

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009
13P2008	June 1, 2008	46P2009	December 14, 2009
15P2008	June 1, 2008	38P2009	December 15, 2009
47P2008	June 1, 2008	3P2010	March 1, 2010
48P2008	June 1, 2008	11P2010	April 19, 2010
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50P2008	June 1, 2008	26P2010	May 17, 2010
53P2008	June 1, 2008	12P2010	June 7, 2010
54P2008	May 12, 2008	19P2010	June 7, 2010
57P2008	June 9, 2008	23P2010	June 7, 2010
67P2008	October 1, 2008	32P2010	July 26, 2010
68P2008	October 6, 2008	34P2010	August 19, 2010
71P2008	December 22, 2008	39P2010	November 22, 2010
51P2008	January 4, 2009	7P2011	January 10, 2011
75P2008	January 4, 2009	13P2011	February 7, 2011
1P2009	January 26, 2009	21P2011	June 20, 2011
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17P2009	June 1, 2009	27P2011	July 1, 2011
28P2009	July 13, 2009	30P2011	July 25, 2011
31P2009	September 14, 2009		
41P2009	October 13, 2009		

#### 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.

Printed by the City Clerk by authority of City Council.

**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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- (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:
- (a) in the case of a **parcel**, the length of the **front property line**;  
or
  - (b) in the case of a **use**, the length of the **property line** abutting the **use**.
- (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
  - (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;

71P2008

- (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.

- (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 a **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class E, Sign – Class F, or Sign – Class G**. 30P2011
- (128) “**sign area**” means the entire area of a **sign** on which **copy** is placed, and, 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 **sign area**.
- (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.

## (xiii) Meridian 5 Range 2 Township 25 Section 5

That portion of the north west quarter which lies to the North of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 20.9 hectares (51.67 acres) more or less excepting thereout:

	Hectares	(Acres) More or Less
A) Plan 0110288 subdivision	4.020	9.93

(xiv) Lot 35 through 40 Block 90 Plan 0614543;

(xv) Lot 59 through 99 Block 90 Plan 0614543; and

(xvi) Lots 2 through 4 Block 6 Plan 8910893

any of which may be further subdivided from time to time;

- (bb) **developments** as defined in section 8(2) of Bylaw 2P80, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008; 13P2008
- (cc) **developments** as defined in section 7 of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008, and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in Appendix A of Order in Council 333/2007; 13P2008
- (dd) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5; 67P2008
- (ee) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**: 68P2008
- (i) does not use an internal combustion engine; and
- (ii) is located entirely within an existing approved **building**;
- (ff) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and: 68P2008
- (i) the total power generation capacity of all **solar collectors** on the **parcel** is 10 kilowatts or less; or
- (ii) the **solar collectors** are used for thermal energy;
- (gg) a **Temporary Residential Sales Centre** located: 71P2008
- (i) in the **Developing Area**; or
- (ii) on a **parcel** identified in subsection 25(z) or 25(aa);

75P2008 (hh) **developments** as defined in Section 8(2) of Part 10, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to 2008 January 4; and

17P2009 (ii) a **Home Based Child Care – Class 1**.

1P2009 **25.1** The following **developments** do not require a **development permit**:

- (a) **Public Transit System**; and
- (b) **Utilities – Linear**.

### **Development Permit Application Requirements**

- 26** (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** for a **development permit**.
- (2) An application for a **development permit** must be made on an application form approved by the **General Manager** and be submitted with the fee for an application as prescribed by resolution of **Council**.
- (3) An applicant for a **development permit** must provide such information as may be required by the **Development Authority** to evaluate the application.

46P2007

### **Notice Posting Requirement**

30P2011

- 27** (1) At least 7 days prior to making a decision on an application for a **development permit** for those **uses** listed in subsections (2), (2.1), (3) (4) and (5), the **Development Authority** must post in a conspicuous place a notice stating:
- (a) the proposed **use** of the **building** or **parcel**;
  - (b) that an application respecting the proposed **development** will be considered by the **Development Authority**;
  - (c) that any person who objects to the proposed **development** on the **parcel** may deliver to a **Development Authority** a written statement of their objection to the **development**;
  - (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
  - (e) that the objection must include:
    - (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
    - (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts

26P2010

- (a.1) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts; 51P2008
- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; 51P2008
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (c.1) **Home Based Child Care – Class 2;** 17P2009
- (d) **Home Occupation – Class 2;**
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; 51P2008
- (f) **Multi-Residential Development** in the *Developed Area*;
- (f.1) **Night Club** in the CC-EIR district 26P2010
- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts; 51P2008
- (h) **Place of Worship – Large;** 14P2010
- (h.1) **Recyclable Construction Material Collection Depot (temporary);** 14P2010
- (i) **Secondary Suite – Detached Garage;** 14P2010, 12P2010
- (i.1) **Secondary Suite – Detached Garden;** and 12P2010
- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts; and 51P2008, 14P2010
- (k) **Waste Disposal and Treatment Facility.** 14P2010
- (2.1) The following **uses** must be notice posted when **adjacent** to a **parcel** containing a **Dwelling Unit**: 30P2011
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Electronic Message Sign.**
- (3) The following **uses** must always be notice posted in a **residential district**:
- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Custodial Care;**
- (f) **Indoor Recreation Facility;**
- (g) **Library;**
- (h) **Museum;**
- (i) **Place of Worship – Medium;**

- (j) **Place of Worship – Small;**
  - (k) **Residential Care;** and
  - (l) **Service Organization.**
- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment;**
  - (b) **Child Care Service;**
  - (c) **Custodial Care;**
  - (d) **Place of Worship – Medium;**
  - (e) **Place of Worship – Small;**
  - (f) **Residential Care;** and
  - (g) **Service Organization.**
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area**;
  - (b) **Duplex Dwelling** when listed as a **discretionary use**;
  - (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
  - (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; and
  - (e) Any **discretionary use** in the C-N1, C-N2, CC-1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, or CC-ET.
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).

51P2008, 26P2010

30P2011

## Division 6: General Provisions Relating to Development Permits

### Applications the Development Authority Must Refuse

- 40** The **Development Authority** must refuse a **development permit** application when the proposed **development**:
- (a) is for a **use** that is not listed as either a **permitted** or **discretionary use** in the governing land use district;
  - (b) is for a **use** containing a restriction in its definition that is not met by the proposed **use**;
  - (c) exceeds any of the following requirements where they are specified on a Land Use District Map:
    - (i) maximum **floor area ratio**; and
    - (ii) maximum **units** per hectare;
  - (c.1) exceeds the maximum **building height** when specified on a Land Use District Map except where portions of the **building** exceed the maximum **building height** due to:
    - (i) **grade** variations within the **parcel**;
    - (ii) design elements of the **building** that extend above the **eaveline** where there is no usable floor area associated with the element;
  - (d) does not meet the minimum area requirement to accommodate **commercial multi-residential uses** in the M-X1 and M-X2 Districts unless the **parcel** is located in the **Developing Area** and was designated M-X1 or M-X2 prior to 2010 November 25.
  - (e) is for either a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling** or a **Multi-Residential Development – Minor**, and does not comply with all of the requirements and rules of this Bylaw; or
  - (f) is for any **sign** containing a **digital display** that would display **copy** shown on the **digital display** using full motion video, movies, Moving Picture Experts Group (MPEG) or any other non-static digital format.

### Applications That May Only Be Considered in a Direct Control District

- 41** Where this Bylaw provides that a **use** may only be a listed **use** in a Direct Control District, the **Development Authority** must refuse a **development permit** if it proposes the **use** in a District other than a Direct Control District which lists the **use**.

31P2009

**Administrative Cancellation of an Application**

- 41.1 (1)** In the case of an inactive or non-responsive application the **General Manager** may, in his or her sole and unfettered discretion, cancel a **development permit** application subsequent to acceptance, where he determines that the information provided is not adequate for the **Development Authority** to properly evaluate the application.
- (2)** The **General Manager** must provide written notice of the cancellation of the **development permit** application including reasons for the decision to the applicant.
- (3)** The fees associated with a **development permit** application cancelled by the **General Manager** may be refunded.

**Term of a Development Permit**

- 42** A **development permit** remains in effect until:
- (a) the date of its expiry if the **development permit** was issued for a limited time;
  - (b) it is suspended or cancelled; or
  - (c) it lapses upon the failure of the applicant to commence **development** as required under this Division.

