

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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68P2008	October 6, 2008	34P2010	August 19, 2010		
71P2008	December 22, 2008	39P2010	November 22, 2010		
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41P2009	October 13, 2009	33P2011	September 19, 2011		

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

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Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

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- (39) “**contextual front setback**” means: 46P2009
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **front property line** of the **contextual adjacent buildings**;
 - (b) where there is only one other **building** on the same block face, the **building setback** from the **front property line** of the **contextual adjacent building**; and
 - (c) where there is no other **building** on the same block face, 3.0 metres measured from the **front property line**.
- (40) “**contextual height**” means the **average contextual high point**, less the greatest **building reference point**. 3P2010
- (41) “**contextual multi-residential setback**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **property line** shared with a **street** of the **contextual adjacent buildings**;
 - (b) where there is only one other **building** on the same block face, the **building setback** of such **building** from a **property line** shared with a **street**; and
 - (c) where there is no other **building** on the same block face, zero metres from a **property line** shared with a **street**.
- (41.1) “**copy**” means any image, written material, structure, graphics, pictures, logo, symbol or letters placed on a **sign**. 67P2008, 35P2011
- (42) “**copy area**” means: 35P2011
- (a) a rectangular area formed by the outermost extremities of the **copy** contained on the **sign**, as illustrated in Sign Illustration 1 and includes, but is not limited to, graphics related to the specific nature of the **copy**; and
 - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **copy area**.

Sign Illustration 1:
Copy Area
Subsection 13(42)

35P2011



- 13P2008 (43) “**corner parcel**” means a **parcel** that abuts two **streets** which intersect at an angle not exceeding 135 degrees.
- 13P2008 (44) “**corner visibility triangle**” means a triangular area formed on a **corner parcel** by the two curb lines and a straight line which intersects them 7.5 metres from the corner where they meet.
- 13P2008 (45) “**cottage housing cluster**” means a comprehensively designed grouping of at least four, to a maximum of twelve, **Cottage Buildings** that surround a single contiguous open space.
- (46) “**Council**” means the municipal Council of the **City**.
- (47) “**deck**” means an uncovered horizontal structure with a surface height greater than 0.6 metres above **grade** at any point that is intended for use as an outdoor **amenity space** but does not include a **balcony**.
- (48) “**density**” means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**.
- (49) “**designated flood level**” means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.
- (50) “**Developed Area**” means the area identified as the **Developed Area** on the Developed Area and Developing Area Map and illustrated on Map 2.
- (51) “**Developing Area**” means the area identified as the **Developing Area** on the Developed Area and Developing Area Map and illustrated on Map 2.

- (52) “**development**” means:
- (a) an excavation or stockpile and the creation of either of them;
 - (b) a **building** or an addition to or replacement or repair of a **building**, and the construction or placing of any of them on, in, over or under land;
 - (c) a change of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the **use** of the land or **building**; or
 - (d) a change in the intensity of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the intensity of **use** of the land or **building**.
- (53) “**Development Authority**” means a person or body appointed as a **Development Authority** as contemplated by and in accordance with the *Municipal Government Act*.
- (54) “**development completion permit**” means a permit issued by a **Development Authority** confirming that the requirements of a **development permit** have been satisfactorily completed.
- (55) “**development permit**” means a document authorizing a **development**, issued by a **Development Authority** pursuant to this Bylaw or any previous Bylaw governing land use within the **City**, and includes the plans and conditions of approval.
- (55.1) “**digital display**” means a device intended to display **copy** using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology. 30P2011
- (56) “**dilapidated vehicle**” means a vehicle that is:
- (a) incapable of being safely operated;
 - (b) partially or fully dismantled; or
 - (c) substantially damaged.
- (57) “**discretionary use**” means a **use** of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (57.1) “**East Village – High Rise Building**” means a **building** with all of the following characteristics: 26P2010
- (a) the **building** must have a podium and a tower;
 - (b) a maximum podium height of 18.0 metres;
 - (c) a minimum **building height** of 50.0 metres;
 - (d) the façade of the tower must be set back 2.5 metres from the façade of the podium;

- (e) notwithstanding subsection (d), the tower may rise directly from **grade** without a set back from a podium provided the façade of the tower, or a portion thereof does not exceed 20.0 metres in length and must be set back a maximum of 2.0 metres from any **property line** shared with a **street**; and
- (f) the separation distance between towers must be a minimum of 24.0 metres except from a **building** which was legally existing or approved prior to the effective date of this Bylaw.

26P2010

- (57.2) “**East Village – Mid Rise Building**” means a **building** with all of the following characteristics:
- (a) a maximum **building height** of 50.0 metres, and
 - (b) façades facing a **street**, when located above the seventh **storey** must each step back a minimum of 2.0 metres from the façade of the **storey** below.
- (58) “**eaveline**” means the line formed by the intersection of the wall and roof of a **building**.
- (59) “**expressway**” means a **street** identified as an **expressway/freeway** in the Transportation Bylaw.
- (60) “**fence**” means a structure which may be used to prevent or restrict passage, to provide visual **screening**, sound attenuation, yard décor, protection from dust or the elements, or to mark a boundary.
- (61) “**flood fringe**” means those lands abutting the **floodway**, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.
- (62) “**floodway**” means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.
- (63) “**floor area ratio**” means the quotient of the total **gross floor area** of all **buildings** on a **parcel** divided by the area of the **parcel**.

51P2008

- (63.1) “**floor plate area**” means the horizontal cross-section of a floor, between the floor and the next floor above, measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor, including atriums, elevator shafts, stairwells and similar areas.
- (64) “**frequent bus service**” means bus service which has a frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during the times of service.

- (65) “**frontage**” means the linear length of a **property line** shared with a **street**. 35P2011
- (66) “**front property line**” means:
- (a) the **property line** separating a **parcel** from an adjoining **street**;
 - (b) in the case of a **parcel** that adjoins more than one **street**, the shortest **property line** that is parallel to the direction of travel on the **street**; and 71P2008
 - (c) in the case of a **parcel** that adjoins more than one **street** and where the **property lines** adjoining **streets** are of equal length, the **property line** adjoining the **street** to which the **parcel** has been municipally addressed.
- (67) “**front setback area**” means an area of a **parcel** defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the minimum depth of the **setback area** required by the District.
- (68) “**General Manager**” means the **City** employee appointed to the position of General Manager, Planning Development and Assessment, or his delegate.
- (69) “**grade**” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (70) “**gross floor area**” means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
- (71) “**gross usable floor area**” means, for the purpose of calculating **motor vehicle parking stalls, bicycle parking stalls** and **loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use area** in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:
- (a) elevator shafts;
 - (b) stairwells;
 - (c) crawl spaces;
 - (d) mechanical or electrical rooms;

- (e) indoor garbage or recycling storage;
- (f) areas used for parking and loading;
- (g) areas below **grade** used for storage and not accessible to the public; and
- (h) common corridors and halls available to more than one **use**.

41P2009

(72) “**gross vehicle weight**” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle.

(73) “**hard surfaced landscaped area**” means an area with a surface consisting of materials that:

- (a) are not living or derived from living organisms; or
- (b) were once living but are now formed into a structure;
- (c) may include, but are not limited to, brick, concrete, stone and wood; and
- (d) must not include asphalt.

(74) “**industrial district**” means any one or more of the land use districts described in Part 8.

(75) “**kitchen**” means facilities used or designed to be used for the cooking or preparation of food.

32P2009

(75.1) “**laboratory**” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of **research and development**.

(76) “**landing**” means an uncovered platform extending horizontally from a **building**, abutting an entry door and providing direct access to **grade** or stairs.

(77) “**landscaped area**” means that portion of a **parcel** that is required to be a **hard surfaced landscaped area** or **soft surfaced landscaped area**.

(78) “**lane**” means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.

(79) “**laned parcel**” means a **parcel** which is bounded at least in part by a **lane**.

(80) “**laneless parcel**” means a **parcel** which is not bounded wholly or partially by a **lane**.

(81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**, with:

- (a) a **gross vehicle weight** in excess of 4500 kilograms, in the case of a vehicle with **gross vehicle weight** specified by the manufacturer of the vehicle;
- (b) a vehicle with a weight in excess of 2500 kilograms, where no **gross vehicle weight** is specified by the manufacturer of the vehicle; or

- (c) a vehicle with an enclosed cargo area greater than 17.5 cubic metres.
- (82) “**light fixture**” means a lighting module that has one or more luminaires and luminaire holders.
- (83) “**loading stall**” means an area to accommodate a vehicle while being loaded or unloaded.
- (84) “**low density residential district**” means any one or more of the land use districts described in Part 5.
- (85) “**low water irrigation system**” means an automated underground irrigation system which includes:
- (a) a rain sensor or a soil moisture sensor;
 - (b) a flow sensor for leak detection; and
 - (c) a master valve to secure the system if a leak is detected.
- (86) “**LRT corridor**” means a **street**, **parcel** or railroad right-of-way used for a light rail transit system.
- (87) “**LRT platform**” means a platform used for embarking and disembarking light rail transit passengers.
- (88) “**LRT station**” means a light rail transit station.
- (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include an **Accessory Residential Building** that contains a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**. 12P2010
- (90) “**major street**” means a **street** identified as a **major street** in the Transportation Bylaw.
- (91) “**modular construction**” means a method of constructing whereby most of the parts of a **building** have been constructed in an off-site manufacturing facility and transported to a **parcel** where the parts are assembled and anchored to a permanent foundation.
- (92) “**motor vehicle parking stall**” means an area for the parking of a single motor vehicle.
- (93) “**mounting height**” means the vertical distance between the lowest part of the **light fixture** and the **grade** directly below the **light fixture**.
- (94) “**multi-residential district**” means any one or more of the land use districts described in Part 6 and the CC-MH and CC-MHX districts contained in Part 11. 51P2008
- (95) “**non-conforming building**” means a **building**:
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and

(b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.

(96) “**non-conforming use**” means a lawful specific use:

(a) 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

(b) 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.

(97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.

(98) “**overland flow area**” means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the Floodway/ Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.

32P2009

(99) “**parcel**” means

(a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and

(b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N and R-2 districts, includes a **bare land unit** created under a condominium plan;”

47P2008

(100) “**parcel coverage**” means that portion of a **parcel** upon which covered **buildings** are located as measured from a point at **grade** directly below the outside surface of the exterior walls of a **building**, including any covered projections less than 2.4 metres above **grade**, but excluding **Accessory Residential Buildings** which in aggregate are less than 10.0 square metres.

(101) “**parcel depth**” means the length of a line joining the mid-points of the **front property line** and the **rear property line**.

(102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.

(103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.

(104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.

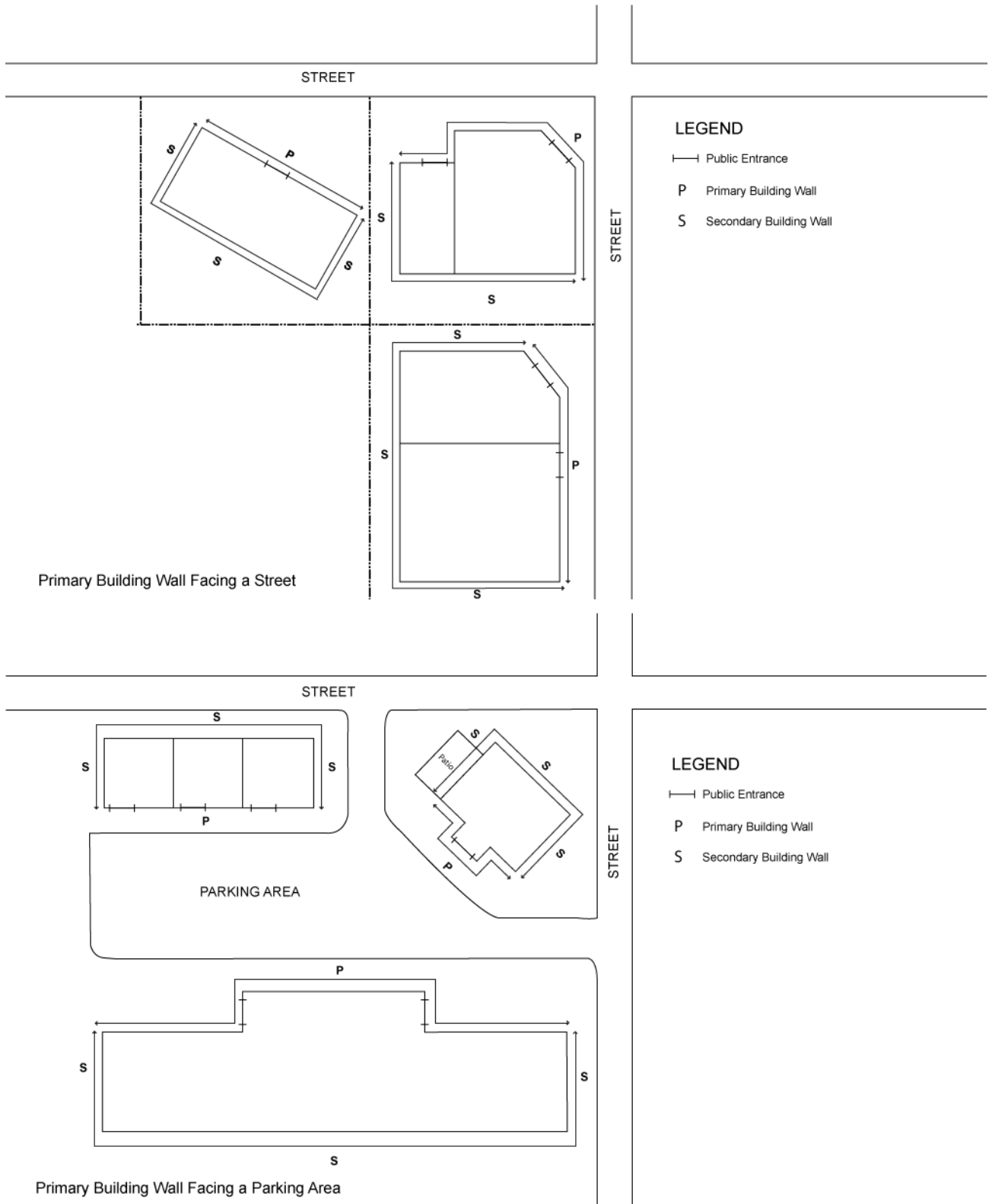
(105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.

