Significant Area Overlay

This overlay applies to all lands covered by the Environmentally Significant Area Map as shown on Schedule E – Environmentally Significant Areas Map.

1) Application:

   a) In addition to information normally required for a Development Permit as stated in Part C, Section 7, the following shall be submitted:

      i) a detailed site plan showing the leave strip relative to the property lines including the top of banks and location of the watercourse high water marks; and
      ii) proposed methods of erosion and sediment control and site development practices to be used.

   b) Applications to develop any building, structure, fence, sign, overhead line or similar development will be analyzed on an individual basis and may be refused, notwithstanding that a use is listed as permitted or discretionary, if it is deemed that such use or form of development will have an impact on the environmentally significant feature identified in the Development Plan.

2) Development regulations:

   a) Developments shall conform to the general development regulations as specified in the applicable zoning district.

   b) In single-detached, semi-detached, and duplex housing areas where there has been no previous land disturbance and leave strips are required along watercourses as specified by the Development Plan, they shall be 15 metres measured from the normal high water mark. In areas of previous land disturbance, these may be reduced to 5 metres.

   c) In industrial, multiple dwelling, institutional and commercial areas where there has been no previous land disturbance and leave strips are required along streams as specified by the Development Plan, they shall be no less than 15 metres. In areas of previous land disturbance, the leave strips shall be no less than 10 metres adjacent to watercourses.

   d) These leave strip requirements take precedence over any yard requirements contained in any zoning district for any buildings.

3) The City may require the owner of land that is the subject of a proposed subdivision in an Environmentally Significant Area to provide part of that land, in any amount and in any location that the City, in consultation with the Alberta or Saskatchewan Provincial Ministry or Corporation responsible for the administration of applicable legislation, considers necessary, as Environmental Reserve, where the land consists of:

   a) a watercourse;

   b) land that is subject to flooding or is, in the opinion of the City, unstable; or

   c) the leave strip abutting the bed and shore of any watercourse for the purpose of:

      i) the prevention of pollution;
      ii) the preservation of the bank; or

iii) the protection of the land to be subdivided against flooding;

and that land becomes the property of the City in which the land is situated.

4) An Environmental Reserve shall be left in its natural state.

Section 15 - Satellite Dishes

1) The installation and operation of a satellite dish larger than 92 centimetres and its supporting structure is permitted in all districts provided:

   a) such structures shall not be located in any front or side yard and in the case of corner sites in any portion of the rear yard which is within 3 metres of the side property line adjacent to a flanking street;

   b) if freestanding, shall not exceed a height of 5 metres above grade level;

   c) in residential districts R1, R1A, R1B, R1Z, R2, it shall not be attached to the roof of the principal or accessory building;

   d) if attached to a principal building in the R3, R4 and R4A districts, institutional, commercial or industrial districts, satellite dishes shall not exceed a height of 5 metres above the lowest elevation of the roof surface of a flat roof or the decking of a mansard roof or the eaves of a gable, hip or gambrel roof;

   e) if attached to or erected upon an accessory building in the R3, R4 and R4A residential, commercial or industrial districts, satellite dishes shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

The installation and operation of a satellite dish smaller than 92 centimetres, and its supporting structure are permitted in all districts without restriction.

Section 16 - Landscaping

1) Where landscaping is required for development, either as a condition of approval or in compliance with the regulations contained within this Bylaw the following shall apply:

   a) each landscaping plan shall specify the species, size and location of all planting and plant material proposed;

   b) all planting material shall be hardy to the Lloydminster region and to the location on the site where they are planted;

   c) trees shall be planted at a minimum ratio of one tree per 45 square metres of landscaping area;

   d) at least one-third of all trees planted shall be coniferous;

   e) all deciduous trees shall have a minimum caliper of 63 millimetres and all coniferous trees shall have a minimum height of 2 metres. Shrubs shall be a minimum height or spread of 0.6 metres;

f) the landscaping plan shall be submitted and approved by the Development Officer prior to the commencement of any work on the subject property.

2) The owner of the property, or his successors or assignees shall be responsible for landscaping and proper maintenance. As a condition of approval, the applicant shall provide an Security Document acceptable to the City in the amount of 125% of the estimated landscaping costs, the condition of security being that if landscaping is not completed in accordance with this Bylaw and the submitted landscaping plan within one growing season after completion of the development, then the amount fixed in the letter of credit shall be paid to the City, for its use absolutely.

3) Where parking areas and driveways are required to be paved, the owner of the property, or his successors or assignees shall provide an Irrevocable Letter of Credit in the amount of 125% of the estimated paving costs, the condition of security being that if the paving is not completed in accordance with this Bylaw and the submitted site plans within one year of commencement of construction, then the amount fixed in the letter of credit shall be paid to the City, for its use absolutely.

4) All waste disposal and recycling bins shall be completely screened within an enclosure. The enclosure shall be a minimum of 2 metres in height.

5) Loading areas visible from streets and residential properties must be screened with fencing and/or sufficient mature landscaping.

Section 17 - Historical and Archaeological Sites

Historical and archaeological sites identified pursuant to The Alberta Historical Resources Act, R.S.A. 1980, Chapter H-8, as amended, and Saskatchewan Heritage Property Act, S.S. 1979-80, Chapter H-2.2 shall be protected in accordance with guidelines established therein.

Section 18 - Architectural Control Overlay

1) Application

Where a municipality wishes to designate an architectural control district to preserve the physical character of an area Council shall designate the district in the Zoning Bylaw by using the control symbol Ⓐ in conjunction with any other designation.

2) Except for single detached dwelling developments, all forms of development shall be subject to the Architectural Control Overlay provisions contained in this Bylaw.

3) Requirements for application for development:

I) In all zones except direct control the requirements for a Development Permit are as stated in Part C, Section 7; and

ii) In direct control districts the requirements for a Development Permit are as stated in Part G, Section 27(5) of this Bylaw.

4) Development regulations:

a) Developments shall conform to the general development regulations as specified in the applicable zoning district.

b) Developments shall also conform to the building and structure guidelines specified in 18.4 of the Development Plan.

c) In direct control districts, developments shall also adhere to the additional provisions contained in Part G, Section 27(6) of this Bylaw.

5) Delegation of authority:

a) Council shall delegate to the Development Officer the responsibility to exercise or carry out the powers and duties conferred or imposed on Council pursuant to Subsections 84.2(3) of the *Planning and Development Act, 1983* for all zoning districts within the Architectural Overlay excepting direct control districts where Council shall exercise or carryout its powers and duties.

6) Where an application is made to the City for a development permit in an architectural control district, the Development Officer and Council in direct control districts may:

a) issue the permit;

b) refuse to issue the permit; or

c) issue the permit with terms and conditions.

7) Where the Development Officer or Council, pursuant to Subsection (3), imposes terms and conditions on a Development Permit, the terms and conditions shall be consistent with general development standards made applicable to architectural control of buildings by the Zoning Bylaw.

8) An applicant for a Development Permit may appeal to the Development Appeals Board:

a) the Development Officer's or Council's refusal to issue the permit;

b) the Development Officer's or Council's failure to make a decision within 30 days of receipt of an application where the application has been verified complete by the Development Officer; or

c) the imposed terms and conditions.

9) An applicant shall make an appeal pursuant to Subsection (8) within 30 days of the refusal, failure to make the decision or imposition of terms and conditions.

10) A decision of the Development Appeals Board may be appealed to the Saskatchewan Municipal Board in accordance with Section 103, of the *Planning and Development Act, 1983.*

Part F Zoning Districts

Section 1 - Zoning Districts

1) For the purpose of this Bylaw, the City of Lloydminster is divided into the following zoning districts which are hereby created:

A - Agricultural

IR – Industrial Reserve

RR – Residential Reserve

I - Institutional

PR - Parks and Recreation

R1 - Single Detached Residential

R1A - Mobile Home Residential

R1A C – Mobile Home Condominium

R1B - Special Residential

R1Z - Zero Lot Line Residential

R2 - Duplex and Semi-detached Residential

R3 - Low Density Residential

R4 - Medium Density Residential

R4A - Medium Density Residential

C1 - Multi-purpose Commercial

C2 - Highway Commercial

C3 - Neighbourhood Commercial

C4 - Shopping Centre Commercial

C5 - Service Commercial

IB - Industrial Business

M1 - Light Industrial

M1-M – Light Industrial - Modified

M2 - Heavy Industrial

DC1 - Direct Control

DC2 - Direct Control 2

DC3 – Direct Control 3

AP – Airport Protection

The boundaries of the districts listed in Subsection 1 are as delineated on the Zoning Map, Schedule D.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

Rule 1 - Where a boundary is shown as following a street, lane, stream or railway, it shall be deemed to follow the centre line thereof.

Rule 2 - Where a boundary is shown as approximately following the City limits, it shall be deemed to follow the City limits.

Rule 3 - Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 4 - In circumstances not covered by rules 1 to 3, the location of the district boundary shall be determined:

a) where the dimensions are set out on the Zoning Map, by the dimensions so set out; or,
b) where no dimensions are set out on the Zoning Map with respect to such boundary, by measurement of and use of the scale shown on the Zoning Map.

4) Where the application of the above rules does not determine the exact location of the boundary of a district, the Council, either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.

5) After the Council has fixed the district boundary pursuant to the provisions of Subsection 2, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.

6) The Council shall maintain a record of its decisions with respect to district boundaries or portions thereof fixed by it.

Section 2 - General Regulations

The following regulations are applicable to all districts:

1) No private development will be allowed on utility easements unless specifically approved by the City and the company under which the utility easement is held.

2) Notwithstanding anything elsewhere contained in this Bylaw, a person using a corner site in any district shall comply with all the restrictions, limitations and conditions relating to visibility approaching road intersections as established by Council.

3) Except for Duplex, Semi-detached and Single detached dwelling developments, all driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

4) Curb cutting, driveways and location of driveways and site drainage shall conform to the City Engineering Design Standards.

5) The height limitations of this Bylaw shall not apply to church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators, sky-lights, parapets, chimneys, mechanical penthouses, essential public services and utilities, excepting in the APO (Airport Protecting Overlay) area.

6) Where a temporary accessory building is necessary for offices or for the storage of tools or material for use in connection with the construction of the principal building on a lot in any zone, the accessory building may be erected on the lot before the erection of the principal building provided that a building permit has been issued for the principal building and further, provided that such temporary accessory building shall be used only for the purpose of storage or office. When the principal building is ready for occupancy, the temporary accessory building shall be removed unless it meets the requirements of an accessory building and any other provision of the Bylaw.

6) Fishponds, ornaments, flagpoles or permitted signs are permitted in any yard.

7) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the safe operation of any vehicular traffic.

8) No permanent garbage receptacles shall be permitted in any front yards or boulevards.

9) Where in any district excepting C2-Commercial, C5-Service Commercial, IB-Industrial Business and M1-Light Industrial, where a lot has more than one (1) frontage, the front yard requirements for that zone shall apply to only one (1) front lot line. In C2-Commercial, C5-Service Commercial, IB-Industrial Business, and M1-Light Industrial districts, the property is required to provide a minimum of 9.1 metres yard clearance on both ends of the property where such property fronts upon two (2) Streets or Avenues.

Part G Zoning Districts Regulations

Section 1 - A Agricultural

The purpose of this zoning district is to set aside agricultural or rural holding not proposed for residential, commercial or industrial development within the time horizon of the Development Plan.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Farming
iv) Impact utility services, minor
v) Office-in-the-home
vi) Single detached dwelling in conjunction with farming

b) Discretionary

i) Billboard
ii) Greenhouse and plant nurseries
iii) Home occupation
iv) Impact utility services, major
v) Kennel
vi) Mobile home
vii) Natural resource development
viii) Participant recreation services, outdoor
ix) Spectator sports establishments
x) Tourist campsites
xi) Veterinary services, major

2) Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

a) Minimum yard requirements:

The minimum building setback in this district shall be 40 metres from any lot line.

b) Maximum height:

The maximum height of all buildings shall not exceed 10.5 metres feet.

3) Home occupations shall be in accordance with Part E, Section 5.

4) Offices-in-the-home shall be in accordance with Part E, Section 6.

5) Billboards shall be accordance with the Sign Bylaw, as amended from time to time.

6) Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 11.

Section 2 - IR Industrial Reserve

The purpose of this zoning district is to include lands that have some development potential, but is not projected for development within the time horizon of the Development Plan.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Farming
iv) Impact utility services, minor
v) Office-in-the-home
vi) Single detached dwelling in conjunction with farming

b) Discretionary

i) Auctioneering establishment
ii) Billboard
Greenhouse and plant nurseries
iii) Home occupation
iv) Impact utility services, major
v) Industrial storage
vi) Kennel
vii) Mobile home
viii) Natural resource development
ix) Participant recreation services,
x) outdoor
xi) Spectator sports establishments

2) Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

3) Development regulations for permitted and discretionary uses:

a) Minimum yard requirements:

The minimum building setback shall be 40 metres.

b) Maximum height of all buildings shall not exceed 10.5 metres.

c) Minimum leasable area 2 hectares.

4) Home occupations shall be in accordance with Part E, Section 5.

5) Offices-in-the Home shall be in accordance with Part E, Section 6.

6) Billboards shall be in accordance with the Sign Bylaw, as amended from time to time.

7) Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 11.

Section 3 - RR Residential Reserve

The purpose of this zoning district is to include lands that have some development potential, but is not projected for development within the time horizon of the Development Plan.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Farming
iv) Impact utility services, minor
v) Office-in-the-home
vi) Single detached dwelling in conjunction with farming

b) Discretionary

i) Amusement establishment, outdoor
ii) Billboard
iii) Greenhouse and plant nurseries
iv) Home occupation
v) Mobile home
vi) Natural resource development
vii) Participant recreation services, outdoor
viii) Spectator sports establishments
ix) Tourist campsites

2) Two single detached dwellings or mobile homes are allowed per quarter section or one single detached dwelling or mobile home per legal subdivision where separate title exists.

3) Development regulations for permitted and discretionary uses:

a) Minimum yard requirements:

The minimum building setback shall be 40 metres.

b) Maximum height of all buildings shall not exceed 10.5 metres.

c) Minimum leasable area 1 hectare.

4) Home occupations shall be in accordance with Part E, Section 5.

5) Offices-in-the-Home shall be in accordance with Part E, Section 6.

6) Billboards shall be in accordance with the Sign Bylaw, as amended from time to time.

7) Off-street parking shall be in accordance with those regulations that may be applicable in Part E, Section 11.

Section 4 - I Institutional

The purpose of this zoning district is to provide for a variety of administrative, cultural, institutional and utility uses.

1) Uses:

a) Permitted

i) Ambulance station
ii) Apartment, senior citizens
iii) Assembly hall
iv) Building and uses accessory to permitted and discretionary uses
v) Daytime child care services
vi) Essential utility services
vii) Extended medical treatment services
viii) Government services
ix) Impact utility services, minor
x) Office-in-the-home accessory to apartment, senior citizen
xi) Participant recreation services,
xii) indoor
Participant recreation services,
xiii) outdoor
Protective and emergency services
xiv) Public education services
xv) Public libraries and cultural exhibits
xvi) Public park
xvii) Religious assembly
xviii) Spectator sports establishment

b) Discretionary

i) Amusement establishments, outdoor
ii) Billboard
iii) Carnival
iv) Cemetery
v) Exhibition and convention facilities
vi) Home occupation accessory to senior citizens, apartment
vii) Private club
viii) Spectator entertainment establishment

2) Site requirements for permitted and discretionary uses:

a) Minimum site area:

Minimum site area shall be 500 square metres.

b) Minimum yard requirements:

front yards - a minimum of 7.6 metres;
side yards - a minimum of 3 metres or one-half the height of the building, whichever is greater;
rear yards - a minimum of 7.6 metres.

c) Maximum height:

The maximum height of buildings shall not exceed 26 metres.

d) Site coverage:

The maximum area of land, which may be built upon, shall be 50% of the total site area.

3) Religious assembly shall conform to those regulations set out in Part E, Section 9.

4) Off-street parking shall be in accordance with those applicable regulations set out in Part E, Section 11.

5) All undeveloped area shall be landscaped in a combination of soft and hard landscaping in accordance with Part E, Section 16.

6) Offices-in-the-Home shall be in accordance with those applicable regulations set out in Part E, Section 6.

7) Billboards shall be in accordance with the Sign Bylaw, as amended from time to time.

8) Apartments, senior citizens, shall be in accordance with Part G, Section 14 – R4 Medium Density Residential.

Section 5 - PR Parks and Recreation

The purpose of this zoning district is to provide for a variety of public, non-public recreation uses, parks, and utility uses.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Cemetery
iii) Eating and drinking establishment, minor
iv) Essential utility services
v) Exhibition and convention facilities
vi) Government services
vii) Greenhouses and plant nurseries
viii) Impact utility service, minor
ix) Participant recreation services, indoor
x) Participant recreation services,
xi) outdoor
Protective and emergency services
xii) Public education services
xiii) Public libraries and cultural exhibits
xiv) Public park
xv) Spectator entertainment
xvi) establishment
Spectator sports establishment
xvii) Tourist campsites

b) Discretionary

i) Amusement establishments, indoor
ii) Amusement establishments, outdoor
iii) Assembly halls
iv) Billboard
v) Carnival
vi) Eating and drinking establishment, major
vii) Private club

2) Site requirements for permitted and discretionary uses:

a) Minimum site area:

Minimum site area shall be 1,220 square metres.

b) Minimum yard requirements:

front yards - 7.6 metres;
side yards - 3 metres or one half the height of the building whichever is greater;
rear yards - 7.6 metres.

c) The maximum height shall be 20 metres.

d) Minor and major eating and drinking establishments shall only be permitted as an accessory use to permitted uses.

3) Billboards shall be in accordance with the Sign Bylaw, as amended from time to time.

4) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

Section 6 - General Regulations for Residential Districts

1) Accessory buildings, structures and uses are permitted and may include, private garages and carports, greenhouses or other similar uses or buildings provided the following requirements are met:

   a) accessory buildings and uses shall be located in the rear or side yard and shall have a minimum side and rear yard clearance of 0.9 metres provided that overhanging eaves shall not be less than 0.6 from any lot line;

   b) an accessory building attached to the principal building shall be considered as part of the principal building and is subject to the same yard requirements as the principal building;

   c) all garages and carports shall have a minimum setback of 6 metres from the property line to the doors of the garage or entrance to the carport;

   d) the distance from garage doors or front of carport to the property line shall not be less than the required front yard of the main building;

   e) the maximum height of an accessory building or structure shall not exceed 5 metres.

2) Swimming pools are permitted in all residential districts provided that:

   a) no part of a pool shall be located closer to any side or front lot line than the minimum distance required for the principal building; the minimum rear yard clearance is 1.5 metres;

   b) pools shall require the approval of the City Engineer regarding filter discharge and drainage;

      i) all swimming pools must be enclosed by a non-climbable fence not less than 1.8 metres in height either around the pool area or perimeter of the lot and shall include a security gate;

      ii) all swimming pools shall meet the minimum standards of the applicable Provincial reglations regarding swimming pools;

      iii) there shall be no mechanical or electrical equipment used which would interfere with the enjoyment of adjacent properties.

3) No fence, wall, hedge, or any combination thereof shall be constructed on a parcel in an R1, R1A, R1B, R1Z, or R2 Zoning District that is higher, measured from the average ground level, 0.3 metres back of the property line on whichever side of the fence the ground level is lower, than:

   a) 2.0 metres for the portion of the fence, wall, or hedge that does not extend beyond the foremost portion of the principal building into the front yard setback, as depicted on Figure 2;

   b) 1.0 metre for the portion of the fence, wall, or hedge that does extend beyond the foremost portion of the principal dwelling into the front yard setback, as depicted on Figure 2;

c) 1.0 metre for that portion of the fence, wall, or hedge that does extend into the 8.0 metre sight triangle on a corner lot having two or more intersecting streets, as depicted on Figure 2.

4) No fence, wall, hedge, or any combination thereof shall be constructed on a parcel in an R3, R4, or R4A Zoning District that is higher, measured from the average ground level, 0.3 metres back of the property line on whichever side of the fence the ground level is lower, than 2.44 metres, excepting on corner lot having two or more intersecting streets, where the fence, hedge, or wall does not extend into the 8 metre sight line triangle, as depicted on Figure 2.

Figure 2



5) Projections over yards:

a) The following features may project into a required front yard:

i) eaves, gutters, sills, bay windows, canopies, chimneys and fire escapes may project a maximum of 0.6 metres;

ii) steps, unenclosed decks and balconies may project a maximum of 2 metres.

b) The following features may project into a required side yard:

i) eaves, gutters and sills may project a maximum of 0.6 metres;

ii) in side yards not required for vehicular access: bay windows, unenclosed balconies, chimneys, decks, fire escapes and steps may project a maximum of 0.6 metres.

c) the following features may project into a required rear yard:

i) eaves, gutters, sills, bay windows, fire escapes and chimneys may project a maximum of 1.5 metres;

ii) unenclosed balconies, decks, and steps may project a maximum of 3.6 metres.

d) Notwithstanding any requirements of this section, no projections shall be allowed into a yard required to be used as a parking space, vehicle loading and unloading space, driveway or any maneuvering space for a vehicle.

e) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimetres into a required yard clearance.

6) Through lots:

When a lot has more than one frontage the front yard requirement shall apply to only one front lot line.

7) Except for Duplex, Semi-detached and Single detached dwelling developments, all driveways and parking areas shall be hard surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

8) Curb cutting, driveways and locations of driveways and site drainage shall conform to the City Engineering Design Standards.

9) All required landscaping shall be in accordance with Part E, Section 16.

10) A portable shed not greater in area than 9.0 meters square with a peak height not greater than 2.5 meters and having an overhang not more than 6 c, on any side. Sheds larger than 9.0 meter square in area & greater than 2.5 m in height are considered Accessory Buildings. Sheds shall not have a cement or permanent floor if located over, under or on a utility or drainage easement. Sheds shall be attached & secured to the ground. The Shed owner is liable for all costs associated with a any shed that requires relocation by the City or Franchise Utility Company that is located over, under or on any easement. Portable sheds shall be finished with the exterior treatment complimenting that of the principal dwelling and shall not encroach onto another property and/or block access to the rear yard.

Section 7 - R1 Single Detached Residential

The purpose of this zoning district is to provide areas for low density residential housing in the form of single detached dwellings.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses.
ii) Essential utility services
iii) Office-in-the-home
iv) One dwelling unit of a semi-detached dwelling
v) Single detached dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care service
iii) Group care home
iv) Home occupation
v) Secondary suite in a single detached dwelling
vi) Temporary sales centre

2) Site requirements:

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Single detached dwellings rectangular lots and non-rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres

b) Minimum lot sizes for discretionary uses:

Use	Minimum Lot Sizes
One dwelling unit of a semi-detached dwelling	As per R2 (Residential District) regulations

c) Minimum yard clearances - principal buildings:

	Use	Front	Side	Rear
i)	Essential Utility Services and Single Detached Dwellings			
	1 & 1½ Storey	6 metres	1.2 metres	7.6 metres
	2 & 2½ Storey	6 metres	1.8 metres	7.6 metres
	Corner Lots:	6 metres	Flanking a street 3 metres	4.5 metres
ii)	One dwelling unit of a semi-detached dwelling	As per R2 (Residential District) regulations		

iii) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

d) Maximum Height:

Principal buildings (Permitted) - 10.5 metres or 2 1/2 storeys.
Principal buildings (Discretionary) - 12.0 metres or 3 storeys.

e) Site coverage:

The maximum area of land, which may be built upon, shall be 40% of the site area.

3) Additional regulations for discretionary uses

a) Daytime child care and group care homes shall conform to those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

4) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

Section 8 - R1A Mobile Home Residential

The purpose of this zoning district is to provide areas for low-density residential housing in the form of mobile homes on conventional residential lots, mobile home parks, and bareland condominiums.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Mobile home
iv) Office-in-the-home
v) One dwelling unit of a semi-detached dwelling
vi) Single detached dwelling

b) Discretionary

i) Daytime child care services
ii) Eating and drinking establishment, minor, accessory to a mobile home park
iii) Group care home
iv) Home occupation
v) Mobile home park
vi) Retail store, convenience, accessory to a mobile home park
vii) Temporary sales centre

2) Site requirements

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Mobile home & single detached dwelling		
rectangular lots & non rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres

b) Minimum lot sizes for discretionary uses:

Use	Minimum lot size
Mobile home park	As per Part E, Section 7
Semi-detached dwelling	As per R2 (Residential District) regulations

c) Minimum yard clearances - principal buildings:

	Use	Front	Side	Rear
i)	Essential Utility Services and Single Detached Dwellings			
	1 & 1½ Storey	6 metres	1.2 metres	7.6 metres
	2 & 2½ Storey	6 metres	1.8 metres	7.6 metres
			Flanking a street	
	Corner Lots:	6 metres	3 metres	4.5 metres
ii)	One dwelling unit of a semi-detached dwelling	As per R2 (Residential District) regulations		

iii) Discretionary uses:

Mobile Home Park	As per Part E, Section 7
Semi-detached Dwelling	As per R2 (Residential District) regulations

iv) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

d) Foundation:

i) a foundation shall be provided capable of supporting the maximum anticipated load of the mobile home in all seasons without settlement or movement;

ii) the foundation shall be permanent and the mobile home shall be securely attached to the foundation.

e) Skirting:
The undercarriage of each mobile home shall be completely screened from view by the foundation, skirting or other means that is of a manufactured or similar type to harmonize with the unit. This skirting shall permit the circulation of air beneath the unit.

f) Accessory buildings or additions for mobile homes:
an addition to a mobile home shall not have a site coverage greater than 50% of the site coverage of the original mobile home unit;

i) all accessory buildings, additions, porches, garages or other structural additions shall be equivalent quality and appearance to the mobile home unit and shall harmonize with the exterior of the unit;

ii) additions shall have a foundation and skirting equivalent to that of the mobile home unit.

g) Maximum height:

Principal building - 10.5 metres or 2 ½ storeys

h) Site coverage:

The maximum area of land, which may be built upon, shall be 40% of the site area.

3) Additional regulations for discretionary uses:

a) Daytime child care and group care homes shall conform to those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

c) Mobile home parks shall be in accordance with those regulations set out in Part E, Section 7.

4) Off-street Parking:

Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

Section 9 - R1A C Mobile Home Condominium

The purpose of this zoning district is to provide for mobile homes on mobile home lots, units, or pads with minimum rear yard setbacks, exclusively within the Lakeland Greens condominium.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Mobile home
iv) Mobile home park
v) Office-in-the-home

b) Discretionary

i) Daytime child care services
ii) Home occupation
iii) Temporary sales centre

2) Site requirements

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Mobile home		
-rectangular lots & non rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres
Mobile home park	As per Part E, Section 7	

b) Minimum yard clearances - principal buildings:

	Use	Front	Side	Rear
i)	Essential Utility Services Mobile homes	6 metres	1.2 metres	1 metre
ii)	Corner Lots flanking a street	6 metres	3 metres	1 metre
iii)	Mobile Home Park	As per Part E, Section 7		

iv) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

c) Foundation:

i) A foundation shall be provided capable of supporting the maximum anticipated load of the mobile home in all seasons without settlement or movement.
ii) The foundation shall be permanent and the mobile home shall be securely attached to the foundation.

d) Skirting:

The undercarriage of each mobile home shall be completely screened from view by the foundation, skirting or other means that is of a manufactured or similar type to harmonize with the unit. This skirting shall permit the circulation of air beneath the unit.

e) Accessory buildings or additions for mobile homes:

i) An addition to a mobile home shall not have a site coverage greater than 50% of the site coverage of the original mobile home unit;

ii) All accessory buildings, additions, porches, garages or other structural additions shall be equivalent quality and appearance to the mobile home unit and shall harmonize with the exterior of the unit;

iii) Additions shall have a foundation and skirting equivalent to that of the mobile home unit.

f) Maximum height:

Principal building - 4 metres or 1 storey

g) Site coverage:

The maximum area of land, which may be built upon, shall be 50% of the site area.

3) Additional regulations for discretionary uses:

a) Daytime childcare and group care homes shall conform to those regulations set out in Part E, Section 2.

b) Home occupations shall be accordance with those regulations set out in Part E, Section 5.

c) Mobile home parks shall be in accordance with those regulations set out in Part E, Section 7.