**Suspension or Cancellation of a Development Permit**

71P2008

- 43 (1)** The **Development Authority** may suspend or cancel a **development permit** following its approval or issuance if:
- (a) the application contains a misrepresentation;
  - (b) facts have not been disclosed which should have been at the time of consideration of the application for the **development permit**;
  - (c) the **development permit** was issued in error;
  - (d) the requirements or conditions of the **development permit** have not been complied with; or
  - (e) the applicant requests, by way of written notice to the **Development Authority**, the cancellation of the **development permit**, provided that commencement of the **use, development** or construction has not occurred.
- (2)** If the **Development Authority** suspends or cancels a **development permit**, the **Development Authority** must provide written notice of the suspension or cancellation to the applicant.
- (3)** Upon receipt of the written notice of suspension or cancellation, the applicant must cease all **development** and activities to which the **development permit** relates.

**Commencement of Development**

- 44** (1) Where a **development permit** is for a change of **use**, a change of intensity of **use** or both, **development** must commence within one year of the date of approval of the **development permit**. 31P2009
- (2) For the purpose of subsection (1), **development** commences when the applicant begins occupying the **parcel** and operating the **use** which was approved by the **development permit**.
- (3) Where a **development permit** is for construction, or for construction combined with a change of **use**, a change in intensity of **use** or both, **development** must commence within: 31P2009
- (a) three years of the date of approval of the **development permit** on **parcels** designated M-H1, M-H2, M-H3, C-O, I-B, S-CI, S-CRI, CC-MH, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts; 51P2008, 26P2010
- (b) three years of the date of approval of the **development permit**, on **parcels** designated DC Direct Control, unless otherwise directed by **Council**; and
- (c) two years of the date of approval of the **development permit** on **parcels** designated as any other District.
- (4) For the purpose of subsection (3), **development** commences when the applicant has altered the **parcel** in furtherance of the construction.
- (5) Without restricting the generality of the foregoing:
- (a) excavation in anticipation of construction is an alteration of a **parcel**; and
- (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the **parcel**.
- (6) *deleted* 31P2009
- (7) For the purpose of this section, the term “date of approval of the **development permit**” means:
- (a) the date upon which the **Development Authority** approves the **development permit** application;
- (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the **development permit** application; or
- (c) In the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal allowing the **development** to proceed pursuant to an approved **development permit**. 41P2009
- (8) The **General Manager** may grant a request to extend the date before which **development** must commence as specified in this Land Use Bylaw or any previous Bylaw governing land use within the **City** provided: 31P2009

- (a) the **development permit** is not for a change of **use**, a change of intensity of **use** or both;
- (b) no more than two extensions are granted for any **development permit**;
- (c) the length of any extension is one year;
- (d) the request is made in writing on a form approved by the **General Manager** and must be submitted with the fee as prescribed by resolution of **Council**; and
- (e) the request is granted prior to the **development permit** lapsing.

31P2009

- (9) When **development** has not commenced in accordance with this section the **development permit** lapses.

#### Commencement of Construction

- 45** The approval of a **development permit** application and the release of a **development permit** does not authorize construction to either commence or continue except in conjunction with all other required permits.

#### Reapplication for a Development Permit

- 46** When an application for a **development permit** has been refused, the **Development Authority** must not accept another application for the same or a similar **development** on the same **parcel** until six months has passed from the date of the refusal.

#### Development Completion Permit

- 47** (1) When a **development permit** is required, a **development completion permit** must be issued before the **development** can be occupied or a **use** commenced.
- (2) The **General Manager** must determine which **developments** and **uses** do not require a **Development Completion Permit**, which may be amended from time to time.
- (3) The **Development Authority** must advise an applicant for a **development permit** if the proposed **development** or **use** requires a **Development Completion Permit**.
- (4) An application for a **Development Completion Permit** must be made on a form approved by the **General Manager** and must be accompanied by two copies of a surveyor's certificate.
- (5) An applicant for a **Development Completion Permit** must ensure the **development** or **use** is available for inspection by a Development Inspector during the Inspector's normal work day to confirm the **development** is completed in accordance with the **development permit**, and, upon request by the Development Inspector, the applicant must attend the inspection, produce any documents the

Development Inspector feels are necessary for the inspection, and must not hinder the inspection in any way.

- (6) Where a **Development Authority** is satisfied that the **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may issue a **Development Completion Permit** for the **development**.
- (7) Where a **Development Authority** is not satisfied that a **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may:
  - (a) issue a **Development Completion Permit** upon receipt of a letter of credit or other security in an amount and form acceptable to the **Development Authority**, in order to ensure fulfilment of the outstanding requirements of the **development permit**; or
  - (b) refuse to issue a **Development Completion Permit**.
- (8) The **Development Completion Permit** must be retained on the premises in a legible condition for a period of one year from the date of issuance.

#### Appeals of Decisions on Development Permits

- 48 (1) Appeals in respect of decisions on **development permit** applications are governed by the *Municipal Government Act*.
- (2) The Subdivision and Development Appeal Board Administration must ensure that notice of a hearing of an appeal to the Subdivision and Development Appeal Board is published in a local newspaper at least five days prior to the date of the hearing.
- (3) If the decision of the **Development Authority** to refuse a **development permit** is reversed by the Subdivision and Development Appeal Board, the **Development Authority** must endorse the **development permit** in accordance with the decision of the Subdivision and Development Appeal Board.
- (4) If the decision of the **Development Authority** to approve a **development permit** application is reversed by the Subdivision and Development Appeal Board, the **development permit** is null and void.
- (5) If a decision of the **Development Authority** to approve a **development permit** is upheld by the Subdivision and Development Appeal Board, the **Development Authority** must release the **development permit** upon completion of any outstanding prior to release conditions.
- (6) If any decision of the **Development Authority** is varied by the Subdivision and Development Appeal Board, the **Development Authority** must endorse a **development permit** reflecting the decision of the Subdivision and Development Appeal Board and act in accordance therewith.

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## Division 5: Signs

### Purpose

- 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

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

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### Development Permits

- 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**, requires a **development permit**.
- (2) A **development permit** is not required for the routine maintenance and repair or changing the **copy** of approved **signs** which comply with this Bylaw.
- (3) **Signs** that are listed in the **permitted use** list of a District and exempted from the requirement to obtain a **development permit**, are exempted only if they comply with the rules of this Bylaw. If the **sign** does not comply with all applicable rules, it requires a **development permit** for the relaxation of the rule. 67P2008
- (4) **Signs** that are listed in the **discretionary use** list of a District and exempted from the requirement to obtain a **development permit**, are exempted only if they comply with the rules of this Bylaw. If the **sign** does not comply with all applicable rules, it requires a **development permit** for a **discretionary use** for the relaxation of the rule. 67P2008
- (5) All **signs** containing a **digital display** must obtain a **development permit**. 30P2011

### Comprehensive Sign Approval

70 Notwithstanding anything contained in this Bylaw:

- (a) where **signs** are approved comprehensively by a **development permit**, any alteration of the approved plan, and any proposed **signs** or **Temporary Sign Marker** not included under the comprehensive approval, requires a **development permit**; and
- (b) where a **development permit** contains comprehensive **sign** approval regulating a **sign area** on the face of the **building**, any **signs** proposed for the face of the **building** must be located in the designated **sign area** set out in the **development permit**.

67P2008

### Development Authority's Discretion

71 (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; and
- (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 sought 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) purpose statement of this Part;
- (b) rules relating to opportunities for signage;
- (c) character of the district where the **sign** is sought to be located;
- (d) amount of signage in the nearby surroundings;
- (e) rules of this Part; and
- (f) test for a relaxation referenced in section 31 where the relaxation of a rule is requested.

- (3) Nothing in subsections (1) or (2) is intended to diminish the importance of sound planning principles in a **Development Authority's** exercise of discretion.

### Rules Governing All Signs

- 72 (1) No **sign**, other than an approved **Sign – Class F** or **Sign – Class G**, may display third party advertising. 30P2011
- (2) **Signs** must not conflict with the general character of the surrounding streetscapes, architecture of the **buildings** they are located on, or on surrounding **buildings**.
- (3) A **sign** must not be erected or used if, in the opinion of the **Development Authority**:
- (a) the **sign** position, shape, colour, format or illumination may be confused with a traffic sign, signal or device; or
- (b) the **sign** displays lights which may be mistaken for lights generally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (4) Electrical power supply to both **signs** and base landscaping must be located underground.
- (5) **Signs** in **residential districts** must not be illuminated, which may be relaxed only where the **Development Authority** is satisfied that the lighting and the orientation of the **sign** will not adversely affect any residential use.
- (6) **Signs** and their structures must be located a minimum of 0.75 metres back from the existing or future 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 or lower than 4.6 metres.
- (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) All **signs**, sign supports and structures for **signs** must be located on private property.
- (12) **Signs** may project over sidewalks, road rights-of-way, or be located on any property owned by the **City** only if:
- (a) 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**;
  - (b) the **sign owner** has permission from the **City Manager** or his delegate to locate the **sign** on **City** property or to have it project over **City** property;
  - (c) the **sign** will have a minimum clearance of 4.6 metres over a **City** owned driveway, **lane** or alley; and
  - (d) the **sign** will have a minimum clearance of 2.4 metres in any instance not referenced in subsection (c).
- (13) Trees and shrubs must not be removed or damaged to prepare a site for a **sign**, to make a **sign** more visible, to maintain a **sign**, or to change **copy** on a **sign**.
- (14) The **Development Authority** may only relax the requirement of subsection (13) 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.
- 67P2008 (15) When a panel on a multi-panel **sign** is removed it must be replaced with a blank panel until such time as a new panel is installed.
- 67P2008 (16) Where this Part refers to “**Identification Sign**”, it is referring to one of the following **sign** types as the context requires:
- (a) **Canopy Identification Sign**;
  - (b) **Fascia Identification Sign**;
  - (c) **Freestanding Identification Sign**;
  - (d) **Painted Wall Identification Sign**;
  - (e) **Projecting Identification Sign**; and
  - (f) **Window Identification Sign**.