- (106) “***pick-up and drop-off stall***” means a ***motor vehicle parking stall*** intended only for a motor vehicle to stop while picking up or dropping off passengers.
- (107) “***plan of subdivision***” means a plan of subdivision registered or approved for registration at the land titles office.
- (108) “***porch***” means an unenclosed, covered structure forming an entry to a ***building***.
- (108.1) “***primary building wall***” means any exterior ***building*** wall that forms part of a façade that contains a ***public entrance*** and faces, or is oriented to, a ***street*** or a parking area on the same ***parcel*** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two ***primary building walls*** not withstanding one façade may not contain a ***public entrance***.

13P2008, 67P2008,
35P2011

35P2011

Sign Illustration 2:
 Primary and Secondary Building Wall
 Subsection 13(108.1) and 13(122.1)



- (109) “**privacy wall**” means a structure that:
- (a) provides visual **screening**;
 - (b) is located on a **balcony, deck** or **patio**; and
 - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
 - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of a **parcel** for which the above does not apply, the **rear property line** will be established by drawing a line the maximum distance from the **front property line** that:
- (a) is wholly within the **parcel**;
 - (b) is not less than 3.0 metres long; and
 - (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.
- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.

(119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:

- (a) motor homes;
- (b) travel trailers;
- (c) fifth wheel travel trailers;
- (d) campers, whether located on a truck or other vehicle or not;
- (e) tent trailers;
- (f) boats; and
- (g) a trailer used to transport any of the above.

32P2009

(119.1) “**research and development**” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:

(120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.

(121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.

(122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.

35P2011

(122.1) “**secondary building wall**” means any exterior **building** wall that is not a **primary building wall** as illustrated in Sign Illustration 2.

(123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.

71P2008

(124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that:

- (a) is 0.40 hectares or larger;
- (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
- (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.

(125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.

- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means any device or fixture intended to identify or convey information or to advertise or attract attention to a product, service, place, activity, event, person, institution or business. 30P2011, 35P2011
- (128) “**sign area**” means: 35P2011
- (a) the entire area of a **sign** on which **copy** is intended to be placed; and
 - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign**.
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard ramp**” means a structure that is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices.
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are living, or derived from living organisms;
 - (b) are not formed into a structure; and
 - (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.
- (131.1) “**solar collector**” means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy. 68P2008
- (132) “**special purpose district**” means any one or more of the land use districts described in Part 9.
- (133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.
- (134) “**street**” means:
- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
 - (b) a **private condominium roadway**.

7P2011

- (135) “**street oriented multi-residential building**” means a **building** with all of the following characteristics, without exception:
- (a) the facade of the **main residential building** on the floor closest to **grade** facing a **street**:
 - (i) contains either **units** or **commercial multi-residential uses**;
 - (ii) may contain a **public entrance** used solely for accessing **units** on floors above **grade**;
 - (iii) does not contain a motor vehicle access point used for the purposes of accessing **motor vehicle parking stalls**, when the **development** is on a **laned parcel**; and
 - (iv) contains a maximum of one access point used for the purposes of accessing **motor vehicle parking stalls**, when the **development** is on a **laneless parcel**;
 - (b) each **unit** at **grade** must provide:
 - (i) an exterior access;
 - (ii) a connection from the exterior access to the public sidewalk by an individual walkway; and
 - (iii) an exterior access within 4.5 metres from a **property line**;
 - (c) a public sidewalk is located along the entire length of each **property line** shared with a **street**; and
 - (d) where **commercial multi-residential uses** are provided for on a **parcel** designated M-H1, M-H2, M-H3, M-X1 or M-X2 District, the **building** must meet all of the following requirements:
 - (i) an exterior access facing the **street** must be provided for each **commercial multi-residential use** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by a direct individual walkway; and
 - (ii) **commercial multi-residential uses** located on the floor closest to **grade** facing a **street** must have windows with clear glass that:
 - (A) allow views of the indoor space or product display areas; and
 - (B) have a minimum clear glass area equivalent to 75.0 per cent of the area of the commercial façade facing the **street** between 0.6 metres and 2.4 metres in height.

- (136) “**Subdivision Authority**” means a person or body appointed as a Subdivision Authority in accordance with the *Municipal Government Act*.
- (136.1) “**top of bank**” means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.
- (137) “**unit**” means a **Dwelling Unit** or a **Live Work Unit**.
- (138) “**use**” means a **permitted** or **discretionary use**.
- (139) “**use area**”:
- (a) means the entire floor area of a **building** that is separated from other portions of the **building** and is accessible by the same entrance or entrances and is occupied by a specific **use**;
 - (b) for greater certainty, (a) must be interpreted to mean that whenever a person inside of a **building** must exit the **building** or enter a common internal corridor to access a different portion of the **building**, those two portions of the **building** are separate; and
 - (c) the measurement of **use area** includes the floor area of:
 - (i) all mezzanines and **storeys** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor;
 - (ii) all mechanical rooms, offices and other spaces that support the use and can be accessed without leaving the **building** or using a common internal corridor; and
 - (iii) all spaces within a **building** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor regardless of whether the space is open to the public including washroom facilities, storage rooms, employee-only areas, and similar spaces.
 - (d) does not apply to **Dwelling Units**.
- (140) “**visitor parking stall**” means a **motor vehicle parking stall** intended only for the use of visitors to **Dwelling Units** and **Live Work Units**.
- (141) “**walkout basement**” means a **basement** in a **building** which has a door that exits directly from the **basement** to the exterior at **grade** that is substantially at the same level as the **basement** floor.

26P2010

Methods

- 14 (1)** Unless otherwise specified in this Bylaw, proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.
- (2)** For the purpose of calculating the following:
- (a) where **density** is calculated in **units** per hectare, it is always to be rounded down to the next lower whole number;
 - 47P2008 (b) trees in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number;
 - 47P200 (c) shrubs in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number;
 - (d) the **landscaped area** and tree and shrub requirements of a **setback area** that borders two or more of:
 - (i) an **expressway**;
 - (ii) **lane**;
 - (iii) **LRT corridor**;
 - (iv) **major street**;
 - (v) **street**;
 - (vi) Headworks Canal operated by the Western Irrigation District; or
 - (vii) any land use district;are determined by the longest distance of **property line** bordering the **setback area**; and
 - (e) where determining the **contextual building setback** and the number arrived at is less than zero metres, the **contextual building setback** is zero metres.

Division 2: Land Use Amendment and Direct Control Districts

Application for Land Use Amendment

- 16 (1) Any owner of a **parcel**, his authorized agent, or other persons having legal or equitable interest in the **parcel** may apply to the **General Manager** to have the land use designation of the **parcel** changed through an amendment to this Bylaw.
- (2) The **City** may initiate amendments to this Bylaw to change the land use designation of any **parcel**.
- (3) An application for a change in land use designation must be made on an application form approved by the **General Manager**.
- (4) An applicant for a change in land use designation must provide all information as required by the **General Manager**.
- (5) The **General Manager** may refuse to accept an application for a change in land use designation where:
- (a) the information required by subsection (4) is not provided; or
 - (b) the quality of the information provided is inadequate to properly evaluate the application.

The Application Review Process

- 17 (1) Upon receipt of an application for a change in land use designation in accordance with the requirements of section 16, the **General Manager** must process the application and make a recommendation to the Calgary Planning Commission.
- (2) Calgary Planning Commission must communicate its decision to the applicant, who must decide whether to pursue his application to a public hearing before **Council**.
- (3) Should the applicant decide not to pursue the application to **Council**, the application is abandoned and the advertising component of the fees will be refunded.
- (4) Should the applicant decide to proceed, the **General Manager** must give notice of the public hearing for the proposed amendment in accordance with the requirements of the *Municipal Government Act*.
- (5) When the **City** initiates a change in land use designation for land which it does not own, the **City** must, in accordance with the requirements of the *Municipal Government Act*, give notice to the owners of the land that is the subject of the proposed amendment.

Public Hearing

- 18 **Council** must hold a public hearing in respect of a proposed amendment in accordance with the requirements of the *Municipal Government Act*.

Reapplication

- 19 When an application for a change in land use designation has been refused by **Council** or withdrawn by the applicant after advertisement of the proposed amending Bylaw, the **General Manager** must refuse to accept another application for the same or a similar change in land use designation, which determination is to be in his sole discretion, on the same **parcel** until six months has passed from the date of the refusal or withdrawal of the application.

Direct Control Districts

- 20 (1) Direct Control Districts must only be used for the purpose of providing for **developments** that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.
- (2) Direct Control Districts must not be used:
- (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or
 - (b) to regulate matters that are regulated by subdivision or **development permit** approval conditions.
- (3) An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results can not be achieved through the use of a land use district in this Bylaw.
- (4) The **General Manager** must review each application for a Direct Control District and advise **Council** as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.

Uses in Direct Control District

- 21 (1) The following **uses** are deemed to be **permitted uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the area as Direct Control:

41P2009

- (a) **Home Based Child Care – Class 1** where the listed **uses** include a **Dwelling Unit**;

41P2009

- (a.1) **Home Occupation – Class 1**, where the listed **uses** include a **Dwelling Unit**;

35P2011

- (b) **Sign – Class A** and **Sign – Class B**;

- (c) **Special Function Tent – Recreational** where the *use* of the *parcel* is educational, institutional, recreational or residential; and
- (d) **Utilities.**
- (2) The following *uses* are deemed to be **discretionary uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the areas as Direct Control:
- (a) **Community Entrance Feature;**
- (a.1) **Home Based Child Care – Class 2** where the listed *uses* include **Single Detached Dwelling;** 41P2009
- (b) **Home Occupation – Class 2**, where the listed *uses* include a **Dwelling Unit;**
- (c) **Sign – Class C, Sign – Class D and Sign – Class E;** 35P2011
- (d) **Special Function Tent – Commercial** where the *use* of the *parcel* is commercial or industrial; and
- (e) **Utility Building.**
- (3) The following *uses* must only be listed as a *use* on a *parcel* that has been designated Direct Control:
- (a) **Adult Mini-Theatre;**
- (b) **Campground;**
- (c) **Emergency Shelter;**
- (d) **Fertilizer Plant;**
- (e) **Firing Range;**
- (f) **Gaming Establishment – Casino;**
- (g) **Hide Processing Plant;**
- (h) **Intensive Agriculture;**
- (i) **Inter-City Bus Terminal;**
- (j) **Jail;**
- (k) **Motorized Recreation;**
- (l) **Natural Resource Extraction;**
- (m) **Pits and Quarries;**

32P2009

- (n) **Power Generation Facility – Large;**
 - (o) **Race Track;**
 - (p) **Refinery;**
 - (q) **Salvage Processing – Heat and Chemicals;**
 - (r) **Sawmill;**
 - (s) **Slaughter House;**
 - (t) **Stock Yards;**
 - (u) **Tire Recycling;**
 - (u.1) **Waste Disposal and Treatment Facility** when not operated by, or on behalf of, the **City**; and
 - (v) **Zoo.**
- (4) The **uses** listed in subsection (3) may be either **permitted** or **discretionary** in accordance with the **use** lists of the Direct Control Bylaw.
- (5) Where an activity is proposed and it does not fall within any of the definitions of **uses** or any combination of **uses** defined in Part 4, the **General Manager** must recommend to **Council** that the activity be considered only through a Direct Control Bylaw or that this Bylaw be amended to include such **use**.

Reference to Other Bylaws in Direct Control Bylaws

- 22 (1) Where a **parcel** is designated with a Direct Control District:
- (a) pursuant to this Bylaw, a reference to a section of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
 - (b) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the **parcel** Direct Control.
- (2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:
- (a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and

Division 5: Signs

Purpose

35P2011

67 This Division is intended to regulate **signs** in order to:

- (a) balance the need for signage and expression with safety and aesthetics;
- (b) support a hierarchy of **signs** which places informational and directional **signs** at a higher order than commercial **signs** through the regulation of the size, location and structure of **signs**;
- (c) provide many opportunities for the identification of businesses and **buildings**; and
- (d) prevent **sign** proliferation, to ensure that the effectiveness of informational and identification signage is not undermined through visual clutter.

Classification of Signs

35P2011

68 All **signs** are classified as belonging to either **Sign – Class A, Sign –Class B, Sign – Class C, Sign – Class D, Sign – Class E, Sign – Class F or Sign – Class G.**

Development Permits

35P2011

- 69**
- (1) Unless specifically exempt from the requirement to obtain a **development permit**, all **signs**, structures for **signs** and any enlargement, relocation, erection, construction or alteration of a **sign**, require a **development permit**.
 - (2) A **development permit** is not required for routine maintenance and repair, changing the **copy**, or reducing the **copy area** of a legally existing **sign**.
 - (3) All **signs** containing a **digital display** must obtain a **development permit**.

Comprehensive Sign Program

35P2011

- 70**
- (1) The **Development Authority** may require that any or all **signs** placed on a **building** or **parcel** comply with a comprehensive sign program as set out in a **development permit** affecting the **parcel** where **signs** are to be located.
 - (2) The comprehensive sign program may set out a designated area for **signs** attached to or projecting from the face of a **building** or for any **signs** that are freestanding to be located on the **parcel** and any proposed **signs** must be located in the designated area or location for **signs** specified in the applicable **development permit**.

- (3) The designated area and locations for **signs** referenced in subsection (2) replace any rules regarding designated area or location contained in this Division that would normally apply to the specific **sign** type.
- (4) Where a **development permit** application for a **sign** is proposed that would conflict with the comprehensive sign program, the **Development Authority** will evaluate the application as if the proposed **sign** required a relaxation of the rules of this Bylaw.
- (5) A comprehensive sign program is only in place when a condition on a **development permit** affecting the **parcel** where **signs** are to be located clearly indicates that a comprehensive sign program has been approved.
- (6) When the architectural and site drawings that form part of a **development permit** indicate areas on a **building** wall for future tenant signage or **parcel** locations for **signs** that will be freestanding, these areas and locations are not to be interpreted as a comprehensive sign program unless a condition on the **development permit** clearly indicates that a comprehensive sign program has been approved.

35P2011

Comprehensive Sign Program for Pedestrian Corridors

- 71 Where a **building** is proposed, or an existing **building** is undergoing exterior redevelopment on a **parcel** in one of the locations referenced in subsection 89(2) the **Development Authority** must consider implementing a comprehensive sign program in accordance with section 70 that would require signage that is appropriately scaled for pedestrians and takes into consideration the following:
- (a) a requirement for **Projecting Signs** or **Canopy Signs** to be installed so that business identification signage is visible to pedestrians on a public sidewalk;
 - (b) the location and type of **Fascia Signs** that will be allowed on the **building** wall;
 - (c) the method of **sign** illumination; and
 - (d) the number and locations for any **Temporary Signs** or **Freestanding Signs** that would be located on the **parcel**.