4) Off-street Parking:

Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) Offices-in-the-home:

Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

Section 9A – R1C – Manufactured Home Residential

The purpose of this zoning district is to provide areas for low-density residential housing in the form of manufactured homes on single titled lots.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Daytime child care services
iii) Essential utility services
iv) Manufactured home (single)
v) Manufactured home (sectional)
vi) Offices-in-the-home
vii) Single detached dwelling

b) Discretionary

i) Group Care Home
ii) Home Occupation
iii) Retail store, convenience accessory to a manufactured home park
iv) Temporary sales centre

2) Site requirements

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Manufactured home (single and sectional) and single detached dwelling		
rectangular lots & non rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres

b) Minimum yard clearances – principal building:

i)

Use	Front	Side	Rear
Essential Utility Services & Manufactured home (single and sectional) & single detached dwelling 1 and 1½ storey	6 metres	1.2 metres	2.0 metres
2 & 2½ Storey	6 metres	1.8 metres	2.0 metres

ii) Corner Lots:

Front	Flanking a Street	Rear
6.0 metres	3.0 metres	2.0 metres

iii) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

c) Foundation:

i) Manufactured home (single and sectional) shall be placed on a basement, a foundation or a pile foundation. If the home is placed on a foundation or a pile foundation, the

foundation shall be approved by a Professional Engineer authorized to practice in the areas of soils and foundations.

d) Accessory buildings or additions for manufactured homes:

i) All attached or accessory structures such as room additions, porches, sunrooms, and garages shall be factory-fabricated units or units constructed to equivalent standards and shall be finished to complement the principal building

ii) Exterior steps shall be constructed of concrete, metal or fiberglass and securely attached and supported.

e) Maximum height:

Principal building: 10.5 metres or 2½ storeys

f) Ste coverage:

The building footprint shall not exceed 40% of the site area.

g) Additional regulations for permitted uses:

i) Dwellings shall be finished from floor level to ground level within 30 days of being placed on a lot. All finish material used as cladding between the floor level and the ground shall be factory fabricated or of equivalent quality or parged and be pre-finished so that the design or construction complements the dwelling.

ii) Equipment used for transportation of the home shall be removed from the site within 30 days of placement.

3) Additional regulations for discretionary uses:

a) Daytime child care & group care homes shall conform to those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

4) Off-Street parking:

Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) Offices in the Home:

Offices-in –the home shall be in accordance with the regulations set out in Part E, Section 6.

Section 9B – R1CA – Manufactured Home Residential Park

The purpose of this zoning district is to provide for the orderly placement of manufactured homes on a tract of land owned privately or corporately and managed by a park operator.

1) Uses:

a) Permitted

i) Building and uses accessory to permitted and discretionary uses
ii) Daytime child care services
iii) Essential utility services
iv) Manufactured home (single)
v) Manufactured home (sectional)
vi) Offices-in-the-home
vii) Single detached dwelling

b) Discretionary

i) Group Care home
ii) Home occupation
iii) Retail store, convenience accessory to a manufactured home park
iv) Temporary sales centre

2) Site Requirements:

a) The corners of all lots shall be identified by a steel bar (12.5 mm in diameter and 450 mm in length) which is placed vertically into the ground at the lot corner with the top 600 mm below the finished grade of the surface of the ground.

b) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Manufactured home (single and sectional) and single detached dwelling		
rectangular lots & non rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres

c) Minimum yard clearances – principle building:

i)

Use	Front	Side	Rear
Essential utility Services &d manufactured home (single and sectional) & single detached			
dwelling 1 & 1½ storey	6 metres	1.2 metres	2.0 metres
2 & 2 ½ Storey	6 metres	1.8 metres	2.0 metres

ii) Corner Lots:

Front	Flanking a Street	Rear
6 metres	3 metres	2.0 metres

iii) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

d) Foundation:

i) Manufactured home (single and sectional) shall be placed on a basement, a foundation or a pile foundation. If the home is placed on a foundation or a pile foundation, the foundation shall be approved by a Professional Engineer authorized to practice in the areas of soils and foundations.

e) Accessory buildings or additions for mobile homes:

i) All attached or accessory structures such as room additions, porches, sunrooms, and garages shall be factory fabricated units or units constructed to equivalent standards and shall be finished to complement the principal building.

ii) Exterior steps shall be constructed of concrete metal or fiberglass and securely attached and supported.

f) Maximum height:

Principal building: 10.5 metres or 2½ storeys

g) Site coverage:

The building footprint shall not exceed 40% of the site area.

h) Additional regulations for permitted uses:

i) Dwellings shall be finished from floor level to ground level within 30 days of being placed on a lot. All finish material used as cladding between the floor level and the ground shall be factory fabricated or of equivalent quality or parged and be pre-finished so that the design or construction complements the dwelling.

ii) Equipment used for transportation of the home shall be removed from the site within 30 days of placement.

3) Additional Site Requirements:

a) A site plan approved by the City shall be required prior to the development of land in this district, and all development shall conform to this approved site plan. The proposed plan must include the following:

i) Location of roadway access, internal road systems, pathways and a site plan showing dimensions;

ii) Provision for on-site garbage and recycling bins which are to be completely screened within an enclosure. The enclosure shall be a minimum of 2 metres in height

iii) A minimum of ten (10) percent of the total site area to be devoted to park and recreation uses at convenient and accessible location;

iv) Proposed location and elevation of all parking aprons (hard surfaced) for every proposed lot;

v) Proposed location of manufactured home for every lot;

vi) Screened and well lit storage compound for trucks, trailers, campers, snowmobiles, boats, etc;

vii) Other information that is requested at the time of application for a permit.

b) A lot site plan shall be provided prior to placing each home on a lot

4) Additional regulations for discretionary uses:

a) Daytime child care and group care homes shall conform to those set regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with the regulations set out in Part E Section 5.

5) Off-street parking:

Off-Street Parking shall be in accordance with those regulations set out in Part E, Section 11.

6) Offices-In-The-Home:

Offices in the home shall be in accordance with those regulations set out in Part E, Section 6.

Section 10 - R1B Special Residential

The purpose of this district is to provide for future road widening.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Office-in-the-home
iv) One dwelling unit of a semi-detached
v) dwelling
vi) Single detached dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care service
iii) Group care home
iv) Home occupation
v) Temporary sales centre

2) Site requirements

a) All the requirements of the R1 Single Detached Residential District shall apply, with the exception that the minimum front yard setback shall be 18.2 metres.

Section 11 - R1Z Zero Lot Line Residential

The purpose of this zoning district is to provide areas for low density residential housing in the form of single detached dwellings where one side of the dwelling is built on the interior lot line.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Essential utility services
iii) Office-in-the-home
iv) One dwelling unit of a semi-detached dwelling
v) Single detached dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care services
iii) Group care home
iv) Home occupation
v) Secondary suite in a single detached dwelling
vi) Temporary sales centre

2) Site requirements

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Single detached dwelling, rectangular lots and non rectangular lots	10 metres	34 metres
Corner lots	12 metres	34 metres

b) One dwelling unit of a semi-detached dwelling - As per R2 (Residential District) regulations

c) Minimum yard clearances - principal buildings:

Use	Front	Side	Rear
i) All uses: 1 & 1½, 2 & 2½ storey	6 metres	3 metres	7.6 metres
ii) Corner lots		On a flanking street	
	6 metres	3 metres	4.5 metres

iii) There shall be no side yard required on one side provided:

(1) the owners of the adjacent lot grants a 2.4 metre private maintenance easement except on a corner where it may be 1.5 metres;

(2) the maintenance easement is registered against the title of the side proposed for development and the adjacent site;

(3) no building or other structure may be located on or over a maintenance easement except for overhanging eaves a minimum of 2.4 metres above grade, encroaching footings and accessory buildings provided they are located 4.5 metres behind the principal building;

(4) all roof drainage from the dwelling shall be directed onto the proposed site by eaves troughs and down spouts; and

(5) there are no windows or doors on the side of the dwelling abutting the zero lot line.

iv) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

d) Maximum height:

Principal buildings - 10.5 metres or 2 1/2 storeys.

e) Site coverage:

The maximum area of land, which may be built upon, shall be 40% of the site area.

3) Additional regulations for discretionary uses:

a) Daytime child care and group care home shall conform with those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

4) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

5) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

6) Rezoning requirements:

Council shall not consider an application to rezone land to R1Z District unless a plan has been submitted by the applicant indicating all zero lot maintenance easements, and an agreement as to the zero lot line maintenance easements to be registered as a caveat against the lots.

Section 12 - R2 Two Dwelling Residential

The purpose of this zoning district is to provide areas for low density residential housing in the form of buildings containing up to two (2) dwelling units.

1) Uses:

a) Permitted

i) Buildings and uses accessory to permitted and discretionary uses
ii) Duplex dwelling
iii) Essential utility services
iv) Secondary suite in a single detached dwelling
v) Semi-detached dwelling
vi) Single detached dwelling
vii) Office-in-the-home

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care services
iii) Group care home
iv) Home occupation
v) Temporary sales centre

2) Density:

The maximum density in this zoning district is 25 units/net hectare.

3) Site Requirements:

a) Minimum lot sizes for permitted uses:

Use	Width	Length
Essential utility services	No minimum lot size	
Duplex dwelling	17 metres	
Semi-detached	8.5 metres per dwelling unit	34 metres
Single detached dwelling	As per R1 (Residential Ditrict) Regulations	34 metres

b) Minimum yard clearances - principal buildings:

Use	Front	Side	Rear
i) Duplex dwelling	6 metres	1.8 metres	7.6 metres
ii) Essential utility services	As per R1 (Residential District) regulations		
iii) Semi-detached dwelling			
1 & 1½ storey	6 metres	1.2 metres	7.6 metres
2 & 2½ storey	6 metres	1.8 metres	7.6 metres
Single detached dwelling	As per R1 (Residential District) regulations		

	Front	Side	Rear
v) Corner lots	On a flanking street		
	6 metres	3 metres	4.5 metres

vi) Accessory buildings, structures and uses shall be subject to the regulations set out in Part G, Section 6.

c) Maximum height:

i) Principal buildings - 10.5 metres or 2 1/2 storeys.

d) Site coverage:

ii) The maximum area of land, which may be built upon, shall be 40% of the site area.

4) Regulations for discretionary uses:

a) Daytime child care and group care homes shall conform to those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

5) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

6) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

Section 13 - R3 Low Density Residential

The purpose of this zoning district is to provide areas for low density residential housing in the form of multiple unit buildings.

1) Uses:

a) Permitted

i) Apartments, senior citizens
ii) Buildings and uses accessory to permitted and discretionary uses
iii) Duplex dwelling
iv) Essential utility services
v) Office-in-the-home
vi) Row house dwelling
vii) Semi-detached dwelling
viii) Single detached dwelling
ix) Town house dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care service
iii) Group care facility
iv) Group care home
v) Home occupations
vi) Temporary sales centre

2) Density:

The maximum density for row housing in this zoning district shall be 37.5 units per net hectare.

3) Site requirements:

a) Minimum lot sizes for permitted uses:

Use	
Duplex dwelling	As per R2 (Residential District) regulations
Essential utility services	No minimum lot size
Row house dwelling	No minimum lot size
Semi-detached dwelling	As per R2 (Residential District) regulations
Town house dwelling	No minimum lot size
Apartments, senior citizens	As per R4 (Residential District) regulations
Single detached dwelling	As per R1 (Residential District) regulations

b) Minimum yard clearances - principal buildings

i) Use	Front	Side	Rear
Duplex dwelling	As per R2 (Residential District) regulations		
Apartments, senior citizens	As per R4 (Residential District) regulations		
Essential utility services	As per R1 (Residential District) regulations		
Row house dwelling	6 metres	1.8 metres	7.6 metres
Semi-detached dwelling	As per R2 (Residential District) regulations		
Single detached dwelling	As per R1 (Residential District) regulations		
Town house dwelling	6 metres	1.8 metres	7.6 metres

ii) On corner lots the minimum side yard clearance on the flanking street shall be 3 metres

iii) Where two (2) or more buildings are on one site there shall be a minimum separation space of 3.6 metres.

iv) Accessory buildings, structures and uses shall be subject to those regulations set out in Part G, Section 6.

c) Landscaping:

All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

d) Maximum height:

Principal building - 10.5 metres or 2 1/2 storeys.

e) Site coverage:

The maximum area of land, which may be built upon, shall be a total of 40% of the site area.

4) Regulations for discretionary uses:

a) Daytime child care, group care home, and group care facilities shall conform with those regulations set out in Part E, Section 2.

b) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

5) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

6) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

Section 14 - R4 Medium Density Residential

The purpose of this zoning district is to provide areas for medium density residential housing in the form of multiple unit buildings.

1) Uses:

a) Permitted

i) Apartment
ii) Apartments, senior citizens
iii) Buildings and uses accessory to permitted and discretionary uses
iv) Essential utility services
v) Extended medical treatment services accessory to a senior citizen apartment
vi) Office-in-the-home
vii) Row house dwelling
viii) Town house dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care services
iii) Group care facility
iv) Group care homes
v) Home occupation
vi) Public education services
vii) Semi-detached dwelling
viii) Single detached dwelling
ix) Temporary sales centre
x) Apartments 4 Storeys

2) Density:

The maximum density for all uses shall be 75 units per net hectare.

3) Site requirements:

a) Minimum lot sizes for permitted & discretionary uses: there is no minimum lot size.

b) Minimum yard clearances - principal buildings:

i) Apartments and senior citizens apartments:

(a) the minimum front yard clearance shall be 7.6 metres;

(b) for a living room window, the minimum yard dimension at right angles to the principal window of the living room shall be 7.6 metres;

(c) for other habitable room windows, the minimum yard dimension shall be 4.5 metres or one-half the height of the wall, whichever is greater;

(d) for non-habitable room windows and blank walls, the minimum yard dimension shall be 1.2 metres plus 0.6 metres for each additional storey;

(e) where two or more buildings face each other or meet an angle of less than 90 degrees, the sum of the minimum yard clearances required for each building shall be the minimum allowable distance between the buildings;

(f) in the case of a corner lot, the minimum side yard on the flanking street shall be 3.6 metres;

(g) the minimum rear yard shall be 7.6 metres.

ii) Essential utility services — As per R1 (Residential District) regulations

Row house dwelling & town house — As per R3 (Residential District) regulations

iii) Discretionary uses:

Semi-detached dwellings — As per R2 (Residential District) regulations
Single detached dwellings — As per R1 (Residential District) regulations

iv) Accessory building, structures and uses shall be subject to those regulations set out in Part G, Section 6.

c) All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

d) Maximum height:

Principal buildings (Permitted) - 13.5 metres or 3 storeys.
Principal buildings (Discretionary) - 15.5 metres or 4 storeys.

e) Site coverage:

i) for apartment buildings including accessory buildings the maximum area of land which may be built upon shall be 35% of the site area;

ii) for all other uses including accessory buildings the maximum area of land which may be built upon shall be 40% of the site area.

4) Additional regulations for permitted and discretionary uses:

a) All apartment and senior citizen apartments projects shall provide amenity areas set aside for recreational purposes.

i) The minimum amenity areas shall be in accordance with the following schedule:

bachelor unit	4.6 square metres per unit
one-bedroom unit	9.3 square metres per unit
two-bedroom unit	18.6 square metres per unit
three-bedroom unit	37.2 square metres per unit
four-bedroom unit	55.7 square metres per unit

ii) In the calculation of the amenity area the applicant may include part of the site area, balconies, lounges and recreation rooms.

iii) Except for Apartments, Senior Citizens, all apartment projects (two bedrooms and over) containing more that twenty (20) dwelling units, shall provide playgrounds and play equipment, and be developed on the basis of 2.5 square metres per unit, in aggregate area of not less than 50 square metres.

(a) This play area shall be provided with landscaping, fencing, surface treatment and equipment;

(b) This play area will be included as part of the total amenity area for the project.

b) Daytime child care, group care homes, and group care facilities shall conform with those regulations set out in Part E, Section 2.

c) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

d) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

5) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

6) Single detached dwellings, duplex and semi-detached dwellings shall be subject to the following requirements:

a) the lot and general development regulations for single detached dwellings shall be in accordance with the R1 Single Detached Residential District;

b) the lot and general development regulations for duplex and semi-detached dwellings shall be in accordance with the R2 Duplex and Semi-detached Residential District;

c) Development Permit applications will only be considered for renovation, addition, or replacement of an existing single or semi-detached, or duplex dwelling on the lot.

Section 15 - R4A Medium Density Residential

The purpose of this zoning district is to provide areas close to the central business district for medium density residential housing in the form of multiple unit buildings.

1) Uses:

a) Permitted

i) Apartment
ii) Apartments, senior citizens
iii) Buildings and uses accessory to permitted and discretionary uses
iv) Essential utility services
v) Extended medical treatment services accessory to a senior citizen apartment
vi) Office-in-the-home
vii) Row house dwelling
viii) Town house dwelling

b) Discretionary

i) Boarding and lodging house
ii) Daytime child care service
iii) Duplex dwelling
iv) Group care facility
v) Group care homes
vi) Home occupation
vii) Semi-detached dwelling
viii) Single detached dwelling
ix) Temporary sales centre
x) Religious Assembly

2) Density:

The maximum density shall be 99 units per net hectare.

3) Site requirements:

a) Minimum lot sizes for permitted and discretionary uses: there is no minimum lot size.

b) Minimum yard clearances - principal buildings:

i) Apartments and senior citizens apartments:

(a) the minimum front yard clearance shall be 7.6 metres;

(b) for a living room window, the minimum yard dimension at a right angles to the principal window of the living room shall be 7.6 metres;

(c) for other habitable room windows, the minimum yard dimension shall be 4.5 metres or one-half the height of the wall, whichever is greater;

(d) for non-habitable room windows and blank walls, the minimum yard dimension shall be 1.2 metres plus 0.6 metres for each additional storey;

(e) where two or more buildings face each other or meet at an angle of less than 90 degrees, the sum of the minimum yard clearances required for each building shall be the minimum allowable distance between the buildings;

(f) in the case of a corner lot, the minimum side yard on the flanking street shall be 3.6 metres;

(g) the minimum rear yard shall be 7.6 metres.

ii) Essential utility services — As per R1 (Residential District) regulations

Row house dwelling and
Town house dwelling — As per R3 (Residential District) regulations

iii) Discretionary uses:

Duplex dwelling	As per R2 (Residential District) regulations
Semi-detached dwelling	As per R2 (Residential District) regulations
Single detached dwelling	As per R1 (Residential District) regulations

iv) Accessory buildings, structures and uses shall be subject to those regulations set out in Part G, Section 6.

c) All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

d) Maximum height:

i) `Principal buildings – 15 metres or 4 storeys.

e) Site coverage:

i) For apartment buildings including accessory buildings the maximum area of land, which may be built upon, shall be 50% of the site area.

ii) For all other uses including accessory buildings the maximum area of land, which may be built upon, shall be 40% of the site area.

4) Additional requirements for permitted and discretionary uses:

a) All apartment projects shall provide amenity areas set aside for recreational purposes.

i) The minimum amenity areas shall be in accordance with the following schedule:

bachelor unit	4.6 square metres per unit
one-bedroom unit	9.3 square metres per unit
two-bedroom unit	18.6 square metres per unit
three-bedroom unit	37.2 square metres per unit
four-bedroom unit	55.7 square metres per unit

ii) In the calculation of the amenity area the applicant may include part of the site area, balconies, lounges and recreation rooms.

iii) Except for Apartments, Senior Citizens, all apartment projects (two bedrooms and over) containing more than twenty (20) dwelling units, playgrounds and play equipment shall be provided and developed on the basis of 2.5 square metres per unit, in aggregate area of not less than 50 square metres.

(a) This play area shall be provided with landscaping, fencing, surface treatment and equipment;

(b) This play area will be included as part of the total amenity area for the project.

b) Daytime child care, group care homes, and group care facilities shall conform with those regulations set out in Part E, Section 2.

c) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

d) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

5) Off-street parking shall be in accordance with those regulations set out in Part E, Section 11.

6) Single detached dwellings, duplex, and semi-detached dwellings shall be subject to the following requirements:

a) the lot and general development regulations for single detached dwellings shall be in accordance with the R1 Single Detached Residential District;

b) the lot and general development regulations for duplex and semi-detached dwellings shall be in accordance with the R2 Duplex and Semi-detached Residential District; and

c) Development Permit applications will only be considered for renovation, addition, or replacement of an existing single or semi-detached, or duplex dwelling on the lot.

Section 16 - General Regulations for Commercial Districts

1) Accessory buildings, structures and uses:

   a) Accessory buildings, structures and uses are subject to the development regulations of the relevant district.

   b) Accessory buildings, structures and uses on a site which abuts a residential district shall not, in any case, be less than 1.5 metres from the boundary of the site in the residential district.

2) Projections over yards:

   a) The following features may project into a required yard:
   eaves, gutters, canopies, awnings, chimneys and steps may project a maximum of 1.5 metres into a front or rear yard and a maximum of 0.6 metres into a side yard.

   b) Any loading space or dock or parking space may project into the required rear yards provided it does not create an obstruction within the yard.

   c) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimeters into a required yard clearance.

3) All driveways and parking areas shall be hard-surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped area, boulevards and adjacent properties.

4) Curb cutting, driveways, location of driveways site drainage and lighting shall conform to the City Engineering Design Standards.

5) All landscaping shall be in accordance with Part E, Section 16.

6) Screening:

   a) A solid fence shall provide visual screening a minimum of 2 metres high where a commercial site abuts a residential district.

7) Garbage:

   Garbage and waste containers shall be located within the principal building or to the rear of the principal building.

Section 17 - C1 Multi-Purpose Commercial

The purpose of this zoning district is to provide areas in the traditional and extended central business districts for a range of higher density commercial, residential, and institutional uses.

1) Uses:

a) Permitted

i) Apartment
ii) Apartment, senior citizens
iii) Apartments combined with commercial use
iv) Assembly hall
v) Automotive and equipment repair shops
vi) Broadcasting and television studio
vii) Buildings and uses accessory to permitted & discretionary uses
viii) Business support services
ix) Commercial school, not including heavy or industrial vehicles
x) Contractor service, limited
xi) Daytime child care service
xii) Drive-in services
xiii) Dwelling - conversion
xiv) Eating and drinking establishment, major
xv) Eating and drinking establishment, minor
xvi) Essential utility services
xvii) Exhibition and convention facilities
xviii) Extended medical treatment services
xix) Financial and office support services
xx) Fleet services
xxi) Funeral services
xxii) Government services
xxiii) Health services
xxiv) Hotel
xxv) Household repair services
xxvi) Motel
xxvii) Office-in-the-home
xxxviii) Parking structures and lots
xxix) Participant recreation services, indoor
xxx Personal service shops
xxxi) Private club
xxxii) Professional office

b) Discretionary

i) Ambulance station
ii) Amusement
iii) establishment,indoors
iv) Auctioneering establishment
Automotive and minor recreation
v) vehicles sales/rentals
vi) Billboard
vii) Carnival
viii) Drive-through vehicle services
ix) Equipment rental
x) Home occupation
xi) Impact utility services, minor
xii) Service stations, minor
xiii) Single detached dwelling
xiv) Warehouse sales

Permitted

xxxiii) Protective and emergency services
xxxiv) Public education services
xxxv) Public libraries and cultural exhibits
xxxvi) Public park
xxxvii) Religious assembly
xxxviii) Residential additions and alterations
xxxix) Retail store, convenience
xl) Retail store, food (grocery)
xli) Retail store, general
xlii) Row house dwelling
xliii Secondhand store
xliv) Spectator entertainment establishment
xlv) Townhouse dwelling
xlvi) Video store

2) Site requirements:

a) Minimum site area shall be 330 square metres.

b) Minimum yard clearances:

i) front yard:

none, except for any developments adjacent to and south of 44th Street (Highway 16) shall be subject to the minimum yard clearances set out in Part G, Section 18, C2 Highway Commercial.

ii) side yards:

(a) buildings with dwelling units above the main level shall have a side yard of 4.5 metres for any wall with a habitable room facing the side yard except on a corner lot;

(b) for sites abutting a residential district and not separated from that district by a roadway or utility lot the side yard shall be 1.5 metres;

(c) all other uses or sites no side yard is required except for any developments adjacent to or south of 44th Street (Highway 16) shall be subject to the minimum yard clearances set out in Part G, Section 18, C2 Highway Commercial.

iii) rear yards:

(a) notwithstanding that the Off-Street Parking and Loading Regulations of Part E, Section 11 must still be met, no rear yard clearance is required except for any developments adjacent to and south of 44th Street (Highway 16) shall be subject to the minimum yard clearances set out in Page G, Section 18, C2 Highway Commercial.

c) Maximum height shall be 30.5 metres.

d) Maximum coverage: there shall be no maximum site coverage.

3) Additional regulations for permitted and discretionary uses:

a) In the case of apartments combined with commercial uses there shall be no dwelling units on the main floor except in hotels, motels or senior citizens apartments.

b) High density apartments shall be developed in accordance with the following:

i) the maximum density shall be 225 units per net hectare;

ii) the minimum density shall be 150 units per net hectare;

iii) the minimum site area shall be 800 square metres;

iv) a minimum amenity area of 7.5 square metres per unit. In calculation of the amenity area the applicant may include part of the site, balconies, lounges and recreation rooms.

c) Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

d) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Sections 3, 4 and 10.

e) Offices-in-the-home shall be in accordance with those regulations set out in Part E, Section 6.

f) Home occupations shall be in accordance with those regulations set out in Part E, Section 5.

g) Ambulance stations shall be in accordance with those regulations and process set out in Part E, Section 1.

h) Motels and hotels shall be in accordance with those regulations set out in Part E, Section 8.

i) Town house dwellings, Row house dwellings and Apartment, senior citizens shall be in accordance with those regulations set out in Part G, Section 15, R4A Medium Density Residential.

j) Single detached dwellings shall be in accordance with those regulations set out in Part G, Section 7, R1 Single Detached Residential.

4) Off-street Parking:

   a) Off-street parking requirements shall be in accordance with those regulations set out in Part E, Section 11 for all apartments, hotels and motels;

   b) Off-street parking requirements for all other permitted and discretionary uses shall not be required as set out in Part E, Section 11 but if provided shall be in accordance with those regulations set out in Part E, Section 11;

   c) Off-street loading requirements for all uses shall be in accordance with those regulations set out in Part E, Section 11;

   d) Notwithstanding any requirements of this section, Off-Street parking requirements for all developments adjacent to and south of 44 Street (Highway 16) or for all developments adjacent shall be in accordance with those regulations set out in Part E, Section 11.

5) Landscaping

   a) All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

   b) Single detached dwellings may be permitted at Council's discretion. Development Permits will only be considered for renovation, addition, or replacement of an existing single detached dwelling located on the lot.

Section 18 - C2 Highway Commercial

The purpose of this zoning district is to provide for the development of business areas intended to serve vehicular oriented commercial traffic. The C2 Highway commercial zoning district will be reserved for those sites located adjacent to Highways 16 and 17, and arterial roadways in order to minimize the intrusion of vehicular traffic into residential areas, and to promote the orderly flow of vehicular traffic utilizing these sites.

1) Uses:

a) Permitted

i) Ambulance station
ii) Automotive and equipment repair shops
iii) Automotive and minor recreation vehicles sales/rentals
iv) Buildings and uses accessory to permitted and discretionary uses
v) Business support services
vi) Commercial schools, not including using heavy or industrial vehicles
vii) Convention facilities
viii) Drive-in services
ix) Drive-through vehicle services
x) Eating and drinking establishments, major
xi) Eating and drinking establishments, minor
xii) Essential utility services
xiii) Financial and office support services
xiv) Government services
xv) Hardware and home improvement store
xvi) Health services
xvii) Hotel
xviii) Motel
xix) Parking structure and lot
xx) Personal service shops
xxi) Professional Offices
xxii) Protective and emergency services
xxiii) Public libraries and cultural exhibits
xxiv) Retail store, convenience
xxv) Retail store, food (grocery)
xxvi) Retail store, general
xxvii) Service station, major
xxviii) Service station, minor
xxix) Spectator entertainment establishment
xxx) Veterinary services, minor
xxxi) Video store

b) Discretionary

i) Amusement
ii) establishment, indoors
iii) Billboard
Temporary sales centre

2) Site requirements:

   a) Minimum lot sizes:

      i) motels and hotels shall have a minimum frontage of 45.7 metres with a minimum site area of 1,300 square metres;

      ii) all other uses shall have a minimum frontage of 30.4 metres with a minimum site area of 1,114 square metres.

   b) Minimum yard clearances, all uses:

Front	Side	Rear
9.1 metres	3 metres	3 metres

   c) Building set backs shall allow for the planned widening of streets and/or provision of service roads in addition to the required yard set back.

   d) Maximum site coverage shall be 40% of the site area.

   e) Maximum height:

motels and hotels	- 30 metres
all other uses	- 14 metres

   f) Solid fences shall screen all areas abutting a residential district.

   g) All driveways, parking areas and storage areas shall be paved.

   h) The minimum front, side, and rear yard clearance for motels and hotels in excess of 14 metres high shall be 70% of the building height.

3) Additional regulations for permitted and discretionary uses:

   a) Professional, financial and office support services, personal services and convenience retail stores shall only be permitted as an accessory use to a permitted use and the gross floor area shall not exceed 25% of the main floor area of the principal building.

   b) Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

   c) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Sections 3, 4 and 10.

4) Off-street parking, loading parking areas and structures shall be in accordance with those regulations set out in Part E, Section 11.