30P2011

### Rules Governing Signs containing Digital Displays

- 72.1 (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.

### Rules Governing Combinations of Signs

- 73 (1) The maximum number of **Identification Signs** for any one elevation of a business is:
- (a) one **Fascia Identification Sign**;
  - (b) one **Window Identification Sign**; and
  - (c) one of either a **Canopy Identification Sign** or a **Projecting Identification Sign** which fits within the maximum *sign area* for the District.
- (2) When determining whether to approve a **Temporary Sign Marker** or a **Message Sign**, the *Development Authority* must take into consideration the number of messaging opportunities that are on a site and a **Temporary Sign Marker**:
- (a) may not be approved on a *frontage* where a **Message Sign** is located or has been approved; and
  - (b) may be approved on a site where more than one business shares a *frontage* and the only messaging opportunity is on a changing display panel that serves only the business identified on the **Identification Sign**.

### Rules Governing Additional Elements on All Identification Signs

- 74 (1) Unless specifically prohibited, in addition to the name of the *use*, business or occupant, an **Identification Sign** may set out:
- (a) the hours of operation, the address and contact information for the *use*, business or occupant to which the *sign* relates; and
  - (b) subject to subsection (2), a description of the merchandise or service offered by the *use*, business or occupant to which the *sign* relates.
- (2) The maximum area of an **Identification Sign** that can be used for the description of merchandise or service offered by a *use*, business or occupant is the lesser of:
- (a) 30.0 per cent of the actual *copy area* of the **Identification Sign**; and
  - (b) 30.0 per cent of the maximum allowable *sign area* for the District in which the **Identification Sign** is located.
- (3) Subject to subsections (4), (5), (6) and (7), a portion of an **Identification Sign** may contain a changing display panel for frequently changing messages.
- (4) The maximum area of a **Fascia Identification Sign** that may be used for a changing display panel, is 30.0 per cent of the **Fascia Identification Sign**.
- (5) The maximum area of a **Freestanding Identification Sign**, **Projecting Identification Sign** or a **Canopy Identification Sign** that may be used for a changing display panel, is the lesser of:

- (a) 80.0 per cent of the actual **copy area** of the **Identification Sign**; and
  - (b) 80.0 per cent of the maximum allowable **sign area** for the District in which the **Identification Sign** is located.
- (6) The messages on the changing display panel must relate to:
- (a) special events;
  - (b) a **use**, business or occupant of the site where the **Identification Sign** is located;
  - (c) the products or services of a **use**, business or occupant of the **parcel** where the **Identification Sign** is located; or
  - (d) information which might otherwise be on a **Property Management** or **Real Estate Sign**.
- (7) The changing display panel must not:
- (a) be used to provide third party advertising; or
  - (b) contain an **Electronic Message Sign** unless an **Electronic Message Sign** has been specifically authorized by a **development permit**.

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### Rules Governing Class A Signs

- 75 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.

### Address Sign

- 76 (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**, it must not be illuminated, and must have a maximum **copy area** of 0.28 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** of an **Address Sign** is 1.2 square metres.
- (4) Any proposed **Address Sign** that exceeds the maximum **sign area** set out in this section is deemed to be an **Identification Sign** and must comply with the rules for **Identification Signs**.

### Directional Sign

- 77 (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.
- (3) The maximum **copy area** of a **Directional Sign** is 2.5 square metres.

- (4) A **Directional Sign** may only be located at the entrance to a site.
- (5) The maximum number of **Freestanding Directional Signs** that may be on a site is two at each entrance to the site.

#### **Art Sign**

- 78
- (1) An **Art Sign** that does not contain any **copy** is exempt from the requirements of this Bylaw.
  - (2) An **Art Sign** must not contain advertising **copy**.
  - (3) An **Art Sign** may contain **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 contributed to making the **Art Sign**.
  - (4) The **copy** allowed by subsection (3) must not be so prominent as to detract from the primarily artistic nature of the **Art Sign** or to function as an **Identification Sign**.

#### **Special Event Sign**

- 79
- (1) A **Special Event Sign** may be displayed in any District, but, where the **Special Event Sign** is located in a **low density residential district**, it may only be located on a site 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 structure and form of other types of **signs**.
  - (4) A **Special Event Sign** is not subject to the rules relating to the size and maximum number per site applicable to any other type of **sign**, but:
    - (a) must comply with the rules of section 72 applicable to all **signs**; and
    - (b) must comply with the other rules applicable to the type of **sign** that the **Special Event Sign** most closely resembles in structure and form.
  - (5) A **Special Event Sign** may be displayed for up to seven 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.

**Flag Sign**

- 80** (1) A **Flag Sign** may:
- (a) be primarily decorative; or
  - (b) promote the buying or selling of products or the supply of services.
- (2) A **Flag Sign** and the structures they are on must not extend higher than the maximum height allowed for a **Freestanding Identification Sign** as referenced in sections 95 and 96.
- (3) A **Flag Sign** that promotes the buying or selling of products or the supply of services:
- (a) must have a maximum **sign area** of 1.0 square metres;
  - (b) must not be located on the roof of a **building** or structure; and
  - (c) are limited to one per site.
- (4) A **Flag Sign** which is primarily decorative is:
- (a) limited to three per site where the site has a **frontage** of 30.0 metres or less; and
  - (b) limited to six per site where the site has a **frontage** greater than 30.0 metres.

**Banner Sign**

- 81** (1) A **Banner Sign** may:
- (a) be primarily decorative; or
  - (b) identify by name or symbol the **use**, business, or occupant of the site on which the **Banner Sign** is located.
- (2) A **Banner Sign** is prohibited in those locations referenced in section 87.
- (3) A **Banner Sign** must not contain advertising **copy**.
- (4) A **Banner Sign** may contain real estate **copy** in accordance with subsections 84(6) and 84(7) and must comply with the rules of this section and the rules governing **Real Estate Signs** referenced in section 84.
- (5) A **Banner Sign** must be secured in a way that ensures the **Banner Sign** is clear and legible without folds or wrinkles and will not flip.
- (6) The maximum area of a **Banner Sign** which is primarily decorative is 3.0 square metres.
- (7) A **Banner Sign** that is used to identify a **use**, business or occupant of a site may be placed in the **sign area** for **Fascia Identification Signs**, as referenced in section 89, or in the panel area of a **Freestanding Identification Sign** for a period not exceeding three (3) months following issuance of the **development completion permit** or occupancy permit for the **development** to which the **sign** relates.

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**Construction Sign**

- 82 (1) A **Construction Sign** relating to undeveloped sites, or sites where the **development** is being carried out in accordance with a **development permit**, must:
- (a) have a maximum **sign area** of 6.0 square metres; and
  - (b) be removed within seven days following issuance of the **development completion permit**.
- (2) A **Construction Sign** relating to sites with existing **development**, or work for which a **development permit** is not required, must:
- (a) in **residential districts**, have a maximum **sign area** of 1.0 square metre;
  - (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.

**Property Management Sign**

- 83 (1) A **Property Management Sign** may be attached to **buildings** or incorporated into **Freestanding Identification Signs** in all Districts.
- (2) A **Property Management Sign** may be freestanding only in accordance with the requirements of subsection (5), but must never be freestanding in **low density residential districts**.
- (3) When a **Property Management Sign** is attached to a **building**:
- (a) it must relate to the **buildings** on the site where the **sign** is located;
  - (b) it must be parallel to the **building** and must not be on or under a canopy or painted directly on the **building**;
  - (c) it must have a maximum **sign area** of 1.5 square metres, if the length of the **building** wall it is attached to is 30.0 metres or less;
  - (d) it must have a maximum **sign area** of 3.0 square metres, if the length of the **building** wall it is attached to is greater than 30.0 metres; and
  - (e) no part of the **sign** may be higher than 3.5 metres above **grade**.
- (4) When a **Property Management Sign** is incorporated into a **Freestanding Identification Sign**, it must not exceed the lesser of:
- (a) 80.0 per cent of the **sign area** of the **Freestanding Identification Sign**; or
  - (b) 3.0 square metres.