35P2011

Development Authority's Discretion

- 72 (1) Where a type of **sign** is listed as a **permitted use** in a District, but does not comply with all of the applicable rules of this Part, the **Development Authority's** decision to relax a rule must be guided by the:
- (a) test for a relaxation referenced in section 31;
 - (b) purpose statement of this Part;
 - (c) rules relating to opportunities for signage;

- (d) character of the District where the **sign** is proposed to be located;
 - (e) amount of signage in the nearby surroundings; and
 - (f) extent to which the **sign** does not comply with the rule proposed to be relaxed.
- (2) Where a type of **sign** is listed as a **discretionary use** in a District, the **Development Authority's** exercise of discretion must be guided by the:
- (a) test for a relaxation referenced in section 31 where the relaxation of a rule is requested;
 - (b) purpose statement of this Part;
 - (c) rules relating to opportunities for signage;
 - (d) character of the District where the **sign** is sought to be located; and
 - (e) amount of signage in the nearby surroundings.

Rules Governing All Signs

35P2011

- 73 (1) All **signs** regulated by this Bylaw must be located on a **parcel**.
- (2) No **sign**, other than a **Special Event Sign** or an approved **Sign – Class F** or **Sign – Class G**, may display third party advertising.
- (3) Where a rule in this Division provides a maximum height for a **sign**, the height must be measured from **grade** at any point adjacent to:
- (a) a **building** to the highest portion of the **sign** when the **sign** is located on or projects from a **building**; or
 - (b) the **sign** support structure to the highest portion of the **sign** when the **sign** is freestanding.
- (4) A **sign** must not:
- (a) have the position, shape, colour, format or illumination which is similar to a traffic sign, signal or device; or
 - (b) display lights which is similar to lights generally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (5) **Signs** in **residential districts** must not be internally illuminated, but may be illuminated indirectly in a manner that prevents the trespass of light onto **adjacent parcels**.
- (6) **Signs**, sign supports and structures for **signs** must be located a minimum of 0.75 metres back from a curb line.

- (7) **Signs** must not be placed in or on a required **motor vehicle parking stall** or **loading stall**, and must be placed so as to not reduce the number of required **motor vehicle parking stalls** or **loading stalls** required pursuant to this Bylaw or a **development permit**.
- (8) **Signs** must not be placed within a **corner visibility triangle** where any part of the **sign** is higher than 0.75 metres and lower than 4.6 metres above the lowest elevation of the **street**.
- (9) **Signs**, sign supports and structures for **signs** must not be located in the required road rights-of-way setbacks as referenced in section 53 and Table 1.
- (10) The **Development Authority** may only relax the requirements in subsection (9) if the **sign owner** agrees, in writing, to remove the **sign** from its location within 30 days of being asked to remove it by the **City**.
- (11) **Signs** may project over sidewalks or road rights-of way provided:
- the **sign owner** agrees in writing to remove the **sign** from its location within 30 days of being asked to remove it by the **City**;
 - the **sign** will have a minimum clearance of 4.6 metres over a **City** owned driveway, **lane** or alley; and
 - the **sign** will have a minimum clearance of 2.4 metres in any instance not referenced in subsection (b).
- (12) Trees and shrubs must not be removed or damaged to erect a **sign**, to make a **sign** more visible, to maintain a **sign**, or to change **copy** on a **sign**.
- (13) The **Development Authority** may only relax the requirement of subsection (12) if the **Development Authority** is satisfied that new trees or shrubs will be planted to replace any trees and shrubs that are removed or damaged and that the new plantings are consistent with any conditions respecting landscaping on a **development permit** for the **parcel** where the **sign** is located.
- (14) When a panel on a multi-panel **sign** or a **sign** structure is removed it must be replaced with a blank panel until such time as a new panel is installed.

35P2011

Rules Governing Signs containing Digital Displays

- 74 (1) **Copy** shown on a **digital display** must be static and remain in place for a minimum of six (6.0) seconds before switching to a new or the next **copy**.
- (2) The maximum transition time between each digital **copy** must not exceed 0.25 seconds.
- (3) The transition between each digital **copy** must not involve any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects.

- (4) **Copy** must not be shown on the **digital display** using full motion video, movies, Moving Picture Experts Group (MPEG) or any other non-static digital format and the **copy** may not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent, or flashing light or the illusion of such effects.
- (5) The **copy** must not be shown in a manner that requires the **copy** to be viewed or read over a series of sequential **copy** messages on a single **digital display**, or sequenced on multiple **digital displays**.
- (6) The **sign owner** must ensure that while the **sign** is in operation with the ambient light sensor, that the light output for the **digital display** must be set to operate and not exceed the following levels at all times the **sign** is operating when measured from the **sign** face at its maximum brightness:
- (a) A maximum of 7,500 nits from sunrise to sunset, at those times determined by the National Research Council of Canada (sunrise/sunset calculator);
 - (b) A maximum of 500 nits from sunset to sunrise at those times determined by the National Research Council of Canada (sunrise/sunset calculator); and
 - (c) The **sign** must not increase the light levels around the **digital display** by more than 5.0 LUX above the ambient light level.
- (7) At any time, should the **General Manager** determine that the brightness of the **sign** should exceed those limits set out in Subsection (6); the **sign owner** must change the brightness as directed by the **General Manager**.
- (8) If any component on the **sign** fails or malfunctions in anyway and fails to operate as indicated on the approved **development permit** plans, the **sign owner** must ensure that the **sign** is turned off until all components are fixed and operating as required.
- (9) The **sign owner** must provide a name and telephone contact information of a person(s) having access to the technology controls for the **sign**, who can be contacted 24 hours a day in the event that the **sign** malfunctions.
- (10) The **Development Authority** must not approve any **sign** containing a **digital display** greater than 2.0 square metres in **sign area** less than 30.0 metres from an intersection or railway crossing.

Maintenance of Signs

35P2011

- 75 (1) A **sign owner** must ensure that its signs do not become unsafe or unsightly.

- (2) Where a **sign** has been defaced, damaged or destroyed the **sign owner** must:
- (a) immediately repair the **sign** to its original condition;
 - (b) replace it with a new **sign** that complies with any applicable **development permit** or the rules of this Bylaw where a **development permit** is not required; or
 - (c) remove the **sign**.
- (3) Where a **sign** is no longer related to a business, event, product or commodity located on the same **parcel** as the **sign**, the **sign** must be removed by the **sign owner** or the owner of the **parcel** on which the **sign** is located.

35P2011

Parcels in Related Function

- 76 Where abutting **parcels** have the appearance and function of a single site by virtue of having cross-access easements, shared parking, connecting internal roadways, or common access points, a **sign** that relates to a **use** on any of the **parcels** will not be considered a **Third Party Advertising Sign** simply because it is located on another **parcel**.

35P2011

Rules Governing Class A Signs

- 77 A **Sign – Class A** does not require a **development permit** when “**Sign – Class A**” is a listed **use** in the District and the **sign** meets all applicable rules.

35P2011

Address Sign

- 78 (1) Where an **Address Sign** is sculpted out of the face of a **building** and is not illuminated, there is no maximum **copy area** restriction.
- (2) Where an **Address Sign** is affixed to a residence or a **private garage**, the maximum **copy area** is 0.30 square metres.
- (3) Where an **Address Sign** is neither sculpted out of a **building** or affixed to a residence or **private garage**, the maximum **copy area** is 1.2 square metres.
- (4) Any proposed **Address Sign** that exceeds the maximum **copy area** set out in this section will be considered a **Fascia Sign** or **Freestanding Sign** and must comply with the rules applicable to those **signs**.

35P2011

Art Sign

- 79 (1) An **Art Sign** may contain a maximum of 10.0 per cent of the area of the **sign** as written **copy**.
- (2) An **Art Sign** may only contain written **copy** acknowledging:
- (a) the name of the business occupying the **building** where the **sign** is located; and

- (b) the name of any individual, organization or business that sponsored or contributed to making the **Art Sign**.
- (3) When an **Art Sign** takes the form of a **Window Sign** it must follow all rules applicable to a **Window Sign** as referenced in section 90.

Banner Sign

35P2011

- 80 (1) A **Banner Sign** may:
- (a) be primarily decorative;
 - (b) temporarily promote the buying or selling of products or services;
 - (c) be used to announce the opening of a business; or
 - (d) temporarily be used in place of a **Fascia Sign**.
- (2) A **Banner Sign** that is used to temporarily promote the buying or selling of products or services or to announce the opening of a business:
- (a) may be erected for a maximum of 90 days in a calendar year; and
 - (b) is limited to one per business provided there is not more than one **Banner Sign** located on a **building** at any one time.
- (3) A **Banner Sign** that is used in place of a **Fascia Sign** may only be placed in the designated signable area and locations referenced in section 92 for a period not exceeding 90 days following the issuance of a **development completion permit** or occupancy permit granted under the Building Permit Bylaw for the **development** to which the **sign** relates.
- (4) A **Banner Sign** may have a maximum **sign area** of 5.0 square metres.
- (5) A **Banner Sign** must not project above, or be located on, the roof of a **building**.
- (6) A **Banner Sign** may be:
- (a) affixed to the wall of a **building**; or
 - (b) freestanding provided it does not exceed 3.0 metres in height when measured from **grade** to the highest part of the **sign**.

Construction Sign

35P2011

- 81 (1) All **Construction Signs** relating to undeveloped **parcels**, or **parcels** where the **development** is being carried out in accordance with a **development permit**:
- (a) may have a total cumulative maximum **sign area** of 6.0 square metres; and

(b) must be removed within seven days following issuance of the **development completion permit**.

(2) A **Construction Sign** relating to **parcels** for which a **development permit** is not required, may:

(a) in **residential districts**, have a maximum **sign area** of 1.0 square metres;

(b) in the **commercial, industrial** and **special purpose** districts, have a maximum **sign area** of 1.5 square metres; and

(c) in all cases, be displayed for a maximum of 30 days.

35P2011

Directional Sign

82 (1) In **low density residential districts**, a **Directional Sign** must be attached to a **building**.

(2) A **Directional Sign** must not have any advertising **copy** or slogans, but may have logos and written identification **copy**.

(3) The maximum **copy area** of a **Directional Sign** is 2.5 square metres.

(4) A **Directional Sign** may be located anywhere on a **parcel**.

(5) A maximum of two freestanding **Directional Signs** may be located near any point of ingress or egress to the **parcel** when the **Directional Sign** intends to direct a vehicle or pedestrian onto the **parcel**.

(6) The maximum height of a freestanding **Directional Sign** is 4.0 metres.

35P2011

Flag Sign

83 (1) A **Flag Sign**:

(a) may have a maximum **sign area** of 2.0 square metres;

(b) is limited to three per **parcel** where the **parcel** has a **frontage** of 30.0 metres or less; and

(c) is limited to six per **parcel** where the **parcel** has a **frontage** greater than 30.0 metres.

(2) A **Flag Sign** and the structures they are on must not extend higher than the maximum height allowed for a **Freestanding Sign** as referenced in section 97.

(3) A **Flag Sign** must not be located on the roof of a **building**.

35P2011

Gas Bar Sign

84 (1) The maximum **sign area** for a **Gas Bar Sign** is 1.0 square metres.

(2) A **Gas Bar Sign** must not be illuminated.

Pedestrian Sign

35P2011

- 85** (1) Each business in a **building** that is located on the floor closest to **grade** may have one **Pedestrian Sign** provided it does not exceed:
- (a) 1.0 metres in height; and
 - (b) 1.0 square metres in **sign area**.
- (2) A **Pedestrian Sign**:
- (a) may only be displayed during the hours that the business it relates to is open and operating;
 - (b) must not be placed on a public sidewalk; and
 - (c) must not be illuminated.
- (3) A **Pedestrian Sign** must be located within 3.0 metres of a **public entrance** that serves the business to which the **sign** relates unless it is located on a **parcel** in one of the locations referenced in subsection 89(2).

Real Estate Sign

35P2011

- 86** (1) A **Real Estate Sign** may take the form of any other type of **sign** or be incorporated into an existing **Freestanding Sign**.
- (2) When a **Real Estate Sign** is freestanding:
- (a) there must not be more than one **Real Estate Sign** per frontage;
 - (b) the **Real Estate Sign** may have a maximum **sign area** of 1.5 square metres and a maximum height of 2.0 metres above **grade**, if the **frontage** is equal to or less than 30 metres; and
 - (c) the **Real Estate Sign** may have a maximum **sign area** of 3.0 square metres and a maximum height of 3.0 metres above **grade**, if the **frontage** is greater than 30.0 metres.
- (3) When a **Real Estate Sign** takes the form of a **Fascia Sign** it must follow all rules applicable to a **Fascia Sign** as referenced in section 92 and 93.
- (4) When a **Real Estate Sign** takes the form of a **Banner Sign** it:
- (a) must not be located above the third **storey** of a **building**; and
 - (b) must not be erected for more than 90 days in a calendar year.

Special Event Sign

35P2011

- 87** (1) A **Special Event Sign** located in a **low density residential district** may only be located on a **parcel** that does not contain a **Dwelling Unit**.

- (2) A **Special Event Sign** must not contain advertising **copy** beyond **copy** that promotes the special event, but may contain **copy** acknowledging the name of an individual, organization or business that sponsors or contributes to the special event.
- (3) A **Special Event Sign** may take the form of any other types of **sign**.
- (4) A **Special Event Sign** may be displayed for up to 15 days prior to the date of the special event to which it relates and for the duration of the special event, but must not be displayed for more than 30 days in total.

35P2011

Show Home Sign

- 88 (1) A **Show Home Sign** may have a maximum **sign area** of 3.0 square metres.
- (2) The maximum total **sign area** for all **Show Home Signs** on a **parcel** is 6.0 square metres.