5) Landscaping:
   All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part E, Section 16.

6) All development in this district shall:

   a) Conform to the policies of the current Development Plan in effect at the time of application.

   b) Provide for safe and adequate vehicular traffic, parking and pedestrian access; and

   c) Provide for a compatible interface with adjacent land use, and be developed in a manner intended to minimize land use conflict.

Section 19 - C3 Neighbourhood Commercial

The purpose of this zoning district is to provide areas within residential neighbourhoods for a limited range of local convenience services for the residents in that neighbourhoods.

1) Uses:

a) Permitted

i) Apartments, combined with commercial
ii) Buildings and uses accessory to
iii) permitted and discretionary uses Commercial school
iv) Daytime child care services
v) Eating and drinking establishment, minor
vi) Essential utility services
vii) Government services
viii) Health services
ix) Household repair services
x) Personal service shop
xi) Professional office
xii) Public libraries and cultural exhibits
xiii) Retail store, convenience
xiv) Video store

b) Discretionary

i) Amusement establishment, indoors
ii) Financial and office support services
iii) Participant recreation services, indoor
iv) Private club
v) Secondhand store
vi) Service station, minor

2) Site requirements:

a) The minimum site area for a single commercial development unit shall be 550 square metres.

b) The maximum site area for a shopping centre, neighbourhood, shall be .8 hectares.

c) Minimum yard clearances:

i) front yards:

(a) single commercial uses - 7.6 metres;

(b) neighbourhood commercial centres - 12.2 metres

ii) side yards:

(a) all uses - 3 metres except for (b);

(b) a site abutting a residential district - 4.5 metres and no vehicles shall be parked therein

(c) rear yards for all uses shall be a minimum of 6 metres

(d) A 2 metre high solid fence shall be erected on a site adjacent to residential district irrespective of whether there is an intervening lane or walkway between the site and residential area.

e) All yards abutting a public roadway shall have a minimum strip of land 3 metres wide soft landscaped in accordance with Part E, Section 16, Landscaping.

f) Maximum height shall be 9 metres.

g) Maximum coverage shall be 35% of the site area.

3) Additional regulations for permitted and discretionary uses:

a) Service stations, minor shall be developed in accordance with those regulations set out in Part E, Section 10.

b) In cases of apartments combined with commercial uses, there shall be no dwelling units on the main floor or using a common commercial/residential entrance.

c) Daytime child care services shall be developed in accordance with these regulations set out in Part E, Section 2(1)(a).

4) Off-street parking and loading shall be in accordance with those regulations set out in Part E, Section 11.

Section 20 - C4 Shopping Centre Commercial

The purpose of this zoning district is to provide areas along Highways 16 and 17 for the development of larger shopping centres with a diversity of commercial uses.

1) Uses:

a) Permitted

i) Business support services
ii) Drive-through vehicle services
iii) Eating and drinking establishment, major
iv) Eating and drinking establishment, minor
v) Essential utility services
vi) Financial and office support services
vii) Government services
viii) Health services
ix) Household repair services
x) Parking structure and lot
xi) Participant recreation services, indoor
xii) Personal service shop
xiii) Professional office
xiv) Retail store, food (grocery)
xv) Retail store, general
xvi) Service station, minor
xvii) Spectator entertainment establishment
xviii) Video store

b) Discretionary

i) Amusement establishment, indoors
ii) Drive-in services
iii) Hotel
iv) Veterinary services, minor

2) Site requirements:

a) The maximum site area for a shopping centre, neighbourhood, shall be .8 hectares.

b) The maximum site area for a shopping centre, community, shall be 4 hectares.

c) Minimum yard clearances:

i) front yards shall be 15 metres;

ii) side yards shall be 7.6 metres;

iii) rear yards shall be 7.6 metres;

iv) side and rear yards adjacent to residential districts shall be a minimum of 15 metres. This may be reduced to the minimum yard requirements providing in the opinion of Council, landscaping, berming, fences, building façade treatment or other design features adequately protect the amenities of nearby residential areas.

d) Maximum height shall be 13.5 metres.

e) Maximum site coverage shall be 35% of the site area.

3) Additional regulations for permitted and discretionary uses:

a) Loading, storage and garbage collection area shall be located at the rear of the sides of the principal building and shall be screened from view from any adjacent sites or public roadways by landscaping in accordance with Part E, Section 16 or by a solid fence 2.5 metres in height.

b) All undeveloped areas shall be landscaped in accordance with Part E, Section 16.

c) Service stations, minor and drive-in services shall be developed in accordance with those regulations set out in Part E, Sections 3 and 10.

4) Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

Section 21 - C5 Service Commercial

The purpose of this zoning district is to provide areas for repair oriented businesses or commercial businesses requiring outdoor storage and display areas.

1) Uses:

a) Permitted

i) Apartment combined with commercial uses
ii) Automotive and equipment repair shop
iii) Automotive and minor recreation vehicles sales/rentals
iv) Buildings and uses accessory to permitted and discretionary uses
v) Business support services
vi) Commercial school, not including using heavy or industrial vehicles
vii) Contractor service, limited
viii) Daytime child care services
ix) Drive-in services
x) Drive-through vehicle services
xi) Dwelling – conversion
xii) Eating and drinking establishment, minor
xiii) Essential utility services
xiv) Financial and office support services
xv) Funeral services
xvi) Government services
xvii) Greenhouses and plant nurseries
xviii) Hardware and home improvement store
xix) Health Services
xx) Household repair services
xxi) Parking structure and lot
xxii) Participant recreation services, indoor
xxiii) Personal service shop
xxiv) Professional office
xxv) Protective and emergency
xxvi) services
xxvii) Public education services
xxxviii) Public libraries and cultural exhibits
xxix) Residential additions and alterations
xxx) Retail store, convenience
xxxi) Retail store, general

b) Discretionary

i) Agricultural – oriented sales and service
ii) Ambulance station
iii) Amusement establishment, indoor
iv) Assembly hall
v) Billboard
vi) Eating and drinking establishments, major
vii) Equipment rental
viii) Fleet services
ix) Impact utility services, minor
x) Manufacturing establishments,
xi) minor, accessory to the principal use
xii) Private club
xiii) Religious assembly
xiv) Single detached dwellings
xv) Temporary sales centre
xvi) Hotel
xvii) Motel

Permitted

xxxiii) Retail stores, food (grocery)
xxxiv) Secondhand stores
xxxv) Service station, major
xxxvi) Service station, minor
xxxvii) Veterinary services, minor
xxxviii) Video store
xxxviv) Warehouse sales

2) Site requirements:

a) Minimum site:

i) the minimum site area shall be 371.6 square metres;

ii) the minimum site frontage shall be 15.2 metres.

b) Minimum yard clearances:

i) All uses

Front	Side	Rear
9.1 metres	3 metres or 50% of the building height whichever is greater	6 metres

ii) For lots having a depth less than 38 metres the minimum front yard may be reduced to 6 metres;

iii) Side yards flanking a street or abutting a residential district shall be a minimum of 4.5 metres;

iv) Rear yards shall not be less than 7.6 metres where the rear boundary abuts a residential district;

v) Where a site abuts a lane, the minimum side and rear yard may be reduced to 1.2 metres;

c) Maximum height:

The maximum height shall not exceed:

Motels & Hotels – 30 Metres
All other uses – 14 Metres

d) Maximum coverage:

The maximum site coverage shall not exceed 45% of the site area.

e) In the case of an Auto body and Repair Shop usage, the use shall be subject to a separation distance of not less than 25 metres from any Residential District as well as subject to visual screening satisfactory to the Development Officer.

3) Additional regulations for permitted and discretionary uses:

a) All uses shall be subject to those regulations set out in Part G, Section 16, General Regulations for Commercial Districts, excepting thereout 1(b).

b) In the case of apartments combined with commercial uses, there shall be no dwelling units on the main floor, or using a common commercial/residential entrance.

c) Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

d) Service stations, drive-in and drive-through services shall be developed in accordance with Part E, Sections 3, 4 and 10.

e) Daytime child care services shall be developed in accordance with Part E, Section 2 (1)(a).

4) Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

5) Landscaping

All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part E, Section 16.

6) Single detached dwellings shall be subject to the following requirements:

a) a lot and general development regulations of the R1, Single Detached Residential District shall apply; and

b) Development Permit application will only be considered for renovation, addition, or replacement of an existing single detached dwelling located on the lot.

Section 22 - General Regulations for Industrial Districts

1) Accessory buildings, structures and uses:

   a) Accessory buildings, structures and uses are subject to the development regulations of the relevant district.

2) Projections over yards:

   a) The following features may project into a required yard:

      i) eaves, gutters, canopies, awnings, chimneys and steps may project a maximum of 1.5 metres into a front or rear yard and a maximum of 0.6 metres into a side yard.

   b) Any loading space or dock or parking space may project into the required side or rear yards provided it does not create an obstruction within the yard.

   c) Notwithstanding any requirements of this section, exterior finishes such as siding, brick, stone and parging may project a maximum of 150 millimetres into a required yard clearance.

3) Screening:

   a) Visual screening a minimum of 2.5 metres high shall be provided by a solid fence or a combination of fence and soft landscaping where the site abuts a residential district and all storage, freight or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features or fences, or a combination thereof to provide effective screening from the ground to a height of 2.5 metres.

4) All driveways and parking areas shall be hard-surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

5) Curb cutting driveways and locations of driveways, site drainage and lighting shall conform to City Engineering Design Standards.

6) Landscaping

   a) All landscaping shall be in accordance with Part E, Section 16.

7) Adult Entertainment

   a) Adult Entertainment shall comply with the development regulations of the Industrial District in which it is to be included, namely M1-Light Industrial District and M2-Heavy Industrial District, subject to the following:

      i) For the purposes of this Bylaw radial separation shall be determined in accordance with the diagram included under *Part B-Definitions - Radial Separation Distance.*

      ii) Any Adult Entertainment shall be located only on a Site with a minimum radial separation of 300.0 meters or more from

a) any Site located within an Institutional, Parks and Recreation or Residential District, determined by measuring the distance from the Adult Entertainment Site to the District Boundary; or
b) the property line of any Site containing Child Care Facilities, Participant Recreation Services, Indoor, or;
c) the property line of any Site with an existing Public Park, Religious Assembly or other use that has a playground as an ancillary element; or
d) Highways 16 and 17, determined by measuring the distance from the Adult Entertainment Site to the highway right of way.

iii) Any Adult Entertainment shall be located only on a Site with a minimum radial separation of 500.0 meters from the property line of any other Adult Entertainment Site.

Section 23 - IB Industrial Business

The purpose of this zoning district is to provide areas for development of planned light industrial business parks containing clean industrial and office uses with limited outdoor storage, and to provide for industrial business sites for transition from heavier industrial uses to other uses.

1) Uses:

a) Permitted

i) Agricultural - oriented sales & service
ii) Auctioneering establishment
iii) Automotive & equipment repair shop
iv) Automotive and minor recreation vehicles sales/rentals
v) Buildings and uses accessory to permitted and discretionary uses
vi) Business support services
vii) Commercial school
viii) Contractor service, limited
ix) Daytime child care services
x) Drive-in services
xi) Drive-through vehicle services
xii) Eating and drinking establishment, minor
xiii) Equipment rental
xiv) Essential utility services
xv) Funeral services
xvi) Government services
xvii) Greenhouse and plant nurseries
xviii) Household repair services
xix) Manufacturing establishment, minor
xx) Parking structure and lot
xxi) Participant recreation services, indoor
xxii) Personal service shop
xxiii) Private club
xxiv) Professional office
xxv) Protective and emergency services
xxvi) Recycling depot, minor
xxvii) Residential additions and alterations
xxxviii) Retail store, convenience
xxix) Service station, major
xxx Service station, minor
xxxi) Truck and mobile homes sales/rentals
xxxi) Veterinary services, minor
xxxii) Warehouse sales
xxxiv) Warehousing

b) Discretionary

i) Ambulance station
ii) Amusement establishment, indoor
iii) Assembly hall
iv) Auto body repair and paint shop
v) Billboard
vi) Bulk fuel storage and distribution
vii) Impact utility service, minor
viii) Kennel
ix) Recycling depots - major
x) Secondhand store
xi) Single detached dwellings
xii) Temporary sales centre
xiii) Veterinary services, major

2) Site requirements:

a) Minimum site:

i) the minimum site area shall be 371.6 square metres;

ii) the minimum site frontage shall be 15.2 metres.

b) Minimum yard clearances:

i) All uses:

Front	Side	Rear
9.1 metres	3 metres or 50% of the building height whichever is greater	3 metres

ii) For lots having a depth less than 38 metres the minimum front yard may be reduced to 6 metres;

iii) Side yards flanking a street or abutting a residential district shall be a minimum of 4.5 metres;

iv) Rear yards shall not be less than 7.6 metres where the rear boundary abuts a residential district;

v) Where a site abuts a railway line, utility lot, or lane the minimum side and rear yard may be reduced to 1.2 metres.

c) Maximum height:

The maximum height shall not exceed 13.5 metres.

d) Maximum coverage:

The maximum site coverage shall not exceed 45% of the site area.

3) Additional regulations for permitted and discretionary uses:

a) All uses shall be subject to those regulations set out in Part G, Section 22, General Regulations for Industrial Districts.

b) Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

c) Service stations, drive-in and drive-through services shall be developed in accordance with Part E, Sections 3, 4 and 10.

d) Ambulance stations, and amusement establishments, indoor shall be developed and processed in accordance with Part E, Sections 1, and 13, respectively.

e) Daytime child care services shall be developed in accordance with Part E, Section 2(1)(a).

4) Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

5) Landscaping
All areas not covered by buildings, accessory uses, parking and driveways shall be soft landscaped in accordance with Part E, Section 16.

Section 24 - M1 Light Industrial

The purpose of this zoning district is to provide areas for light industrial uses.

1) Uses:

a) Permitted

i) Agricultural - oriented sales and services
ii) Ambulance station
iii) Auctioneering establishment
iv) Auto body repair and paint shop
v) Automotive and equipment repair shop
vi) Automotive and minor recreation vehicles sales/rentals
vii) Broadcasting and television studio
viii) Buildings and uses accessory to permitted and discretionary uses
ix) Business support services
x) Commercial school
xi) Contractor services, general
xii) Contractor services, limited
xiii) Daytime child care services
xiv) Drive-in services
xv) Drive-through vehicle services
xvi) Eating and drinking establishment, minor
xvii) Equipment rental
xviii) Essential utility services
xix) Fleet services
xx) Government services
xxi) Grain elevator
xii) Greenhouse and plant nurseries
xiii) Household repair services
xiv) Impact utility services, minor
xv) Industrial storage
xvi) Kennel
xvii) Parking structure and lot
xviii) Participant recreation services, indoor
xix) Participant recreation services, outdoor
xx) Professional office
xxi) Protective and emergency services
Recycling depot, major
xxii) Recycling depot, minor
xxiii) Service station, major
xxiv) Truck and mobile home sales/rentals

b) Discretionary

i) Amusement establishment, indoor
ii) Amusement establishment, outdoor
iii) Assembly hall
iv) Billboard
v) Bulk fuel storage and distribution
vi) Impact utility service, major
vii) Industrial uses, general
viii) Natural resource development
ix) Private club
x) Secondhand store
xi) Temporary sales centre
xii) Adult entertainment
xiii) Eating and drinking establishment, major

Permitted

xxv) Vehicle and equipment
xxvi) sales/rentals industrial
xxvii) Veterinary services, major
xxxviii) Veterinary services, minor
xxix) Warehouse sales
xxx Warehousing

2) Site requirements:

a) Minimum site:

i) The minimum site area shall be 420 square metres;

ii) The minimum site frontage shall be 15.2 metres.

b) Minimum yard clearances:

i) All uses:

Front	Side	Rear
9.1 metres	3 metres or 50% of the building height whichever is greater	3 metres

ii) for lots having a depth of less than 38 metres the minimum front yard shall be not less than six (6) metres;

iii) side yards flanking a street shall be a minimum of 4.5 metres;

iv) where a site abuts a railway line, lane or utility lot, the minimum side yard shall be not less than 1.2 metres;

v) rear yards shall not be less than 3 metres or 50% of the building height which ever is greater where there is no lane;

vi) rear yards shall not be less than 7.6 metres where the rear boundary abuts a residential district;

vii) no rear yard is required where the rear boundary abuts a railway line;

viii) where side or rear yards abut any district other than M1 or M2, or a public roadway other than a lane or a local road, the applicant shall provide screening at least 2.5 metres in height.

c) Maximum height:

All uses shall have a maximum height of 15.25 metres, except for grain elevators that have no height limit.

d) The maximum site coverage shall be 40% of the site area.

e) Industrial buildings may be constructed over more than one site (semi-detached) with a common fire-wall, provided each industry shall have separate, individual and direct access to grade and no common means of access with other uses.

f) All driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 metres from the front property line, plus 1.5 metres of concrete apron in from the existing curb and gutter.

3) Additional regulations for permitted and discretionary uses:

a) Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

b) Service stations, drive-in services and drive-through services shall be developed in accordance with Part E, Section 3, 4 & 10.

c) Ambulance stations, and amusement establishments, indoor shall be developed and processed in accordance with Part E, Sections 1 and 13 respectively.

4) Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

5) Landscaping:

In front yards, all areas not covered with driveways or parking shall be soft landscaped in accordance with Part E, Section 16.

Section 25 - M1-M Limited Light Industrial

The purpose of this zoning district is to allow for the relocation of rail trackage and to allow a strictly limited amount of light industrial uses on land adjacent to ADM Agra-Industries plant, but which does not allow for industrial processing.

1) Uses:

a) Permitted

i) Auto body repair and paint shop
ii) Essential utility services
iii) Greenhouses and plant nurseries
iv) Parking structure and lot
v) Rail tracks

b) Discretionary

i) Billboard
ii) Industrial storage
iii) Warehousing

2) Site Requirements:

a) Minimum site:

i) The minimum site area shall be 420 square metres;

ii) The minimum site frontage shall be 15.2 metres.

3) Minimum yard clearances:

Front	Side	Rear
9.1 metres	3 metres or 50% of the building height whichever is greater	1.2 metres

ii) For lots having a depth of less than 38 metres the minimum front yard shall be 6 metres;

iii) Side yards flanking a street shall be a minimum of 4.5 metres;

iv) Where a side yard abuts a lane or utility lot, the minimum side yard shall be a minimum of 1.2 metres or 50% of the height of the building, whichever is greater;

v) Where there is no lane the rear yard shall be a minimum of 3 metres or 50% of the height of the building, whichever is greater;

vi) Where the rear boundary abuts a residential district, the rear yard shall be a minimum of 7.6 metres;

vii) No minimum rear yard is required where the rear boundary abuts a railway line;

viii) Where the rear yard abuts any zone other than M1 or M2, or a public roadway other than a lane or local road, the applicant shall provide screening at least 2 metres in height.

c) Maximum Height:

All uses shall have a maximum height of 5.2 metres. (In this zone, the maximum height calculation shall be measured from grade to the top of all vent shafts, exhaust stacks, chimneys or any other projection above the roof line.)

d) Maximum Site Coverage:

The maximum site coverage shall be 40% of the site area.

e) Fire Protection:

Buildings may be constructed over more than one site (semi-detached) with a common fire-wall, provided that each building shall have separate, individual and direct access to grade and no common means of access with other uses.

f) Parking & Driveways:

All driveways, parking areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 metres from the front property line, plus 1.5 metres on concrete apron in from the existing curb and gutter.

3) Parking and Loading:

Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

4) Landscaping:

In front yards, all areas not covered with driveways or parking shall be soft landscaped in accordance with Part E, Section 16.

5) Billboards:

Billboards shall be in accordance with the Sign Bylaw as amended from time to time.

Section 26 - M2 Heavy Industrial

The purpose of this zoning district is to provide areas for heavy industrial uses such as refineries, industrial processing and fabrication.

1) Uses:

a) Permitted

i) Agricultural – oriented sales and service
ii) Ambulance station
iii) Auctioneering establishment
iv) Auto body repair and paint shop
v) Automotive and equipment repair shop
vi) Automotive and minor recreation vehicles sales/rentals
vii) Buildings and uses accessory to permitted and discretionary uses
viii) Bulk fuel storage and distribution
ix) Business support service
x) Commercial school
xi) Contractor services, general
xii) Equipment rental
xiii) Essential utility services
xiv) Fleet services
xv) Funeral services
xvi) Government services
xvii) Grain elevator
xviii) Greenhouse and plant nurseries
xix) Household repair services
xx) Impact utility services, major
xxi) Impact utility services, minor
xxii) Industrial storage
xxiii) Industrial uses, general
xxiv) Kennel
xxv) Parking structure and lot
xxvi) Protective and emergency services
xxvii) Recycling depot, major
xxviii) Recycling depot, minor
xxix) Truck and mobile home sales and rentals
xxx) Vehicle and equipment sales and rentals industrial
xxxi) Veterinary services, major
xxxii) Veterinary services, minor
xxxiii) Warehouse sales

b) Discretionary

i) Amusement establishments, indoor
ii) Amusement establishments, outdoors
iii) Assembly hall
iv) Billboard
v) Drive-in services
vi) Drive-through vehicle services
vii) Natural resource development
viii) Participant recreation services, indoor
ix) Participant recreation services, outdoor
x) Private club
xi) Professional office
xii) Temporary sales centre
xiii) Adult entertainment
xiv) Eating and drinking establishment, Major

2) Site requirements:

   a) Minimum site:

      i) the minimum site area shall be 1208 square metres;

      ii) the minimum site frontage shall be 30 metres.

   b) Minimum yard clearances:

      i) when the development fronts on a highway, the minimum front yard shall be 30 metres, however, the yard requirement may be reduced to 10.6 metres where there is a service road;

      ii) where the development fronts on a municipal road, the minimum front yard shall be 10.6 metres;

      iii) side yards flanking a street shall be a minimum of 4.5 metres;

      iv) no rear yard is required where the rear boundary abuts a railway line;

      v) all other yards shall be 3 metres or 50% of the building height, whichever is greater.

   c) Maximum site coverage shall be 40% of the site area.

   d) Maximum height shall be 30 metres.

   e) All development shall be subject to those regulations set out in Part G, Section 22, General Regulations for Industrial Districts.

   f) All driveways with access to paved public streets shall be paved for a minimum distance of 15 metres from the front property line, plus 1.5 metres of concrete apron in from the existing curb and gutter.

3) Additional regulations for permitted and discretionary uses:

   a) Billboard shall be in accordance with the Sign Bylaw as amended from time to time.

   b) Drive-in services and drive through services shall be developed in accordance with Part E, Sections 3 and 4.

4) Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

5) Landscaping:

   In front yards, all areas not covered with driveways or parking shall be soft landscaped in accordance with Part E, Section 16.

Section 27 - General Regulations for Direct Control Districts

1) Accessory buildings, structures and uses are subject to the development regulations of the relevant district.

2) Except for single detached dwelling developments, all driveways and parking areas shall be hard-surfaced with asphalt or concrete and the area bounded by poured concrete curb to prevent encroachment of vehicles onto landscaped areas, boulevards and adjacent properties.

3) Curb cutting, driveways, location of driveways, site drainage and lighting shall conform to the City Engineering Design Standards.

4) Landscaping:

   a) All landscaping shall be in accordance with Part E, Section 16, Landscaping.

   b) All yards abutting the highway or road shall have a strip of land 3 metres in depth landscaped, and the entire site and all buildings maintained in a neat, tidy manner, including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects. All undeveloped portions of the street right-of-way shall be soft landscaped and maintained by the adjacent owner.

5) Requirements for application for development:

   a) In addition to information normally required for a Development Permit as stated in Part C, Section 7, a written statement outlining the following shall be submitted:

      i) relationship to the Development Plan;

      ii) compatibility with surrounding land uses including the impact of the development on traffic, utility services and community services including school pupils and school capacities;

      iii) implementation schedule and construction timing;

      iv) Certificates of Title for lands to be developed; and

      v) a site plan indicating the functional and physical relationship of the development within the site and to the surrounding development.

         The site plan shall indicate the following:
         (a) the location of all buildings to be erected;
         (b) the use of all land and buildings; and
         (c) and all facilities and works required by Council.

6) Development regulations:

a) Council may enter into a development agreement in respect of the use of land or buildings which may provide for all or part of the following:

i) the use of the land and any existing or proposed building;

ii) the timing of construction of any proposed building;

iii) the amenities required to be provided for public use or convenience within the building or on the land;

iv) wall, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands;

v) walkways, including the surfacing of walkways and all other means of pedestrian access;

vi) facilities for the lighting including floodlighting, of the land or any buildings;

vii) vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;

viii) the construction by or at the expense of the person seeking approval in whole or in part, of:

(a) roads, sidewalks, landscaping, parking and street lighting;

(b) works, plants, pipelines or facilities for storm drainage, water supply and distribution or electrical distribution;

(c) a system of collection and disposal of sewage; or

(d) any other public utility;

ix) the payment of a sum of money to the municipality in lieu of any of the requirements of clause (viii) to be used by the municipality for any of the purposes referred to in that clause;

x) the maintenance, to the satisfaction of the municipality and at the risk and expense of the applicant, of any of the facilities or works mentioned in clauses (iii) to (viii).

b) A development agreement may provide that it runs with the land and the municipality may register a caveat, together with an attached copy of the agreement, at the appropriate land titles office against the lands affected.

c) A development agreement is deemed to bind the owner of the land affected by it and his heirs, executors, administrators, successors and assignees and no use of land or buildings located on that land or any development of that land is to take place except in accordance with that agreement.

d) Council shall not be required to enter into a development agreement for applications for home occupations, minor repairs and renovations to existing buildings and accessory buildings and change in use to existing forms of development.

7) Appeal to Saskatchewan Municipal Board, Planning Appeals Committee:

a) Subject to subsection (c) where:

i) the Council fails to approve the plans or drawings referred to in Subsection 5 and 6, within 60 days of the date that they are submitted to the municipality; or

ii) a development agreement has not been entered into within 90 days of the date that the plan or drawings are submitted to the municipality;

The applicant may require that:

iii) the plans or drawings; or

iv) the matter of the terms and conditions of the development agreement;

be referred to the Saskatchewan Municipal Board, Planning Appeals Committee by written notice to the secretary of that Committee and to the Municipal Administrator.

b) On receipt of a Notice mentioned in subsection (a), the Planning Appeals Committee shall:

i) settle, determine and approve the details of the plans or drawings; and

ii) settle and determine the requirements, including the provisions of any development agreement required.

c) the time limits set out in subsection 7(a) may be extended by the mutual agreement of Council and the applicant for a specified period of time.

Section 28 - DC1 Direct Control #1

The purpose of this zoning district is to establish a district that will accommodate high density residential, office and multi-purpose commercial uses such that by limiting the range of specific land uses and establishing sensitive site development regulations impacts on adjacent properties are minimized.

1) Area of application:

   This district shall apply to those areas identified on Schedule "D" attached and forming part of this district.

2) Uses:

a) Permitted

i) Accessory buildings and uses
Essential utility services

b) Discretionary

i) Ambulance station
ii) Amusement establishment, indoors
iii) Apartment
iv) Apartment combined with commercial uses
v) Apartment, senior citizens
vi) Assembly hall
vii) Automotive and equipment repair shop
viii) Boarding and lodging house
ix) Business support services
x) Commercial school
xi) Daytime child care services
xii) Drive-through vehicle services
xiii) Drive-in service
xiv) Duplex dwelling
xv) Eating & drinking establishment, major
xvi) Eating & drinking establishment, minor
xvii) Exhibition & convention facilities
xviii) Extended medical treatment services
xix) Financial & office support services
xx) Government services
xxi) Health services
xxii) Home occupations
xxiii) Hotel
xxiv) Motel
xxv) Offices-in-the-home
xxvi) Parking structure and lot
xxvii) Participant recreation services, indoor
xxviii) Participant recreation services, outdoor

Discretionary

xxix) Personal service shop
xxx) Private club
xxxi) Professional office
xxxii) Protective & emergency services
xxxiii) Public education services
xxxiv) Public libraries and cultural exhibits
xxxv) Public park
xxxvi) Religious assembly
xxxvii) Retail store, convenience
xxxviii) Retail store, general
xxxix) Row house dwelling
xl) Semi-detached dwelling
xli) Service station, minor
xlii) Single detached dwelling
xliii) Spectator entertainment establishment
xliv) Town house dwelling
xlv) Video store

3) All development in this district is under the direct control of Council and shall:

   i) conform to the policies of the Development Plan;

   ii) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflict;

   iii) provide for safe and adequate vehicular traffic, parking, and pedestrian access.

4) Development Criteria:

   i) site area, setbacks, landscaping, access and building height of any development to be constructed in this district, including parking and loading requirements, shall be established by Council, having due regard to the following:

      (a) the impact on the proposed development on traffic flow;

      (b) existing land and building uses;

      (c) the requirements in the district in which the proposed use is permitted.

   ii) no loading, trash collection, outdoor service or display area shall be permitted within the front yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways.

   iii) all storage display, or parking areas shall be hard surfaced.