- (5) A **Property Management Sign** may be freestanding only if there is no **Freestanding Identification Sign** on the site, or the **Freestanding Identification Sign** has no space for the property management information.
- (6) Where subsection (5) applies in a *commercial, industrial* or *special purpose district*, the **Property Management Sign** must:
- (a) have a maximum *sign area* of 1.5 square metres and a maximum height of 2.0 metres above *grade*, if the site *frontage* is equal to or less than 30.0 metres; and
  - (b) have a maximum height of 3.0 metres above *grade*, if the site *frontage* is greater than 30.0 metres.
- (7) Where subsection (5) applies in the *residential districts*, the **Property Management Sign** must:
- (a) have a maximum *sign area* of 1.0 square metre and a maximum height of 2.0 metres above *grade*, if the site *frontage* is equal to or less than 30.0 metres; and
  - (b) have a maximum *sign area* of 3.0 metres and a maximum height of 3.0 metres above *grade*, if the site *frontage* is greater than 30.0 metres.
- (8) There must not be more than one **Property Management Sign** on any *building* wall or site *frontage*.

### Real Estate Sign

- 84 (1) Except as provided in subsections (2) and (4), where a **Freestanding Identification Sign** is on a site, all **Real Estate Signs** must be incorporated into the **Freestanding Identification Sign**.
- (2) Where there are no **Freestanding Identification Signs** on a site, or where the **Real Estate Sign** cannot be incorporated into a **Freestanding Identification Sign** on the site, a **Real Estate Sign** may be freestanding.
- (3) Where subsection (2) applies:
- (a) there must not be more than one **Real Estate Sign** per site *frontage*;
  - (b) the **Real Estate Sign** must have a maximum *sign area* of 1.5 square metres and a maximum height of 2.0 metres above *grade*, if the site *frontage* is equal to or less than 30 metres; and
  - (c) the **Real Estate Sign** must have a maximum *sign area* of 3.0 square metres and a maximum height of 3.0 metres above *grade*, if the site *frontage* is greater than 30.0 metres.
- (4) A **Real Estate Sign** may be freestanding on an undeveloped site, only if there are no **Construction Signs** or **Property Management Signs** on the site.

- (5) Where subsection (4) applies;
  - (a) there must not be more than one **Real Estate Sign** per site **frontage**;
  - (b) the **Real Estate Sign** must have a maximum **sign area** of 6.0 square metres; and
  - (c) the **Real Estate Sign** must be removed within seven days of the issuance of a **development completion permit** for the **development** on the site.
- (6) A **Banner Sign** may be used as a **Real Estate Sign** on a multi-dwelling residential **building** that exceeds three **storeys**. The **sign** may be displayed for a maximum of 90 days following the issuance of a **development completion permit** for the **building**.
- (7) A **Banner Sign** may be used as a **Real Estate Sign** in the **sign area** of a **Fascia Identification Sign** or over a panel of a **Freestanding Identification Sign**. This **sign** may only be displayed for the time that the space to which the real estate **copy** relates is vacant.
- (8) The **signs** provided for in subsections (6) and (7) must comply with the rules of this section and the rules governing **Banner Signs** referenced in section 81.

#### Show Home Sign

- 85 (1) A **Show Home Sign** has a maximum **sign area** of 3.0 square metres.
- (2) The maximum total **sign area** for all **Show Home Signs** on a site where a show home is located is 6.0 square metres.

67P2008

#### Window Sign and Window Identification Sign

- 86 (1) The area of a window occupied by one or more **Window Signs**, **Window Identification Signs** or both must not exceed the lesser of 2.5 square metres or 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.

#### Temporary Sign

- 87 (1) A **Temporary Sign** must not be located on any site such that the **copy** on the **sign** is legible from:
  - (a) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
  - (b) 14 Street from Glenmore Trail to Anderson Road S.W.;
  - (c) Anderson Road;
  - (d) Barlow Trail from Memorial Drive, north to the **City** limits;
  - (e) Beddington Trail, west to Country Hills Boulevard N.W.;

- (f) Country Hills Boulevard from Shaganappi Trail to Beddington Trail;
  - (g) Crowchild Trail;
  - (h) Deerfoot Trail;
  - (i) Glenmore Trail from Sarcee Trail, east to Macleod Trail;
  - (j) Glenmore Trail from Sarcee Trail, west to the **City** limits;
  - (k) John Laurie Boulevard from Sarcee Trail, east to McKnight Boulevard;
  - (l) Macleod Trail from Fish Creek Park, south to the **City** limits;
  - (m) McKnight Boulevard from 36 Street N.E., east to the **City** limits;
  - (n) Sarcee Trail N.W. from Crowchild Trail to Country Hills Boulevard;
  - (o) Sarcee Trail S.W. from Glenmore Trail, north to Trans Canada Highway;
  - (p) Shaganappi Trail;
  - (q) the Transportation and Utility Corridor;
  - (r) Trans-Canada Highway from 6 Street N.E., east to the **City** limits; and
  - (s) Trans-Canada Highway from the junction of Home Road, west to the **City** limits.
- (2) Notwithstanding subsection (1)(l) a **Temporary Sign** may be located on sites in the **commercial, industrial** or **special purpose districts** where they may be legible from Macleod Trail from Fish Creek Park south to the **City** limits when the **Temporary Sign**:
- (a) is not at the rear of the **building**;
  - (b) is not closer to Macleod Trail than any **building** on the site; and
  - (c) is not closer to Macleod Trail than a straight line connecting the corners of any **building** closest to the **street**.
- (3) A **Temporary Sign** must not display third party advertising.
- (4) A **Temporary Sign** must be stabilized and anchored in a way that ensures they will not be unintentionally moved, blown over or dislocated.
- (5) All methods and materials used to stabilize and anchor a **Temporary Sign** must:
- (a) be easily removable;
  - (b) not cause tripping hazards; and
  - (c) be inconspicuous.

- (6) Without restricting the generality of the foregoing, stakes may be used to support a **Temporary Sign**, but sandbags and guy wires may only be used to stabilize or anchor a **Temporary Sign** if the **sign** is located on a hard surface.
- (7) A **Temporary Sign** must not be placed within the triangular area formed by:
- (a) the curb along the **street**;
  - (b) the curb along an entrance to a site; and
  - (c) a straight line drawn at 7.5 metres from the corner where the **street** and entrance meet.
- (8) Where a site is within the following pedestrian oriented locations or a **street** bordering the following pedestrian oriented locations, the maximum area of a **Temporary Sign** is 3.0 square metres:
- (a) in the C-N1 or C-N2 Districts;
  - (b) in the Inglewood Business Revitalization Zone;
  - (c) in the Fourth Street Business Revitalization Zone;
  - (d) in the Uptown 17 Business Revitalization Zone;
  - (e) in the Marda Loop Business Revitalization Zone;
  - (f) in the Kensington/Louise Crossing Business Revitalization Zone;
  - (g) on 4 Street N.W. from 16 Avenue N.W. to 32 Avenue N.W.;
  - (h) on Edmonton Trail from Memorial Drive to 32 Avenue N.E.;
  - (i) on 4 Street East from Memorial Drive to Edmonton Trail N.E.;
  - (j) on 4 Street N. E. from Memorial Drive to Edmonton Trail;
  - (k) on Centre Street North from 7 Avenue N. to 32 Avenue N.;
  - (l) on 1 Avenue North from 4 Street East, east to the C.P.R. Tracks; and
  - (m) on the Trans-Canada Highway from the junction of Home Road, east to 6 Street East.
- (9) 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 site where the **Temporary Sign** is located; and
  - (b) 3.0 square metres if there are no **Dwelling Units** located on the site where the **Temporary Sign** is located.