35P2011

Temporary Sign

- 89 (1) A **Temporary Sign** must not be located on any **parcel** such that the **copy** on the **sign** is legible from:
 - (a) Airport Trail from 36 Street N.E. east to the **City** Limit;
 - (b) 14 Street from Glenmore Trail to Anderson Road S.W.;
 - (c) Anderson Road;
 - (d) Barlow Trail from Peigan Trail to Deerfoot Trail;
 - (e) Beddington Trail from Country Hills Boulevard to Deerfoot Trail;
 - (f) Country Hills Boulevard from Shaganappi Trail to Beddington Trail;
 - (g) Crowchild Trail;
 - (h) Deerfoot Trail;
 - (i) Glenmore Trail;
 - (j) John Laurie Boulevard from Shaganappi Trail, east to McKnight Boulevard;
 - (k) Macleod Trail from Anderson Road south to the **City** limits;
 - (l) Marquis of Lorne Trail;
 - (m) McKnight Boulevard from Edmonton Trail, east to the **City** limits;
 - (n) McKnight Boulevard from 4 Street N.W. to John Laurie Boulevard;
 - (o) Memorial Drive from Barlow Trail to Edmonton Trail;

- (p) Metis Trail;
 - (q) Peigan Trail;
 - (r) Sarcee Trail N.W. from 34 Avenue N.W. to Glenmore Trail;
 - (s) Shaganappi Trail;
 - (t) The Transportation and Utility Corridor;
 - (u) Spruce Meadows Trail;
 - (v) Trans-Canada Highway from Deerfoot Trail, east to the **City** limits;
 - (w) Trans-Canada Highway from Crowchild Trail to Bowness Road;
 - (x) Trans-Canada Highway from the junction of Home Road, west to the **City** limits;
 - (y) 17 Avenue S.E. from the east **City** limit to Stoney Trail;
 - (z) 114 Avenue S.E. from the east **City** limit to Stoney Trail; and
 - (aa) Symons Valley Road NW from the north **City** limit to 144 Avenue NW.
- (2) A **Temporary Sign** must not be placed on a **parcel** that is located in the following pedestrian corridors:
- (a) 9 Avenue S.E. from 8 Street S.E. to 15 Street S.E.;
 - (b) 17 Avenue S.E. from 33 Street S.E. to 36 Street S.E.;
 - (c) Bowness Road from 47 Street N.W. to 42 Street N.W.;
 - (d) Kensington/Louise Crossing Business Revitalization Zone;
 - (e) Fourth Street Business Revitalization Zone;
 - (f) Marda Loop Business Revitalization Zone;
 - (g) Uptown 17 Business Revitalization Zone; and
 - (h) Victoria Crossing/First Street S.W. Business Revitalization Zone;
 - (i) Bowness Road from 62 Street N.W. to 66 Street N.W.
- (3) A **Temporary Sign** must be stabilized and anchored in a way that ensures it will not be unintentionally moved, blown over or dislocated.
- (4) Sandbags and guy wires may only be used to stabilize or anchor a **Temporary Sign** if the **sign** is located on a hard surface.
- (5) A **Temporary Sign** must not be located within 7.5 metres of a motor vehicle access to a **parcel**.
- (6) In **residential districts**, the maximum **sign area** of a **Temporary Sign** is:

- (a) 1.0 square metre if a **Dwelling Unit** is located on the *parcel* where the **Temporary Sign** is located; and
 - (b) 3.0 square metres if there are no **Dwelling Units** located on the *parcel* where the **Temporary Sign** is located, with the exception of election signs.
- (7) In all other Districts not addressed by subsection (6), the maximum **sign area** of a **Temporary Sign** is:
- (a) 1.5 square metres if the **frontage** of the *parcel* where the **Temporary Sign** is located is 30.0 metres or less; and
 - (b) 5.5 square metres if the **frontage** of the *parcel* where the **Temporary Sign** is located is greater than 30.0 metres.
- (8) The maximum height of a **Temporary Sign** is:
- (a) 1.5 metres if the **sign area** is 2.5 square metres or less;
 - (b) 2.0 metres if the **sign area** is greater than 2.5 square metres, but less than 3.0 square metres; and
 - (c) 3.0 metres if the **sign area** is 3.0 square metres or more.
- (9) A **Temporary Sign** with a **sign area** greater than 1.5 square metres must be located on a **Temporary Sign Marker** that has been approved in accordance with the rules for **Sign – Class E** and must:
- (a) be no further than 1.0 metres away from the **Temporary Sign Marker**; and
 - (b) not be closer to the **street** than the **Temporary Sign Marker**.
- (10) Unless otherwise referenced in subsection (11) a maximum of one **Temporary Sign** may be located on a *parcel*.
- (11) Where a *parcel* has a **frontage**:
- (a) less than or equal to 75.0 metres, a maximum of one **Temporary Sign** may be located on that *parcel*;
 - (b) greater than 75.0 metres, but less than or equal to 200.0 metres, a maximum of two **Temporary Signs** may be located on that *parcel*; and
 - (c) greater than 200.0 metres, a maximum of three **Temporary Signs** be located on that *parcel*.

35P2011

Window Sign

- 90 (1) The total **copy area** of one or more **Window Signs** must not exceed 30.0 per cent of the window area.
- (2) For the purposes of subsection (1), “window area” includes all contiguous panes of glass, including panes of glass that would be contiguous if not separated by mullions, but does not include contiguous planes of glass on a doorway.

Rules Governing Class B Signs

35P2011

91 A **Fascia Sign** does not require a **development permit** when:

- (a) **Sign – Class B** is listed as a **permitted use** in the District;
- (b) the **sign area** is not larger than 1.5 square metres; and
- (c) the **sign** meets all applicable rules.

Designated Signable Area and Locations for Fascia Signs

36P2011

92 (1) Unless otherwise referenced in subsections (4) and (5), **Fascia Signs** must be located within the designated signable area described in this section.

(2) For a single or two **storey building**:

- (a) the upper limit of the designated signable area is:
 - (i) the **eaveline**, or
 - (ii) if there is a parapet then the upper edge of the parapet; and
- (b) the lower limit of the designated signable area is 2.4 metres above **grade**.

(3) For a **building** that exceeds two **storeys**:

- (a) the upper limit of the designated signable area is the floorline of the third **storey**; and
- (b) the lower limit of the designated signable area is 2.4 metres above **grade**.

(4) A **Fascia Sign** may be located above the second **storey** provided:

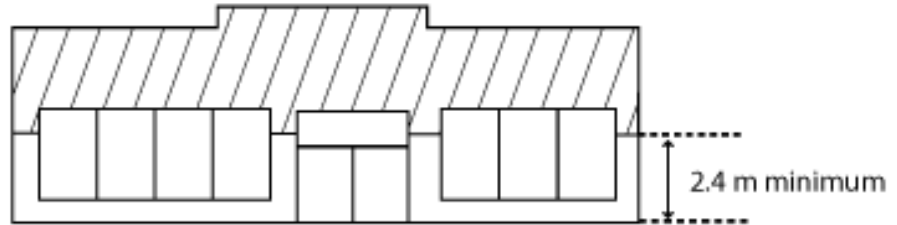
- (a) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building face**;
- (b) there is no more than one **sign** per **building face** above the second **storey**; and
- (c) the **sign area** does not exceed 2.5 per cent of the area formed by multiplying the clearance of the **sign** from **grade** by the width of the **building**.

(5) A **Fascia Sign** may be located below the designated signable area referenced in subsections (2) and (3) provided:

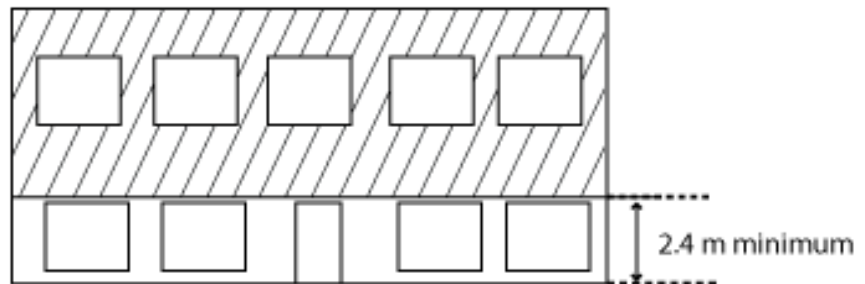
- (a) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building**;
- (b) the portion of the **sign** below the signable area occupies a maximum of 30.0 per cent of the area of the wall of the **building** below the signable area; and
- (c) the **copy area** of the **sign** below the designated signable area is less than 9.3 square metres.

- (6) The following diagrams illustrate the rules of subsections (2), (3) and (4):

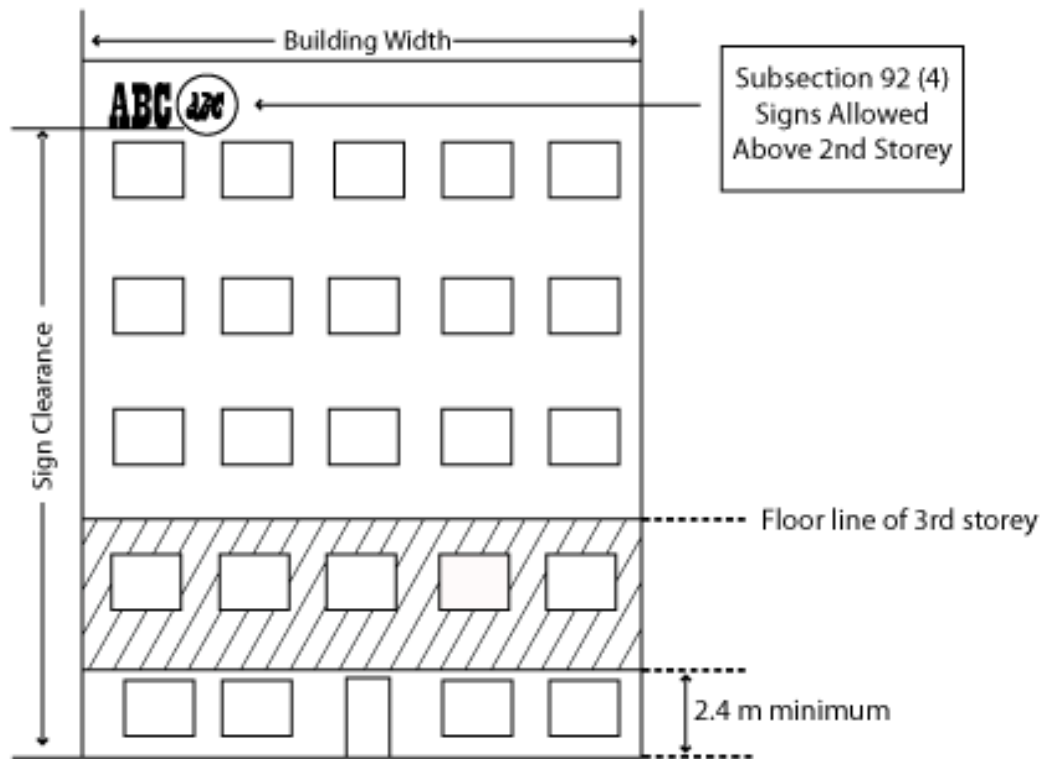
Sign Illustration 3:
Designated Signable Area
Subsections 92(2), (3) and (4)



Single Storey



Two Storey



Over Two Storeys

LEGEND



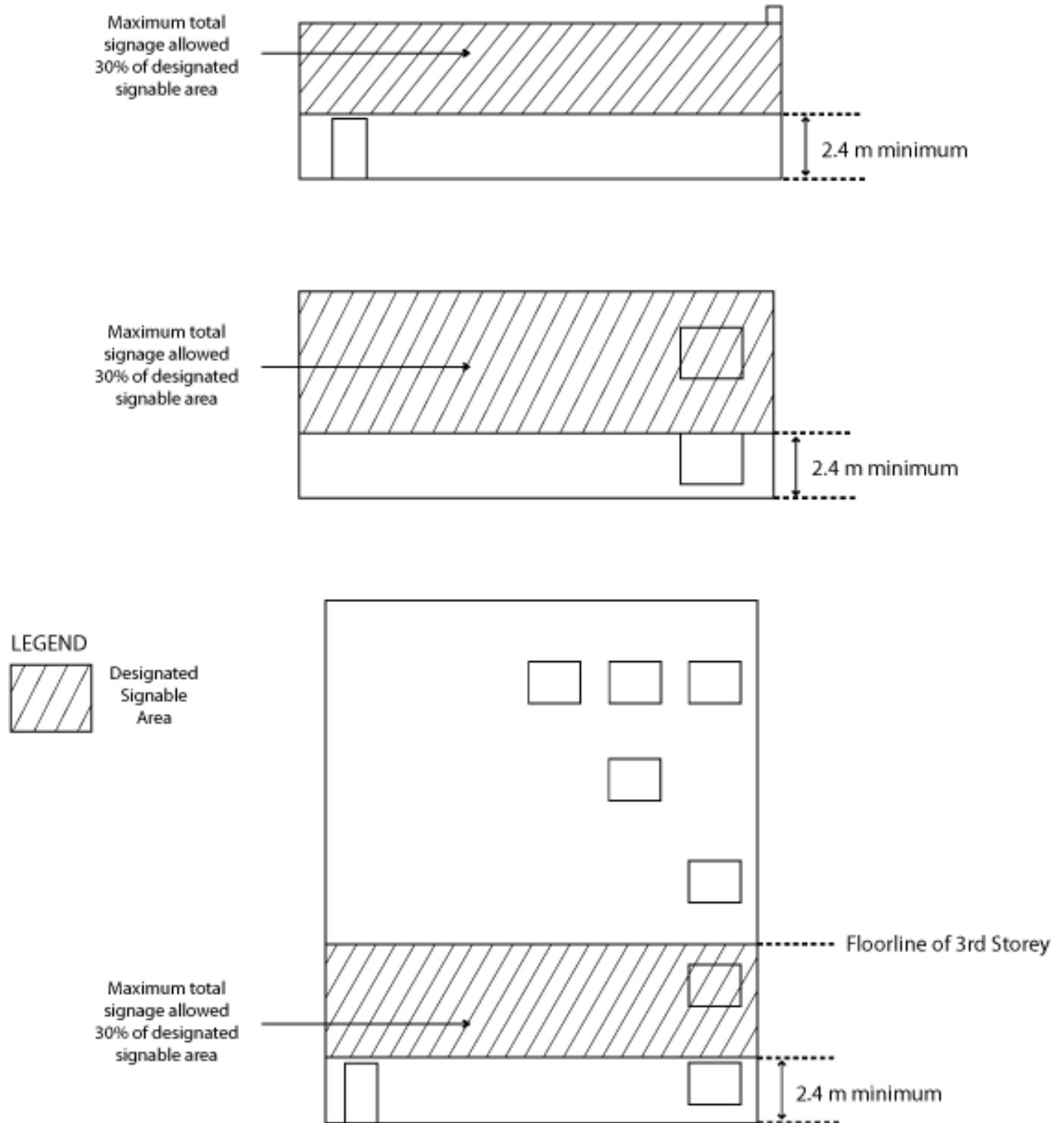
Designated
Signable
Area

Rules for Fascia Signs

35P2011

- 93** (1) A **Fascia Sign** does not have a maximum **sign area** when located on a **primary building wall** and within the designated signable area on that wall.
- (2) The maximum total **sign area** for all **Fascia Signs** located on a **secondary building wall** is 30.0 per cent of the designated signable area on that wall.
- (3) A **Fascia Sign** located on a **secondary building wall** may be illuminated, but must only be indirectly illuminated when the **copy** of the **sign** is visible from:
- (a) an **adjacent parcel** designated as a **residential district**; or
 - (b) a **Park** or **Natural Area**.
- (4) The following diagrams illustrate the rule in subsection (2).