5) Landscaping:

   All undeveloped areas shall be landscaped in a combination of soft and hard-landscaping in accordance with Part E, Section 16.

6) Parking:

   Off-street parking, loading, parking areas and structures shall be developed in accordance with those regulations set out in Part E, Section 11.

Section 29 - DC2 Direct Control #2

The purpose of this zoning district is to establish a district that will accommodate the redevelopment of the site for existing multi-purpose commercial uses and retain portions of a manufactured home plant use.

1) Area of application:
   This district shall apply to those area identified on Schedule "D" Zoning Map attached and forming part of this district.

2) Uses:

a) Permitted

i) Accessory buildings and uses
ii) Business support services
iii) Eating & drinking establishment, minor
iv) Essential utility services
v) Industrial uses general, used exclusively in the production of manufactured homes
vi) Parking structure and lot
vii) Personal service shop
viii) Retail store, food (grocery)
ix) Retail store, general
x) Service station, minor
xi) Warehousing

b) Discretionary

i) Drive-in services
ii) Drive-through vehicle services
iii) Eating & drinking establishment, major
iv) Financial and office support services
v) Motel
vi) Professional offices
vii) Retail store, convenience

3) All development in this district is under the direct control of Council and shall:

   a) conform to the policies of the Development Plan;

   b) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflict;

   c) provide for safe and adequate vehicular traffic, parking, and pedestrian access.

4) Development Criteria:

   a) site area, setbacks, landscaping, access and building height of any development to be constructed in this district, including parking and loading requirements, shall be established by Council, having due regard to the following:

      i) the impact on the proposed development on traffic flow;

      ii) existing land and building uses;

      ii) the requirements in the district in which the proposed use is permitted.

b) no loading, trash collection, outdoor service or display area shall be permitted within the front yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways.

c) all storage display, or parking areas shall be hard-surfaced.

5) Landscaping:

All undeveloped areas shall be landscaped in a combination of soft and hard-landscaping in accordance with Part E, Section 16.

6) Parking:

Off-street parking, loading, parking areas and structures shall be developed in accordance with those regulations set out in Part E, Section 11.

Section 30 - DC3 Direct Control #3

The purpose of this zoning district is to establish a district that would allow for the development of a site with large multi-purpose commercial uses. This new zoning district would allow, as permitted uses, commercial businesses typical of "power centre" developments in other cities.

1) Uses:

a) Permitted

i) Accessory building and uses
ii) Business support services
iii) Drive-through vehicle services
iv) Eating & drinking establishments, minor
v) Essential utility services
vi) Financial and office support services
vii) Hardware & home improvement store
viii) Parking structure and lot
ix) Participant recreation services, indoor
x) Personal service shop
xi) Retail store, convenience
xii) Retail store, food (grocery)
xiii) Retail store, general
xiv) Service station, major
xv) Service station, minor
xvi) Spectator entertainment establishment
xvii) Warehouse sales
xviii) Video Stores

b) Discretionary

i) Drive-in services
ii) Eating & drinking establishments, major
iii) Hotel
iv) Professional office

2) All development in this district is under the direct control of Council and shall:

a) conform to the policies of the current Development Plan in effect at the time of application;

b) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflict, and;

c) provide for safe and adequate vehicular traffic, parking, and pedestrian access.

3) Development Criteria:

   a) Site area, setbacks, landscaping, access and building height of any development to be constructed in this district, including parking and loading requirements, shall be established by Council, having due regard to the following:

      i) The impact on the proposed development on traffic flow;

      ii) The requirements in the district in which the proposed use is permitted.

   b) All storage display, parking areas shall be hard surfaced.

   c) No loading, trash collection, outdoor service or display area shall be permitted within the front.

4) Site Requirements:

   a) The minimum site area shall be at the discretion of Council having consideration for the development criteria in Part G, Section 30 (3).

b) The maximum site area for regional shopping centres shall be at the discretion of Council having consideration for the development criteria in Part G, Section 30 (3).

c) Service stations, minor and drive-in services shall be developed in accordance with those regulations set out in Part E, Section 3 and 10.

5) Landscaping:

   All undeveloped areas shall be landscaped in a combination of soft and hard-landscaping in accordance with Part E, Section 16.

6) Parking:

   Off-street parking, loading, parking areas and structures shall be developed in accordance with Part E, Section 11.

Section 31- AP Airport Protection

The purpose of this zoning district is to establish a district that will accommodate a wide variety of commercial/industrial uses related to airport operations and activities while protecting the integrity of the airport for air flight operations.

1) Area of Application:

This district shall apply to those areas identified on Schedule "D" Zoning Map attached and forming part of this district.

2) Uses:

a) Permitted

i) Accessory uses and buildings
ii) Airport related services
iii) Essential utility services
iv) Farming

b) Discretionary

i) Eating and drinking establishments, minor
ii) Retail sales, convenience

3) Application

a) All development in this district is under the Direct Control of Council and shall:

i) conform to the policies of the Development Plan;

ii) provide for a compatible interface with adjacent land use and be developed in a manner intended to minimize land use conflicts;

iii) provide for safe flight operations;

iv) protect the integrity of the airport for air flight operations and related activities.

4) Development Criteria:

a) Site area, landscaping, access, and building heights of any development to be constructed or placed in this zone, including parking and loading requirements, shall be established by Council, having due regard for the following:

i) the impact the proposed development would have on air flight operations and integrity of the airport to continue airport operations and activities;

ii) existing land and building uses;

iii) the requirements of the Lloydminster Airport Vicinity Protections Area Regulation.

b) No loading, trash collecting, outdoor service or display area shall be permitted within the front yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways.

c) No use or development that attracts birds, generates smoke or dust, exceeds the height limitations of the AVPA regulations, or generates electronic interference with airport equipment of airport operations shall be permitted.

5) Parking:

Off-street parking, loading, parking areas and structures shall be developed in accordance with those regulations set out in Part E, Section 11.

Section 33 – DC 5: Direct Control #5

The purpose of this zoning district is to provide for the development of a commercial area intended to serve vehicular oriented traffic. The DC5 Direct Control Zoning District will be reserved for sites located adjacent to Highway 16 and to provide development that minimizes large vehicular internal traffic.

1) Area of Application

The DC Direct Control #5 shall apply to the following areas.

i) Part of Block 1, Plan 832 2237 within S.E. ¼ Sec 3-Twp.50-Rge 1-W4M

2) Uses

a) Permitted

i) Buildings and Uses accessory to permitted and discretionary uses
ii) Business support services
iii) Commercial schools, not including using heavy or industrial vehicles
iv) Convention facilities
v) Drive-In services
vi) Drive-through vehicle services
vii) Eating and drinking establishment, major
viii) Eating and drinking establishment, minor
ix) Essential utility services
x) Financial and office support services
xi) Government services
xii) Hardware and home improvement store
xiii) Health services
xiv) Hotel
xv) Motel
xvi) Parking structure and lot
xvii) Personal service shops
xviii) Professional offices
xix) Protective and emergency services
xx) Public libraries and cultural exhibits
xxi) Retail store, convenience
xxii) Retail store, food (grocery)
xxiii) Retail store, general
xxiv) Service station, minor
xxv) Spectator entertainment establishment
xxvi) Veterinary services, minor
xxvii) Video store

b) Discretionary

i) Amusement establishment, indoors
ii) Billboard
iii) Temporary sales centre

3) Development in this Zoning District shall be evaluated with respect to compliance with the C2-Highway Commercial zoning district and all provisions of the Zoning Bylaw (Bylaw 12-2001) and its

updates where not specially overridden by this DC zoning. With the exception of the following, subject to council approval:

i) Zero interior lot line
ii) Parking requirements
iii) Height restrictions
iv) Setback requirements

Schedule A

Development Fees

1) The required fee as set out in this Appendix shall accompany all Development Permit applications.

a) USE AND FORMS OF DEVELOPMENT

i) Change in Use or additional Uses in the same zone	$50.00
ii) Application to Development Appeal Board	$50.00
iii) Minor Variance Permits – first request	$300.00
iiii) Minor Variance Permits – 2nd request by a contractor/individual within 1 year due to contractor error	$450.00
v) Radio Communications & Broadcasting Antenna System Compliance	$1500.00

b) RESIDENTIAL

i) Single detached, semi-detached, duplex & mobile homes dwellings	$100.00 $5.50 per $1000 of the proposed construction value or $50.00, whichever is greater
ii) Sign	$40.00
iii) Accessory buildings and structures (i.e. swimming pools, garages, car port)	$40.00
iv) Low density residential buildings (i.e. townhouse, row house, triplex)	$100.00
v) Medium density residential buildings (i.e. apartment buildings)	$160.00
vi) Compliance Certificates	$ 75.00
vii) Demolition Permit (plus $500.00 deposit)	$ 50.00
viii) Moving or Removal (plus $500.00 refundable deposit)	$ 50.00
ix) Dwelling Additions	$ 40.00

c) COMMERCIAL AND INDUSTRIAL

i) New forms of development and additions up to 500 m^2	$200.00
ii) New forms of development and additions 500 m^2 - 1,000 m^2	$300.00
iii) New forms of development and additions over 1,000 m^2	$600.00
iiii) Compliance Certificates	$250.00

d) INSTITUTIONAL

i) New forms of development and additions up to 500 m^2	$200.00
ii) New forms of development and additions over 500 m^2 up to 1,000 m^2	$250.00
iii) New forms of development and additions over 1,000 m^2	$300.00

e) DISCRETIONARY USE AND FORMS OF DEVELOPMENT

i) Change in discretionary use or additional discretionary uses in the same zone	$65.00
ii) Home occupations	$100.00
iii) Business Change or Moving from One Building to Another	$25.00
iv) Secondary Suite	$100.00

f) SUBDIVISION

General

Maps, Documents and Supplies: Text = $25.00 CD = $10.00
(Municipal Development Plan, Land Use Bylaw and Intermunicipal Development Plan)

Land Use Bylaw Amendment including Legislated Zoning Advertising Costs. $950.00

i)Single Detached (Application Fee and Per Lot Fee)	$500.00 + $120 per lot
ii) Multi-Unit Residential (Application Fee and Per Lot Fee)	$500.00 + $120 per lot or parcel
iii) Commercial, Industrial, Institutional, Public Lot (Application Fee and Per Lot Fee)	$500.00 + $120 per lot or parcel
iv) Condominium (Application Fee and Per Unit Fee)	$500.00 + $20.00 per unit
v) Lot Line, Boundary Adjustment (Application Fee and Per Lot Fee)	$500.00 + $ 120 per lot or parcel
vi) New Area Structure Plans, Outline Plan	$1500.00

2) Where the required fee is not listed in Schedule A, the fee shall be consistent with those fees listed in the Fee Schedule for similar uses and developments within the same or similar use class.

3) Where an application is substantially revised, the applicant, prior to the reconsideration of the application, shall pay a fee equal to fifty percent (50%) of the initial application fee specified in the fee schedule, except that such additional fee shall not be required in instances where improvements suggested by the Development Officer result in substantial revision.

4) Where a development has commenced before a development permit being made and the applicant subsequently submits an application, the fee charged for the application shall be double the normal fee.

5) The issuance of a Development Permit is conditional on the payment of the fees required by this section.

Zoning Compliance Fees

1) Sixty-five ($75.00) dollars for each property.

Rezoning and Zoning Bylaw Amendment Application Fees

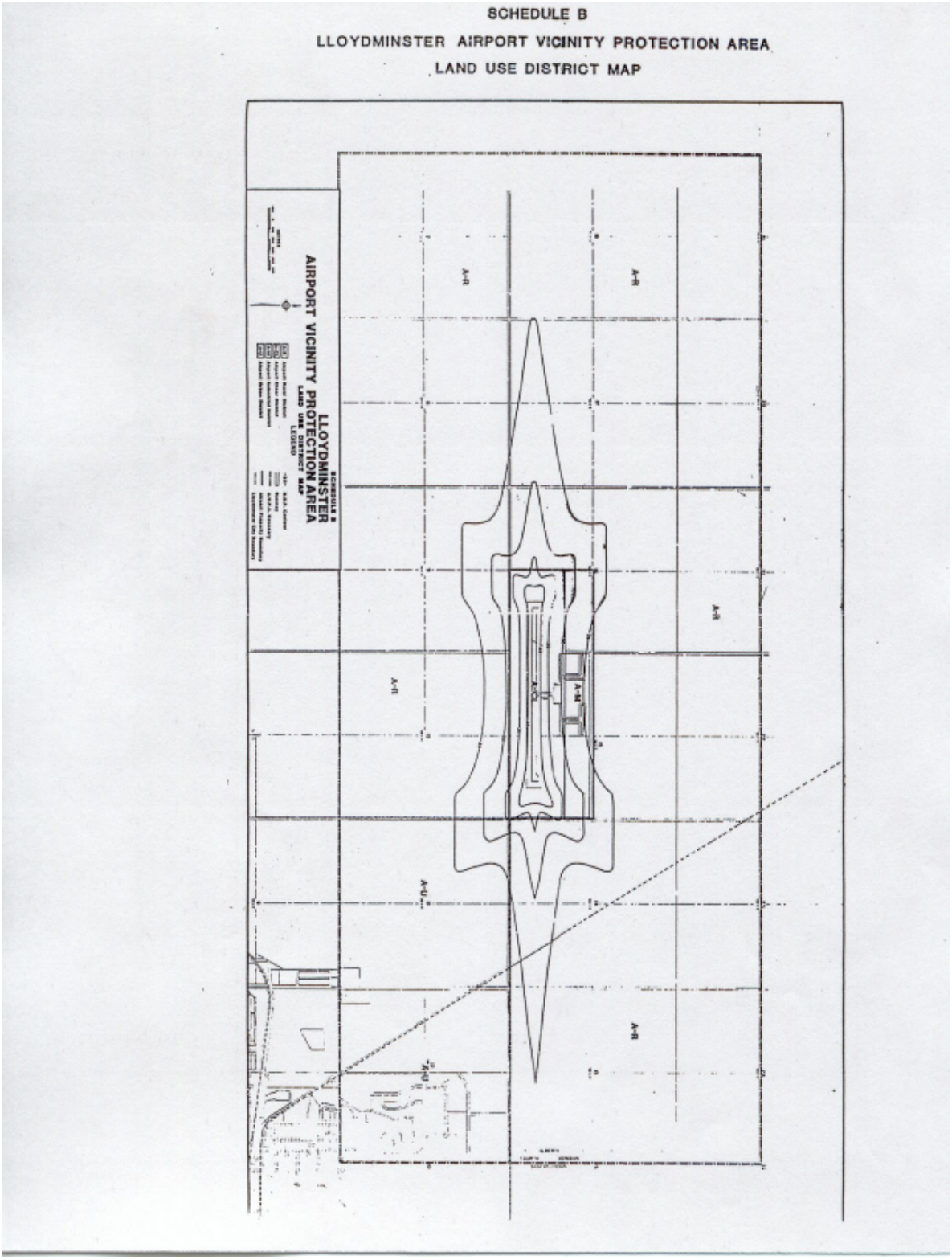
1) A fee of Five Hundred ($500.00) dollars. A non-refundable portion to Two Hundred and Fifty ($250.00) dollars if the application is cancelled or withdrawn prior to City Council's initial consideration of the application.

Development Plan Bylaw Amendment Application Fees

1) A fee of Five Hundred ($500.00) dollars. A non-refundable portion of Two Hundred and Fifty ($250.00) dollars if the application is cancelled or withdrawn prior to City Council's initial consideration of the application.

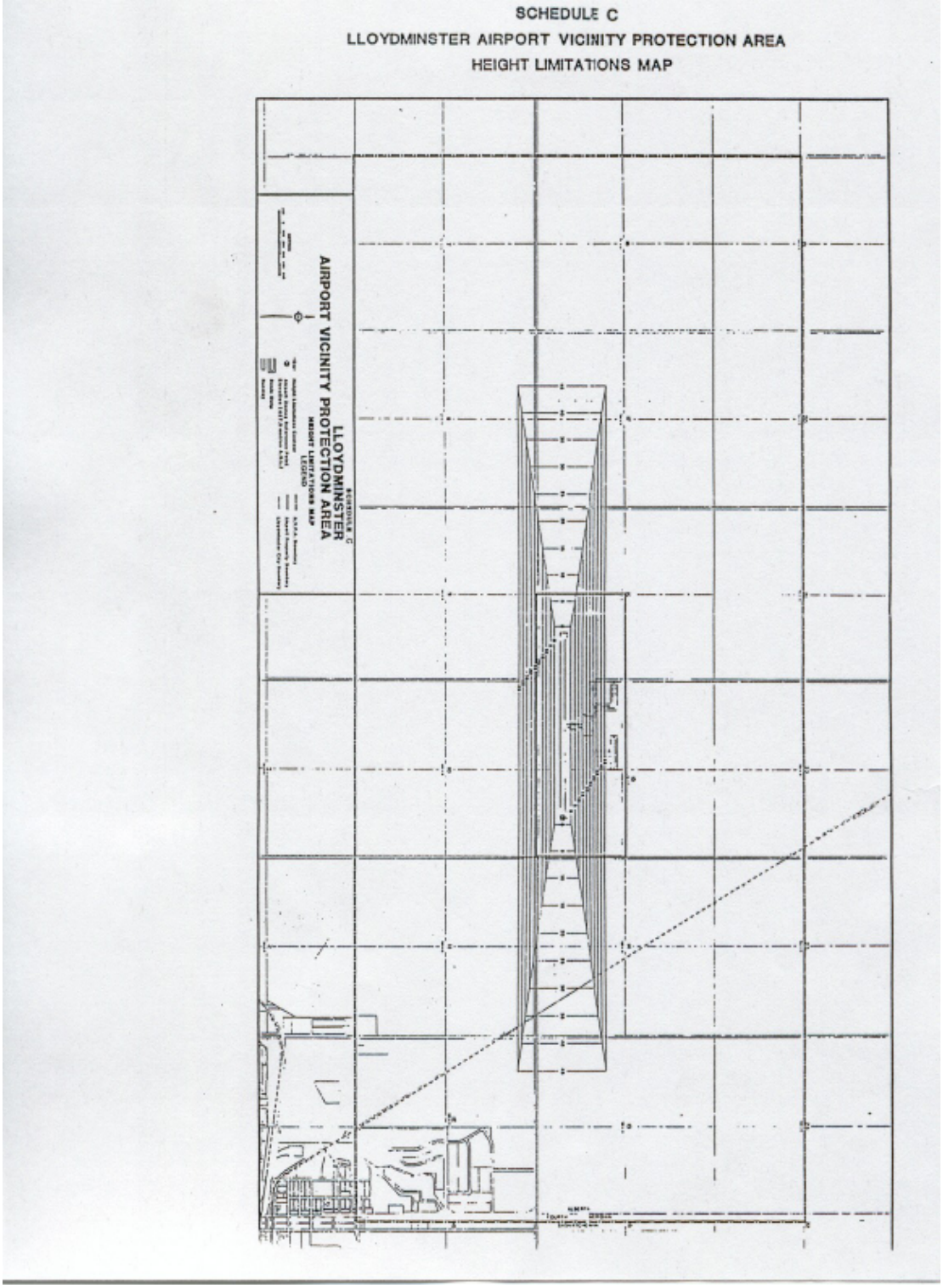
Schedule B

Lloydminster Airport Vicinity Protection Area Land Use District Map



Schedule C

Lloydminster Airport Vicinity Protection Area Height Limitations Map



Schedule D

Zoning Bylaw Map

Schedule E

Environmentally Significant Areas Map

Schedule F

1) Application for Development Permit Form

2) Zoning Bylaw Amendment Application Form

3) Certificate of Zoning Compliance Application Form

4) Notice of Contravention Form

5) Stop Order Form

To
The City of Lloydminster
Attn. Jim Weninger

Dear Jim,
As per our phone conversation 23October2009.
This letter is to confirm that Sellers RV Center Ltd. Will be renting a small portion of the property owned by the Nelson Group at 5109-41st Blk 13 plan 7622291.
This will be a short term arrangement from apx Nov1/09 until apx May1/10 for the temporary storage of R.V. inventory.

[redacted]

Thank you Rod Sellers Sellers RV Center Ltd.

[redacted]

Kevin Lundell Nelson Group

RECEIVED
OCT 30 2009
ENG. & P.W.

* Jelsin:
SE (Pt. of) Sec 34-49-28
West of the 3rd
and in
Block 13, Plan 762 2291

September 3, 2010

RECEIVED
SEP 0 3 2010

PFB Oilfield Services Inc.

To whom it may concern,

PFB Oilfield Services Inc. is requesting permission from the City of Lloydminster to lease 3,750 sq ft of parking space from a building owned by Nelson Group Inc. located at 5109-41 Street.

The lease will be between 2-5 years, and as not been determined until further actions have been made.

The parking space will be used to park a Steamer Unit and a Combo Vac Steamer Unit owned by PFB. There may be a third Combo Vac Steamer Unit in the near future, with the possibility of sub-leasing an allotted space for a Picker Unit, to fill the space.

The access to and from the parking space would be from Hwy. 17 to 39th Street, entering the yard thru the south gate just pass the 51st Ave.

Please consider this request.

Thank-you,

Peter and Paula Baker

Owners

[redacted]

[redacted]

Block 13
Plan 762-2291

LLOYDMINSTER
Canada's Border City

City of Lloydminster – Business License Renewal
4420 – 50 Avenue Lloydminster, SK/AB T9V 0W2
(780) 875-6184

December 13, 2012

Re: Business License Renewal for the year 2013
License Number **994864-03**

Baker Hughes Canada Company
5109 41 Street
Lloydminster AB T9V 1P7

Thank you for being an active partner in the City of Lloydminster business community. Please renew the information below, and return this form with your payment. Your new Business License will be sent to you by mail.

Business License renewal is due by January 31, 2013*

Date your Business was established in Lloydminster: 2006.

Would you like to be published in the City Business Directory*(circle):* ***Yes*** ***No***
(Your business information will be published unless you advise otherwise)

Business Information:
Baker Hughes Canada Company
401 9 Avenue SW # 1000
Calgary AB
T2P 3C5
780-875-7333

Service Information:
oilfield supplier

License Type	Commercial Premises
Expiry Date	December 31, 2012
Renewal Fee	***$350.00***
Square Footage	140000

Applicant Information:
Chris Carr & Glenn Schneider
5109 41 Street
Lloydminster AB
T9V 1P7

← Physical address Mailing PO Box 13104 T9V 2J4.

I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under Bylaw #2-78 as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal and provincial legislation, and according to the code of conduct for my profession or trade.

[redacted] Business Analyst.

Signature of Applicant **Position**

Remittances can be made over the phone, in person at City Hall or by mail, to the above listed address. Please do not mail cash.

If you require any additional information or if you are no longer in business, please contact us at:
Niki Tilley
Phone: (780) 875-6184 Ext 2613
Fax: (780) 871-8345
Email: ntilley@lloydminster.ca
Website: www.lloydminster.ca

Auth 094468
SReapt 197971

ENTERED JAN 0 6 2014

City of Lloydminster
Business License Renewal for 2014

December 2, 2013

LLOYDMINSTER
Canada's Border City

Baker Hughes Canada Company
401 9 Avenue SW # 1000
Calgary AB T2P 3C5

License Number **994864-04**

RE: BUSINESS LICENSE RENEWAL - 2014

Thank you for being an active partner in the City of Lloydminster business community. Your current business license **expires Dec 31, 2013**, and renewal for the 2014 calendar year is required **no later than January 31, 2014.** In order to process the renewal, the City of Lloydminster requires current and complete information about your organization and primary contact. Please review the following information for accuracy and completeness, and mark any changes directly on this form. Note the renewal fee is an estimate based on information on file.

Business Information:
Baker Hughes Canada Company
401 9 Avenue SW # 1000
Calgary AB
T2P 3C5
Phone Number:
(780)875-7333

Service Information:

Description:	oilfield supplier
License Type	Commercial Premises
Expiry Date	December 31, 2013
Renewal Fee	***$350.00***
Square Footage	140000

Primary Contact:
Name: Travis Higgins Title: District Manager
Phone Number: (780) 875-7333 Email: ALSLloyd@bakerhughes.com.

IMPORTANT: If the physical address of your business has changed in the last year, a new development permit is required. Furthermore, failure to renew for the current year will necessitate a new application and development permit in the future. For information on Development Permits, contact the Planning and Development department at 780-871-8334 prior to renewing this business license.

The City of Lloydminster may list your organization on the online Business Directory (*www.lloydminster.ca*). Would you like your business listed? ☐ Yes ☐ No

☐ **Please do not contact me further as I am no longer in business.**

I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under Bylaw #2-78 as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal and provincial legislation, and according to the code of conduct for my profession or trade.

[redacted] Carne Kabaroff Business Applicant Dec 31/2013

Signature of Applicant **Name & Title** **Date**

A copy of this renewal form is required at time of payment, and is due no later than January 31, 2014. The City accepts Cash (in person only), Cheque, Visa and Mastercard. Payment can be made in person at City Hall, by mail, or phone. Your new Business License will be mailed. If you require additional information please contact:

Kyle Sattler – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2613 / Fax 780-871-8345
Email: ksattler@lloydminster.ca

December 31, 2013

ENTERED JAN 0 6 2014

Attention: Kyle Sattler, City of Lloydminster

Please note the following changes of address for our Business License:

Baker Hughes Canada Corporation
5109 41 Street
Box 13104
Lloydminster, AB
T9V 2J4

Thank you for your assistance in this matter.

Brandy Archibald | Administrator
Baker Hughes Artificial Lift Systems, Alberta
Office: +1 780.875.7333 | Fax: +1 780.875.7381

ENTERED DEC 09 2014

December 1, 2014

RECEIVED
DEC - 3 2014

LLOYDMINSTER

License Number: 994864-05

Baker Hughes Canada Corporation
Box 13104
Lloydminster, AB T9V 2J4

CITY OF LLOYDMINSTER BUSINESS LICENSE RENEWAL - 2015

Thank you for being an active partner in the City of Lloydminster business community. Your 2014 business license **expires Dec. 31, 2014**, and renewal for 2015 is required **no later than Jan. 30, 2015.**

Please review the following information for accuracy, indicate if any changes are needed, sign below, and submit this form with payment. The renewal fee is in accordance with the new Business License Bylaw (29-2014) effective Dec. 1, 2014, and is an estimate based on information we have on file.

BUSINESS INFORMATION	
Business Name: Baker Hughes Canada Corporation	**Phone Number:** 780-875-7333
Business Location: 5109 41 Street	**Square Footage:** 140000

***Note: If the physical address of your business has changed, a new development permit is required. For information on Development Permits, contact the Planning and Development division at 780-874-3700 prior to renewing this business license.**

BUSINESS LICENSE DETAILS	
Description: Oilfield supplier	
License Type: Commercial Premises	**Expiry Date:** December 31, 2014
Renewal Fee: ***$435.00***	**Late Payment Fee: $75.00** **after Jan. 30, 2015

BUSINESS CONTACT	
Name: Travis Higgins	**Position:** District Manager
Phone Number: 780-875-7333	**Email:** alslloyd@bakerhughes.com

☐ **The above-noted business no longer operates in the City of Lloydminster. (Note: Please sign this form and return to the City of Lloydminster per below to facilitate the cancellation of this business license.)**

The City of Lloydminster features community business information in an online Business Directory located at lloydminster.ca/businesslicense so citizens can find businesses and service providers. If you do not want your information posted please check the following box:

☐ Do not post on the online Business Directory

*I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under **Bylaw 29-2014** as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal, provincial and municipal legislation.*

[redacted]
Signature of Applicant

Carrie Kabaroff, Business Analyst
Name & Title

Dec 8/2014.
Date

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

A copy of this renewal form is required at time of payment, and is due no later than Jan. 30, 2015. The City accepts Cash (in person only), Cheque, Visa and Mastercard. Payment can be made in person at City Hall, by mail, or phone. Your new Business License will be mailed. If you require additional information please contact:

Kyle Sattler – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2613 / Fax 780-871-8345 / Email: businesslicense@lloydminster.ca

ENTERED JAN 07 2016

December 1, 2015

LLOYDMINSTER

License Number: 994864-06

Baker Hughes Canada Corporation
Box 13104
Lloydminster, AB T9V 2J4

CITY OF LLOYDMINSTER BUSINESS LICENSE RENEWAL - 2016

Thank you for being an active partner in the City of Lloydminster business community. Your 2015 business license **expires Dec. 31, 2015**, and renewal for 2016 is required **no later than Feb. 01, 2016.**

Please review the following information for accuracy, indicate if any changes are needed, sign below, and submit this form with payment. The renewal fee is in accordance with the Business License Bylaw (29-2014), and is an estimate based on information we have on file.