- (10) In all other locations not addressed by subsections (8) and (9), the maximum area of a **Temporary Sign** is:
- (a) 1.5 metres if the **frontage** of the site where the **Temporary Sign** is located is 30.0 metres or less; and
  - (b) 5.5 square metres if the **frontage** of the site where the **Temporary Sign** is located is greater than 30.0 metres.
- (11) 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.
- (12) A **Temporary Sign** with a **sign area** greater than 1.5 square metres must:
- (a) be located on a **Temporary Sign Marker** that has been approved in accordance with the rules for **Sign – Class E**; and
  - (b) have at least 15.0 metres between it and the nearest **Freestanding Identification Sign** or **Temporary Sign**.
- (13) Where a site contains a **shopping centre**, every business in the **shopping centre** may have one **Temporary Sign** with a maximum **sign area** of 1.0 square metre so long as the **sign** is displayed within 3.0 metres of a **public entrance** that serves only the business to which the sign relates.
- (14) Where a site contains a **shopping centre** with a site **frontage** greater than 200.0 metres, a maximum of three (3) **Temporary Signs** may be located on that site **frontage**, provided they are not located in such a way as to be visible from any nearby **residential districts**.
- (15) Where the site contains a **shopping centre** with a site **frontage** 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 site **frontage**.
- (16) In all other cases, a maximum of one **Temporary Sign** may be located on a site **frontage**.

### Rules Governing Class B Signs

- 88 (1) A **Fascia Identification 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;
  - (c) the **sign** does not have any of the additional elements of an **Identification Sign** referenced in section 74; and
  - (d) the **sign** meets all applicable rules.
- (2) A **Fascia Identification Sign** is subject to the rules regarding combinations of **Identification Signs** referenced in section 74.

### Fascia Identification Sign

- 89 (1) A **Fascia Identification Sign** must not extend over **City** property unless:
- (a) the **City Manager** or his delegate has approved the extension; and
  - (b) the **sign** does not project more than 0.40 metres over **City** property.
- (2) Except as otherwise referenced in subsections (6) through (9) inclusive, **Fascia Identification Signs** must be located within the signable area as referenced in subsections (3), (4) and (5).
- (3) The signable area for all **buildings** is located on the front of the **building** and within the upper and lower limits of signable area for the **building** as referenced in subsections (4) and (5).
- (4) For a single **storey building**:
- (a) the upper limit of signable area is either:
    - (i) the roof line of a flat-roofed **building**;
    - (ii) if there is a parapet or mansard roof, 0.90 metres above the **eaveline** but not higher than the upper edge of the parapet or mansard roof; or
    - (iii) in all other cases, the **eaveline**; and
  - (b) the lower limit of signable area is the height of the top of the window frame of windows on that **storey**, unless the top of the window frame is less than 2.4 metres above **grade**, in which case, the lower limit of the signable area is 2.4 metres above **grade**.
- (5) For a **building** with more than one **storey**:
- (a) the upper limit of signable area is the height of the highest window sill on the second **storey**, or, where there are no windows on the second **storey**, 0.80 metres above the floorline of the second **storey**; and
  - (b) the lower limit of the signable area is the height of the top of the window frame of windows on the first **storey** unless the height of the top of the window frame is less than 2.4 metres above **grade** in which case, the lower limit of the signable area is 2.4 metres above **grade**.

- (6) A **Fascia Identification Sign** which does not have the additional elements of section 74, may be located on a side of a **building** other than the front so long as:
- (a) the side of the **building** where the **sign** is proposed does not face a **Park** or **Natural Area**; and
  - (b) the proposed sign is integrated with any **Fascia Identification Sign** on the front of the **building** and is the same width and height as any **Fascia Identification Sign** on the front of the **building**; or
  - (c) if there is no **Fascia Identification Sign** on the front of the **building**, the proposed **sign** fits within the signable area described in subsections (4) and (5).
- (7) **Fascia Identification Signs** which do not have the additional elements of section 74 may be located below the signable area referenced in subsections (4) and (5) so long as:
- (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 less than 30.0 per cent of the wall of the **building** below the signable area; and
  - (c) the area of the **sign** below the signable area is less than 9.3 square metres.
- (8) A **Fascia Identification Sign**, which does not have the additional elements of section 74, may be located between the top second **storey** window frame and the roof or parapet of a two **storey building** or between the top second **storey** window frame and a third **storey** window sill so long as:
- (a) the **sign** is architecturally integrated with the **building**; and
  - (b) the **copy** relates to a **use**, business or occupant that is not located on the first **storey** of the **building**.
- (9) A **Fascia Identification Sign**, that does not have the additional elements of section 74, may be located above the third **storey** window sill so long as:
- (a) the **sign** says no more than the name of the **building** or the main occupant of the **building**;
  - (b) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building** face;
  - (c) there is no more than one **sign** per **building** face above the third **storey**; and
  - (d) the **sign area** does not exceed 1/40 of the area formed by multiplying the clearance of the **sign** by the width of the **building**.

**Rules Governing Class C Signs**

**90 (1) A Freestanding Identification Sign** does not require a *development permit* when:

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- (a) *deleted*
  - (b) a **Freestanding Identification Sign** is replacing a **Freestanding Identification Sign** that had previously been approved through a *development permit*;
  - (c) the replacement **Freestanding Identification Sign** will be installed on the same base as the previously approved **Freestanding Identification Sign**;
  - (d) the replacement **Freestanding Identification Sign** will be installed on the same or similar sign support as the sign support used for the previously approved **Freestanding Identification Sign**;
  - (e) the replacement **Freestanding Identification Sign** is installed within six months of the removal of the previously approved **Freestanding Identification Sign**;
  - (f) the *sign area* of the replacement **Freestanding Identification Sign** is not larger than the *sign area* of the previously approved **Freestanding Identification Sign**;
  - (g) the **Freestanding Identification Sign** is not mounted at a higher point than the previously approved **Freestanding Identification Sign**;
  - (h) neither the replacement **Freestanding Identification Sign** or the previously approved **Freestanding Identification Sign** are in a *corner visibility triangle*; and
  - (i) both the replacement **Freestanding Identification Sign** and the previously approved **Freestanding Identification Sign** meet all applicable rules.
- (2) A *development permit*** is not required to add message panels to a **Freestanding Identification Sign** when:
- (a) **Signs – Class C** is listed as a *permitted use* in the District;
  - (b) the **Freestanding Identification Sign** was previously approved through a *development permit*;
  - (c) the panel sought to be added is the same length as any message panels already on the **Freestanding Identification Sign** within the limits of the existing sign structure;
  - (d) the panel sought to be added can be incorporated into the **Freestanding Identification Sign**;

- (e) the addition of the panel would not result in the **Freestanding Identification Sign** violating any rules respecting maximum height, *copy*, clearance or location; and
- (f) the addition of the panel would not result in the **Freestanding Identification Sign** violating any conditions of the approved *development permit* for the **Freestanding Identification Sign**, other than a condition relating to drawings submitted at the time of the *development permit* application.

### All Freestanding Identification Signs in All Districts

- 91
- (1) A **Freestanding Identification Sign** must not interfere with vehicle parking or traffic circulation.
  - (2) Electrical power supply to a **Freestanding Identification Sign** must be underground.
  - (3) Where the *Development Authority* has relaxed subsection (2) to allow for overhead power supply, the *development permit* allowing the relaxation must not be issued for a period of time exceeding five (5) years.
  - (4) Anchor bolts securing the base of a **Freestanding Identification Sign** must be permanently covered.

### Separation Rules for Freestanding Identification Signs

- 92
- (1) There must be a minimum of 30.0 metres between all **Freestanding Identification Signs** on the same *frontage*.
  - (2) There must be a minimum of 15.0 metres between the *property line* shared with another site and the **Freestanding Identification Sign**.
  - (3) Subsection (2) does not apply if the *property line* is shared with a road right-of-way.

### District Rules for Freestanding Identification Signs

- 93
- (1) **Freestanding Identification Signs** may be approved in all Districts.
  - (2) In the Special Purpose – Future Urban Development District, **Freestanding Identification Signs** must not have the additional elements referenced in section 74.
  - (3) A maximum of one **Freestanding Identification Sign** may be allowed on a site in the Special Purpose – Future Urban Development District.
  - (4) In *low density residential districts*, **Freestanding Identification Signs** may only be approved on sites that do not contain **Dwelling Units**.

**Number of Freestanding Identification Signs**

- 94** (1) On sites, other than those containing *shopping centres*, one **Freestanding Identification Sign** facing each *street* that provides access to the business identified on the sign is allowed, provided the business *frontage* on that *street* is at least 16.0 metres long.
- (2) On sites containing *shopping centres*, one **Freestanding Identification Sign** facing each commercial *street* that provides access to the *shopping centre* is allowed, and it must provide identification for both the *shopping centre* and the businesses located in the *shopping centre*.
- (3) **Freestanding Identification Signs** that provide identification for a business within the *shopping centre* may be allowed in addition to the **Freestanding Identification Sign** referenced in subsection (2), provided the *signs* on the site comply with:
- (a) all rules regarding separation between *signs*;
  - (b) all rules regarding separation between *signs* and *property line*; and
  - (c) all the rules regarding the size and height of **Freestanding Identification Signs**.