Sign Illustration 4:
Sign Area on Secondary Building Wall
Subsection 93(2)



Rules Governing Class C Signs

35P2011

- 94 (1)** A **development permit** is not required to add additional panels to a legally existing **Freestanding Sign** when:
- (a) the **Freestanding Sign** was previously approved through a **development permit**;
 - (b) the panel sought to be added is the same length as any message panels already on the **Freestanding Sign**;
 - (c) the panel does not extend beyond or protrude from the outer limits of the existing sign structure; and
 - (d) the addition of the panel would not result in the **Freestanding Sign** violating any rules respecting maximum height, **copy**, clearance or location or any conditions of the approved **development permit** for the **Freestanding Sign**.

Rules for Freestanding Signs

35P2011

- 95 (1)** A **Freestanding Sign** must not interfere with vehicle parking or traffic circulation.
- (2)** The electrical power supply to a **Freestanding Sign** must be located underground.
- (3)** Anchor bolts securing the base of a **Freestanding Sign** must be permanently covered.
- (4)** A proposed **Freestanding Sign** must be located a minimum of 30.0 metres from any other **Freestanding Sign** located on an **adjacent parcel** that is facing the same oncoming traffic.

Number of Freestanding Signs

35P2011

- 96 (1)** Unless otherwise referenced in subsections (2) and (3), a **parcel** may have a maximum of one **Freestanding Sign** facing each **street** that provides access to the **parcel**.
- (2)** Where a **parcel** has a **frontage** equal to or greater than 200.0 metres, one additional **Freestanding Sign** for every 200.0 metres of **frontage** is allowed on the applicable **frontage** in addition to the **Freestanding Sign** allowed in accordance with subsection (1).
- (3)** Where a **parcel** is designated the C-R2 or C-R3 District, two additional **Freestanding Signs** are allowed per **frontage** in addition to those **Freestanding Signs** allowed in accordance with subsections (1) and (2).

Size and Height Restrictions for Freestanding Signs

35P2011

- 97 (1)** In the C-N1, C-N2 and C-C1 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 9.5 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.

- (2) In the C-COR3 District:
- (a) the maximum **sign area** of a **Freestanding Sign** is 18.5 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 12.2 metres.
- (3) In all other **commercial** and in all **industrial districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 14.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 9.0 metres.
- (4) In the CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the **parcel** contains **commercial multi-residential uses**:
- (a) the maximum **sign area** for a **Freestanding Sign** is 7.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.
- (5) In the **low density residential districts** and the M-CG, M-C1, M-C2, M-G, M-1 and M-2 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 5.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 4.0 metres.
- (6) In the **special purpose districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 7.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.

35P2011

Rules Governing Class D Signs

- 98 (1) A **development permit** is required to erect a new canopy, awning, marquee or projecting structure intended to display a **Sign – Class D** and must follow any applicable dimensional standards referenced in sections 99, 100, 101 and 102.
- (2) A **development permit** is not required for a change in **copy** for a **Sign – Class D** when the canopy, awning, marquee or projecting structure legally exists even if the applicable sign structure does not meet the dimensional standards referenced in sections 99, 100, 101 and 102.

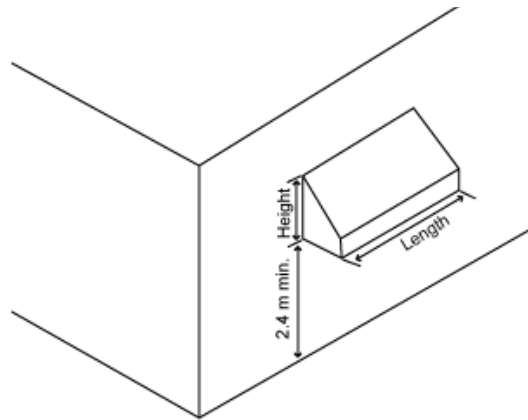
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Rules for Canopy Signs

- 99 (1) The **copy area** on a **Canopy Sign** must not exceed 50.0 per cent of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy or awning.

- (2) The **Canopy Sign** must not extend beyond the structure on which it is displayed.
- (3) A structure used to display **Canopy Signs** must:
- have a minimum clearance of 2.4 metres from **grade**;
 - not extend any further than the line on which street light or power line poles are located;
 - not extend further than 2.4 metres from the wall of the **building** to which it is attached; and
 - not exceed 1.5 metres in height measured from the lowest point of the structure to the highest point of the structure.
- (4) The following diagram illustrates the rules in subsection (1) and (3)(a).

Sign Illustration 4:
Rules for Canopy Signs
Subsections 99(1) and (3)(a)



Rules for Signs under Canopies

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100 **Signs** hanging or attached under canopies and other **building** projections:

- must have a minimum clearance of 2.4 metres from **grade**;
- may be a maximum of 0.30 metres in height;
- may have a maximum **sign area** of 1.0 square metres; and
- must be a minimum of 4.5 metres from each other.

Rules for Projecting Signs

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- 101** (1) The maximum number of **Projecting Signs** a business may have on a **primary building wall** is one.
- (2) The edge of a **Projecting Sign** closest to the wall of the **building** to which it is attached must be within 0.30 metres of that wall.
- (3) Unless otherwise referenced in subsection (4), the maximum height of a **Projecting Sign** is 6.0 metres from **grade** when measured to the top of the **sign**.

- (4) Where a **Projecting Sign** relates to a **Hotel, Retail and Consumer Service** or a **Parking Lot – Structure** with a height of 18.5 metres or greater, the maximum height of the **Projecting Sign** is 21.5 metres above **grade** so long as:
- (a) the **sign** does not project more than 2.0 metres from the **building**; and
 - (b) the **sign area** is 18.5 square metres or less.
- (5) The minimum clearance between the bottom of a **Projecting Sign** and **grade** is 2.4 metres.

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Size Restrictions for Projecting Signs

- 102 (1) In the C-N1, C-N2, C-C1, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Sign** is 2.3 square metres.
- (2) In the C-COR3 District, the maximum **sign area** for a **Projecting Sign** is 9.3 square metres.
- (3) In all other **commercial** and **industrial districts**, the maximum **sign area** for a **Projecting Sign** is 4.5 square metres.
- (4) In all other Districts not referenced in subsections (1) through (3), the maximum **sign area** for a **Projecting Sign** is 1.0 square metres.

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Rules Governing Class E Signs

- 103 Every **Sign – Class E** requires a **development permit**.

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Electronic Message Sign

- 104 (1) An **Electronic Message Sign** may only be approved in a **commercial, industrial, special purpose district** or CC-ER District.
- (2) An **Electronic Message Sign** must not be located within 300.0 metres of any other **Electronic Message Sign** facing the same oncoming traffic.
- (3) An **Electronic Message Sign** must not be located within 150.0 metres of a **Digital Third Party Advertising Sign** facing the same oncoming traffic.
- (4) Subsections (2) and (3) do not apply to an **Electronic Message Sign** with **copy** that only displays the date, time or temperature.
- (5) An **Electronic Message Sign**:
- (a) must not exceed 5.0 square metres in **copy area**; and
 - (b) must not exceed 2.5 square metres in **copy area** or 30.0 percent of the window area, whichever is lesser when an **Electronic Message Sign** is used as a **Window Sign**.

- (6) When an **Electronic Message Sign** is located within 300.0 metres of a **Dwelling Unit**, the **sign** must be turned off between the hours of 10 p.m. and 7 a.m. on weekdays and between 10 p.m. and 8 a.m. on weekends.
- (7) An **Electronic Message Sign** must not be located on, or attached to, a roof of a **building**.
- (8) The electrical power supply to an **Electronic Message Sign** must be provided underground unless otherwise allowed by the **Development Authority**.
- (9) A **development permit** for an **Electronic Message Sign** must not be issued for a period exceeding three (3) years

Inflatable Sign

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- 105
- (1) An **Inflatable Sign** is not allowed in those locations referenced in subsections 89(1) or 89(2).
 - (2) An **Inflatable Sign** must not be located on the roof of any **building** or structure.
 - (3) An **Inflatable Sign** must be tethered or anchored and must touch the surface to which it is anchored.
 - (4) An **Inflatable Sign** must not extend higher than the maximum height allowed for a **Freestanding Sign** as referenced in section 97.
 - (5) Only one **Inflatable Sign** may be located on a **parcel** at any time.
 - (6) The maximum number of **Inflatable Signs** that may be on the same **parcel** in a calendar year is two.
 - (7) The maximum time period an **Inflatable Sign** may be displayed on a **parcel** is 30 days.

Painted Wall Sign

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- 106
- (1) A **Painted Wall Sign** may be located anywhere on a **building** wall.
 - (2) If a **Painted Wall Sign** is removed, the wall it was displayed on must be refinished to be consistent with the rest of the **building**.

Roof Sign

35P2011

- 107
- (1) A **Roof Sign** may be approved only in the following Districts:
 - (a) all **commercial districts**;
 - (b) all **industrial districts**; and
 - (c) the S-CI or S-SPR Districts.
 - (2) A **Roof Sign** may only identify, by name or symbol, the **use**, business or occupant of the **building** on which the **sign** is located.

- (3) Supports and structures used for a **Roof Sign** must not be visible.
- (4) A **Roof Sign** and the supports for a **Roof Sign**, must not extend beyond the maximum **building height** applicable to the District where the **sign** is located.
- (5) The **sign area** of all **Roof Signs** on each face of a **building** must not exceed 2.5 per cent of the area formed by multiplying the clearance of the **sign** from **grade** by the width of the **building**.

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Rotating Sign

- 108** (1) A **Rotating Sign** may only be approved in **commercial** and **industrial districts**.
- (2) A **Rotating Sign** must not exceed the maximum height and maximum **sign area** allowed for a **Freestanding Sign** as referenced in section 97.

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Temporary Sign Markers

- 109** (1) A **Temporary Sign Marker** is not allowed in those locations where a **Temporary Sign** is not allowed as referenced in subsections 89(1) and 89(2).
- (2) A **Temporary Sign Marker** must be:
- (a) constructed of concrete, landscape pavers or similar hard surfacing material;
 - (b) constructed of a different surfacing material than the surfacing surrounding it so that the marker clearly stands out in its surroundings;
 - (c) maintained so as to always be visible and clear of obstructions;
 - (d) a minimum of 0.4 square metres; and
 - (e) anchored or set into the ground.
- (3) The number of **Temporary Sign Markers** allowed on a **parcel** must not exceed the number of **Temporary Signs** allowed on the applicable **parcel** as referenced in subsections 89(10) and 89(11).
- (4) A **Temporary Sign Marker** must not be located within 7.5 metres of a motor vehicle access to a **parcel**.
- (5) If a **Temporary Sign** is intended to be illuminated, the **Temporary Sign Marker** must have an underground power supply.
- (6) A **Temporary Sign Marker** must be accessible from the **parcel** on which it is located so that no person has to cross a different **parcel**, or **City** owned boulevard in order to install, do maintenance on, or remove a **Temporary Sign**.

Rules Governing Class F Signs – Third Party Advertising Signs

110 Where a rule for **Third Party Advertising Signs**:

- (a) refers to a “Regional Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services on a **City**-wide scale and may include **Office** and other non-commercial **uses**;
- (b) refers to a “Sector (Community) Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services to an area beyond the immediate neighbourhoods and may include **Office** and other non-commercial **uses**; and
- (c) refers to a “Neighbourhood Shopping Centre” it means a **shopping centre** which provides commercial **uses** to meet the frequent needs of the immediate neighbourhoods.

Prohibited Locations For Third Party Advertising Signs

111 (1) *deleted*

71P2008,
28P2009

(2) **Third Party Advertising Signs** are prohibited in a Regional or Sector (Community) Shopping Centre.

(3) **Third Party Advertising Signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is legible from:

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- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;
- (b) 14 Street S.W. from Glenmore Trail S.W., south to Canyon Meadows Drive S.W.;
- (c) 52 Street East, from 17 Avenue S.E., north to McKnight Boulevard;
- (d) 85 Street N.W. from Bowness Road, north to Bears paw Dam Road;
- (e) 87 Street N.W. from Bears paw Dam Road, north to Nose Hill Drive;
- (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
- (g) 32 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (h) 64 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (i) 96 Avenue North from Harvest Hills Boulevard, east to Barlow Trail;
- (j) 144 Avenue N.W.;
- (k) 162 Avenue S.W. from 37 Street S.W., east to Macleod Trail;
- (l) Anderson Road;

- (m) Barlow Trail from the north **City** limits, south to the junction of McKnight Boulevard;
- (n) Bears paw Dam Road from 87 Street N.W., east to 85 Street N.W.;
- (o) Beddington Trail;
- (p) Bow Bottom Trail;
- (q) Bow Trail from the junction of Sarcee Trail S.W., east to the junction of Crowchild Trail;
- (r) Canyon Meadows Drive;
- (s) Chaparral Boulevard;
- (t) Country Hills Boulevard;
- (u) Crowchild Trail;
- (v) Deerfoot Trail;
- (w) Falconridge Boulevard N.E.;
- (x) Glenmore Trail from Elbow Drive S.W., west to the **City** limits;
- (y) Glenmore Trail from the Bow River, east to Ogden Road S.E.;
- (z) Harvest Hills Boulevard;
- (aa) Heritage Drive from 14 Street S.W., east to Haddon Road S.W.;
- (bb) Heritage Drive from Bonaventure Drive S.E., east to Blackfoot Trail;
- (cc) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard;
- (dd) Macleod Trail from 162 Avenue S.W., south to the **City** limits;
- (ee) McKenzie Lake Boulevard S.E.;
- (ff) McKenzie Towne Boulevard S.E.;
- (gg) McKenzie Towne Drive S.E.;
- (hh) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street N.E., east to the **City** limits;
- (ii) Memorial Drive N.E. from 39 Street S.E., east to the **City** limits;
- (jj) Nose Hill Drive;
- (kk) Peigan Trail;
- (ll) Sarcee Trail N.W. from Crowchild Trail, north to the Transportation and Utility Corridor;