BUSINESS INFORMATION	
Business Name: Baker Hughes Canada Corporation	**Phone Number:** 780-875-7333
Business Location: 5109 41 Street	**Square Footage:** 140000
Number of Employees (including owner) Full Time: 13	**Part Time:** 0

***Note: If the physical address of your business has changed, a new development permit is required. For information on Development Permits, contact the Planning and Development division at 780-874-3700 prior to renewing this business license.**

BUSINESS LICENSE DETAILS	
Description: Oilfield supplier	
NAICS Code:	
License Type: Commercial Premises	**Expiry Date:** December 31, 2015
Renewal Fee: ***$435.00***	**Late Payment Fee: $75.00** **after Feb. 01, 2016

BUSINESS CONTACT	
Name: Travis Higgins	**Position:** District Manager
Phone Number: 780-875-7333	**Email:** alslloyd@bakerhughes.com

☐ **The above-noted business no longer operates in the City of Lloydminster. (Note: Please sign this form and return to the City of Lloydminster per below to facilitate the cancellation of this business license.)**

The City of Lloydminster features community business information in an online Business Directory located at www.lloydminster.ca/businesslicense so citizens can find businesses and service providers. If you do not want your information posted please check the following box:

☐ Do not post on the online Business Directory

*I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under **Bylaw 29-2014** as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal, provincial and municipal legislation.*

[redacted] District Manager Dec 14 2015

Signature of Applicant | Name & Title | Date

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

A copy of this renewal form is required at time of payment, and is due no later than Feb. 01, 2016. The City accepts Cash (in person only), Cheque, Visa and Mastercard. Payment can be made in person at City Hall, by mail, or phone. Your new Business License will be mailed. If you require additional information please contact:

Karm Bring – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2613 / Fax 780-871-8345 / Email: businesslicense@lloydminster.ca

ENTERED JAN 2 3 2016

December 1, 2016

LLOYDMINSTER

License Number: 994864-07

Baker Hughes Canada Corporation
Box 13104; Lloydminster, AB; T9V 2J4

CITY OF LLOYDMINSTER BUSINESS LICENSE RENEWAL - 2017

Thank you for being an active partner in the City of Lloydminster business community. Your **2016** business license **expires December 31, 2016**, and renewal for **2017** is required **no later than January 31, 2017.**

Please review the following information for accuracy, indicate if any changes are needed, sign below, and submit this form with payment. The renewal fee is in accordance with the new Business License Bylaw (16-2016), and is an estimate based on information we have on file.

BUSINESS INFORMATION	
Business Name: Baker Hughes Canada Corporation	**Website:**
Business Location: 5109 41 Street	**Square Footage:** 140000
Number of Employees (including owner) Full Time:	**Part Time:**

***Note: If the physical address of your business has changed, a new development permit is required. For information on Development Permits, contact the Planning and Development division at 780-874-3700 prior to renewing this business license.**

BUSINESS LICENSE DETAILS	
Description: Oilfield supplier	**NAICS Code:** OIL
License Type: Commercial Premises	**Expiry Date:** 12/31/2016
Do you sell Tobacco Products: YES☐ NO☒	**Do you sell Flavored Tobacco Products: YES☐ NO☒**
Renewal Fee: *$460.00*	**Late Payment Fee: $75.00** **after Jan. 31, 2017

BUSINESS CONTACT	
Name: Travis Higgins	**Position:** District Manager
Phone Number:	**Email:** alslloyd@bakerhughes.com

☐ **The above-noted business no longer operates in the City of Lloydminster. (Note: Please sign this form and return to the City of Lloydminster per below to facilitate the cancellation of this business license.)**

The City of Lloydminster features community business information in an online Business Directory located at lloydminster.ca/businesslicense so citizens can find businesses and service providers. If you do not want your information posted please check the following box:

☐ Do not post on the online Business Directory

*I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under **Bylaw 16-2016** as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal, provincial and municipal legislation.*

[redacted]
Signature of Applicant

Travis Higgins, District Manager
Name & Title

Jan 20, 2017
Date

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

A copy of this renewal form is required at time of payment, and is due no later than Jan. 31, 2017. The City accepts Cash (in person only), Cheque, Visa and Mastercard. Payment can be made in person at City Hall, by mail, or phone. Your new Business License will be mailed. If you require additional information please contact:

Rochelle Nuñez – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2123 / Fax 780-871-8345 / Email: businesslicense@lloydminster.ca

LLOYDMINSTER

* * * REPRINT * * *

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

INVOICE	INV0000920
Customer ID	BAKE012
Date	12/13/2017
Page	1

Bill to:

Baker Hughes Canada Corporation
5109 41 Street
Lloydminster AB T9V 1P7

Ship to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Purchase Order ID	Customer ID	Payment Terms
	BAKE012	Due Upon Issuance

Description	Quantity	U Of M	Unit Price	Ext. Price
Administration Fee 994864	1.00	Annual	$25.00	$25.00
Over 5,000 sq. ft. 994864	1.00	Annual	$435.00	$435.00

Subtotal	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.5%.
GST #12207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

LLOYDMINSTER

* * * REPRINT * * *

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

INVOICE	INV0000920
Customer ID	BAKE012
Date	12/13/2017
Page	1

Bill to:

Baker Hughes Canada Corporation
5109 41 Street
Lloydminster AB T9V 1P7

Ship to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Purchase Order ID	Customer ID	Payment Terms
	BAKE012	Due Upon Issuance

Description	Quantity	U Of M	Unit Price	Ext. Price
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Over 5,000 sq. ft. 994864	1.00	Annual	$435.00	$435.00

Subtotal	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.5%.
GST #12207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

RECEIPT OF PAYMENT

Baker Hughes Canada Corporatio
Box 13104
Lloydminster, AB T9V 2J4

Batch Number: 20180105-SLD-01
Receipt Number: 489820
Tax Number: 12207 1954 RT
Date: January 5, 2018
Initials: SLD

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Receivables	BAKE012	Baker Hughes Canada Corporation	N/A	$0.00	$460.00	$0.00

Subtotal:	$460.00
Taxes:	$0.00
Total Receipt:	$460.00
Mc:	$460.00

Credit Card: Mastercard

Total Amount Received:	$460.00
Rounding:	$0.00
Amount Returned:	$0.00

November 30, 2018

ENTERED JAN 0 9 2019

LLOYDMINSTER

License Number: 994864
Customer Number: BAKE012

520613

Baker Hughes Canada Corporation
Box 13104
Lloydminster, AB T9V 2J4

CITY OF LLOYDMINSTER BUSINESS LICENSE RENEWAL - 2019

Thank you for being an active partner in the City of Lloydminster business community. Your **2018** business license **expires December 31, 2018**, and renewal for **2019** is required **no later than January 31, 2019.**

Please review the following information for accuracy, indicate if any changes are needed, sign below, and submit this form with payment. The renewal fee is in accordance with the new Business License Bylaw (11-2018), and is an estimate based on information we have on file.

BUSINESS INFORMATION	
Business Name: Baker Hughes Canada Corporation	**Phone Number:**
Business Location: 5109 41 Street	**Square Footage:** 140000

Note: If the physical address of your business has changed, a new development permit is required. For information on Development Permits, contact the Planning and Development division at 780-874-3700 prior to renewing this business license.

BUSINESS LICENSE DETAILS	
Description: Oilfield supplier	**Expiry Date:** December 31, 2019
License Type: Commercial Premises	**Renewal Fee: $460.00**
Do you sell Tobacco Products: YES☐ NO☒	**Number of full-time employees:** 12
Do you sell Flavored Tobacco Products: YES☐ NO☒	**Number of part-time employees:** 1
Are you a Cannabis Retailer: YES☐ NO☒	**Number of Years in Business:** +10

☐ **The above-noted business no longer operates in the City of Lloydminster. (Note: Please sign this form and return to the City of Lloydminster per below to facilitate the cancellation of this business license.)**

The City of Lloydminster features community business information in an online Business Directory located at lloydminster.ca/en/business-and-growth/business-directory.aspx so citizens can find businesses and service providers. If you do not want your information posted please check the following box:
☑ Do not post on the online Business Directory

*I hereby certify the information contained in this application to be true and I hereby make application to the City of Lloydminster for a license under **Bylaw 11-2018** as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal, provincial and municipal legislation.*

[redacted] Travis Higgins, MANAGER Jan 4th 2019
Signature of Applicant **Print Name & Title** **Date**

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

A copy of this renewal form is required at time of payment, and is due no later than January 31, 2019.
A late fee of $75.00 will be applied to any business license renewal not paid by January 31, 2019.
Your new Business License will be mailed. If you require additional information please contact:
Rochelle Nuñez – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2123 / Fax 780-871-8345 / Email: businesslicense@lloydminster.ca

LLOYDMINSTER

* * * RESIDENT * * *

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

INVOICE	INV0007263
Customer ID	BAKE012
Date	12/01/2018
Page	1

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

Bill to:

Baker Hughes Canada Corporation
5109 41 Street
Lloydminster AB T9V 1P7

Ship to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Purchase Order ID	Customer ID	Payment Terms
	BAKE012	Due Upon Issuance

Description	Quantity	U Of M	Unit Price	Ext. Price
Administration Fee 994864	1.00	Annual	$25.00	$25.00
Over 5,000 sq. ft. 994864	1.00	Annual	$435.00	$435.00

Subtotal	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.5%.
GST #12207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

RECEIPT OF PAYMENT

Baker Hughes Canada Corporatio
Box 13104
Lloydminster, AB T9V 2J4

Batch Number: 20190109-SLD-01
Receipt Number: 520613
Tax Number: 12207 1954 RT
Date: January 9, 2019
Initials: SLD

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Receivables	BAKE012	Baker Hughes Canada Corporation	N/A	$0.00	$460.00	$0.00

Subtotal:	$460.00
Taxes:	$0.00
Total Receipt:	$460.00
Mc:	$460.00

Credit Card: Mastercard

Total Amount Received:	$460.00
Rounding:	$0.00
Amount Returned:	$0.00

November 29, 2019

Licence Number: **994864**
Customer Number: **BAKE012**

LLOYDMINSTER

Baker Hughes Canada Corporation
Box 13104
Lloydminster, AB T9V 2J4

CITY OF LLOYDMINSTER BUSINESS LICENCE RENEWAL - 2020

Thank you for being an active partner of the City of Lloydminster business community. Your **2019** Business Licence **expires December 31, 2019**, and payment for the **2020** renewal is required **prior to January 1, 2020.** A late fee of $75.00 will be applied to all outstanding accounts as at **January 31, 2020.**

Please review the following information for accuracy. Indicate if any changes are needed, sign below, and submit this form no later than January 1,2020. The renewal fee is in accordance with the Business Licence **Bylaw (11-2018),** and is an estimate based on the information we have on file.

BUSINESS INFORMATION	
Business Name: Baker Hughes Canada Corporation	**Phone Number:**
Business Location: 5109 41 Street	**Square Footage:** 140000

Note: If the physical address of your business has changed, a new development permit is required.
For information on Development Permits, contact the Planning and Development division at 780-874-3700 prior to renewing this business licence.

BUSINESS LICENCE DETAILS	
Description: Oilfield supplier	**Expiry Date:** December 31, 2020
Licence Type: Commercial Premises	**Renewal Fee: $460.00**
Would you like a paperless billing for your Business Licence invoice? **YES☐ NO☐**	**Contact Person:** **Contact Number:**
Please provide the E-mail Address for paperless billing:	

☐The above-noted business no longer operates in the City of Lloydminster. (Note: Please sign this form and return to the City of Lloydminster per below to facilitate the cancellation of this Business Licence.)

The City of Lloydminster features community business information in an online Business Directory located at lloydminster.ca/busdirectory so citizens can find businesses and service providers. If you do not want your information posted, please check the following box:

☐ Do not post on the online Business Directory

*I hereby certify the information contained in this application to be true and I hereby make this business license application to the City of Lloydminster in accordance with **Bylaw 11-2018**. Furthermore, I agree to operate this business in accordance with all the applicable federal, provincial and municipal legislations.*

Signature of Applicant **Print Name & Title** **Date**

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

A copy of this renewal form is required at time of payment and is due prior to January 1, 2020. The City accepts Cash (in person only), Cheque, Visa, MC or payment can be made online at https://vch.lloydminster.ca/VCH/city/mycity/licencing/blInvoiceInquiry.aspx **. A late fee of $75.00 will be applied to all outstanding accounts as at January 31, 2020.**

Your new Business Licence will be mailed. If you require additional information, please contact:

Rochelle Ann Nuñez – City of Lloydminster
4420 – 50 Avenue, Lloydminster, SK/AB T9V 0W2
Phone: 780-875-6184 ext. 2123 / Fax 780-871-8345 / Email: businesslicense@lloydminster.ca

LLOYDMINSTER

* * * REPRINT * * *

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

INVOICE	INV0015215
Customer ID	BAKE012
Date	12/01/2019
Page	1

Bill to:

Baker Hughes Canada Corporation
5109 41 Street
Lloydminster AB T9V 1P7

Ship to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Purchase Order ID	Customer ID	Payment Terms
	BAKE012	Due Upon Issuance

Description	Quantity	U Of M	Unit Price	Ext. Price
Administration Fee 994864	1.00	Annual	$25.00	$25.00
Over 5,000 sq. ft. 994864	1.00	Annual	$435.00	$435.00

Subtotal	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.5%.
GST #12207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

LLOYDMINSTER

HISTORICAL

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

INVOICE	INV0018835
Customer ID	BAKE012
Date	02/01/2020
Page	1

Bill to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Ship to:

Baker Hughes Canada Corporation
Box 13104
Lloydminster AB T9V 2J4

Purchase Order ID	Customer ID	Payment Terms ID
	BAKE012	Net 30

Description	Quantity	U Of M	Unit Price	Ext. Price
Late Fee	1	EACH	$75.00	$75.00

Subtotal	$75.00
Tax	$0.00
Total	$75.00

GST# 807207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

RECEIPT OF PAYMENT

Baker Hughes Canada Corporatio
Box 13104
Lloydminster, AB T9V 2J4

Batch Number: 20200210-SLR-01
Receipt Number: 561187
Tax Number: 12207 1954 RT
Date: February 10, 2020
Initials: SLR

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Receivables	BAKE012	Baker Hughes Canada Corporation	N/A	$0.00	$535.00	$0.00

Subtotal:	$535.00
Taxes:	$0.00
Total Receipt:	$535.00
Mc:	$535.00

Credit Card: Mastercard

Total Amount Received:	$535.00
Rounding:	$0.00
Amount Returned:	$0.00

Development Permit Application

Application for Development Permit

LLOYDMINSTER

Application Submission Date: August 8, 2019

PROJECT

Is the project already constructed? ☐ Yes ☑ No

Municipal Address: 5109 41 Street, Lloydminster

Tax Roll #: 2212734200 Zoning District: I1 Light Ind

Legal Description: Lot: — Block: 13 Plan: 7622291

APPLICANT INFORMATION

Applicant Name: Lena Fulton, LandSolutions LP for TELUS Communic

Address: Suite 600, 322 11 AVE SW City: Calgary

Province: Alberta Postal Code: T2R 0C5

Phone #: 403-290-3575 Alt Phone #: 403-290-0008

Email: lenaf@landsolutions.ca

Are you also the property owner? ☐ Yes ☑ No

(If property owner is different from applicant Owner Authorization Form is required)

Owner Authorization Form Attached? ☑ Yes ☐ No ☐ N/A

OFFICE USE ONLY

Application #	19-922
Permit #	20190486
Permit Fee	2000.00 MC
Receipt #	542554
Approved by	R. Short
Refused by	—
Valid Date	Sept 3/19
Expiry Date	Sept 3/20

DEVELOPMENT INFORMATION

Development Class: ☐ Residential ☐ Industrial ☑ Commercial ☐ Institutional ☐ Multi-family - # of Units

Proposed Development: (Select all that Apply) ☐ Permitted Use ☑ Discretionary Use ☐ Variance Application

- ☐ New Construction
- ☐ Renovation
- ☐ Addition
- ☐ Foundation
- ☐ Superstructure
- ☐ New Dwelling
- ☐ Accessory Building
- ☐ Attached Garage
- ☐ Detached Garage
- ☐ Front Deck
- ☐ Rear Deck
- ☑ Other: Communications tower
- ☐ Income Suite: ☐ Secondary to Home ☐ Garage Suite ☐ Garden Suite
- ☐ Business License Use Approval for (type of business):
- ☐ Home Based Business: ☐ Minor ☐ Major
  Description of Home Business

DECLARATION

I hereby declare ☐ I am ☑ I represent the owner of the property on which the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions/terms of Land Use Bylaw 5-2016. I/We will notify the Development Authority of any proposed changes to the plans submitted with this application.

Note: By typing your name into the signature box below (or by signing a printed version of this application), you agree that all information submitted on this form is true and accurate.

Lena Fulton — Signature of Registered Owner / Agent

August 8, 2019 — Date of Application

DECISION OFFICE USE ONLY

Approved as per Notice of Decision dated Sept 9/19.

[redacted] — Development Officer

Sept 9/19 — Issued Date

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act, and is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act (FOIP). The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the Municipal Government Act.

IMPORTANT NOTICE: THIS APPLICATION DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION UNTIL SUCH TIME A DEVELOPMENT PERMIT HAS BEEN ISSUED BY THE DEVELOPMENT AUTHORITY AND ALL OTHER PERMITS (IF REQUIRED) ARE APPROVED. IF A DECISION HAS NOT BEEN ISSUED WITHIN 40 DAYS OF THE DATE THE APPLICATION IS DEEMED COMPLETE, YOU HAVE THE RIGHT TO FILE AN APPEAL TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD. APPEALS TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD CAN ALSO BE FILED IN REGARDS TO PERMIT REFUSALS AND/OR CONDITIONS WITHIN 21 DAYS OF A DECISION.

6623 52 Street, Lloydminster AB/SK T9V 3T8 | P: 780 874 3700 | www.lloydminster.ca
Email: permits@lloydminster.ca

LLOYDMINSTER

NOTICE OF DECISION LAND USE BYLAW 5-2016

You, LandSolutions LP for Telus Communications located at, # 600, 322 – 11 Avenue S.W., Calgary, AB, T2R 0C5, are hereby notified that your application for development as follows:

Application Number: **19-922**

Permit Number: **20190486**

Purpose: New Communications Tower

Involving: 5109 – 41 Street (Block 13, Plan 762 - 2291)

Registered Owner: Nelson Commercial Real Estate Inc.

Is ***Approved,*** for Block 13, Plan 762 - 2291 as applied for on August 8, 2019 with the amended description and location of August 9, 2019, subject to the following conditions:

1. The Developer shall provide to the best of their ability screening of the tower base to lessen the visual impact to neighboring properties. This can include shrubs, trees, fencing or a combination of all three. Any landscaping related to this development shall be completed within the first full growing season.

2. A Real Property Report will be required to be submitted after the foundation stage.

3. The developer ensures the continuous cleanup of construction debris tracked onto the public roadway where access is provided to the property.

4. The developer is responsible to ensure the development complies with all Federal, Provincial, and Municipal statues, regulations, codes and policies that apply.

If you are not in agreement with this decision or conditions, it may be appealed within twenty one (21) days from the date of decision (as per Section 686 Development Permit Appeals; *Modernized Municipal Government Act*) by submitting a written notice and $400.00 processing fee to City Hall – Office of the City Clerk, Attention - Secretary of the Subdivision and Development Appeal Board at 4420-50 Avenue, Lloydminster, AB T9V 0W2.

For further information, please contact the undersigned at 780-874-3700.

Date of Decision: September 3, 2019 **Date of Notice: September 9, 2019**

[redacted]

Roxanne Shortt
Development Officer

LLOYDMINSTER

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For further information, please contact the undersigned at 780-874-3700.

Date of Decision: September 3, 2019 **Date of Notice: September 9, 2019**

[redacted]

Roxanne Shortt
Development Officer

Your personal information is being collected under the authority of section 25 of the *Local Authority Freedom of Information and Protection of Privacy Act.* This information will only be used to administer the program/activity it was collected for. If you have any questions about the collection please contact the Office of the City Clerk at 780-875-6184 or email cityclerk@lloydminster.ca

Business License Application

Type of Application: *

- ○ New Application
- ○ Change of Information (may be subject to fees)
- ○ Other

BUSINESS INFORMATION

Legal/Corporate Name (If you do not have a Registered Corporation, please enter your First and Last Name): *

Lufkin Industries

Operating/Trade Name (if different from above): *

Lufkin Industries

Business Start Date: *

July 1, 2020

Business Activity/Description: *

Oil Field Supplier

Please select the NAICS code that apply: *

21- Mining, Quarryin

Number of Full Time Employees (including owner): *

6

Number of Part Time Employees: *

0

Check if any of the following apply:

- ○ Contractor/Subcontractor
- ○ Temporary License
- ○ Mobile Vendor
- ○ Adult Entertainment and/or Erotic Entertainment Services
- ○ Massage Service and/or Massage Therapy
- ○ Farmers Market
- ○ Cannabis Retailer
- ○ Local Non-Profit Organization
- ○ Taxi Broker
- ○ Escort or Escort Services, Body Rubber or Body Rub Parlours
- ○ Tobacco Retailer
- ○ Child Care Facility

*Note: There are additional requirements for these businesses as detailed in Bylaw 11-2018 sections 13. To expedite the application process, please ensure the required documentation is submitted with this application.

BUSINESS CIVIC/PHYSICAL ADDRESS

Street Address: *
5109 41 Street PO Box 13104

City: *
Lloydminster

Province: *
AB

Postal Code: *
T9V 1P7

Phone Number: *
(780) 875-7333

Fax Number:
(780) 875-7381

Email: *
Travis.Higgins@bakerhughes.com

Is this address a residential property in Lloydminster? *
○ Yes ◉ No

Is this address a commerical property in Lloydminster? *
◉ Yes ○ No

If Yes, what is the square footage? *
140 000

Have you applied for a Development Permit? *
○ Yes ◉ No

*Note: A Development Permit is required prior to applying for a new Business License for businesses located within the City of Lloydminster. For information on Development Permits, contact the Planning and Development division at 780-874-3700 (Operations Centre - 6623 52 Street, Lloydminster, AB).

Does the business have multiple physical locations in the City of Lloydminster? *
○ Yes ◉ No

If yes, please complete a separate application for **each** location.

BUSINESS MAILING ADDRESS

Is the mailing address the same as the physical address? *

(•) Yes ( ) No

BUSINESS CONTACT

Name: *
Travis Higgins

Position/Title: *
Senior Resource Management Staff Manager, Operations

Phone Number: *
780-875-7333

Cell Phone Number: *
780-872-3216

Contact Email: *
Travis.Higgins@bakerhughes.com

Would you like a paperless billing for your business license invoice? *
no

Please provide email address for paperless billing: *
n/a

CITY BUSINESS DIRECTORY

The City of Lloydminster features community business information in an online Business Directory located at lloydminster.ca/businesslicense so citizens can find businesses and service providers.

If you do not want your information posted please check the following box:

☑ Do not post on the online Business Directory.

I hereby certify that the information contained in this application to be true and I hereby make application to the City of Lloydminster for a Business License under Bylaw 11-2018 as amended in accordance with this application. I agree to operate this business in accordance with all applicable federal, provincial and municipal legislation.

I am aware the a business license is only valid for the address on the application and the owner that submitted the application. The City of Lloydminster must be notified any changes to location, ownership, or use.

Applicant Name: *
Kaitlynn Leighton

Position: *
AMO Technician III

Applicant Signature: * **Date:** *



7/6/2020

The personal information gathered will only be used or disclosed for the purposes for which it was collected or, in limited circumstances, in accordance with the Saskatchewan Local Authorities Freedom of Information and Protection of Privacy Act.

Note: This is an application only. The application is not approved until you receive your license from the City of Lloydminster.

Highlights of Business License Bylaw 11-2018 include the following:

- A "Business" is defined as any of the following activities, whether for profit or not and however organized or formed: a commercial, merchandising or industrial activity or undertaking; the carrying on of a profession, trade, occupation, calling or employment; or an activity providing good or services. No Person shall engage in or operate a Business in the City unless that Person holds a valid and subsisting License to do so.
- Primary categories are Commercial Premises/Business, Home Based Business and Out of Town Business.
- Detailed licensing requirements for certain industries: Child Care Facilities, Local Non-Profit Organizations, Mobile Vendors, Taxi Brokers, Escort or Escort Services, Body Rubber or Body Rub Parlours, Massage Service and/or Massage Therapy, Adult Entertainment and/or Erotic Entertainment or Services, Tobacco and Cannabis retailer.
- The owner/manager of a hotel, motel, mall commercial business, farmers' market or other lands and buildings in the City must ensure that all Businesses hold a valid License.
- Multiple locations require a seperate License for each location.
- A Development Permit may be required; the Planning and Development division will assess whether a development permit is required.
- Licenses are valid from date of approval until the end of each calendar year and require renewal on an annual basis.
- Licenses must be posted in a prominent visible location. If Business is not conducted from a fixed location the License shall be carried on the person of the Licensee or on the vehicle or apparatus from which the Business is conducted.
- All Businesses must adhere to all federal, provincial and municipal legislation.
- A Licensee may not sell, transfer, assign, lease or otherwise dispose of a License. It is important that if th operating or mailing address of the business changes, the business has been sold or taken over by a new owner or operator, or the business ceases to operate that the Business License division is advised in a timely manner.

Additional information on Business Licenses, including new Business License Bylaw 11-2018 (effective June 11, 2018), is available online at lloydminster.ca/businesslicense. Questions can also be directed to 780-875-6184 Ext. 2123 or businesslicense@lloydminster.ca.

LLOYDMINSTER

* * * REPRINT * * *

Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780) 875-6184 ext 2129
Accounts Receivable Inquiries (780) 875-6184 ext 2140

INVOICE	INV0023018
Customer ID	BAKE012
Date	01/01/2021
Page	1

Bill to:

Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Ship to:

Lufkin Industries
Box 13104
Lloydminster AB T9V 1P7

Purchase Order ID	Customer ID	Payment Terms
	BAKE012	Due Upon Issuance

Description	Quantity	U Of M	Unit Price	Ext. Price
Over 5,000 Square Feet 994864	1.00	Annual	$460.00	$460.00

Subtotal	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.5%.

GST #12207 1954RT
Monthly Finance Charge: 1.50%
Make cheques payable to: City of Lloydminster

Finance Charges

HISTORICAL

Finance Charges FCHRG0006821
Date 01/31/2021

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

Customer: Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	BAKE012			

Description:	Amount
Jan. 2021 Finance Charge	$6.90

Subtotal	$6.90
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Payment	$0.00
Total Due	$6.90

Finance Charges

HISTORICAL

Finance Charges FCHRG0007149
Date 02/28/2021

City of Lloydminster

4420 50 Avenue
Lloydminster AB T9V 0W2

Customer: Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	BAKE012			

Description:	Amount
Feb. 2021 Finance Charge	$6.90

Subtotal	$6.90
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Payment	$0.00
Total Due	$6.90

Finance Charges

HISTORICAL

Finance Charges FCHRG0007355
Date 03/31/2021

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

Customer: Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	BAKE012			

Description:	Amount
Mar. 2021 Finance Charge	$6.90

Subtotal	$6.90
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Payment	$0.00
Total Due	$6.90

Finance Charges

HISTORICAL

Finance Charges FCHRG0007623
Date 04/30/2021

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

Customer: Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	BAKE012			

Description:	**Amount**
Apr. 2021 Finance Charge	$6.90

Subtotal	$6.90
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Payment	$0.00
Total Due	$6.90

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

413

RECEIPT OF PAYMENT

Lufkin Industries
Box 13104
Lloydminster, AB T9V 1P7

Batch Number: 20210602-SLD-01
Receipt Number: 605425
Tax Number: 12207 1954 RT
Date: June 2, 2021
Initials: SLD

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Receivables	BAKE012	Lufkin Industries	N/A	$0.00	$487.60	$0.00

Subtotal:	$487.60
Taxes:	$0.00
Total Receipt:	$487.60
Visa:	$487.60

Credit Card: Visa

Total Amount Received:	$487.60
Rounding:	$0.00
Amount Returned:	$0.00

Rochelle Beauchamp

From: Business Licence
Sent: March 31, 2021 9:58 AM
To: Travis.Higgins@bakerhughes.com
Subject: Lufkin Industries

Importance: High

Good Morning Travis,

I'm reaching out regarding the Lufkin Industries business licence, location is 5109 41 Street. The business Licence for 2021 has not been renewed. If you wish to renew, you call our cashier's direct line at 780-875-6184 ext 2129.
Please let me know if you have any question.
Thanks and have a great day

Rochelle Ann Nuñez
Business Licence/Cemetery
Accounting Clerk, Finance
City Hall

P: (780) 875- 6184 Ext. 2123
www.lloydminster.ca



LLOYDMINSTER

415

Business Licence Invoice

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2
www.lloydminster.ca

Cashier Desk for Payment (780)875-6184 ext. 2129
Business Licence Inquiries (780)875-6184 ext. 2123

Invoice	9959
Date	01/01/2022
Business Name	Lufkin Industries
Licence Number	994864

Bill To:

Lufkin Industries
5109 41 Street
Lloydminster AB T9V 1P7

Description	Quantity	Unit Price	Ext. Price
General C (Large)	1.00	$510.00	$460.00

Sub Total	$460.00
Tax	$0.00
Total	$460.00

Payment terms are due upon issuance and invoices more than 30 days old shall recieve a finance charge of 1.50%

GST #122271954RT
Monthy Finance Charge: 1.50%
Make cheques payable to: The City of Lloydminster

City of Lloydminster
4420 50 Avenue
Lloydminster AB T9V 0W2

RECEIPT OF PAYMENT

Lufkin Industries
Box 13104
Lloydminster, AB T9V 1P7

Batch Number: 20220128-SLD-01
Receipt Number: 632213
Tax Number: 12207 1954 RT
Date: January 28, 2022
Initials: SLD

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Business Licenc	994864	Lufkin Industries	N/A	$0.00	$460.00	$0.00

Subtotal:	$460.00
Taxes:	$0.00
Total Receipt:	$460.00
Visa:	$460.00

Credit Card: Visa

Total Amount Received:	$460.00
Rounding:	$0.00
Amount Returned:	$0.00

Rochelle Beauchamp

From: Business Licence
Sent: September 07, 2023 2:06 PM
To: City of Lloydminster Utilities
Subject: FW: [EXT] Lufkin Industries 5109 41 Street

From: Orry Goulet <OGoulet@lufkin.com>
Sent: Thursday, September 7, 2023 1:56 PM
To: Business Licence <businesslicense@lloydminster.ca>
Subject: Re: [EXT] Lufkin Industries 5109 41 Street

EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, we are no longer operating in Lloydminster (last day June 28, 2022) and have moved out of the property. We have the property subleased until the end of the year.