**Size and Height Restrictions for Freestanding Identification Signs**

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- 95** (1) Unless otherwise referenced in subsections 96(1) or 96(2), in the C-N1, C-N2 and C-C1 Districts:
- (a) the maximum *sign area* of a **Freestanding Identification Sign** is 7.0 square metres if the *sign* relates to only one *use* on the site;
  - (b) the maximum *sign area* of a **Freestanding Identification Sign** is 9.5 square metres if the *sign* relates to more than one *use* on the site; and
  - (c) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.

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- (2) In the C-COR3 District:
- (a) the maximum *sign area* of a **Freestanding Identification Sign** is 18.5 square metres; and
  - (b) the maximum height of a **Freestanding Identification Sign** is 12.2 metres.

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- (3) Unless otherwise referenced in subsections 96(4) or 96(6), in all other *commercial* and *industrial districts*:
- (a) the maximum *sign area* of a **Freestanding Identification Sign** is 14.0 square metres; and
  - (b) the maximum height of a **Freestanding Identification Sign** is 9.0 metres.

- (4) In the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the site contains a commercial component: 71P2008
- (a) the maximum **sign area** for a **Freestanding Identification Sign** is 7.0 square metres if the **sign** relates to only one **use** on the site;
  - (b) the maximum **sign area** of a **Freestanding Identification Sign** is 9.5 square metres if the **sign** relates to more than one **use** on the site; and
  - (c) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.
- (5) In the M-CG, M-C1, M-C2, M-G, M-1 and M-2 Districts:
- (a) the maximum **sign area** of a **Freestanding Identification Sign** is 5.0 square metres; and
  - (b) the maximum height of a **Freestanding Identification Sign** is 4.0 metres.
- (6) In the S-SPR, S-CS, S-R and S-CI Districts:
- (a) the maximum **sign area** of a **Freestanding Identification Sign** is 7.0 square metres; and
  - (b) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.

### Size and Height Restrictions on Shopping Centre Sites

- 96 (1) In the C-N1, C-N2 and C-C1 Districts, where the **Freestanding Identification Sign** relates to a **shopping centre** and the **uses** within it have a **gross floor area** less than or equal to 1500.0 square metres: 71P2008
- (a) the maximum **sign area** of the **sign** is 9.5 square metres if it is not a multi-panel sign;
  - (b) the maximum **sign area** of the **sign** is 14.0 square metres if it is a multi-panel sign; and
  - (c) the maximum height of the **sign** is 6.0 metres.
- (2) In the C-N1, C-N2 and C-C1 Districts, where the **Freestanding Identification Sign** relates to a **shopping centre** and the **uses** within it have a **gross floor area** greater than 1500.0 square metres: 71P2008
- (a) the maximum **sign area** of the **sign** is 14.0 square metres if it is not a multi-panel sign;
  - (b) the maximum **sign area** of the **sign** is 18.5 square metres if it is a multi-panel sign; and
  - (c) the maximum height of the **sign** is 9.0 metres.

- 67P2008 (3) On sites where subsections (1) or (2) apply, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 4.5 square metres and a maximum height of 6.0 metres.
- (4) In the C-C2 District, where the **Freestanding Identification Sign** relates to a **shopping centre**:
- (a) the maximum **sign area** of the **sign** is 18.5 square metres if it is not a multi-panel sign;
  - (b) the maximum **sign area** of the **sign** is 23.2 square metres if it is a multi-panel sign; and
  - (c) the maximum height of the **sign** is 9.0 metres.
- 67P2008 (5) On sites where subsection (4) applies, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 9.3 square metres and a maximum height of 9.0 metres.
- (6) In the C-R2 and C-R3 Districts, where a **Freestanding Identification Sign** relates to a **shopping centre**:
- (a) the maximum **sign area** of the **sign** is 37.0 square metres; and
  - (b) the maximum **height** of the **sign** is 9.0 metres.
- 67P2008 (7) On sites where subsection (6) applies, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 14.0 square metres and a maximum height of 9.0 metres.

#### Rules Governing Class D Signs

- 97 (1) A **Canopy Identification Sign** may be approved only in the following Districts:
- (a) the R-2M District;
  - (a.1) the CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts;
  - (b) all **commercial districts**;
  - (c) all **industrial districts**;
  - (d) all **multi-residential districts**; and
  - (e) all **special purpose districts**.
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- (2) **Canopy Identification Signs** are subject to the rules regarding allowable combinations of **Identification Signs** referenced in section 74.
- (3) **A Canopy Identification Sign:** 67P2008
- (a) may only identify by name or symbol the **use**, business or occupant of the **building** to which the canopy is attached; and
  - (b) must not have the additional elements of **Identification Signs** referenced in section 74.
- (4) The **copy** on a **Canopy Identification Sign** must not take up an area of the canopy greater than 50.0 per cent of the total of the height of the canopy multiplied by the length of the canopy.
- (5) The **Canopy Identification Sign** must not extend beyond the canopy on which it is displayed. 26P2010
- (6) Canopies used for **signs** must:
- (a) have a minimum clearance of 2.4 metres;
  - (b) not extend any further than the line on which street light or power line poles are located;
  - (c) not extend further than 2.4 metres from the wall of the **building** to which it is attached;
  - (d) be a maximum of 1.5 metres in height measured from the lowest point of the canopy to the highest point of the canopy; and
  - (e) be compatible with the **building** upon which they are located in terms of materials, colours, size and location on the **building**.
- (7) Where a canopy projects over **City** property, there must be a drainage system in place that is connected through the inside of the **building** to a storm sewer or dry well that prevents the discharge of water over the public sidewalk or public **street**.

### Rules for Signs Under Canopies

- 98 (1) The only Districts where **signs** may be displayed under a canopy are:
- (a) the R-2M District;
  - (a.1) the CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts; 26P2010
  - (b) all **commercial districts**;
  - (c) all **industrial districts**;
  - (d) all **multi-residential districts**; and
  - (e) all **special purpose districts**.

- (2) **Signs** under canopies must:
- (a) only identify by name or symbol the **use**, business or occupant of the **building** to which the canopy is attached;
  - (b) have a minimum clearance of 2.4 metres;
  - (c) be a maximum of 0.30 metres in height; and
  - (d) be a minimum of 4.5 metres from each other.

### Rules for Projecting Identification Signs

- 26P2010
- 99 (1) A **Projecting Identification Sign** may be approved only in the following Districts:
- (a) the CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts;
  - (a.1) all **commercial districts**;
  - (b) all **industrial districts**; and
  - (c) **multi-residential districts** where the site contains an approved **commercial multi-residential use**.
- (2) **Projecting Identification Signs** are subject to the rules regarding allowable combinations of **Identification Signs** referenced in section 74.
- (3) The maximum number of **Projecting Identification Signs** a business may have on a business **frontage** is one.
- (4) On corner sites, a business may have a **Projecting Identification Sign** on the corner of the **building** so long as:
- (a) the business has no other **Projecting Identification Signs** on either **frontage** that meet to form the corner of the **building**;
  - (b) the **Projecting Identification Sign** is at equal angles to the **building frontages** that meet to form the corner of the **building**; and
  - (c) the **sign area** of the **Projecting Identification Sign** does not exceed the maximum **sign area** arrived at by combining the maximum **sign area** for a single sign on a **frontage** in accordance with section 100.
- (5) Supports and structures for **Projecting Identification Signs** must either be not visible or, if visible, must be in the same style and character as, and of compatible material to, the **building** to which they are attached.
- (6) The edge of a **Projecting Identification Sign** closest to the wall of the **building** to which it is attached must not be further than 300 millimetres from the wall.

- (7) Where the **Projecting Identification Sign** relates to a **Hotel**, department store or a parking structure with a **building height** of 18.5 metres or greater, the maximum height of the 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.
- (8) Where subsection (7) does not apply, the maximum **height** of a **Projecting Identification Sign** is the lowest of:
- (a) the **eaveline**, or the roofline of the **building** on which it is located;
  - (b) the top of the second storey window head of the **building** on which it is located; and
  - (c) 6.0 metres above **grade**.
- (9) The minimum clearance between the bottom of a **Projecting Identification Sign** and **grade** is 2.4 metres.

#### Size Restrictions for Projecting Identification Signs

- 100 (1) In the C-N1, C-N2, C-C1 and I-B Districts, the maximum **sign area** for a **Projecting Identification Sign** is 2.3 square metres.
- (2) In the C-COR3 District, the maximum **sign area** for a **Projecting Identification Sign** is 9.3 square metres.
- (3) In all other **commercial** and **industrial districts**, the maximum **sign area** for a **Projecting Identification Sign** is 4.5 square metres.
- (4) In the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Identification Sign** is 2.3 square metres.
- (5) Where one **Projecting Identification Sign** provides identification for more than one business in a **building**, the maximum **sign area** for the **sign** is the total of the allowable maximum **sign area** for each business.