- (mm) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the **City** limits;
 - (nn) Shaganappi Trail;
 - (oo) Shawnessy Boulevard from west **City** limits, east to Shawnessy Drive S.W.;
 - (pp) Southland Drive from west **City** limits, east to Haddon Road S.W.;
 - (qq) Southland Drive from Bonaventure Drive S.E., east to Deerfoot Trail;
 - (rr) Sun Valley Boulevard from Macleod Trail, east to Chaparral Boulevard;
 - (ss) the Transportation and Utility Corridor;
 - (tt) Trans-Canada Highway from the Bow River, west to the **City** limits; or
 - (uu) Trans-Canada Highway from 6 Street N.E., east to the **City** limits.
- (4) **Third Party Advertising Signs** are prohibited on sites **adjacent** to Bowness Road from 62 Street N.W. to 65 Street N.W.
- (5) **Third Party Advertising Signs** are prohibited on **street** or utility right-of-way.
- (6) **Third Party Advertising Signs** are prohibited on locations in or within 450.0 metres of, and visible from:
- (a) major parks;
 - (b) escarpments and pathways;
 - (c) riverbanks; and
 - (d) natural areas.
- (7) Notwithstanding subsection 111(3)(tt), existing **Third Party Advertising Signs** positioned such that the **copy** is legible from the Trans Canada Highway between the Bow River and Bowfort Road and approved prior to November 19, 1990 may be renewed from time to time in accordance with section 114.
- (8) Notwithstanding subsection 111(3)(y) and (uu), existing **Third Party Advertising Signs** positioned such that the **copy** is legible from Glenmore Trail S.E. or from the Trans-Canada Highway between 6 Street N.E. and 36 Street N.E. respectively, may be renewed from time to time in accordance with section 114.
- (9) Notwithstanding subsection 111(3), freestanding-flush and wall-mounted **Third Party Advertising Signs** in **commercial** or **industrial districts** may be allowed along those public thoroughfares referred to in subsections 111(3)(f)(q)(u) and (nn) where:

- (a) the **sign** is contained within the line and form of the **building** to which it is attached;
 - (b) the **sign** is not positioned such that it can be viewed from a land use district other than a **commercial** or **industrial district**; and
 - (c) the **sign area** does not exceed 19.0 square metres.
- (10) Notwithstanding subsection 112(4), where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of subsection 111(4), it may be renewed from time to time in accordance with section 114.
- (11) Notwithstanding subsections 111(3)(hh) and (kk), where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of subsections 111(3)(hh) and (kk), it may be renewed from time to time in accordance with section 114.
- (12) Save as hereinafter provided, except for the renewal of a **development permit** for an existing **Third Party Advertising Sign**, no **Third Party Advertising Sign** may be approved within the Inglewood Main Street Area after November 9, 1992.
- (13) A **development permit** for a **Third Party Advertising Sign** may be approved in the Inglewood Heritage Main Street Area if such sign replaces an existing **Third Party Advertising Sign** of the same or greater area at the same or another location in the Inglewood Heritage Main Street Area provided always that the approval of such a **sign** may only be allowed where it will result in a visual improvement to the character and streetscape of the area and either:
- (a) a reduction in the overall number of **Third Party Advertising Sign** faces in such area; or
 - (b) the design is appropriate for enhancing the specific location.
- (14) A **development permit** for a **Third Party Advertising Sign** may only be approved in the Mainstreet portion of Bowness Road NW when such a sign:
- (a) replaces an existing **Third Party Advertising Sign** of the same or greater area at the same location provided; and
 - (b) results in upgrading of the quality of the proposed sign.

Siting of Third Party Advertising Signs

- 112 (1) A **Third Party Advertising Sign** must not be located within 30.0 metres of any **Freestanding Identification Sign**, facing the same oncoming traffic, except where the separation is between

existing signs approved prior to November 19, 1990, one of which is the subject of an application for renewal of a **development permit**.

- (2) A **Third Party Advertising Sign** must be removed upon expiry of the **development permit** for such **sign** if a **development permit** application for a **Freestanding Identification Sign** is approved within 30.0 metres of the **Third Party Advertising Sign**.
- (3) A **Third Party Advertising Sign** must not be located within 75.0 metres of any other **Third Party Advertising Sign** facing the same on-coming traffic and must not result in more than two (2) freestanding **Third Party Advertising Signs** greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**, except:
 - (a) where the separation is between an existing **Third Party Advertising Sign**, approved prior to June 19, 2000, one of which is the subject of an application for renewal of a **development permit**;
 - (b) for a **Third Party Advertising Sign** located on the same structure; or
 - (c) for a **Third Party Advertising Sign**, less than 4.6 metres in height and 4.5 square metres in area, where the separation must be 30.0 metres.
- (4) Subject to subsections (1) and (3), a **Third Party Advertising Sign**, less than 4.6 metres in height and 4.5 square metres in area, must not be located closer than 30.0 metres to any other **Third Party Advertising Sign** less than 4.6 metres in height and 4.5 square metres in area.
- (5) A **Third Party Advertising Sign** must be located such that no portion is less than 6.0 metres from any **property line adjacent** to a public thoroughfare except for **Third Party Advertising Signs** less than 4.6 metres in height and 4.5 square metres in area.
- (6) Notwithstanding subsection (5), where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of subsection (5), it may be renewed from time to time in accordance with section 114.
- (7) Trees required under an approved **development permit** shall not be removed or altered in any way to accommodate the placement or visibility of a **Third Party Advertising Sign**.
- (8) A **Third Party Advertising Sign** must not be located on, or attached to, a roof.
- (9) A freestanding **Third Party Advertising Sign** must be separated from:

- (a) a **Directional Sign**, exceeding 3.0 square metres in **sign area**, in a **street** right-of-way;
- (b) a **street** intersection or railway crossing; and
- (c) the curblineline or edge of a **major street, expressway** or freeway; to the satisfaction of the General Manager Transportation or his delegate.

Height and Size

- 113 (1) The maximum height of a wall-mounted or a freestanding-flush **Third Party Advertising Sign** is 10.5 metres and it must not extend above the **eaveline**.
- (2) The maximum height of a freestanding **Third Party Advertising Sign** is 8.3 metres, and if any portion of a freestanding **Third Party Advertising Sign** is located within 6.5 metres of a **building** less than 8.3 metres in **height**, the **sign** must not exceed the height of that **building** or 6.5 metres, whichever is greater.
- (3) The dimensions of the **sign area** of a **Third Party Advertising Sign** must not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7.0 metres, with allowance for a 1.5 metre cut-out to the top and face and a 0.70 metre cut-out to the sides and bottom of the **Third Party Advertising Sign**.
- (4) The maximum area of a **Third Party Advertising Sign** must not exceed 25.0 square metres and only one face of a double-faced **sign** may be used to calculate **sign area**.
- (5) Where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of this section, it may be renewed from time to time in accordance with section 114.

General Rules for Third Party Advertising Signs

- 114 (1) A **development permit** for a **Third Party Advertising Sign** must not be issued for a period exceeding five (5) years.
- (2) Where an application for a renewal of a **development permit** complies with subsection (3), the permit must not be refused by the **Development Authority** on the grounds of **use**.
- (3) The applicant for a **development permit** for a **Third Party Advertising Sign** must show, to the satisfaction of the **Development Authority**, that the **Third Party Advertising Sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line.

- (4) A **Third Party Advertising Sign** must not block natural light or the sky from the surrounding buildings' windows and doors.
- (5) The lighting or orientation of a **Third Party Advertising Sign** must not adversely affect any neighbouring residential areas.
- (6) A **Third Party Advertising Sign** must utilize lighting fixtures which are not readily discernible or obtrusive, to the satisfaction of the **Development Authority**.
- (7) An auxiliary **sign** or other material must not be attached to, on, above or below a **Third Party Advertising Sign**.
- (8) The backs of all **Third Party Advertising Signs** and all cut-outs must be enclosed to the satisfaction of the **Development Authority**.
- (9) The space between the faces of double-faced **Third Party Advertising Signs** must be enclosed to the satisfaction of the **Development Authority**.
- (10) Electrical power supply to **Third Party Advertising Signs** or base landscaping must be underground unless otherwise allowed by the **Development Authority** such as, but not limited to, situations where reasonable access to an underground power source is not available or the **Third Party Advertising Sign** is located in an area where underground power has not commenced.

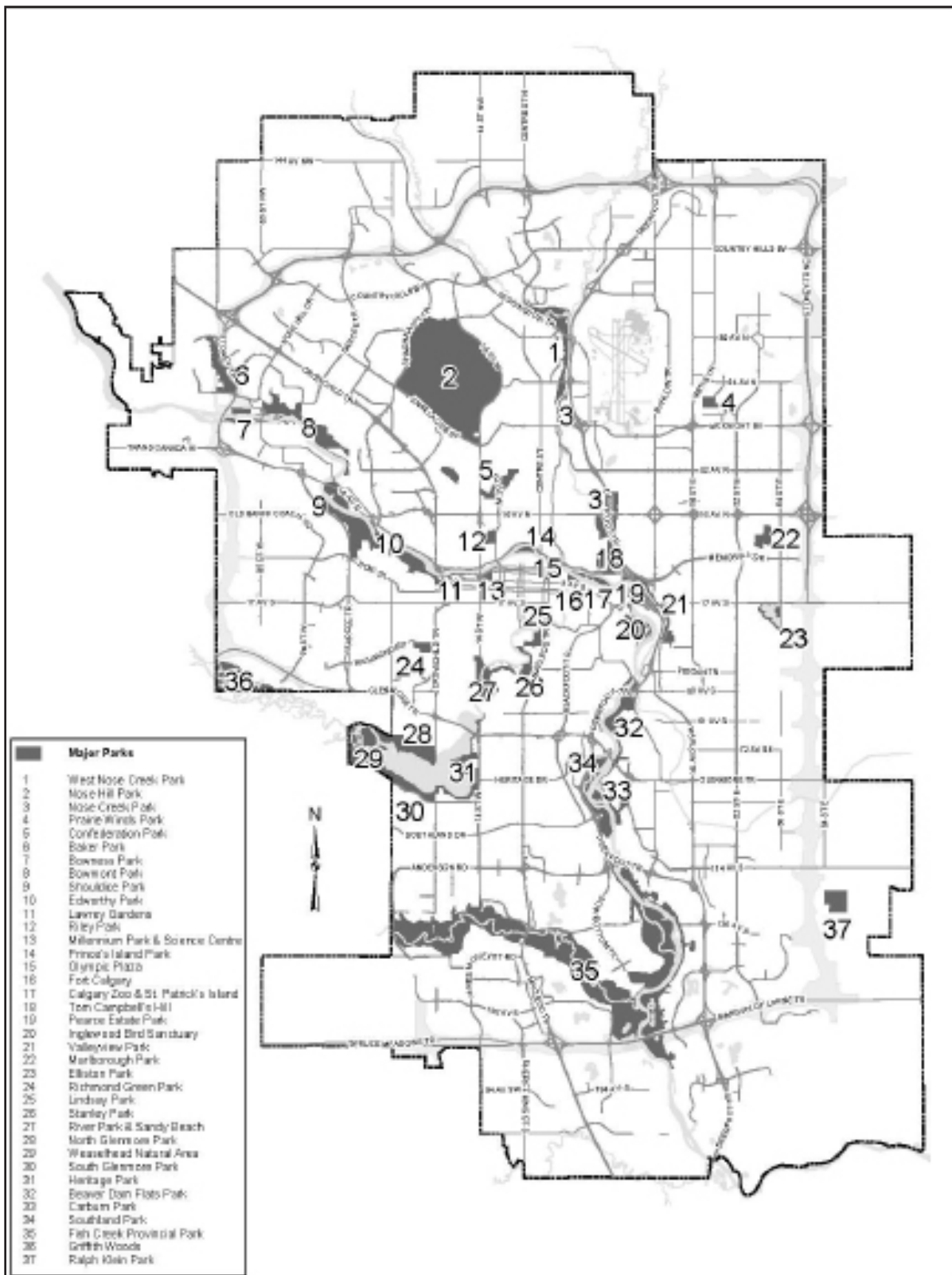
Major Parks

115 Map 3 identifies the following major parks:

1. West Nose Creek Park
2. Nose Hill Park
3. Nose Creek Park
4. Prairie Winds Park
5. Confederation Park
6. Baker Park
7. Bowness Park
8. Bowmont Park
9. Shouldice Park
10. Edworthy Park
11. Lawrey Gardens
12. Riley Park
13. Millennium Park & Science Centre
14. Prince's Island Park
15. Olympic Plaza
16. Fort Calgary
17. Calgary Zoo & St. Patrick's Island
18. Tom Campbell's Hill
19. Pearce Estate Park
20. Inglewood Bird Sanctuary
21. Valleyview Park
22. Marlborough Park
23. Elliston Park
24. Richmond Green Park

25. Lindsay Park
26. Stanley Park
27. River Park & Sandy Beach
28. North Glenmore Park
29. Weaselhead Natural Area
30. South Glenmore Park
31. Heritage Park
32. Beaver Dam Flats Park
33. Carburn Park
34. Southland Park
35. Fish Creek Provincial Park
36. Griffith Woods
37. Ralph Klein Park

Map 3:
Major Parks



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Rules Governing Class G Signs – Digital Third Party Advertising Signs

115.1 Where a rule for Digital Third Party Advertising Signs:

- (a) refers to a “Regional Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services on a **City**-wide scale and may include **Office** and other non-commercial **uses**;
- (b) refers to a “Sector (Community) shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services on a **City**-wide scale and may include **Office** and other non-commercial **uses**; and
- (c) refers to a “Neighbourhood Shopping Centre” it means a **shopping centre** which provides commercial **uses** to meet the frequent needs of the immediate neighbourhoods.

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Prohibited Locations for Digital Third Party Advertising Signs

115.2 (1) Digital Third Party Advertising Signs are prohibited in a Regional or Sector (Community) Shopping Centre.