Thanks,

ORRY GOULET

403.993.5410

From: Business Licence <businesslicense@lloydminster.ca>
Sent: Thursday, September 7, 2023 1:42 PM
To: Orry Goulet <OGoulet@lufkin.com>
Subject: [EXT] Lufkin Industries 5109 41 Street

You don't often get email from businesslicense@lloydminster.ca. Learn why this is important

'

WARNING: This email originated from outside of the organization.
DO NOT CLICK links or open attachments unless you
recognize the sender and know the content is safe.

'

Good Afternoon,

I'm reaching out in regards to the business licence for Lufkin Industries at location 5109 41 Street. We still didn't receive the business licence renewal and all the mails came back in our mail box. I'm wondering if you could forward this email to the correct person and have them contact us.

I can be reach at this email or to the number below.

Thank you

Rochelle Ann Nuñez
Business Licence/Cemetery
Accounting Clerk, Finance
City Hall

P: (780) 875- 6184 Ext. 2123
www.lloydminster.ca



****
CONFIDENTIALITY WARNING This email transmission, and any attachments to it, contain confidential information intended only for the person or persons to whom it is addressed. The information is private, and may be protected by law. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, distribution, or other use of this information (including the taking of any action in reliance on the contents of the information in, or attached to, this email) is strictly prohibited. If you have received this communication in error, please notify us and permanently delete any electronic copies. Thank you.
****

BYLAW NO. 05-2025

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF ALBERTA AND SASKATCHEWAN TO ESTABLISH A LAND USE BYLAW FOR THE CITY OF LLOYDMINSTER

WHEREAS the Council of the City of Lloydminster deems it necessary to establish a Bylaw to deal with people, activities and things in, on or near a public place or place that is open to the public;

AND WHEREAS *The Lloydminster Charter* provides authority to City Council to pass bylaws for municipal purposes;

NOW THEREFORE, the Council of the City of Lloydminster, pursuant to the authority granted in Section 15 of *The Lloydminster Charter*, enacts as follows:

1. SHORT TITLE

1.1. This Bylaw shall be cited as the Land Use Bylaw.

2. APPOINTMENT, AUTHORITY AND DUTIES OF THE CITY MANAGER

2.1. Except where specific authority is reserved to Council, in the Bylaw the administration and enforcement of this Bylaw is hereby delegated to the City Manager.

2.2. Without restricting any other power, duty or function granted by this Bylaw, the City Manager may carry out anything required for the administration of this Bylaw, including but not limited to the following:

2.2.1. delegate any powers, duties or functions under this Bylaw to an employee of the City;

2.2.2. carry out any inspections that are reasonably required to determine compliance with this Bylaw;

2.2.3. establish any forms required for the administration of this Bylaw.

3. LAND USE BYLAW

3.1. The City of Lloydminster hereby adopts as a Land Use Bylaw the document contained in Schedule "A" and attached to this Bylaw entitled, "The City of Lloydminster Land Use Bylaw".

4. NUMBER AND GENDER REFERENCES

4.1. All references in this Bylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female person, or a corporation or partnership.

5. SEVERABILITY

5.1. Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

Mayor

City Clerk

BYLAW NO. 05-2025

This Bylaw shall come into force and effect upon the final passing thereof.

The following bylaws and all amendments thereto are hereby repealed:

- Bylaw No. 5-2016

INTRODUCED AND READ a first time this 7th day of April, 2025, A.D.

PUBLIC HEARING held this 28th day of April, 2025, A.D.

READ a second time this 9th day of June, 2025, A.D.

READ a third time this 9th day of June, 2025, A.D.

June 12, 2025 Date Signed	Gerald S. Aalbers (signed) MAYOR
June 12, 2025 Date Signed	Marilyn Lavoie (signed) CITY CLERK

BYLAW NO. 05-2025

SCHEDULE "A"

Mayor

City Clerk

Schedule "A"

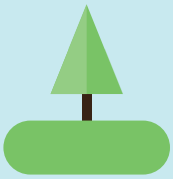


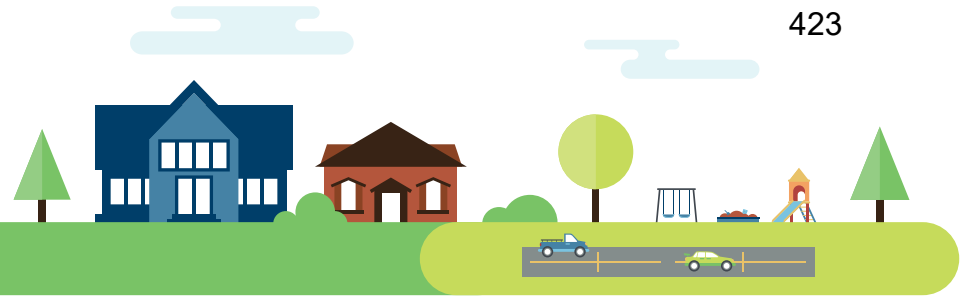
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Land Use Bylaw









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Part 1: Introduction & Interpretation

Purpose:

For the purpose of this Bylaw the following Section provides an introduction to the **City of Lloydminster Land Use Bylaw** and provides a framework for understanding, interpreting, and navigating the Bylaw and its resulting actions.

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1. Introduction & Interpretation

1.1 Title

1.1.1 This Bylaw shall be referred to as the "**City of Lloydminster Land Use Bylaw**".

1.2 Purpose

1.2.1 The purpose of this Bylaw is to regulate the **use** and **development** of land and **buildings** within the boundaries of the **City**. Its intent is to achieve orderly and economical **development** of land and to maintain and improve the quality of the physical environment for overall greater public interest without infringing on the rights of any individual or organization.

1.2.2 Specifically, this Bylaw, in accordance with the *Municipal Government Act* (the **Act**), and to achieve the purpose detailed in *1.2.1*:

a. divides the **City** into **districts**,

b. prescribes and regulates the purposes for which land or **buildings** may be used, within each **district**,

c. establishes the role of the **Development Authority**, and

d. establishes the method and procedures for making decisions, notification, and issuance of **Development Permits**.

1.3 Application

1.3.1 The provisions of this Bylaw shall apply to all lands and **buildings** within the municipal boundaries of the **City** of Lloydminster.

1.4 Enactment & Transition

1.4.1 Subject only to the provisions in the **Act** regarding **legal non-conforming uses**, the provisions of this Bylaw come into effect upon the date it receives third and final reading from **City Council**.

1.4.2 The **City of Lloydminster Land Use Bylaw** 05-2016, as amended, is hereby repealed.

1.4.3 Applications submitted and deemed complete before adoption of this Bylaw shall be processed in accordance with **Land Use Bylaw** 05-2016 as amended. All other applications shall be processed in accordance with this Bylaw.

1.5 Compliance with Other Bylaws, Regulations & Legislation

1.5.1 Compliance with this Bylaw does not exempt any person from:

a. the requirements of any other applicable Federal, Provincial, or municipal legislation or policy,

b. the requirements of the applicable Alberta and National Building Codes, and

c. compliance with any easement, covenant, agreement, contract or other instrument affecting the developer, **building** or land.

1.5.2 If any part of this Bylaw is held to be invalid by a Court of Law, that decision will not affect the validity of the remaining portions of this Bylaw.

1.6 Fees & Charges

1.6.1 All fees pursuant to this Bylaw shall be in accordance with accordance with **Table 2** (**Land Use Bylaw Fines**) and with the the **City** of Lloydminster's *Fees and Charges Bylaw* as approved and amended by **Council**.

1.6.2 Fees must be paid in full prior to commencement of an application review.

1.6.3 Amendments to approved permits, including changes to an approved **Site** Plan, **Landscaping** Plan, Servicing Plan or otherwise, may be subject to additional fees and charges in accordance with the **City's** *Fees and Charges Bylaw* as amended. Such amendments may also be subject to a new application process at the discretion of the **Development Authority**.

1.7 Securities

1.7.1 **Applicants** may be required, at the discretion of the **Development Authority**, to provide to the **City** security in the form of either a certified cheque or an irrevocable letter of credit equal to 100% of the cost of the required **landscaping**, or other approved work, based on the approved plans.

Where **landscaping** is required, following **development** completion and a **site** inspection, the security may be reduced to 20% of the cost of the required **landscaping**, but in no case shall the remaining security be less than $5,000.

1.7.2 The conditions on which the security described in *1.7.1* is held shall be:

a. if any **landscaping** does not survive the two (2) year maintenance period described in *Subsection 14.1.9* and is not replaced within one (1) year, the **City** may replace the **landscaping** by drawing on the security,

b. if any damages as described in *Subsection 4.1.1 (c)* are not repaired within four (4) weeks of notification, the **City** may repair the damages by drawing on the security,

c. if the security amount is insufficient to cover the cost of the work, the **landowner** shall be notified, and the deficiency shall be a debt due from the developer to the **City** and if remains unpaid shall be placed against the tax roll of the property concerned,

d. upon application by the **landowner** or their representative, the deposit shall be fully released if:

i. the required **landscaping** has been well maintained and is in a healthy condition after two (2) growing seasons, where **landscaping** is provided, and

ii. no property owned or occupied by the **City** was found to be damaged, destroyed, or otherwise disturbed by **development** or construction upon the **site**.

1.8 Notices

1.8.1 A notice or acknowledgment required under this Bylaw may be sent by one (1) or more of the following means:

a. regular or registered mail,

b. electronic mail,

c. newspaper advertisement,

d. posted to the **City** website or social media,

e. personal delivery, or

f. posted on the property.

1.9 General Rules for Interpretation

1.9.1 The word "shall" means that **uses**, provisions, regulations, or other items associated with this designation are mandatory and must be complied to.

1.9.2 The word "may" means that **uses**, provisions, regulations, or other items associated with this designation could be required at the discretion of the **Development Authority**.

1.9.3 Where a regulation, provision, definition or otherwise involves two (2) or more provisions connected by the conjunction "and", all the connected items shall apply in combination; "or" indicates that the connected items may apply singly or in any combination.

1.9.4 Words in bold may refer to defined terms in this Bylaw.

1.9.5 Words implying the singular shall include the plural and vice versa.

1.9.6 Unless the context otherwise requires, words implying one (1) gender include all genders.

1.9.7 The following abbreviations are used in this Bylaw:

a. "ha" is for hectare,

b. "m" is for metre,

c. "m^2" is for square metre,

d. "ft" is for foot,

e. "ft^2" is for square foot,

1.9.8 The Low **Density** Residential (LDR), Medium **Density** Residential (MDR), High **Density** Residential (HDR), and Manufactured Home Residential (RMH) **districts** may be referred to collectively as Residential **Districts**.

1.9.9 The General Commercial (CG), Neighbourhood Commercial (NC), Corridor Commercial (CC), Downtown Commercial (DTN), Recreation & Entertainment (RE), and Business Transition (BT) **districts** may be referred to collectively as Commercial **Districts**.

1.9.10 The Medium Industrial (MI), and Heavy Industrial (HI) **districts** may be referred to collectively as Industrial **Districts**.

1.9.11 The Community Services (CS), Parks & Utility (PU), Transitional (T), and Municipal Airport (MA) **districts** may be referred to collectively as Public Service **Districts**.

1.9.12 The Direct Control Casino (DC1), and Direct Control Couplet (DC2) **districts** may be referred to collectively as Direct Control (DC) **Districts**.

1.9.13 In the case of any conflict:

a. numbers written in numerals prevail over numbers written in letters,

b. metric units shall prevail over imperial units, and

c. information provided in text shall prevail over information provided in graphics.

1.9.14 Between the text of this Bylaw and the **Land Use District and Overlay Map (Figure 3, Map 3)**, diagrams, drawings, or photos used to illustrate any aspect of this Bylaw, the text shall govern.

1.9.15 Where the number of **dwelling units, landscaping** materials, parking spaces, or any other provision is determined by reference to a unit such as **floor area, site** area, or otherwise, the next higher whole number shall be taken where the calculation results in a fractional number of 0.5 or more.

1.9.16 When interpreting definitions in this Bylaw:

a. the examples listed in the definitions are not intended to be all inclusive nor restrictive,

b. where a proposed **use** does not fall within a listed definition, the **Development Authority** may determine whether or not the proposed **use** is reasonably similar to another defined **use** that is listed within the appropriate **district**. In such cases, the **Development Authority** may consider this similar **use** and follow the **discretionary** process listed in *Subsection 4.3*, even if that **use** is not specifically listed in the **district**.

1.9.17 Where a provision of this Bylaw includes a minimum **radial separation distance**, the provision shall be interpreted as follows:

a. listed **radial separation distances** shall not supersede any provincial or federal regulation,

b. **radial separation distances** shall only be required for the following uses:

i. **adult services**,

ii. **cannabis establishments**,

iii. **cannabis production and distribution facilities**,

iv. **community support centres, major**,

v. **education services** where the primary attendees are under eighteen (18) years of age,

vi. **retail stores** where the primary intention is the sale of alcohol, and

vii. **public parks** not including public trails, pathways or retention ponds.

c. any **use** listed above that is operating and approved under a previous Land Use Bylaw that is not in compliance of the required **radial separation distances** detailed in this Bylaw shall be considered as **legal non-conforming** and shall not be required to meet the required **radial separation distance** of this Bylaw while they are considered as such.

1.9.18 Any existing residential **dwelling** with an approved permit destroyed through fire, flood, or other act of nature may be replaced with a similar **development** at the discretion of the **Development Authority** regardless of the underlying **district**.

1.9.19 Replacement **dwellings** of the nature referred to in *1.9.18* shall be considered a **discretionary use** in all **districts**, except where the **dwelling** type being replaced is listed as a **permitted use** in the underlying **district**, and shall only be considered under the following provisions:

a. all replacement **developments** shall be compatible with nearby buildings, and

b. where the replacement **dwelling** is a **mobile manufactured home** the **dwelling** shall not be older than ten (10) years old.

1.9.20 Where a **development** has been granted a **variance** for a reduced required minimum **setback**, items indicated as allowed projections in **Table 7** (**Allowed Projections into Required Setbacks**) and in **Figure 7**: **Allowed Projections** shall be allowed to project further into the varied **setback** provided the projection is in accordance with *Subsection 13.35*.



Part 2:
Administration

Purpose:

This Section details the administrative processes of this Bylaw. It provides understanding on the authority under which the agents of this Bylaw act and details the process for the submission and processing of **Development Permit** applications, and how decisions regarding **development** in the **City** of Lloydminster are reached and enforced.

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2. Administrative Authority

2.1 Development Authority

2.1.1 The **Development Authority** is designated in accordance with the **Act** to exercise **development** powers and perform duties on behalf of the **City**.

2.1.2 The **Development Authority** may be any of the following:

a. **Development Officers** as designated by the City Manager,

b. the City Manager,

c. the **Subdivision and Development Appeal Board (the Board)**, or

d. **City Council**.

2.1.3 The **Development Authority** shall not approve a **Development Permit** application where the proposed **use** is neither **permitted** nor **discretionary** in a given **district** except in the situation described in *1.9.16 (b)*.

2.1.4 The **Development Authority** for Direct Control permits is **Council** unless otherwise delegated by **Council** in the DC **District**.

2.2 Role of the Development Officer

2.1.1 **Development Officers** shall:

a. receive all **Development Permit** applications and determine whether an application is complete,

b. process and render decisions on **Development Permit** applications,

i. decisions regarding Direct Control (DC) **Districts** shall be made by the **Development Authority** or **Council** in accordance with *Subsection 2.11.2 (d)*.

c. keep and maintain, for inspection by the public during normal office hours a copy of this Bylaw and all amendments thereto and a register of all applications for **development**, including the decisions thereon and the reasons therefore,

d. receive applications for amendments to this Bylaw and make recommendations to **Council**,

e. carry out enforcement of this Bylaw, and such other duties as may be prescribed in this Bylaw, and other administrative duties.

2.3 Role of the Bylaw Enforcement Officer

2.3.1 The **Bylaw Enforcement Officer** may:

a. respond to and investigate complaints and concerns related to this or any other **City** Bylaw or the *Lloydminster Charter* (the **Charter**),

b. issue notices and offense tickets,

c. deliver stop orders, or

d. assist in the prosecution of Bylaw contraventions, including appearing in court to provide evidence.

2.4 Role of the Subdivision Authority

2.4.1 The City Manager, or designate, shall serve as the **Subdivision Authority** as specified in the *Subdivision Authority Bylaw* as amended.

2.5 Subdivision Applications

2.5.1 Subdivision applications for property located in Saskatchewan shall be processed in accordance with *The Planning and Development Act*, the *Saskatchewan Subdivision Regulations*, the *Statements of Provincial Interest Regulations* and the *Dedicated Lands Regulations* as amended.

2.5.2 Subdivision applications for property located in Alberta shall be processed in accordance with Section 653.1 of the **Act** and the *Alberta Subdivision Regulations*.

2.5.3 All **subdivision** applications shall be required to meet the regulations of the underlying **district** including all **setbacks**, **lot depths** and otherwise.

2.5.4 Notwithstanding *2.5.3* subdivided **lots** may intersect a **building** only in cases where the **lots** are divided along a shared **party wall** as detailed in *Subsection 13.9.7*.

2.6 Role of the Subdivision and Development Appeal Board

2.6.1 **The Board** is authorized to perform such duties as specified in the **City's** *Subdivision and Development Appeal Board Bylaw* and the **Act**, as amended.

2.7 Variance Authority

2.7.1 Where allowed by the provisions of this Section, the **Development Authority** may vary the following requirements of this Bylaw:

a. **amenity area** requirements,

b. **building height**,

c. fencing and **screening height**,

d. maximum **floor area** for a **home based business**,

e. maximum **floor area** for the business portion of a **live/work unit**,

f. maximum **density** within MDR, HDR or CC **Districts**,

g. maximum **lot coverage**,

h. maximum size of a seasonal **temporary commercial service**,

i. minimum parking, loading, and queuing requirements (including bicycle parking),

j. minimum **setback** requirements (notwithstanding this provision, allowed projections into required setbacks shall only be allowed in accordance with *Subsection 13.35* and shall not be granted any additional **variance**),

k. planting requirements,

l. the minimum **radial separation distance** for **community support centres, major** and **warming shelters** described in Subsection 13.16.3,

m. required **separation distance** between multiple **buildings** on a single **lot**, or

n. **sign** regulations including but not limited to **sign** size, **height** or ground clearance.

2.7.2 A request for a **variance** may only be initiated by the **landowner(s)** of a property or their representative with proper owner authorization as detailed in *Subsection 13.34* of this Bylaw.

2.7.3 All applications for a **variance** shall be made to the **Development Authority**. **Applicants** may be required to provide a Plan of Survey, Real Property Report, or **Site** Plan acceptable to the **Development Authority**, or any other additional information that the **Development Authority** may require.

2.7.4 Except as otherwise provided in this Bylaw, **variances** in the Airport Protection Overlay may be considered with approval from the appropriate Federal, Provincial, and Municipal agencies.

2.7.5 If a **variance** is granted, the **Development Authority** shall specify its nature in the **Development Permit** approval.

2.7.6 A **variance** shall:

a. not exceed 25% of the Bylaw's requirements,

b. not be stacked: only one (1) **variance** per associated provision shall be accepted. Example: on any single **lot**, multiple parking **variances** shall not be considered, whereas a parking **variance** and a **building height variance** may be,

c. only be considered in cases of impractical difficulty, or other extenuating circumstance:

   i. such circumstances shall be explained to the **Development Authority** and shall provide adequate explanation for why the **development** cannot be completed under the existing regulations of this Bylaw.

d. be reviewed with regard to the **Discretionary Use and Variance Review Considerations** in *Subsection 4.3* and shall only be approved if:

   i. in the opinion of the **Development Authority**, it will not interfere with the amenities of, or negatively affect the use, enjoyment or value of neighbouring properties,

   ii. the proposed **development** is listed either as a **permitted use** or **discretionary use** within the subject **district**, and

   iii. the proposed **variance** aligns with the purpose of the subject **district.**

2.7.7 Additional **variance** opportunities may be considered by the **Development**

Authority where regulations within *2.7.6 (a, b, and c)* have been met and where an amendment to this Bylaw would not be recommended.

2.7.8 **Variance** applications applied for after the completion of a **development** intended to rectify **development** that is inconsistent with an approved **Development Permit** shall incur a fine in addition to the cost of a standard **variance** application.

2.7.9 All fees and charges associated with **variance** applications shall be in accordance with the **City's** *Fees and Charges Bylaw* as amended.

2.7.10 Notwithstanding *Subsection 1.9.15*, **variance** applications intended to reduce the number of required parking spaces for **two-unit** and **multi-unit (under 4 units) dwellings** that result in a fractional number shall be reviewed on a case-by-case basis and may, at the discretion of the **Development Authority**, reduce the required number of parking spaces to the lower nearest whole number rather than the higher nearest whole number. For example where a **development** may require two (2) parking spaces and the allowed 25% **variance** would result in one and one half (1.5) parking spaces being required, the **Development Authority** may allow for only one (1) space to be required.

2.7.11 Notwithstanding *Subsection 2.7.1 (i)*, **variance** applications intended to reduce the number of required parking spaces for **single-detached dwellings** shall not be considered.

2.8 Land Use Bylaw Amendments

2.8.1 This Bylaw shall require an amendment for the addition or update to any text, map, figure, or other aspect of the Bylaw that changes its explicit intent.

2.8.2 **Council** may, at any time, initiate an amendment to this Bylaw in accordance with the process described in this Subsection by resolution.

2.8.3 Any person may request an amendment to this Bylaw by making an application through the **City** approved process.

a. Proposed amendments shall not be recommended to **Council** until all required fees as detailed the **City's** *Fees and Charges Bylaw* as amended are paid by the **applicant**.

2.8.4 All proposed amendments shall be undertaken in accordance with the **Act**.

2.8.5 If an amendment application is refused, the **Development Authority** shall not accept another application on the same land for the same or similar amendment until six (6) months have passed after the date of such refusal.

2.9 Land Use Bylaw Amendment Process

2.9.1 Upon receipt of a complete amendment application, the **Development Authority**:

a. may refer the application in accordance with *Subsection 3.8*.

b. shall prepare a written report advising the **applicant** on Administration's willingness to recommend the amendment to **Council**, and, if the **applicant** elects to proceed and prepays the necessary advertising fees,

c. shall draft a proposed Bylaw amendment and present the proposed amendment to **Council**.

2.9.2 Following receipt and review of the proposed amendment **Council** shall:

a. direct the **Development Authority** to issue notice in accordance with the **City's** *Public Notification and Advertising Bylaw*,

b. schedule and conduct a public hearing according to the **Act**, and

c. refuse, pass or make any changes it considers necessary to the proposed amendment.

2.9.3 If an amendment involves a text amendment to the Bylaw, notice will be given to the residents of the **City** in accordance with the **City's** *Public Notification and Advertising Bylaw*, as amended.

2.9.4 If an amendment involves the re-**districting** of land, a notice shall be given to the owner of the subject lands, and to **landowners** of adjacent properties as follows:

Proposed Residential District	All properties within a minimum of 100 m
All other proposed districts	All properties within a minimum of 200 m

2.10 Overlay Provisions

2.10.1 Land Use Overlays detailed in *Section 11* of this Bylaw alter or specify provisions for **uses** and are intended to achieve objectives in specially designated areas throughout the **City**.

2.10.2 Any Overlay shall only be applied to **districts** where specified through an amendment to the Land Use Bylaw in the form of an Overlay, which shall include:

a. a map of the location(s) or neighbourhood(s) affected by the Overlay at an appropriate scale, which may indicate the designation, location and boundaries of each underlying **district**.

2.10.3 The provisions of an Overlay shall take precedence and effect over the underlying **district**.

2.10.4 The creation of an Overlay shall follow the process to amend this Bylaw identified in *Subsections 2.8* and *2.9*.

2.10.5 An Overlay shall not be used where the provisions or changes to the provisions of an underlying **district**:

a. are significant enough to be inconsistent with the general purpose of that **district** and the application of another **district** would be more appropriate, or

b. are not merely related to local planning objectives but would have sufficient

general application to warrant an amendment to the text of the underlying **district** itself.

2.11 Direct Control (DC) District Provisions

2.11.1 Direct Control (DC) **Districts** allow **Council** to exercise control over the **use** and **development** of land or **buildings** within a designated **site**. Applications to create a DC **District** will not be considered where an existing **district** could achieve the same result.

2.11.2 The following interpretation and provisions apply when creating a new DC **District**:

a. a DC **District** shall only be applied to a **site** to regulate a specific proposed **development** under the following circumstances:

i. the proposed **development** exceeds the **development** provisions of the closest equivalent conventional **district**,

ii. the proposed **development** requires specific regulations to ensure land **use** conflicts with neighbouring properties are minimized, and

iii. the **site** for the proposed **development** has unique characteristics or innovative design that require specific regulations unavailable in other **districts**.

b. any DC **District** and its approving Bylaw must contain the following:

i. the legal description of the **site** to which the proposed **district** shall apply,

ii. the list of **permitted** and **discretionary uses** allowed within the proposed **district**,

iii. appropriate **development** regulations, and

iv. a **Site** Plan prepared in accordance with *Subsection 3.3.2* for which all **development** shall follow.

c. in addition to the requirements of *Section 3*, the **applicant** shall:

i. submit the proposed content of the DC **District**,

ii. submit a narrative explaining why the DC **District** is warranted, having regard for the ***Municipal Development Plan (MDP)***, any other Statutory Plan, and provisions specified in *Part 3* of this Bylaw, and

iii. follow the same process as all **Land Use Bylaw** Amendment applications in accordance with *Section 3* and *Section 4* of this Bylaw.

d. decisions on **permitted** and **discretionary uses** within DC **Districts** are made by **Council**,

e. decisions regarding **signs** and **landscaping** may be made by any member of the **Development Authority** including **Council**, City Manager, **Development Officer** or other designate,

f. all provisions in the **Land Use Bylaw** shall apply to **development** in DC **Districts**, unless such provisions are specifically excluded or modified in said **District**, and

g. a **Development Agreement** may be required and registered by caveat, together with an attached copy of the agreement, at the appropriate Land Titles Office against the affected lands.

3. Development Permit Decisions & Procedures

3.1 Control of Development

3.1.1 No **development** shall be undertaken in the **City** unless a **Development Permit** has been issued under the provisions of this Bylaw, or the **development** is explicitly exempt from requiring a permit as per *Subsection 3.2 – Development Not Requiring a Development Permit* and *Subsection 16.2 - Signs Not Requiring a Development Permit*.

3.1.2 All **development**, including **development** not requiring a permit, shall comply with all applicable provisions and regulations of this Bylaw.

3.2 Development Not Requiring a Development Permit

3.2.1 A **Development Permit** is not required for the **developments** listed in **Table 1 (Development Not Requiring A Development Permit)** below and **Table 14 (Signs Not Requiring a Development Permit)**, provided that they comply with all applicable provisions of this Bylaw and shall be carried out or performed in accordance with all other applicable Federal, Provincial or Municipal regulations, policies, standards and Bylaws that apply.