#### Rules Governing Class E Signs

- 101 A **Sign – Class E** is never exempt from the requirement to obtain a **development permit**.

#### Electronic Message Sign

- 102 (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.

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- (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** or a **Window Identification 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.

### Roof Sign

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- 103 (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* shall not exceed 1/40 of the area formed by multiplying the clearance of the sign by the width of the *building*.

**Painted Wall Identification Sign**

- 104 (1)** A **Painted Wall Identification Sign** may only be approved in: 26P2010
- (i) the CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts
  - (ii) all **commercial districts**; and
  - (iii) all **industrial districts**.
- (2)** A **Painted Wall Identification Sign** must:
- (a) identify by name or symbol only the **use**, business or occupant of the **building**; and
  - (b) not be allowed to become faded, chipped or to peel.
- (3)** If the business to which the **sign** relates ceases to be located in the **building** upon which the sign is painted, the **Painted Wall Identification Sign** must be removed and the wall refinished to be consistent with the rest of the **building**. 26P2010

**Temporary Sign Markers and Signs on Markers**

- 105 (1)** A **Temporary Sign Marker** is subject to the rules regarding combinations of **Signs** referenced in section 73.
- (2)** A **Temporary Sign Marker** is not allowed in any District where the **sign area** of a **Temporary Sign** is restricted to less than 1.5 square metres.
- (3)** A **Temporary Sign Marker** is not allowed in those locations referenced in section 87.
- (4)** 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.
- (5)** If a **Temporary Sign** is intended to be illuminated, the **Temporary Sign Marker** must have an underground power supply.
- (6)** Where a site is undergoing development, a **Temporary Sign Marker** must incorporate a permanent base screen which is architecturally integrated with the rest of the **development** on the site.

- (7) A **Temporary Sign Marker** must be accessible from the site on which it is located. No person may cross a different site, or **City**-owned boulevard in order to install, do maintenance on, or remove a **Temporary Sign**.
- (8) **Temporary Signs** on markers must:
  - (a) be no further than 1.0 metre away from the **Temporary Sign Marker**;
  - (b) not be closer to the **street** than the **Temporary Sign Marker**; and
  - (c) comply with all applicable rules respecting **Sign – Class A**.

#### **Strings of Pennants**

- 106
- (1) **Strings of Pennants** may be approved only in the I-G, I-R, I-O and I-H Districts.
  - (2) **Strings of Pennants** must not be located on any site that shares a **property line** with a site where residential **uses** are allowed or which abuts a **street** where residential **uses** are allowed.
  - (3) **Strings of Pennants** are not allowed in those locations referenced in section 87.

#### **Inflatable Sign**

- 107
- (1) An **Inflatable Sign** is not allowed in those locations referenced in section 87.
  - (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 Identification Sign** as referenced in sections 95 and 96.
  - (5) There must not be more than one **Inflatable Sign** on a site at any time.
  - (6) The maximum number of **Inflatable Signs** that may be on the same site in a calendar year is two.
  - (7) The maximum time period an **Inflatable Sign** may be displayed on a **site** is 30 days.

**Rotating Sign**

- 108 (1) A **Rotating Sign** may be approved only in **commercial** and **industrial districts**.
- (2) A **Rotating Sign** must be in character with the surrounding area with respect to:
- (a) the listed **uses** of the District;
  - (b) the location, size and character of **buildings** in the District;
  - (c) the existence of other signage;
  - (d) the design and character of other signage; and
  - (e) the traffic and road conditions.

**Flashing or Animated Sign**

- 109 (1) A **Flashing or Animated Sign** may be approved only in **commercial** and **industrial districts**.
- (2) A **Flashing or Animated Sign** may only be used to identify a **Cinema, Performing Arts Centre or Night Club**.
- (3) A **Flashing or Animated Sign** must not have an impact on any residential **uses**.

**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*
- (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:
- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;

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- (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.
- (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

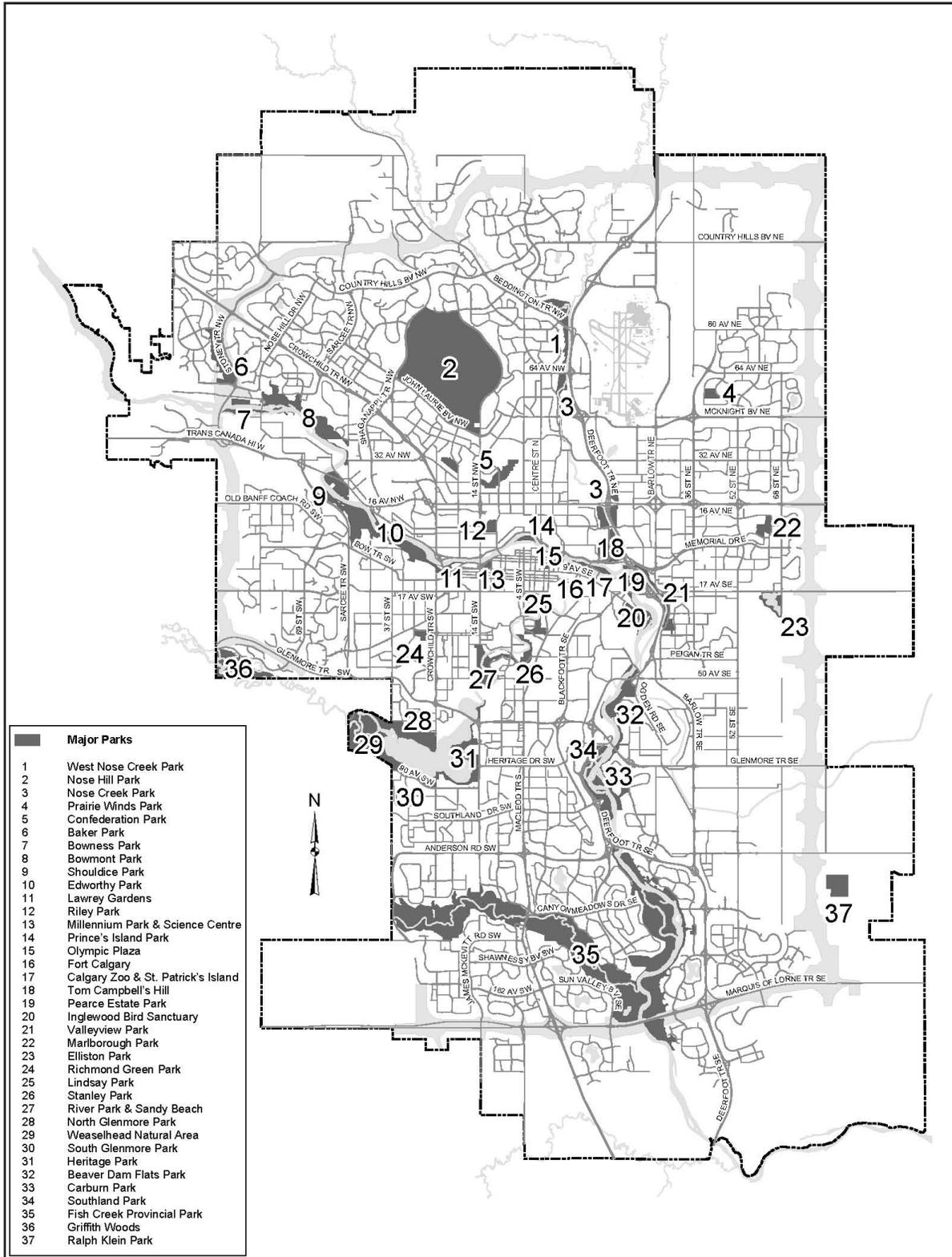
- 114 (1) A **development permit** for a **Third Party Advertising Sign** must not be issued for a period exceeding five (5) years.
- (2) Where an application for a renewal of a **development permit** complies with subsection (3), the permit must not be refused by the **Development Authority** on the 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**.

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### 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.

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### 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**.

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### 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.
- (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.



(xv) any type of **sign** located in a **building** not intended to be viewed from outside; and

(b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 300 “Sign – Class B”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Fascia Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and

(B) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and

(b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 301 “Sign – Class C”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Freestanding Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed;

(B) is displayed on a non-moveable structure other than a **building**; and

(C) does not contain a **digital display**;

(b) is a **use** within the Sign Group in Schedule A to this Bylaw.