(2) Digital Third Party Advertising Signs are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is legible from:

- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;
- (b) 14 Street S.W. from Glenmore Trail S.W., south to Canyon Meadows Drive S.W.;
- (c) 52 Street East, from 17 Avenue S.E., north to McKnight Boulevard;
- (d) 85 Street N.W. from Bowness Road, north to Bearspaw Dam Road;
- (e) 87 Street N.W. from Bearspaw Dam Road, north to Nose Hill Drive;
- (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
- (g) 32 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (h) 64 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (i) 96 Avenue North from Harvest Hills Boulevard, east to Barlow Trail;
- (j) 144 Avenue N.W.;

- (k) 162 Avenue S.W. from 37 Street S.W., east to Macleod Trail;
- (l) Anderson Road;
- (m) Barlow Trail from the north **City** limits, south to the junction of McKnight Boulevard;
- (n) Bearspaw Dam Road from 87 Street N.W., east to 85 Street N.W.;
- (o) Beddington Trail;
- (p) Bow Bottom Trail;
- (q) Bow Trail from the junction of Sarcee Trail S.W., east to the junction of Crowchild Trail;
- (r) Canyon Meadows Drive;
- (s) Chaparral Boulevard;
- (t) Country Hills Boulevard;
- (u) Crowchild Trail;
- (v) Deerfoot Trail;
- (w) Falconridge Boulevard N.E.;
- (x) Glenmore Trail from Elbow Drive S.W., west to the **City** limits;
- (y) Glenmore Trail from the Bow River, east to Ogden Road S.E.;
- (z) Harvest Hills Boulevard;
- (aa) Heritage Drive from 14 Street S.W., east to Haddon Road S.W.;
- (bb) Heritage Drive from Bonaventure Drive S.E., east to Blackfoot Trail;
- (cc) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard;
- (dd) Macleod Trail from 162 Avenue S.W., south to the **City** limits;
- (ee) McKenzie Lake Boulevard S.E.;
- (ff) McKenzie Towne Boulevard S.E.;
- (gg) McKenzie Towne Drive S.E.;
- (hh) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street N.E., east to the **City** limits;
- (ii) Memorial Drive N.E. from 39 Street S.E., east to the **City** limits;
- (jj) Nose Hill Drive;
- (kk) Peigan Trail;

- (ll) Sarcee Trail N.W. from Crowchild Trail, north to the Transportation and Utility Corridor;
 - (mm) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the **City** limits;
 - (nn) Shaganappi Trail;
 - (oo) Shawnessy Boulevard from west **City** limits, east to Shawnessy Drive S.W.;
 - (pp) Southland Drive from west **City** limits, east to Haddon Road S.W.;
 - (qq) Southland Drive from Bonaventure Drive S.E., east to Deerfoot Trail;
 - (rr) Sun Valley Boulevard from Macleod Trail, east to Chaparral Boulevard;
 - (ss) the Transportation and Utility Corridor;
 - (tt) Trans-Canada Highway from the Bow River, west to the **City** limits; or
 - (uu) Trans-Canada Highway from 6 Street N.E., east to the **City** limits.
- (3) **Digital Third Party Advertising Signs** are prohibited on sites **adjacent** to Bowness Road from 62 Street N.W. to 65 Street N.W.
- (4) **Digital Third Party Advertising Signs** are prohibited on **street** or utility rights-of-way.
- (5) **Digital Third Party Advertising Signs** are prohibited on locations in or within 450.0 metres of, and visible from:
- (a) major parks as identified in Section 115 and in Map 3;
 - (b) escarpments and pathways;
 - (c) riverbanks; and
 - (d) natural areas.
- (6) A **Digital Third Party Advertising Sign** must not be approved if:
- (a) the digital **copy** is legible from a **Dwelling Unit**; and
 - (b) the **Digital Third Party Advertising Sign** is located less than 125.0 metres, measured from the face of the **digital display** outward at an angle where light is emitted according to the manufacturers specifications, to a **Dwelling Unit**.

Siting of Digital Third Party Advertising Signs

- 115.3 (1) A **Digital Third Party Advertising Sign** must not be located within 30.0 metres of any **Freestanding Identification Sign**, facing the same oncoming traffic;

- (2) A **Digital Third Party Advertising Sign** must be removed from a *parcel* upon expiry of the **development permit** for such a **sign** if a **development permit** application for a **Freestanding Identification Sign** is approved within 30.0 metres of the **Digital Third Party Advertising Sign**;
- (3) A **Digital Third Party Advertising Sign**:
- (a) must not be located within 300.0 metres of another **Digital Third Party Advertising Sign** facing the same oncoming traffic;
 - (b) must not be located within 75.0 metres of any **Third Party Advertising Sign** facing the same on-coming traffic and must not result in more than two (2) **signs** displaying third party advertising greater than 4.6 metres in height and 4.5 square metres in area within 225.0 metre radius of each other facing the same **street**;
 - (c) except where specified in Subsection (d), must not be located within the following distances from any **property line** shared with a **street**:
 - (i) 14.0 metres where the speed limit of the public thoroughfare is 80 km/hr or greater;
 - (ii) 10.0 metres where the speed limit of the public thoroughfare is 70 km/hr; and
 - (iii) 6.0 metres where the speed limit of the public thoroughfare is 60 km/hr or less.
 - (d) may be located closer to a **property line** shared with a **street** identified in Subsection (c) provided that the **sign**:
 - (i) replaces an existing approved **Sign – Class F** on a *parcel*;
 - (ii) the **development permit** approving the **Sign – Class F** remains in effect; and
 - (iii) the distance from the **sign** to any **property line** is not less than that of the existing approved **Sign – Class F**.
- (4) Trees required under an approved **development permit** must not be removed or altered in any way to accommodate the placement or visibility of a **Digital Third Party Advertising Sign**.
- (5) A **Digital Third Party Advertising Sign** must not be located on, or attached to, a roof of a **building**.
- (6) A freestanding **Digital Third Party Advertising Sign** must be separated from:
- (a) a **Directional Sign**, exceeding 3.0 square metres in **sign area**, in a **street** right-of-way;

- (b) a **street** intersection or railway crossing by at least 30.0 metres; and
- (c) the curblineline or edge of a **major street, expressway** or freeway, to the satisfaction of the General Manager Transportation or his delegate.

35P2011

Height and Size of Digital Third Party Advertising Signs

- 115.4 (1)** The maximum height of a wall-mounted or a freestanding-flush **Digital Third Party Advertising Sign** is 10.5 metres and it must not extend above the **eaveline**.
- (2)** The maximum height of a freestanding **Digital Third Party Advertising Sign** is 8.3 metres, and if any portion of a freestanding **Digital Third Party Advertising Sign** is located within 6.5 metres of a **building** less than 8.3 metres in height, the **sign** must not exceed the height of that **building** or 6.5 metres, whichever is greater.
- (3)** The dimensions of the **sign area** of a **Digital Third Party Advertising Sign** must not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7.0 metres, with allowance for a 1.5 metre cut-out to the top and face and a 0.70 metre cut-out to the sides and bottom of the **Digital Third Party Advertising Sign**.
- (4)** The maximum area of a **Digital Third Party Advertising Sign** must not exceed 25.0 square metres and only one face of a double-faced **sign** may be used to calculate **sign area**.

35P2011

General Rules for Digital Third Party Advertising Signs

- 115.5 (1)** A **development permit** for a **Digital Third Party Advertising Sign** must not be issued for a period exceeding three (3) years.
- (2)** Where an application for a renewal for a **development permit** complies with subsection (3), the permit must not be refused by the **Development Authority** on the grounds of **use**.
- (3)** The applicant for a **development permit** for a **Digital Third Party Advertising Sign** must show, to the satisfaction of the **Development Authority**, that the **Digital Third Party Advertising Sign** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line.
- (4)** A **Digital Third Party Advertising Sign** must not block natural light or the sky from surrounding buildings' windows and doors.

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- (5) The lighting or orientation of a **Digital Third Party Advertising Sign** must not adversely affect any neighbouring residential areas, to the satisfaction of the ***Development Authority***.
 - (6) An auxiliary ***sign*** or other material must not be attached to, on, above or below a ***Digital Third Party Advertising Sign***.
 - (7) The backs of all **Digital Third Party Advertising Signs** and all cut-outs must be enclosed to the satisfaction of the ***Development Authority***.
 - (8) The space between the faces of a double-faced **Digital Third Party Advertising Sign** must be enclosed to the satisfaction of the ***Development Authority***.
 - (9) Electrical power supply to the **Digital Third Party Advertising Signs** or base landscaping must be underground unless otherwise allowed by the ***Development Authority*** such as, but not limited to, situations where reasonable access to an underground power source is not available or the **Digital Third Party Advertising Sign** is located in an area where underground power has not commenced.

299 “Sign – Class A”

67P2008,
35P2011

- (a) means only the following **sign** types:
- (i) “**Address Sign**” which means a **sign** that identifies:
 - (A) the municipal address of a **building**;
 - (B) the name of a **building**;
 - (C) the name of a business or organization operating a **building**; or
 - (D) the name of any individuals occupying a **building**;
 - (ii) “**Art Sign**” which means a **sign** that is primarily an artistic rendering applied to or affixed to any exterior of a **building** and where less than 10.0 per cent of the area of the **sign** contains written **copy**;
 - (iii) “**Banner Sign**” which means a **sign** that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
 - (iv) “**Construction Sign**” which means a **sign** that is displayed on a **parcel** undergoing construction, which identifies the party responsible for the management of a **parcel**, a person who is furnishing labour, services, materials or financing, or the future use of the **parcel**;
 - (v) “**Directional Sign**” which means a **sign** that guides, warns or restrains people or motor vehicles and may be freestanding on a permanent structure or attached to a **building**;
 - (vi) “**Election Sign**” which means a **sign** that:
 - (A) indicates support for a candidate in a Federal, Provincial or local election;
 - (B) sets out a position or information relating to an issue in an election; or
 - (C) provides information respecting an election;
 - (vii) “**Flag Sign**” which means a **sign** that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole or light standard;
 - (viii) “**Gas Bar Sign**” which means a **sign** that is accessory to a **Gas Bar**, and which may advertise services or products stored outside of a **building** such as, but not limited to, windshield wiper fluid, motor vehicle oils, firewood, ice, air and propane;

- (ix) “**Pedestrian Sign**” which means a type of **Temporary Sign** with no external supporting structure that is intended to be placed near a sidewalk to attract attention from passing pedestrians;
 - (x) “**Real Estate Sign**” which means a **sign** that contains information regarding the management, sale, leasing or rental of a **parcel** or **building**;
 - (xi) “**Show Home Sign**” which means a **sign** that identifies a newly constructed residential **building** as a sample of the type of **building** a builder is providing, and where prospective purchasers may acquire information regarding the community and the purchase of homes from that builder;
 - (xii) “**Special Event Sign**” which means a **sign** that promotes a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event;
 - (xiii) “**Temporary Sign**” which means a **sign** that is not permanently affixed to a structure or is displayed on a structure that is designed to be moved from place to place or is easily movable;
 - (xiv) “**Window Sign**” which means a **sign** that is attached to, painted on or displayed on the interior or exterior of a window of a **building** so that its content is visible to a viewer outside of the **building** and:
 - (A) includes **signs** that are erected 0.90 metres or less behind a window; and
 - (B) does not include any type of product or window display that is intended to be visible to a viewer outside of the **building**, and
 - (xv) any type of **sign** located in a **building** not intended to be viewed from outside; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

35P2011

300 “Sign – Class B”

- (a) means only the following **sign** type:
 - (i) “**Fascia Sign**” which means a **sign** that:
 - (A) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and
 - (B) does not project more than 0.40 metres from the wall of a **building**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

301 “Sign – Class C”

30P2011,
35P2011

- (a) means only the following *sign* type:
 - (i) “**Freestanding Sign**” which means a *sign* that:
 - (A) is displayed on a permanent, non-moveable structure other than a *building*;
 - (B) may incorporate a **Message Sign**; and
 - (C) may incorporate an **Electronic Message Sign** that has an approved *development permit* for a **Sign – Class E**; and
- (b) is a *use* within the Signs Group in Schedule A to this Bylaw.

302 “Sign – Class D”

35P2011

- (a) means only the following *sign* types:
 - (i) “**Canopy Sign**” which means a *sign* that displayed on, under or attached to a canopy, awning or marquee that is attached to an exterior wall of a *building*;
 - (ii) “**Projecting Sign**” which means a *sign* that is attached to an exterior wall of a *building* and is perpendicular to the *building*; and
- (b) is a *use* within the Signs Group in Schedule A to this Bylaw.

303 “Sign – Class E”

67P2008,
30P2011,
35P2011

- (a) means only the following *sign* types:
 - (i) “**Electronic Message Sign**” which means a “**Message Sign**”, referenced in subsection (iv) that:
 - (A) displays *copy* by means of a *digital display*; but does not contain *copy* that is full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format; and
 - (B) does not display third party advertising;
 - (ii) “**Flashing or Animated Sign**” which means a *sign* with *copy* that flashes or is animated;
 - (iii) “**Inflatable Sign**” which means a *sign* consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;
 - (iv) “**Message Sign**” which means a *sign* that is either permanently attached to a *building* or that has its own permanent structure and is designed so that *copy* can be changed on a frequent basis;

- (v) “**Painted Wall Sign**” which means a *sign* that is painted directly onto an exterior wall of a *building*, but does not include an **Art Sign**;
 - (vi) “**Roof Sign**” which means a *sign* installed on the roof of a *building* or that projects above the *eaveline* or the parapet of a *building*;
 - (vii) “**Rotating Sign**” which means a *sign* that rotates or has features that rotate;
 - (viii) “**Temporary Sign Marker**” which means an area of a *parcel* that has been approved and demarked as a location for “**Temporary Signs**”, which for the purposes of the rules regulating *signs*, is deemed to be a *sign*; and
 - (ix) any type of *sign* that:
 - (A) does not fit within any of the *sign* types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class F or Sign – Class G**; and
 - (B) does not contain a *digital display*; and
- (b) is a *use* within the Signs Group in Schedule A to this Bylaw.

304 “Sign – Class F”

35P2011

- (a) means only the following *sign* types:

30P2011

- (i) “**Third Party Advertising Sign**” which means a *sign* that contains *copy* directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located and does not contain a *digital display*; and
- (b) is a *use* within the Signs Group in Schedule A to this Bylaw.