Table 1: Development Not Requiring a Development Permit

	Development Type	Conditions for Permit Exemption
1	Building alterations or renovations	Where the changes do not result in an increase in the number of dwelling units, the building footprint, or result in a change of use
2	Community gardens	Where the development: a. is wholly contained on private property, and b. conforms with the provisions of *Subsection 13.15*
3	Community support centre, warming shelters	Where the development: a. is an accessory use, b. is located within an already existing building with an approved and operating use, c. displays the City approved form of notification in a visible location, d. is not located within a dwelling unit, and e. meets all appropriate provisions included in *Subsection 13.16*

Table 1: Development Not Requiring a Development Permit		
	Development Type	**Conditions for Permit Exemption**
4	Construction, maintenance, or repair of services or utilities	Where the work is carried out on behalf of Federal, Provincial, Municipal or other public authorities on publicly owned or controlled land
5	Construction, maintenance improvement, or alteration of fences, gates, pergolas, gazebos, or other similar development	Where the structure conforms with all the appropriate regulations of this Bylaw, including height and required setbacks
6	Construction, demolition or relocation of an accessory building or structure (including shipping containers/sea cans and sheds)	Where the development: a. is located in the rear yard of any district, b. is under 10.0 m^2 (108 ft^2) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in *Subsection 13.1*, and a. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site
7	Development	Where the work is carried out under an approved Development Agreement
8	Electric vehicle charging stations	Where the stations are installed in accordance with manufacturing regulations and do not reduce the required number of parking spaces
9	Excavation, stripping, or site grading	Where the work is carried out as part of a development for which a Development Permit has been issued
10	Fire places or fire pits	Where the development meets the requirements of this Bylaw and the City's *Fire Services Bylaw* as amended
11	Hard surfacing	Where the work is carried out as part of a development for which a Development Permit has been issued, is for the purpose of providing vehicular parking or pedestrian access, and the resulting development does not drain onto abutting properties
12	Home based business, limited	Where determined by the Development Authority in accordance with *Subsection 13.27* of this Bylaw

Table 1: Development Not Requiring a Development Permit		
	Development Type	**Conditions for Permit Exemption**
13	Landscaping	Where the work is carried out in conjunction with an approved landscaping and grading plan
14	Markets	Where the development is operating under a valid and active business license and has acquired proper owner authorization as detailed in *Subsection 13.34* of this Bylaw
15	Maintenance and upkeep of any building or structure including, but not limited to the replacing damaged siding, shingle, windows or otherwise	Where the work is carried out on developments for which a Development Permit has been issued
16	Private swimming pools or hot tubs	Where the development: a. is wholly contained on private property in a rear or interior side yard, b. meets all setback requirements for accessory buildings or structures as detailed in *Subsection 13.1* of this Bylaw and are not placed on any easement or right-of-way or on top of any utility lines, and c. does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature
17	Private outdoor skating rinks	Where the development: a. is wholly contained on private property, b. does not include any boards over 1.0 m (3.0 ft), c. meets the setback requirements of the underlying district, and d. does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature Residential lots containing private outdoor skating rinks may be required to be returned to the previous state should the development be deemed as no longer serving the needs or the intention of the neighbourhood

Table 1: Development Not Requiring a Development Permit		
	Development Type	**Conditions for Permit Exemption**
18	Radio antennas, satellite dishes	Where the development meets all requirements of the district including but not limited to height and setback requirements
19	Removal or stockpiling of soil on a site	Where a Development Agreement, pursuant to subdivision approval, has been duly executed for that site and the removal or stockpiling is in accordance with the Development Agreement and approval
20	Solar collectors (attached)	Where they: a. are wholly contained on private property, b. meet all requirements of the district including but not limited to height and setback requirements, and c. meet the requirements detailed in *Subsection 13.6* of this Bylaw
21	Shipping containers/sea cans greater than 10.0 m^2 (108 ft^2) in area	Where: a. there are no more than three (3) shipping containers/sea cans located in the rear yard of an Industrial District, or b. the shipping container/sea can is placed for a maximum of thirty (30) days in any district and aligns with *Subsection 13.1.8 (b-c)*
22	Signs	Where they are listed as exempt within *Subsection 16.2* of this Bylaw
23	Temporary carnivals, Temporary drive-in theatres	Where the development is: a. operating under a valid and active business license and has acquired proper owner authorization as detailed in *Subsection 13.34* of this Bylaw, and b. is erected for no longer than fourteen (14) consecutive days
24	Temporary commercial services (food trucks/ stands, windshield repair tents, sales tents, seasonal fruit stands etc.)	Where the development is operating under a valid and active business license and has acquired proper landowner authorization as detailed in *Subsection 13.34* of this Bylaw

Table 1: Development Not Requiring a Development Permit		
	Development Type	**Conditions for Permit Exemption**
25	Temporary office, machinery, or equipment	Where it is needed in conjunction with the construction of development for which a Development Permit has been issued Such development shall only be permitted for the time period required for completion of construction approved under said Development Permit This does not include machinery and equipment that requires a road closure
26	Uncovered decks or stairways	Where the development does not exceed 0.6 m (2.0 ft) in height and meets the setback regulations of the underlying district
27	Use of a building as a temporary polling station, returning officer's headquarters, candidates campaign office or any other official temporary use	Where the development is in conjunction with a Federal, Provincial or Municipal election, referendum, or census
28	Use of land by the City	Where the City is the legal or equitable landowner for a purpose approved by a simple majority vote of Council in connection with any public utility carried out by the City

3.2.2 Notwithstanding the items listed in **Table 1** **(Development Not Requiring a Development Permit)**, a **Development Permit** is required if the **development** does not adhere to or comply with any Section of this Bylaw.

3.3 Development Permit Application Submission Guidelines

3.3.1 An **applicant** wanting to obtain a **Development Permit**, shall submit the following, unless otherwise authorized by the **Development Authority**.

a. a completed application on the appropriate form as prescribed by the **Development Authority**,

b. detailed description of proposed **development** or purpose of **use** of all parts of the land and **buildings**,

c. payment of the application fee as set out in the **City's** *Fees and Charges Bylaw* as amended, and

d. a letter of authorization from the **landowner** or designate where the **applicant** is not the registered **landowner**,

3.3.2 The **Development Authority** may also require the following:

a. a scaled detailed **Site** Plan, to the satisfaction of the **Development Authority**, showing the following:

i. north arrow,

ii. legal description and municipal address of property,

iii. **lot area**,

iv. **lot coverage** as a percentage (%),

v. property lines shown with dimensions,

vi. **front, side**, and **rear yard setback** areas, shown with dimensions,

vii. location and dimensions of **principal building** and other **structures** including **accessory developments**, **garages**, carports, refuse and recycling bins, fences and **screening**,

viii. location of all registered utility easement or rights-of-way,

ix. except for **single-detached** and **two-unit dwellings**, a dimensioned layout of existing and proposed parking areas, driveways, including the number of vehicle and bicycle parking spaces, electronic vehicle parking spaces, if provided, and **loading spaces**,

x. except for **single-detached** and **two-unit dwellings**, dimensioned layout and the location of entrances and exits that are **abutting** public **roads**, pedestrian **walkways**, curbing, and surface treatment used on the **site** all shown and labeled,

xi. **off-site** information as may be relevant to the design including **abutting buildings** or proposed **buildings**, sidewalks, overhead and underground utilities, driveways across the **road** from the proposed **development**, and

xii. any other information required by the **Development Authority**.

b. elevations to a minimum 1:100 scale including all of the following information:

i. **site** grading plans or **site** drainage plans, to the satisfaction of the **Development Authority**, showing the proposed **development** and **landscaping** including the existing and proposed design geodetic **site grades**, **road grades** and foundation **grades**,

ii. **height** and number of **storeys** of all **buildings**,

iii. **gross floor area** of **buildings** and **structures**,

iv. exterior treatment on all elevations identifying materials and colours,

c. a scaled **Landscaping** Plan where necessary, prepared in accordance with *Subsection 14.2*,

d. **road** elevations at a minimum 1:200 scale,

e. **sign** details, and

f. any other plans, photographs, documents, or information of any kind that the

Development Authority may consider necessary to properly evaluate the **development**.

3.3.3 Unless specifically required otherwise, all provided dimensions identified in a **Development Permit** application shall be in metres (m), and square metres (m^2). Feet (ft) or square feet (ft^2) may also be provided in addition to metric dimensions.

3.4 Development Permit Special Information Provisions

3.4.1 In addition to the provisions provided in *Subsection 3.3* the **Development Authority** may require the following information, action, or studies:

a. a public meeting in the community,

b. Area or Neighbourhood Structure Plans,

c. Environmental Site Assessment,

d. Environmental Impact Assessment,

e. Geotechnical Study,

f. Lighting Impact Assessment,

g. Noise Impact Assessment,

h. Real Property Report,

i. Spill Mitigation and Spill Response Plan,

j. Assessment of Risk for Commercial or Industrial activities,

k. Transportation Impact Assessment,

l. Sun Shadow Impact Study prepared by a registered Professional Engineer or Architect where proposed **developments** are greater than four (4) **storeys** in **height**,

m. Wind Impact Statement and Study prepared by a registered Professional Engineer,

n. Urban Design Study,

o. Construction Fire Safety Plan,

p. a Good Neighbour Commitment as detailed by the **Development Authority**,

q. a Safe Environment Assessment prepared in accordance with *Subsection 13.40* of this Bylaw,

r. a Professional Parking Study prepared in accordance with *Subsection 15.1.5*, or

s. any other plans, photographs, documents, or information of any kind that the **Development Authority** may consider necessary to properly evaluate the **development**.

3.5 Completeness of Applications

3.5.1 Within twenty (20) days of receiving a **Development Permit** application the **Development Authority** shall determine whether an application is complete. A time extension agreement may be considered between the **Development Authority** and the **applicant** to extend the twenty (20) day period.

3.5.2 An application shall include all information required above and any additional information required by the **Development Authority** to be deemed complete. The **Development Authority** may deem an application complete without all the requirements described in *Subsection 3.3* and *Subsection 3.4*, where the **Development Authority** is of the opinion that an application can be properly evaluated, and a decision can be made without such requirements.

3.5.3 If an application is deemed to be incomplete, the **applicant** shall be advised in writing that the application is incomplete. The notice shall include a description of the information required for the application to be considered complete and a deadline date for the information to be submitted. If the required information is not received by the **Development Authority** by the date provided and no extension was requested, the application will be refused.

3.5.4 Once an application is deemed to be complete, the application review will commence with a decision rendered as per *Subsection 3.10*.

3.5.5 **Development Permit** applications shall be processed in accordance with Sections 683 and 684 of the **Act**.

3.6 Restrictions on the Issuance of Development Permits

3.6.1 The **Development Authority** may prohibit the construction of a **building** on any **site** where it would otherwise be **permitted** or **discretionary** when, in the opinion of the **Development Authority**, satisfactory arrangements have not been made for the supply to such **building** or **site** of water, electric power, sanitary sewer, storm sewer, **road access**, or other services or facilities, including the payment of the costs of installing any such service or facility.

3.7 Notification of Applications

3.7.1 Unless otherwise provided in this Bylaw, prior to an application being considered for a **permitted use** requiring a **variance**, or a **discretionary use**, the **Development Authority** shall:

a. cause a notice to be published in accordance with the **City's** *Public Notification and Advertising Bylaw* as amended, and

b. cause a notice to be delivered to **landowners** of adjacent properties as follows:

Applications concerning Residential Districts	All properties within a minimum of 100 m
Applications concerning all other districts	All properties within a minimum of 200 m

3.7.2 The required notice shall state:

a. the proposed **use** of the **building** or **site**,

b. that any person who objects to the proposed **use** of the **site** may deliver to the **Development Authority** a written statement of their objections indicating: their full name and address where notice may be given to them in respect to the objection, and the reasons for their objections to the proposed **use**,

c. the date by which objections must be received by the **Development Authority**, and

d. the date, time and place the application shall be considered by the **Development Authority**.

3.8 Referral of Applications

3.8.1 The **Development Authority** may refer any application to any agency, authority, jurisdiction, or adjacent or surrounding **landowners** for comment and advice, where the **Development Authority** deems appropriate or necessary.

3.8.2 The **Development Authority** may refer to any **abutting** municipality for consideration and recommendation, any application that relates to lands **abutting** the municipal boundary based on the process detailed in the City's joint ***Official Community Plan (OCP)*** and ***Intermunicipal Development Plan (IDP)***.

3.8.3 The **Development Authority** may consider any responses received within the timeframe specified within the referral, however comments received are not binding upon the **Development Authority**.

3.8.4 After fourteen (14) days from the date of referral, the application may be dealt with by the **Development Authority** whether or not comments have been received.

3.9 Validity of Development Permits

3.9.1 A **Development Permit** for a **permitted** or **discretionary use** is not valid until twenty-one (21) days after the Notice of Decision has been issued in accordance with *Subsection 3.10*. Notwithstanding the foregoing, a developer may commence the **development** authorized by a **Development Permit** for a **permitted use** for which no **variance** is required during the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, but any **development** commenced or steps taken by the developer shall be solely at

the risk of the developer and in no way shall the **City** be liable for the filing or outcome of any appeal.

3.9.2 Notwithstanding *3.9.1* above, a **Development Permit** shall not be valid until and unless the conditions of approval have been fulfilled.

3.9.3 A **Development Permit** may be void if, in the opinion of the **Development Authority**, the **development** or **use** has been discontinued for a period of twelve (12) consecutive months.

3.9.4 When a **Development Permit** becomes void, a new **Development Permit** application is required before **development** may proceed. Such applications shall be dealt with as if it was a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that **development**.

3.9.5 Approved **Development Permits** shall remain valid until the work is completed. However, if a **development** has not progressed to a standard acceptable to the **Development Authority** within two (2) years of the issuance of the permit, or an extension thereof, the **Development Authority** may cancel the **Development Permit** and direct that the **site** be returned to its original condition or a state acceptable to the **Development Authority**.

3.9.6 Notwithstanding *3.9.5* above, should the **Development Authority** cancel a **Development Permit** but the **landowner** wishes to continue the work, a new permit shall be required before **development** may proceed. Such applications shall be dealt with as if it was a first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that **development**.

3.10 Decisions on Development Permit Applications

3.10.1 For all **Development Permit** application decisions, the **Development Authority** shall:

a. review the evaluation considerations included in the application,

b. refuse an application for any **use** that is not listed as either **permitted** or **discretionary** in the appropriate **district**, or is determined to be reasonably similar in accordance with *Subsection 1.9.15*,

c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.

3.10.2 For applications involving a **permitted use**, the **Development Authority** shall approve the application, with or without conditions, subject to *Subsection 3.6.1*, if the proposed **development** complies with this Bylaw.

3.10.3 For applications involving a **discretionary use**, the **Development Authority**:

a. may refuse the application, and provide rationale for refusal, regardless of whether it meets the requirements of this Bylaw,

b. may approve the application, with or without conditions, where the facts presented establish that the proposed **development**:

   i. will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential **development** in the vicinity, and

   ii. conforms with the applicable provisions of this Bylaw and will not be contrary to the ***Municipal Development Plan (MDP)***, or any other applicable Statutory Plan.

3.10.4 An application may, at the opinion of the **Development Authority**, be deemed as refused if a decision on the application is not made within forty (40) days of the receipt of a completed application, unless a time extension agreement is agreed upon in writing by both parties.

3.10.5 Review and decisions on **Development Permit** applications will be processed in accordance with Section 683 and 684 of the **Act**.

3.11 Notification of Development Permit Decisions

3.11.1 When a decision is made regarding a **Development Permit** application for a **permitted use** requiring a **variance**, or a **discretionary use** with or without a **variance**, the **Development Authority** shall:

a. deliver a Notice of Decision to the **applicant** by mail or email,

b. cause a notice to be published in accordance with the **City's** *Public Notification and Advertising Bylaw* as amended, and

c. cause a notice to be delivered to **landowners** of adjacent properties as follows:

Decisions on applications concerning Residential Districts	All properties within a minimum of 100 m
Decisions on applications concerning all other districts	All properties within a minimum of 200 m

3.11.2 When an application for a **Development Permit** is refused, the Notice of Decision shall be delivered by mail or email to the **applicant**.

3.11.3 Where the **applicant** is not the registered **landowner**, a copy of the Notice of Decision may be sent to the registered **landowner** or designated representative.

3.11.4 For the purposes of this Bylaw, the date of Notice of Decision is deemed to have been given on the date it appears in the newspaper or posted on the **City's** website.

3.12 Appealing Development Permit Decisions

3.12.1 The **applicant** for a **Development Permit**, or any person affected by a **Development Permit** or the decision, may appeal to **the Board** or the Land and Property Rights Tribunal, where applicable, if the **Development Authority**:

a. refuses a **Development Permit**,

b. fails to make a decision on a **Development Permit** within forty (40) days of receipt of a completed application, unless there is an agreed upon extension,

c. specifically the **Development Officer**, in this instance, misinterprets the decision of **Council**, in the opinion of the **applicant**, within Direct Control (DC) **Districts** as per the **Act**, or

d. issues a **Development Permit** subject to conditions.

3.12.2 Notwithstanding *Subsection 3.13.1* no appeal lies in respect of the issuance of a **Development Permit** for a **permitted use**, unless the provisions of this Bylaw were relaxed, varied, or misinterpreted.

3.12.3 A person desiring to appeal to **the Board** shall file with the Clerk of **the Board** written notice of appeal within twenty-one (21) days of the date stated on the Notice of Decision. Appeals will be processed in accordance with the **Act**.

3.13 Resubmission Interval

3.13.1 An application for a **Development Permit** for a **use** within the same **use** class of this Bylaw shall not be accepted by the **Development Authority** from the same or any other **applicant** for the same **site**:

a. within six (6) months of the date of a refusal by the **Development Authority**,

b. within six (6) months of the date of a written decision of **the Board** on a previous application if the previous application was appealed to and subsequently refused by **the Board**.

c. within six (6) months of the date of a written decision of the Alberta Court of Appeal on the previous application if the application has been appealed to the Alberta Court of Appeal, or

d. during the time prior to the decision of **the Board** or the Alberta Court of Appeal, if the application has been appealed to **the Board** or the Alberta Court of Appeal.

3.13.2 If an application complies with all regulations and provisions of this Bylaw, the time frames listed in *Subsection 3.13.1* shall not apply.

3.13.3 If upon review of any application for a **Development Permit**, the **Development Authority** determines the proposed **use** to be within the same **use** class as a refused application, the application shall be returned to the **applicant**, along with any fees that have been submitted and the time frames listed in *Subsection 3.13.1*

shall apply. In such a case, the application shall not be considered as having been refused, but shall be deemed not to have been submitted.

4. Development Permit Conditions & Considerations

4.1 General Development Permit Conditions

4.1.1 As a condition of approval for any **Development Permit**, the **Development Authority** may require the **applicant**:

a. to provide securities in accordance with *Subsection 1.7*,

b. when services or facilities are required, to not begin the excavation for the foundation, nor commence the **development** until provision has been made for such services or facilities to the satisfaction of the **Development Authority**,

c. to repair or reinstate, or pay for the repair or reinstatement of, to original condition, any street furniture, curbing, sidewalk, **road** surface, **landscaping**, tree planting, curb cock, fencing, or any other property owned or occupied by the **City** which is damaged, destroyed or otherwise disturbed by **development** or construction upon the **site**, in accordance with any policy established by the **City** from time to time,

d. to provide a Real Property Report to the **Development Authority** for new construction, prior to a water meter being issued or transferred into the name of the occupant or **landowner**,

e. to provide any of the Special Information detailed in *Subsection 3.4* of this Bylaw, and

f. to attend to all other reasonable matters the **Development Authority** considers appropriate.

4.2 Development Agreement Conditions

4.2.1 As a condition of **Development Permit** approval, the **Development Authority** may require that the **applicant** enter into and comply with a **Development Agreement** with the **City** which, in addition to other matters, which may require the **applicant** to:

a. pay a **Development Agreement** fee upon execution of the **Development Agreement**, in addition to any other fee required in this or any other Bylaw, as outlined in the **City's** *Fees and Charges Bylaw*, as amended,

b. install or pay for the installation of a public utility described in Section 616(v)(i) to (ix) of the **Act**, or a **road** or public **walkway** that is necessary to serve the **development**, whether or not the public utility is, or will be, located on the land that is the subject of the **development**,

c. pay all applicable **development** charges and levies including **off-site** and redevelopment levies,

d. attend to all other reasonable matters the **Development Authority** considers appropriate, and

e. to ensure compliance with a **Development Agreement**, the **City** may register or require the **applicant** to register a caveat against the property being developed which may be discharged upon the terms of the agreement being met.

4.3 Discretionary Use and Variance Review Considerations

4.3.1 All **discretionary uses** shall conform to the **development** standards and applicable provisions of the **district** in which they are located.

4.3.2 For the review of all **discretionary use** and **variance** applications, the evaluation considerations include, but are not limited to:

a. the application shall comply with all relevant sections of the ***Municipal Development Plan (MDP)***, as well as with any recommendations contained in detailed planning reports and studies,

b. the **use** shall not, in the opinion of the **Development Authority**, result in any adverse impacts on the **site** or neighbouring **sites**,

c. the nature, design, character, and appearance of the proposed **development**, including the size, shape and arrangement of existing and proposed **buildings** on the **site** and whether it is reasonably compatible with, and complementary to, the surrounding properties and land **use**,

d. the application shall demonstrate that any additional traffic generated by the **use**, can be adequately provided for in the existing parking and **access** arrangements. Where this is not possible, further appropriate provisions shall be made to ensure no adverse parking or **access** effects occur,

e. the application addresses the amenity needs of individuals utilizing the **development**,

f. the **Development Authority** shall consider the application's compliance with any existing Area or Neighbourhood Structure Plans,

g. the **Development Authority** may circulate the application with local developers as part of the Notification of Applications process detailed in *Subsection 3.7* to ensure that the application complies with any existing architectural controls or other privately imposed **development** regulations,

h. the application addresses pedestrian safety and convenience both within the **site**, and in terms of the relationship to the **road** network in and around the adjoining area, and

i. all proposed operations and **uses** shall comply with all applicable provincial or federal requirements which govern their operation and **development**.

4.4 Discretionary Use Conditions

4.4.1 In reviewing a **discretionary use** application, the **Development Authority** may prescribe such conditions as they deem appropriate, having regard to the regulations and provisions of this Bylaw and the provisions of any Statutory Plan including, but not limited to, the following:

a. requirement that accessibility and traffic patterns for persons and vehicles, are acceptable based on the type and volume of such traffic and that adequate off-street parking and loading where required, is provided and maintained,

b. safeguards to prevent noxious or offensive emissions such as noise, glare, smoke, dust and odour,

c. upgrades to **landscaping** or fencing and **screening**,

d. a limit to the hours of operation,

e. a limit to the number of patrons,

f. ensure grading and drainage of a **site** is adequate and does not negatively impact adjacent or **abutting** properties,

g. establishing a period of time during which a **development** may operate, or

h. any other reasonable matters the **Development Authority** considers appropriate.

5. Compliance & Enforcement

5.1 Ability to Enforce

5.1.1 The enforcement powers granted under this Bylaw are in addition to any enforcement powers the **City** or any of its officers may have under the **Charter**, the **Act**, another Bylaw or any other applicable legislation.

5.1.2 For the purposes of this Bylaw the **Development Authority** and the **Bylaw Enforcement Officer** may enforce the provisions of Part 17 of the **Act** and its regulations, this Bylaw, the conditions of a **Development Permit**, and the conditions of Subdivision Approval. Enforcement may be by way of written warning, Stop Order, or any other authorized action to ensure compliance.

5.2 Non-Conforming Buildings, Uses, or Parcels

5.2.1 Non-conforming **buildings**, **uses**, or parcels shall be regulated in accordance with Section 643 of the **Act**.

5.2.2 The lawful **use** of land or a parcel of land, a **building** or other **structure** existing at the date of the approval of this Bylaw that does not conform to this Bylaw may be continued; but if the non-conforming **use** is discontinued for a period of at least twelve (12) consecutive months, as determined by the **Development Authority**, the future **use** of the land, **building** or other **structure** shall be in conformity with this Bylaw.

5.2.3 When a **building** is non-conforming solely by reason of its encroachment into a required **yard** or **setback**, the **Development Authority** may allow an extension of, or an addition to, the **building** if such extension or addition will not increase the **development's** non-conformance and if such extension or addition complies with the provisions of this Bylaw.

5.2.4 No **structure** or **site** shall be deemed to be non-conforming by reason only of the conversion from the imperial system of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

5.3 Bylaw Contravention

5.3.1 A person, whether a **landowner**, corporation, or occupant of a **building**, **structure** or land is guilty of an offense and is liable to have penalties imposed when they cause, commence, or allow the commencement of any **development** that:

a. contravenes or does not comply with the provisions of this Bylaw,

b. requires a **Development Permit** which has not been issued, or has been considered void, suspended or cancelled,

c. that is contrary to a **Development Permit** that has been issued, or subdivision approval that has been given, or a condition of a **Development Permit** or approval, or

d. contravenes a Stop Order.

5.3.2 The **Development Authority** may suspend or revoke a **Development Permit** where:

a. the **applicant** fails to comply with the conditions within a permit,

b. any person undertakes, causes or permits any **development** on a **site** contrary to the terms or conditions of a permit, or

c. the **development** does not comply with a **Development Agreement**.

5.3.3 Any person who undertakes, causes, or permits any **development** on a **site** without a **Development Permit**, or after a permit has been suspended or revoked, shall discontinue such **development** forthwith upon notice in writing issued by the **Development Authority** and shall not resume such **development** unless a permit has been issued or the permit reinstated.

5.3.4 If it appears that a **Development Permit** has been obtained by misrepresentation, the **Development Authority** may suspend, revoke or modify the **Development Permit**.

5.4 Notice of Contravention

5.4.1 Where there is a violation to this Bylaw, the **Development Authority** may first notify the **landowner**, the person or corporation in possession of or occupying the land or **development**, and the person responsible for the Bylaw violation or

contravention, by either:

a. delivering in person or by ordinary or registered mail or email, a Notice of Contravention, or

b. posting a Notice of Contravention in a conspicuous location on the **site**.

5.4.2 A Notice of Contravention shall state:

a. the nature of the violation of this Bylaw,

b. the scope of the corrective measures, including where necessary submission or resubmission of a **Development Permit** application and payment of the required **Development Permit** application fee as per the **City's** *Fees and Charges Bylaw* as amended, required to comply with this Bylaw,

c. the time limit within which such corrective measures must be performed, and

d. Notwithstanding *Subsection 5.4.2*, the penalties for the violation, may be stated in the Notice of Contravention.

5.5 Stop Orders

5.5.1 The **Development Authority** shall issue a Stop Order in writing to the registered **landowner**, the person or corporation in possession of or occupying the land or **buildings**, or the person or corporation responsible for the contravention subsequent to the issuance of a Notice of Contravention if a **development** or **use** of land or **building** is not in accordance with:

a. the **Act** or the regulations thereunder,

b. this Bylaw,

c. the **Charter**,

d. a **Development Permit**, or conditions thereof, or

e. a Notice of Contravention,

5.5.2 Stop Orders may require the recipient to:

a. stop the **development** or **use** of the land or **building** in whole or in part as directed by the notice,

b. demolish, remove, or replace the **development**, or

c. take such other measures as are specified in the notice so that the **development** or **use** of the land or **building** is in accordance with the **Act**, and the regulations thereunder, a **Development Permit**, subdivision approval or the Bylaw, as the case may be, within the time specified by the order.

5.5.3 If a person fails or refuses to comply with a Stop Order, the **City** may, in accordance with the **Act**, enter upon the land or **building** and take such action as is necessary to carry out the order.

5.5.4 If the **City** takes action to carry out a Stop Order, the **City** shall cause the costs and expenses incurred in doing so, to be placed on the tax roll of the property concerned.

5.5.5 The **City** may register a caveat with respect to the Stop Order with the Land Titles Office.

5.5.6 All Stop Orders shall be issued in accordance with Section 645 of the **Act**.

5.6 Penalties

5.6.1 A person or corporation is guilty of an offense and liable on summary conviction to a fine of not more than $10,000.00, who:

a. contravenes any provision of this Bylaw,

b. contravenes any provision of an order, regulation, provision, or permit in force pursuant to this Bylaw,

c. is to do any act or thing required to be done by an order, regulation, provision, or permit in force pursuant to this Bylaw,

d. suffers or permits any act or thing to be done in contravention of any provision of an order, regulation, provision, or permit in force pursuant to this Bylaw, or

e. obstructs or hinders any person in the performance of his duties under this Bylaw or under any order, regulation, provision, or permit in force pursuant to this Bylaw.

5.6.2 In addition to the penalties provided in this Subsection, a judge or the court who convicts a person or corporation in respect of a **development** carried on in contravention of this Bylaw or any Order, regulation, provision, or permit in force pursuant to this Bylaw, may order that person or corporation to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed.