30P2011

304.1 “Sign – Class G”

- (a) means only the following *sign* types:

- (i) “**Digital Third Party Advertising Sign**” which means a *sign* that:
 - (A) contains *copy* that is displayed by means of a *digital display* and directs attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located; and

- (B) does not contain **copy** that is full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

305 “Single Detached Dwelling”

- (a) means a **building** which contains only one **Dwelling Unit** and may include a **Secondary Suite, Secondary Suite - Detached Garage or Secondary Suite - Detached Garden** in Districts which allow those **uses**, but does not include a **Manufactured Home**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

12P2010

306 “Slaughter House”

- (a) means a **use**:
 - (i) where live animals are processed into food for human consumption;
 - (ii) that may have an area for supplies required to make the food products as part of the **use**;
 - (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
 - (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
 - (v) that may have the administrative functions associated with the **use**; and
 - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;
- (b) is a **use** within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

- (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the *use* at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

307 “Social Organization”

- (a) means a *use*:
 - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
 - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
 - (iii) where there is a food preparation area and seating area for the consumption of food; and
 - (iv) that may have meeting rooms for the administration of the group;
- (b) is a *use* within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the *use* shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or

- (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

308 “Special Function Tent – Commercial”

10P2009,
39P2010,
21P2011

- (a) means a **use**:
 - (i) where a temporary collapsible shelter is erected to expand an approved **use** located on the **parcel**;
 - (ii) that may only temporarily expand the following **uses**:
 - (A) **Auction Market – Other Goods**;
 - (B) **Auction Market – Vehicles and Equipment**;
 - (C) **Drinking Establishment – Large**;
 - (D) **Drinking Establishment – Medium**;
 - (E) **Drinking Establishment – Small**;
 - (F) **Large Vehicle and Equipment Sales**;
 - (G) **Market**;
 - (H) **Night Club**;
 - (I) **Recreational Vehicle Sales**;
 - (J) **Retail and Consumer Service**;
 - (K) **Restaurant: Licensed – Large**;
 - (L) **Restaurant: Licensed – Medium**;
 - (M) **Restaurant: Licensed – Small**;
 - (N) **Restaurant: Food Service Only – Large**;
 - (O) **Restaurant: Food Service Only – Medium**;
 - (P) **Restaurant: Food Service Only – Small**;
 - (Q) **Take Out Food Service**;
 - (R) **Vehicle Sales – Major**; or
 - (S) **Vehicle Sales – Minor**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be erected on a **parcel** a total of 15 days in any calendar year;

- 21P2011 (d) has a maximum height of:
- (i) 12.0 metres measured from **grade**; and
 - (ii) one **storey**;
- 21P2011 (e) is not required to meet the rules of any land use district, but must comply with all the rules in Parts 1 to 4;
- 21P2011 (e.1) may, regardless of any requirements pursuant to an approved **development permit**, be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**, including but not limited to:
- (i) parking areas, including drive aisles, **motor vehicle parking stalls** and **loading stalls**; and
 - (ii) **landscaped areas** provided the trees and shrubs are not removed or damaged;
- (f) is not subject to the **public area** restrictions for any **use** it is combined with;
- 21P2011 (f.1) may have a cumulative area used for the purpose of providing entertainment:
- (i) less than or equal to 10.0 square metres; or
 - (ii) greater than 10.0 square metres where the approved **use** being extended is a **Night Club**;
- (g) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (h) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (i) does not require **motor vehicle parking stalls**; and
- (j) does not require **bicycle parking stalls – class 1** or **class 2**.
- 10P2009 **309 “Special Function Tent – Recreational”**
- 21P2011 (a) means a **use**:
- (i) where a temporary collapsible shelter accessory to an approved **use** is erected on the same **parcel**;
 - (ii) that must only be approved with assembly, educational, recreational or social events that are related to an approved **use** on the **parcel**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- 10P2009 (c) may only be erected on a **parcel** a total of 10 days in any calendar year;

- (d) has a maximum height of:
 - (i) 12.0 metres measured from **grade**; and
 - (ii) one **storey**;
- (e) is not required to meet the rules of any land use district, but must comply with all the rules in Parts 1 to 4;
- (e.1) may, regardless of any requirements pursuant to an approved **development permit**, be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**, including but not limited to:
 - (i) parking areas, including drive aisles, **motor vehicle parking stalls** and **loading stalls**; and
 - (ii) **landscaped areas** provided landscaping, including trees and shrubs, are not removed or damaged;
- (f) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (f.1) may have an area used for the purpose of providing entertainment;
- (g) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1 or class 2**.

309.1 “Specialized Industrial”

- (a) means a **use**:
 - (i) where any of the following activities occur:
 - (A) **research and development**;
 - (B) the analysis or testing of materials or substances in a **laboratory**; or
 - (C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;
 - (ii) that may include a **Health Services Laboratory – Without Clients**;
 - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and

- (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009

310 “Specialty Food Store”

- (a) means a **use**:
 - (i) where food and non-alcoholic beverages for human consumption are made;
 - (ii) where live animals are not involved in the processing of the food;
 - (iii) where the food products associated with the **use** may be sold within the premises;
 - (iv) with a maximum **gross floor area** of 465.0 square metres;
 - (v) that has the functions of packaging, bottling or shipping the products made as part of the **use**;
 - (vi) where the only mechanical systems that are not completely contained within the **building** are those systems and equipment required for air conditioning, heating or ventilation; and
 - (vii) that may include a limited seating area no greater than 25.0 square metres within the total **gross floor area** of the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and

- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

311 “Spectator Sports Facility”

- (a) means a **use**:
 - (i) where sporting or other events are held primarily for public entertainment;
 - (ii) that has tiers of seating or viewing areas for spectators; and
 - (iii) that does not include **Motorized Recreation and Race Track**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

312 “Stock Yard”

- (a) means a **use**:
 - (i) where animals are temporarily penned or housed before being sold or transported elsewhere; and
 - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Stock Yard** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and

- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

313 “Storage Yard”

- (a) means a **use**:
 - (i) where goods, materials and supplies are stored outside;
 - (ii) where goods, materials and supplies being stored are capable of being stacked or piled;
 - (iii) where the goods, materials and supplies stored are not motor vehicles, equipment or waste;
 - (iv) where the goods, materials and supplies are not stored in a **building**, shipping container, trailer, tent or any enclosed structure with a roof;
 - (v) where the piles or stacks of goods, materials and supplies may be packaged into smaller quantities for transportation off the **parcel**;
 - (vi) that does not involve the production or sale of goods, materials and supplies as part of the **use**; and
 - (vii) that may have a **building** for the administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the **use**, with tarps or a structure with a roof but it must be open on the sides;
- (d) requires the following minimum number of **motor vehicle parking stalls**:
 - (i) for a **building**, the greater of:
 - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or
 - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
 - (ii) for outdoor storage areas:
 - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and

- (B) 0.1 stalls per 100.0 square metres thereafter;
and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

314 “Supermarket”

- (a) means a **use**:
- (i) where fresh and packaged food is sold; 13P2008
 - (ii) where daily household necessities may be sold;
 - (iii) that will be contained entirely within a **building**;
 - (iv) that has a minimum **gross floor area** greater than 465.0 square metres; and
 - (v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) that is located in the C-R1 District may incorporate the following **uses** within a **Supermarket**, provided the requirements referenced in subsection (d) are satisfied: 39P2010
- (i) **Amusement Arcade**;
 - (ii) **Computer Games Facility**;
 - (iii) **Counselling Service**;
 - (iv) **Financial Institution**;
 - (v) **Fitness Centre**;
 - (vi) **Health Services Laboratory – With Clients**;
 - (vii) **Medical Clinic**;
 - (ix) **Office**;
 - (x) **Pet Care Service**;
 - (xi) **Print Centre**;
 - (xii) **Power Generation Facility – Small**;
 - (xiii) **Radio and Television Studio**;
 - (xiv) **Restaurant: Food Service Only – Medium**;
 - (xv) **Restaurant: Food Service Only – Small**;
 - (xvi) **Retail and Consumer Service**;
 - (xvii) **Take Out Food Service**; and

- (xviii) **Veterinary Clinic;**
- (d) must only incorporate the **uses** referenced in subsection (c) when those **uses**:
- (i) are located in an existing approved **building**;
 - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
 - (iii) are located within a **use area** that contains a **Supermarket**;
 - (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located; and
 - (v) do not have direct customer access outside of the **Supermarket** within which they are located;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

Auto Body and Paint Shop
Auto Service – Major
Auto Service – Minor
Bulk Fuel Sales Depot
Car Wash – Multi-Vehicle
Car Wash – Single Vehicle
Fleet Service
Gas Bar
Large Vehicle Service
Large Vehicle Wash
Recreational Vehicle Service

CARE AND HEALTH GROUP

Addiction Treatment
Child Care Service
Custodial Care
Funeral Home
Health Services Laboratory – With Clients
Hospital
Medical Clinic
Residential Care

CULTURE AND LEISURE GROUP

Amusement Arcade
Billiard Parlour
Cinema
Community Recreation Facility
Computer Games Facility
Conference and Event Facility
Fitness Centre
Gaming Establishment – Bingo
Indoor Recreation Facility
Library
Motion Picture Filming Location
Museum
Outdoor Recreation Area
Performing Arts Centre
Place of Worship – Large
Place of Worship – Medium
Place of Worship – Small
Radio and Television Studio
Social Organization
Spectator Sports Facility

DIRECT CONTROL USES

Adult Mini-Theatre
Campground
Emergency Shelter
Fertilizer Plant
Firing Range
Gaming Establishment – Casino
Hide Processing Plant
Intensive Agriculture
Inter-City Bus Terminal
Jail
Motorized Recreation
Natural Resource Extraction
Pits and Quarries
Power Generation Facility – Large
Race Track
Refinery
Salvage Processing – Heat and Chemicals
Saw Mill
Slaughter House
Stock Yard
Tire Recycling
Zoo

EATING AND DRINKING GROUP

Catering Service – Major
Catering Service – Minor
Dinner Theatre
Drinking Establishment – Large
Drinking Establishment – Medium
Drinking Establishment – Small
Food Kiosk
Night Club
Restaurant: Food Service Only – Large
Restaurant: Food Service Only – Medium
Restaurant: Food Service Only – Small
Restaurant: Licensed – Large
Restaurant: Licensed – Medium
Restaurant: Licensed – Small
Take Out Food Service

GENERAL INDUSTRIAL GROUP

Asphalt, Aggregate and Concrete Plant
Dry-cleaning and Fabric Care Plant
General Industrial – Heavy
General Industrial – Light
General Industrial – Medium
Printing, Publishing and Distributing
Specialized Industrial

INDUSTRIAL SUPPORT GROUP

Artist's Studio
Beverage Container Drop-Off Depot
Building Supply Centre
Health Services Laboratory – Without Clients
Motion Picture Production Facility
Specialty Food Store

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
Military Base
Municipal Works Depot
Natural Area
Park
Parking Lot – Grade
Parking Lot – Grade (temporary)
Parking Lot – Structure
Park Maintenance Facility – Large
Park Maintenance Facility – Small
Power Generation Facility – Medium
Power Generation Facility – Small
Protective and Emergency Service
Public Transit System
Rail Line
Sewage Treatment Plant
Utilities
Utilities - Linear
Utility Building
Waste Disposal and Treatment Facility
Water Treatment Plant

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011

RESIDENTIAL GROUP

Assisted Living
 Contextual Semi-detached Dwelling
 Contextual Single Detached Dwelling
 Cottage Building
 Duplex Dwelling
 Dwelling Unit
 Hotel
 Live Work Unit
 Manufactured Home
 Manufactured Home Park
 Multi-Residential Development
 Multi-Residential Development – Minor
 Rowhouse
 Secondary Suite
 Secondary Suite – Detached Garage
 Secondary Suite – Detached Garden
 Single Detached Dwelling
 Semi-detached Dwelling
 Temporary Shelter
 Townhouse

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and
 Equipment
 Convenience Food Store
 Financial Institution
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Pawn Shop
 Pet Care Service
 Print Centre
 Recreational Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail and Consumer Service
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Gas Bar Sign
 Pedestrian Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Sign
 Any type of sign located in a building not
 intended to be viewed from
 outside

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

Electronic Message Sign
 Flashing or Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Sign
 Roof Sign
 Rotating Sign
 Temporary Sign Marker
 Any type of sign that does not fit within any
 of the sign types listed in Classes
 A, B, C, D, F or G

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Recyclable Construction Material
 Collection Depot (temporary)
 Salvage Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational

SUBORDINATE USE GROUP

Accessory Food Service
 Accessory Liquor Service
 Accessory Residential Building
 Bed and Breakfast
 Columbarium
 Custodial Quarters
 Drive Through
 Home Based Child Care - Class 1
 Home Based Child Care - Class 2
 Home Occupation – Class 1
 Home Occupation – Class 2
 Outdoor Café
 Seasonal Sales Area
 Special Function Tent – Commercial
 Special Function Tent – Recreational

TEACHING AND LEARNING GROUP

Instructional Facility
 Post-secondary Learning Institution
 School – Private
 School Authority – School
 School Authority Purpose – Major
 School Authority Purpose – Minor

SCHEDULE B
Minimum and Specified Penalties

General Offences			
Section	Offence	Minimum Penalty First Offence	Specified Penalty First Offence
23	Fail to obtain DP	\$1500	\$3000
	Fail to comply with DP / DP conditions	\$1500	\$3000
47(1)	Occupy or commence use prior to DCP	\$1500	\$3000
47(5)	Fail to allow inspection / hinder Inspector	\$1500	\$3000
47(8)	Fail to retain DCP on premises	\$200	\$400
Lighting Offences			
63	Fail to shield	\$100	\$200
65	Exceed mounting height	\$100	\$200
66	Fail to recess on canopy	\$100	\$200
Sign Offences			
70, 71	Fail to comply with Comprehensive Sign Program	\$500	\$1000
73(1)	Sign not located on a parcel	\$100	\$300
73(2)	Display Third Party Advertising	\$500	\$1000
73(6)	Sign too close to curb	\$100	\$500
73(8)	Sign in corner visibility triangle	\$100	\$500
73(9)	Sign in required road rights-of-way setback	\$100	\$300
73(11)	Unauthorized projection over sidewalks or road rights-of-way	\$100	\$200
73(12)	Damage landscaping	\$100	\$500
75	Fail to maintain sign	\$100	\$200
78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90	Fail to comply with Rules for Sign – Class A	\$100	\$200
89	Fail to comply with Rules for Temporary Signs	\$200	\$400
92, 93	Fail to comply with Rules for Fascia Signs	\$200	\$400
95, 96, 97	Fail to comply with Rules for Freestanding Signs	\$200	\$400
99, 100	Fail to comply with Rules for Canopy Signs	\$200	\$400

Section	Offence	Minimum Penalty First Offence	Specified Penalty First Offence
101, 102	Fail to comply with Rules for Projecting Signs	\$200	\$400
74,104, 105,106, 107,108, 109,110, 111,112, 113,114, 115.1, 115.2, 115.3, 115.4 and 115.5	Fail to comply with Rules for Class E, Class F and Class G Signs and Rules for signs with Digital Displays	\$500	\$1000
Use Rules Offences			
117	Fail to identify stalls through signage	\$500	\$1000
119	Stalls used for Unauthorized Purpose	\$500	\$1000
122	Fail to comply with Parking Stall Standards	\$500	\$1000
123	Fail to comply with Loading Stall Standards	\$500	\$1000
125	Fail to comply with Bicycle Stall Standards	\$500	\$1000
Use Rules Offences			
Part 4	Fail to comply with Rules relating to Uses	\$200	\$400
Low Density Residential Offences			
342(1)	Retaining Wall Exceed Height	\$500	\$1000
342(2)	Retaining Wall not meet Separation Requirement	\$500	\$1000
343	Fail to comply with Fence Rules	\$200	\$400
344	Have prohibited/restricted object	\$200	\$400
345, 346	Fail to comply with Accessory Building Rules	\$200	\$400
348	Fail to comply with Corner Visibility Rules	\$200	\$400
359	Fail to comply with Personal Sales Rules	\$200	\$400
Commercial Offences			
696	Fail to screen mechanical	\$200	\$1000
697	Fail to enclose garbage	\$200	\$1000

Schedule B has been amended by the following bylaws: 30P2011, 35P2011