5.6.3 The conviction of an offender upon a breach of any of the provisions of this Bylaw shall not bar prosecution against the same offender upon any subsequent breach of the same or any other provision of this Bylaw or prosecution under any other applicable Bylaw or statute.

5.7 Fines

5.7.1 In addition to the charges and fees included in the *City's Fees and Charges Bylaw* as amended, the fines included within **Table 2** (**Land Use Bylaw Fines**) shall be issued to those not in compliance with the applicable provisions of this Bylaw in accordance with *Subsection 5.6.1*.

Table 2: Land Use Bylaw Fines

	Provision	Offense	Fine
1	*Subsection 16.9.2*	Third or subsequent portable sign related offense within one (1) calendar year of the first offense	$500.00



Part 3:
Land Use Districts & Overlays

Purpose:

For the purpose of this Bylaw the following Section provides information on individual **districts** within the **City**. As required by the *Municipal Government Act*, the **City** is divided into **districts** that provide specific provisions regarding the **development** of land and the **permitted** and **discretionary uses** allowed to promote orderly and vibrant **development** in the **City** of Lloydminster.

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6. Residential Land Use Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate residential **development** in the **City** through providing a variety of housing options at different areas of the **City** and at varying levels of **density** to meet the varying needs of the public.

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6.1 Low Density Residential (LDR) District

6.1.1 Purpose

This **district** provides a range of low **density** housing options that are compatible with the surrounding area.

6.1.2 Permitted & Discretionary Uses

Permitted Uses	Discretionary Uses
Accessory Building or Structure	Dwelling, Additional Unit
Accessory Use	Dwelling, Show Home
Dwelling, Secondary Suite	Dwelling, Supportive Housing
Dwelling, Single-detached	Dwelling, Two-unit
Home Based Business, Minor	Home Based Business, Major
	Short Term Rental
	Solar Collector (Freestanding)
	Wind Energy System

6.1.3 Development Regulations

In addition to the provisions contained within this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be two (2) **dwelling units/lot** except where **developments** are part of a **bare land condominium**, in such cases the maximum **density** shall be fifteen (15) **dwelling units**/hectare,

b. two (2) **dwelling units** on a lot shall only be achieved by the **development** of:

   i. a **two-unit dwelling**,

   ii. a **secondary suite dwelling** located within a **single-detached dwelling**, or

   iii. an **additional dwelling unit** located on a **lot** containing a **single-detached dwelling**,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

g. **building** design shall be required in accordance with the provisions of *Subsection 13.9* of this Bylaw,

h. **accessory buildings or structures** shall be developed in accordance with the provisions of *Subsection 13.1* of this Bylaw,

i. existing **developments** destroyed through fire, flood, or other act of nature

may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw,

j. **additional dwelling units** shall be developed in accordance with the provisions of *Subsection 13.3* of this Bylaw,

k. **dwelling, supportive housing** shall only be considered a **discretionary use** in all cases and shall only be considered where the **use** is within either a **single-detached** or **two-unit dwelling**,

l. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Single-detached or two-unit dwellings, interior lots	6.0	1.2	4.0	30.0	60	10.5
Single-detached or two-unit dwellings, corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	30.0	60	10.5

6.1.4 Additional Development Regulations

a. **Bare land condominiums** may be considered within LDR **Districts** provided that:

i. the **development** types are listed as either a **permitted** or **discretionary use** within the LDR **District**, and

ii. the **density** of the **bare land condominium** does not exceed fifteen (15) **dwelling units**/hectare.

6.2 Medium Density Residential (MDR) District

6.2.1 Purpose

This **district** provides a range of medium **density** housing options that are compatible with the surrounding area.

6.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Apartment, seven (7) or more units
Accessory Use	Dwelling, Multi-unit, seven (7) or more units
Dwelling, Additional Unit	Dwelling, Single-detached
Dwelling, Apartment, up to six (6) units	Dwelling, Show Home
Dwelling, Multi-unit, up to six (6) units	Dwelling, Supportive Housing, seven (7) or more units
Dwelling, Secondary Suite	Home Based Business, Major
Dwelling, Supportive Housing, up to six (6) units	Mixed Use Building
Dwelling, Two-unit	Short Term Rental
Home Based Business, Minor	Solar Collector (Freestanding)
	Wind Energy System

6.2.3 Development Regulations

In addition to the provisions contained within this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. **building** design shall be required in accordance with the provisions of *Subsection 13.9* of this Bylaw,

g. **accessory buildings or structures** shall be developed in accordance with the provisions of *Subsection 13.1* of this Bylaw,

h. existing **developments** destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw,

i. **additional dwelling units** shall be developed in accordance with the provisions *Subsection 13.3* of this Bylaw,

j. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Apartment or multi-unit dwelling (up to six (6) units), interior lots	6.0	1.2	4.0	34.0	60	10.5
Apartment or multi-unit dwelling (up to six (6) units), corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	34.0	60	10.5
Apartment or multi-unit dwelling (more than six (6) units) and mixed use buildings, interior or corner lots	6.0	3.0	4.0	34.0	60	16.0
All other principal uses, interior lots	6.0	1.2	4.0	34.0	60	10.5
All other principal uses, corner lots	6.0	3.0 (street side) 1.2 (interior side)	4.0	34.0	60	10.5

6.2.4 Additional Development Requirements

a. **Multi-unit and apartment dwellings**, and **mixed use buildings**, shall be developed in accordance with the following provisions:
   i. only the commercial **uses** detailed in *Subsection 13.30* shall be considered within approved **mixed use buildings**,
   ii. where detached rear **garages** are developed, the maximum width of the **building** containing the **garage(s)** shall not exceed 24.0 m (78.7 ft) in width,
   iii. notwithstanding the other regulations of this **district** or this Bylaw, where a **development abuts** an LDR **site**, the following provisions apply along the shared property line:
      1. no garbage collection or **outdoor storage** areas shall be developed within 3.0 m (9.8 ft) of the property line, and
      2. a solid fence built in accordance with *Subsection 13.24* shall be installed and maintained, except along common flanking **front yard** boundaries or where there is an existing fence in place.

b. Commercial **uses** shall only be considered where they are located on the ground floor of a **mixed use building** and are in accordance with *Subsection 13.30*.

c. **Two-unit dwellings** shall be developed in accordance with the provisions of the LDR **District**.

d. **Single-detached dwellings** shall be developed in accordance with the provisions of the LDR **District** and shall only be considered where they are replacing an existing **structure** of the same nature, with an approved permit, destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw.

6.3 High Density Residential (HDR) District

6.3.1 Purpose

This **district** provides a range of high **density** housing options that are compatible with the surrounding area.

6.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Apartment, more than fifty (50) units
Accessory Use	Dwelling, Multi-unit, more than fifty (50) units
Dwelling, Apartment, thirteen (13) to fifty (50) units	Dwelling, Supportive Housing, more than fifty (50) units
Dwelling, Multi-unit, thirteen (13) to fifty (50) units	Home Based Business, Major
Dwelling, Supportive Housing, thirteen (13) to fifty (50) units	Mixed Use Building, more than fifty (50) units
Home Based Business, Minor	Short Term Rental
Mixed Use Building, thirteen (13) to fifty (50) dwelling units	Solar Collector (Freestanding)
	Wind Energy System

6.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be one-hundred-fifty (150) **dwelling units**/hectare,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. landscaping shall be provided according to the provisions of *Part 5* of this Bylaw,

g. **building** design shall be required in accordance with the provisions of *Subsection 13.9* of this Bylaw,

h. **accessory buildings or structures** shall be developed in accordance with the provisions of *Subsection 13.1* of this Bylaw,

i. existing **developments** destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of *Subsections 1.9.18* and *1.9.19* of this Bylaw.

j. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
Multi-unit dwellings with a party wall, interior or corner lots	7.6	4.5 (exterior wall side) 0 (common wall side)	7.6	34.0	60	20.0
All other principal uses, interior or corner lots	7.6	4.5	7.6	34.0	60	20.0

6.3.4 Additional Development Regulations

a. **Multi-unit and apartment dwellings**, and **mixed use buildings**, shall be developed in accordance with the provisions of the MDR **District** (*Subsection 6.2*).

b. Commercial **uses** shall only be considered where they are located on the ground floor of a **mixed use building** and shall be in accordance with *Subsection 13.31*.

6.4 Residential Manufactured Home (RMH) District

6.4.1 Purpose

This **district** provides areas for the **development** of comprehensively designed **manufactured home communities**.

6.4.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Dwelling, Single-detached
Accessory Use	Dwelling, Supportive Housing
Dwelling, Mobile Manufactured Home	Dwelling, Show Home
Home Based Business, Minor	Home Based Business, Major
	Short Term Rental
	Solar Collector (Freestanding)
	Wind Energy System

6.4.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be one (1) **dwelling unit** per identified or titled **lot** except where **developments** are part of a **manufactured home community**, in such cases the maximum **density** shall be twenty (20) **dwelling units**/hectare,

b. the minimum **site** area for a **manufactured home community** shall be 2.0 hectares,

c. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

d. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

e. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

f. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

g. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

h. all **buildings** shall have a minimum **separation distance** of 2.4 m (8 ft),

i. in cases where **lot lines** are non-existent, maximum **lot coverage** shall be at the discretion of the **Development Authority**,

j. the undercarriage of each **mobile manufactured home dwelling** shall be completely **screened** from view by the foundation, skirting or other means acceptable to the **Development Authority** to complement the **mobile manufactured home dwelling**, and

k. **single-detached dwellings** shall:

   i. be considered only on titled lots,

   ii. not exceed one (1) **storey** in **height**,

   iii. be constructed according to the LDR **District** (*Subsection 6.1*) **setback** and **density** requirements, and

   iv. not develop **additional dwelling units (ADUs)**,

l. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

m. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)
All approved principal uses, interior lots	4.0	1.2	2.0	32	60	5.0
All approved principal uses, corner lots	4.0	3.0 (Street Side) 1.2 (Interior Side)	2.0	32	60	5.0

7. Commercial Land Use Districts

Purpose:
This Section details the **districts** whose primary intention is to facilitate commercial **development** in the **City**. These **districts** provide specific provisions for **development** at varying levels of intensity.

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7.1 General Commercial (GC) District

7.1.1 Purpose

This **district** provides opportunities for a variety of commercial **development** on primary commercial areas of the **City** not **abutting highways**.

7.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive and Equipment Repair Shop
Accessory Use	Communication Facility
Automotive Service Station	Community Support Centre, Major
Broadcasting and Television Studio	Community Support Centre, Minor
Cannabis Establishment	Community Support Centre, Warming Shelter
Child Care Facility	Dwelling, Supportive Housing
Contractor Services	Parking Lot or Structure
Distillery, Brewery, and Winery	Pawn Shop
Drinking or Eating Establishment	Solar Collector (Freestanding)
Drinking Establishment, Nightclub	Utility Services, Minor
Drive Through Services	Wind Energy System
Fitness Studio	
Funeral Services	
Greenhouses and Plant Nurseries	
Health Services	
Hotel	
Manufacturing Establishment	
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Recreation Services	
Religious Assembly	
Retail Store	
Shopping Centre	
Veterinary Services, Minor	

7.1.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,

b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

g. **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,

h. **contractor services** and **automotive and equipment repair shops** shall not include an **outdoor storage** component within this **district**,

i. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

j. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Hotels, mixed use buildings	9.0	3.0	3.0	60	20.0
All other principal uses	9.0	3.0	3.0	60	16.0
Sites abutting LDR or MDR Districts	9.0	4.5 (abutting side) 3.0 (non-abutting side)	7.6	60	16.0

7.2 Neighbourhood Commercial (NC) District

7.2.1 Purpose

This **district** provides opportunities for a limited variety of commercial **development** that is compatible with residential neighbourhoods and is intended to primarily service the residents of the nearby neighbourhoods. **Development** within this **district** should be designed to promote pedestrian connectivity and integrate with the adjacent residential neighbourhoods.

7.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive Service Station
Accessory Use	Distillery, Brewery, and Winery
Child Care Facility	Dwelling, Supportive Housing
Drinking or Eating Establishment	Hall
Drive Through Services	Live/Work Unit
Dwelling, Apartment	Religious Assembly
Dwelling, Multi-unit	Short Term Rental
Education Services	Solar Collector (Freestanding)
Fitness Studio	Wind Energy System
Greenhouses and Plant Nurseries	
Health Services	
Home Based Business, Minor	
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Public Library or Cultural Exhibit	
Protective and Emergency Services	
Recreation Services	
Retail Store	
Shopping Centre	

7.2.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. the maximum **density** shall be fifty (50) **dwelling units**/hectare,

g. the residential component of a **mixed use building** shall have **access** at **grade**, which is separate from the **access** for the commercial premises,

h. **apartment** and **multi-unit dwellings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,

i. **distillery, brewery, and winery** shall only be considered where the **development** is in conjunction with a **drinking or eating establishment**,

j. visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking **front yard** boundaries, which are **abutting** a Residential **District**,

k. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

l. minimum **setbacks**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Sites abutting LDR or MDR Districts	6.0	3.0 (street and interior)	6.0	60	16.0
Mixed use buildings	9.0	3.0 (street and interior)	6.0	60	20.0
All other principal uses	6.0	3.0 (street and interior)	3.0	60	16.0

7.3 Corridor Commercial (CC) District

7.3.1 Purpose

This **district** provides opportunities for commercial **development** on **sites abutting highways**.

7.3.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Agricultural Oriented Sales and Services
Accessory Use	Child Care Facility
Automotive and Equipment Repair Shop	Communication Facility
Automotive Equipment Sales and Rentals	Community Support Centre, Major
Automotive Service Station	Community Support Centre, Minor
Broadcasting and Television Studio	Community Support Centre, Warming Shelter
Cannabis Establishment	Contractor Services
Distillery, Brewery, and Winery	Distribution Centre
Drinking or Eating Establishment	Dwelling, Apartment
Drinking Establishment, Nightclub	Dwelling, Show Home
Drive Through Services	Dwelling, Single-detached
Education Services	Dwelling, Supportive Housing
Entertainment Centre	Dwelling, Two-unit
Fitness Studio	Funeral Services
Greenhouses and Plant Nurseries	Home Based Business, Major
Hall	Live/Work Unit
Health Services	Pawn Shop
Home Based Business, Minor	Religious Assembly
Hotel	Solar Collector (Freestanding)
Manufacturing Establishment	Utility Services, Minor
Mixed Use Building	Wind Energy System
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Recreation Services	
Retail Store	
Shopping Centre	
Veterinary Services, Minor	

7.3.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. **apartment dwellings** and **mixed use buildings** shall have a maximum **density** of one-hundred (100) **dwelling units**/hectare,

g. residential **uses** shall only be considered where they are:

   i. located within a **mixed use building**, or

   ii. replacing an existing legally **permitted development** destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.

h. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

i. minimum **setbacks**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Apartment dwellings and mixed use buildings	9.0	1.2	5.0	60	20.0
All other principal uses	9.0	3.0	5.0	60	16.0
Sites abutting a LDR, MDR, or RMH District	9.0	7.5 (abutting side) 3.0 (non-abutting side)	7.5 (abutting rear) 5.0 (non-abutting rear)	60	16.0

7.3.4 Additional Development Regulations

a. **Landscaping** visible from a **highway** shall be used to minimize the perceived mass of the **buildings** and to create visual interest.

b. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,

c. Visual **screening** shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking **front yards** which are **abutting** a Residential **District**.

7.4 Downtown Commercial (DTN) District

7.4.1 Purpose

This **district** provides opportunities for a variety of **development** in conjunction with the **City's** Downtown Area Redevelopment Plan (DARP). **Development** within this **district** should be designed to promote pedestrian connectivity and should include interesting building **facades** and active **frontages**.

7.4.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive and Equipment Repair Shop
Accessory Use	Automotive Service Station
Broadcasting and Television Studio	Communication Facility
Cannabis Establishment	Community Support Centre, Minor
Child Care Facility	Community Support Centre, Warming Shelter
Distillery, Brewery, and Winery	Drive Through Services
Drinking or Eating Establishment	Dwelling, Multi-unit
Drinking Establishment, Nightclub	Dwelling, Show Home
Dwelling, Apartment	Dwelling, Single-detached
Education Services	Dwelling, Supportive Housing
Entertainment Centre	Dwelling, Two-unit
Fitness Studio	Home Based Business, Major
Funeral Services	Parking Lot or Structure
Hall	Pawn Shop
Health Services	Religious Assembly
Home Based Business, Minor	Shopping Centre
Hotel	Solar Collector (Freestanding)
Manufacturing Establishment	Wind Energy System
Mixed Use Building	
Office	
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Public Park	
Recreation Services	
Retail Store	
Short Term Rental	

7.4.3 **Development Regulations**

In addition to the provisions contained in this Bylaw, and in the Downtown Area Redevelopment Plan (DARP) Overlay the following regulations shall apply in this **district**:

a. the maximum **density** shall be four-hundred (400) **dwelling units**/hectare,

b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

g. the maximum **front yard** on corner and street facing **lots** shall be 2.0 m (6.5 ft),

h. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,

i. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

j. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Principal uses abutting Residential Districts	0	1.5 (abutting side) 0 (non-abutting side)	0	100	20.0
All other principal uses	0	0 (street and interior)	0	100	20 .0

7.4.4 **Additional Development Regulations**

a. Residential and residential-related **uses** shall be in **mixed use buildings** and shall provide parking in accordance with *Part 6*.

b. Notwithstanding the regulations of this Bylaw, **single-detached dwellings** and **two-unit dwellings** shall be developed in accordance with the provisions of the LDR **District** and shall only be considered when replacing an original **structure** destroyed by fire, flood or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.

c. Outdoor uncovered or **covered decks** located wholly on private property are permitted provided a minimum 1.5 m (5.0 ft) unobstructed pedestrian pathway is maintained.

d. Outdoor uncovered or **covered decks** located on public property are regulated according to the **City's** *Licence of Occupation Policy* as amended.

e. **Development** shall encourage design elements that create a barrier free, pedestrian oriented built form.

f. Storefronts and upper **storeys** of **buildings** shall be illuminated at night for pedestrian safety and to provide visual interest and shall not negatively affect adjacent properties. Lighting shall be provided in accordance with *Subsection 13.28.*

g. notwithstanding *7.4.3 (h)*, the residential component of a **mixed-use building** in this **district** may be allowed on the same storey as a commercial **use** provided that the character of the building remains commercial, the residential component is completely separate from the commercial component, and the commercial component of the building faces the street.

7.5 Recreation & Entertainment (RE) District

7.5.1 Purpose

This **district** provides opportunities for a variety of **development** intended to accommodate vibrant entertainment and recreation related activities. **Development** within this **district** should be designed to promote pedestrian connectivity, public interaction, and public safety.

7.5.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Automotive Service Station
Accessory Use	Campground
Cannabis Establishment	Child Care Facility
Distillery, Brewery, and Winery	Drive Through Services
Drinking or Eating Establishment	Exhibition and Convention Facilities
Drinking Establishment, Nightclub	Health Services
Entertainment Centre	Office
Fitness Studio	Parking Lot or Structure
Hotel	Public Library or Cultural Exhibit
Mixed Use Building	Solar Collector (Freestanding)
Personal Service Shop	Wind Energy System
Protective and Emergency Services	
Public Park	
Recreation Services	
Retail Store	

7.5.3 Development Regulations

In addition to the provisions contained in this Bylaw the following regulations shall apply in this **district**:

a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,

b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

g. **distillery, brewery, and winery** shall only be considered where the

development is in conjunction with an **drinking or eating establishment**, or a **drinking establishment, nightclub**,

h. **apartment dwellings** and **mixed use buildings** shall be designed in accordance with the MDR **District** (*Subsection 6.2*). Notwithstanding the regulations of the MDR **District**, the maximum **lot coverage**, **height**, and required **setbacks** shall be in accordance with this **district**,

i. visual **screening** shall be provided by a solid fence or a combination of fence and **landscaping** along all common property lines, except for flanking front **yards**, which are **abutting** a Residential **District**,

j. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

k. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
Apartment dwellings, hotels, and mixed use buildings	7.6	3.0 (street and interior sides)	7.6	60	16.0
All other principal uses	7.6	3.0 (street and interior sides)	7.6	60	16.0

7.6 Business Transition (BT) District

7.6.1 Purpose

This **district** provides for commercial and light industrial businesses that operate in such a manner that no **nuisance** is created or apparent outside an enclosed **building**. Outdoor activities shall not conflict with the purpose of this **district** or dominate the **use** of the **site**. This **district** is intended for **sites** located on, or in proximity to, **arterial** or **collector roads** within an industrial area.

7.6.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Adult Services
Accessory Use	Agricultural Oriented Sales and Services
Automotive and Equipment Repair Shop	Auctioneering Establishment
Automotive and Equipment Sales or Rentals	Bulk Fuel Storage and Distribution
Automotive Service Station	Cannabis Production and Distribution Facility
Broadcasting and Television Studio	Commercial School
Cannabis Establishment	Communication Facility
Child Care Facility	Community Support Centre, Major
Contractor Services	Community Support Centre, Minor
Distillery, Brewery, and Winery	Community Support Centre, Warming Shelter
Distribution Centre	Crematorium
Drinking or Eating Establishment	Dwelling, Single-detached
Drinking Establishment, Nightclub	Dwelling, Supportive Housing
Drive Through Services	Dwelling, Two-unit
Education Services	Exhibition and Convention Facilities
Fitness Studio	Fleet Services
Funeral Services	Industrial Uses, General
Greenhouse and Plant Nurseries	Kennel
Hall	Recycling Depot, Major
Health Services	Religious Assembly
Manufacturing Establishment	Solar Collector (Freestanding)
Mixed Use Building	Utility Services, Major
Office	Veterinary Services, Major
Pawn Shop	Wind Energy System
Personal Service Shop	
Pet Care Facility	
Protective and Emergency Services	
Public Library or Cultural Exhibit	
Recreation Services	
Recycling Depot, Minor	
Retail Store	
Utility Services, Minor	
Veterinary Services, Minor	

7.6.3 **Development Regulations**

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. the maximum **density** shall be fifty (50) **dwelling units**/hectare,

b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

g. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

h. minimum **setbacks,** and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	9.0	3.0	3.0	60	16.0

7.6.4 **Additional Development Regulations**

a. Visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and soft **landscaping** along all property lines, except for common flanking **front yard** boundaries, that are **abutting** a Residential **district**.

b. **Single-detached dwellings** and **two-unit dwellings** shall be developed in accordance with the regulations of the LDR **District** and shall only be considered when replacing an existing legally **permitted development** destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with *Subsections 1.9.18* and *1.9.19*.

8. Industrial Land Use Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate industrial **development** within the **City**. The specific provisions of these **districts** ensure a varied approach of industrial **development** to promote industrial activity that is environmentally safe, mitigates public **nuisance**, and ensures public safety.

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8.1	Medium Industrial (MI) District	59
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8.1 Medium Industrial (MI) District

8.1.1 Purpose

This **district** provides opportunities for industrial **development** that operate with a limited amount of **nuisance**, such as noise, odour, emissions or otherwise, on the surrounding areas.

8.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Adult Services
Accessory Use	Communication Facility
Agricultural Oriented Sales and Services	Community Support Centre, Major
Auctioneering Establishment	Community Support Centre, Minor
Automotive and Equipment Repair Shop	Community Support Centre, Warming Shelter
Automotive and Equipment Sales or Rentals	Drinking or Eating Establishment
Automotive Service Station	Drinking Establishment, Nightclub
Bulk Fuel Storage and Distribution	Drive Through Services
Cannabis Production and Distribution	Fitness Studio
Commercial School	Grain Elevator
Contractor Services	Personal Service Shop
Distillery, Brewery, and Winery	Recreation Services
Distribution Centre	Solar Collector (Freestanding)
Fleet Services	Wind Energy System
Greenhouse and Plant Nurseries	
Industrial Uses, General	
Kennel	
Office	
Outdoor Storage	
Protective and Emergency Services	
Recycling Depot, Major	
Recycling Depot, Minor	
Utility Services, Major	
Utility Services, Minor	
Veterinary Services, Major	

8.1.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

g. minimum **setbacks, lot width**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Width (m)	Lot Coverage (%)	Height (m)
Uses abutting a Residential District	10.6	7.5 (abutting side) 4.5 (non-abutting side)	7.5 (abutting rear lot line) 3.0 (non-abutting rear line)	30.0	60	20.0
All other principal uses	10.6	4.5	3.0	30.0	60	20.0

8.1.4 **Additional Development Requirements**

a. A **personal service shop** shall only be considered where it is intended as an an **accessory use** to and is complementary of an existing approved industrial **use**.

b. Visual **screening** a minimum of 2.0 m (6.5 ft) high provided by a solid fence or a combination of fence and soft **landscaping**, may be required along all property lines.

8.2 Heavy Industrial (HI) District

8.2.1 Purpose

This **district** provides for industrial **uses** that, due to their appearance, probability for noise, odour, emissions, or fire and explosion hazards, are incompatible with Residential and Commercial **Districts**.

8.2.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Agricultural Support Services
Accessory Use	Auctioneering Establishment
Automotive and Equipment Repair Shops	Drive Through Services
Automotive and Equipment Sales or Rentals	Resource Extraction
Automotive Service Station	Solar Collector (Freestanding)
Bulk Fuel Storage and Distribution	Wind Energy System
Cannabis Production and Distribution Facility	
Communication Facility	
Contractor Services	
Distribution Centre	
Fleet Services	
Grain Elevator	
Industrial Uses, General	
Outdoor Storage	
Protective and Emergency Services	
Recycling Depot, Major	
Utility Services, Major	

8.2.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

b. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

c. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

d. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

e. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

f. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

g. minimum **setbacks, lot width**, and maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Width (m)	Lot Coverage (%)	Height (m)
Principal uses abutting a highway or Residential District	10.6 (non-fronting site) 30.0 (abutting frontage)	4.5 (non-abutting side) 30.0 (abutting side)	7.5 (abutting rear lot line) 3.0 (non-abutting rear line)	30.0	60	30.0
All other principal uses	10.6	4.5	3.0	30.0	60	40.0

8.2.4 **Additional Development Regulations**

a. Visual **screening** a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and soft **landscaping** along all property lines, except for common flanking **front yard** boundaries in any **district** other than the MI **District**.

b. **Grain elevators** are exempt from the **height** requirements of this **district.**

9. Public Service Districts

Purpose:

This Section details the **districts** whose primary intention is to facilitate service oriented **development**. These **districts** include areas on the perimeter of the **City**, and areas providing institutional and recreational **uses**.

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9.1 Community Services (CS) District

9.1.1 Purpose

This **district** provides opportunities for **development** intended to serve the community. Such **developments** may be of a public or private nature.

9.1.2 Permitted & Discretionary Uses

Permitted	Discretionary
Accessory Building or Structure	Cemetery
Accessory Use	Communication Facility
Community Support Centre, Minor	Community Support Centre, Major
Child Care Facility	Community Support Centre, Warming Shelter
Education Services	Crematorium
Funeral Services	Dwelling, Supportive Housing
Hall	Entertainment Centre
Health Services	Exhibition and Convention Facilities
Office	Fitness Studio
Protective and Emergency Services	Parking Lot or Structure
Public Library or Cultural Exhibit	Recreation Services
Public Park	Solar Collector (Freestanding)
Religious Assembly	Utility Services, Minor
	Wind Energy System

9.1.3 Development Regulations

In addition to the provisions contained in this Bylaw, the following regulations shall apply in this **district**:

a. any **dwelling** type defined within this Bylaw may be considered as **supportive housing** within this **district**. All applications for **supportive housing** shall be reviewed on a case-by-case basis by the **Development Authority**,

b. **building** design shall be required according to the provisions in *Subsection 13.9* of this Bylaw,

c. **landscaping** shall be provided according to the provisions of *Part 5* of this Bylaw,

d. in accordance with *Subsection 2.10* of this Bylaw, where any property falls within the area of a Land Use Overlay described in *Section 11* of this Bylaw, the provisions or allowed **uses** of the applicable Overlay shall take precedence over the provisions of this **district** should there be any discrepancies,

e. parking shall be provided according to the provisions of *Part 6* of this Bylaw,

f. **signs** shall be provided according to the provisions of *Part 7* of this Bylaw,

g. where any **building** is adjacent to a **site** that allows a residential **use**, the

following regulations shall apply along the said property line:

i. no outdoor garbage collection, or **outdoor storage** areas shall be developed within **side yard**,

ii. a solid screen fence, 2.0 m (6.5 ft) in **height**, shall be installed, except along common flanking **front yard** boundaries,

h. **accessory buildings or structures** shall be developed according to the provisions of *Subsection 13.1* of this Bylaw,

i. minimum **setbacks**, maximum **height** and **lot coverage** shall be as follows:

Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)
All principal uses	6.0	3.0	7.6	60	16.0