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### 302 “Sign – Class D”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Canopy Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or parcel upon which the **sign** is displayed; and

- (B) is displayed on a canopy, awning or marquee that is attached to an exterior wall of a **building**; and
- (ii) “**Projecting Identification Sign**” which means a **sign** that:
  - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
  - (B) is attached to an exterior wall of a **building** and is perpendicular to the **building**; and
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 303 “Sign – Class E”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (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 elements that flash or are 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 Identification Sign**” which means a **sign** that:
    - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
    - (B) is painted directly onto an exterior wall of a **building**; and
  - (vi) “**Roof Sign**” which means a **sign** installed on the roof of a **building** or that projects above the **eaveline** of a **building**;

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- (vii) **“Rotating Sign”** which means a *sign* that rotates or has features that rotate;
- (viii) **“String of Pennants”** which means a *sign* consisting of pieces of fabric or other non-rigid material strung together on string, wire, cable, or are similarly joined;
- (ix) **“Temporary Sign Marker”** which means an area on 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
- (x) 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 Sign Group in Schedule A to this Bylaw.

67P2008,  
30P2011**304 “Sign – Class F”**

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (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 Sign Group in Schedule A to this Bylaw.

30P2011

**304.1 “Sign – Class G”**

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (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

30P2011

- (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 Sign Group in Schedule A to this Bylaw.

### 305 “Single Detached Dwelling”

12P2010

- (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**.

### 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**.

10P2009, 39P2010  
21P2011

**308 “Special Function Tent – Commercial”**

- (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;
- (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: 21P2011
- (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;
- (f.1) may have a cumulative area used for the purpose of providing entertainment: 21P2011
- (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**.
- 309 “Special Function Tent – Recreational”** 10P2009
- (a) means a **use**: 21P2011
- (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;
- (c) may only be erected on a **parcel** a total of 10 days in any calendar year; 10P2009
- (d) has a maximum height of: 21P2011
- (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;
  - (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**;
- 21P2011
- (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**.

32P2009

### 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**.

### 310 “Specialty Food Store”

32P2009

- (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”**

- 13P2008
- (a) means a **use**:
- (i) where fresh and packaged food is sold;
  - (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;
- 39P2010
- (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:
- (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**.



- (nn) **Sign – Class F;**
- (nn.1) **Sign – Class G;** 30P2011
- (oo) **Social Organization;**
- (pp) **Special Function Tent – Commercial;**
- (pp.1) **Special Function Tent – Recreational;** 10P2009
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Major;** and
- (ss) **Vehicle Sales – Major.**

### Rules

- 816** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

- 817** The maximum area of a **parcel** is 3.2 hectares.

### Floor Area Ratio

- 818** The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

- 819** The maximum **building height** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

**Use Area**

- 39P2010
- 820** (1) Unless otherwise referenced in subsections (2) and (3), there is no **use area** restriction in the Commercial – Corridor 3 District.
- (2) The maximum **use area** of a **Retail and Consumer Service**, or a **Retail and Consumer Service**, combined with any other **use**, is 3600.0 square metres.
- (3) The maximum **use area** of a **Supermarket**, or a **Supermarket**, combined with any other **use**, is 3600.0 square metres.

**Front Setback Area**

- 821** The **front setback area** must have a minimum depth of 6.0 metres.

**Rear Setback Area**

- 67P2008
- 822** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

**Side Setback Area**

- 823** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 3.0 metres;

## Discretionary Uses

- 830 (1)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** *Uses* listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
  - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 829(2)(a) through (f) inclusive; or
  - (c) they are located above the ground floor of the **building**.
- (4)** The following *uses* are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service**;
  - (a.1) **Conference and Event Facility**; 67P2008
  - (b) **Drinking Establishment – Medium**;
  - (c) **Drinking Establishment – Small**;
  - (d) **Outdoor Café**;
  - (e) **Power Generation Facility – Medium**;
  - (f) **Restaurant: Food Service Only – Medium**;
  - (g) **Restaurant: Licensed – Medium**;
  - (h) **Sign – Class C**;
  - (i) **Sign – Class E**;
  - (j) **Sign – Class F**;
  - (j.1) **Sign – Class G**; 30P2011
  - (k) **Special Function Tent – Commercial**;
  - (k.1) **Special Function Tent – Recreational**; 10P2009
  - (l) **Utility Building**; and
  - (m) **Veterinary Clinic**.
  - (n) *deleted* 39P2010

### Rules

**831** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**832** The maximum **floor area ratio** for **parcels** designated Commercial – Office District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

**833** The maximum **building height** for **parcels** designated Commercial – Office District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

### Use Area

- 834** (1) Unless otherwise referenced in subsection (2), there is no **use area** restriction for **uses** in the Commercial – Office District.
- (2) The maximum **use area** for a **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other **use**, is 465.0 square metres.

39P2010

### Front Setback Area

**835** The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

- 836** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

- (q) **Outdoor Café;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Products Sales Yard;**
- (w) **Retail Garden Centre;**
- (x) **Retail and Consumer Service;** 39P2010
- (y) **Seasonal Sales Area;**
- (z) **Sign – Class C;**
- (aa) **Sign – Class E;**
- (bb) **Sign – Class F;**
- (bb.1) **Sign – Class G;** 30P2011
- (cc) **Special Function Tent – Commercial;**
- (cc.1) **Special Function Tent – Recreational;** 10P2009
- (dd) **Supermarket;**
- (ee) **Utility Building;**
- (ff) **Vehicle Rental – Major;**
- (gg) **Vehicle Rental – Minor;**
- (hh) **Vehicle Sales – Major; and**
- (ii) **Vehicle Sales – Minor.**

## Rules

**846** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

**847** The area of a *parcel* must be a minimum of 0.5 hectares and a maximum of 6.0 hectares.

### Floor Area Ratio

**848** The maximum *floor area ratio* for *parcels* designated Commercial – Regional 1 District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

**849** The maximum *building height* is 15.0 metres.

### Buildings

- 850** (1) Every *parcel* in the Commercial – Regional 1 District must have one *building* that is equal to or exceeds 3600.0 square metres of *gross floor area*.
- (2) In addition to the *building* required by subsection (1), a *parcel* may have up to two *buildings*, so long as no additional *building* exceeds 360.0 square metres in *gross floor area*.
- (3) The maximum number of *buildings* on every *parcel* is three.

### Use Area

**851** Only one *use area* in a *building* in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.

### Building Entrance Features

- 852** The *public entrances* must be accentuated by a minimum of one example of three or more of the following features:
- (a) arcades;
  - (b) arches;
  - (c) awnings;
  - (d) pitched or raised cornice roof forms;
  - (e) porticoes;
  - (f) recesses or projections; or
  - (g) windows.

**Discretionary Uses**

32P2009

- 908 (1)** *Uses* listed in subsection 907(2) are **discretionary uses** if they are located:
- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
  - (b) on a **parcel** that does not have both sewer and water systems provided by the **City**.
- (2)** The following **uses** are **discretionary uses** in the Industrial – General District:
- (a) **Auction Market – Other Goods;**
  - (b) **Auction Market – Vehicles and Equipment;**
  - (c) **Building Supply Centre;**
  - (d) **Bulk Fuel Sales Depot;**
  - (e) **Child Care Service;**
  - (f) **Convenience Food Store;**
  - (g) **Custodial Quarters;**
  - (h) **Drive Through;**
  - (i) **Equipment Yard;**
  - (j) **Gas Bar;**
  - (k) **Instructional Facility;**
  - (l) **Kennel;**
  - (m) **Large Vehicle Sales;**
  - (n) **Office;**
  - (o) **Outdoor Café;**
  - (p) **Pet Care Service;**
  - (q) **Print Centre;**
  - (r) **Restaurant: Food Service Only – Medium;**
  - (s) **Restaurant: Food Service Only – Small;**
  - (t) **Restaurant: Licensed – Medium;**
  - (u) **Restaurant: Licensed – Small;**
  - (v) **Restored Building Product Sales Yard;**
  - (w) **Salvage Yard;**
  - (x) **Self Storage Facility;**

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- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**
- (aa.1) **Sign – Class G;**
- (bb) **Special Function Tent – Commercial;**
- (cc) **Special Function Tent – Recreational;**
- (dd) **Take Out Food Service;**
- (ee) **Vehicle Sales – Minor; and**
- (ff) **Veterinary Clinic.**

### Rules

**909** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Building Size

**910** The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer, is 1600.0 square metres.

### Floor Area Ratio

**911** The maximum **floor area ratio** for **buildings** on a **parcel** that is serviced by **City** water and sewer is 1.0.

### Building Height

**912** The maximum **building height** is 16.0 metres.

### Building Setback

**913** The minimum **building setback** from a **property line** shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

### Storage of Goods, Materials and Supplies

**913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:

- (a) not located in a **setback area**;
- (b) not located between a **building** and a **major street** or **expressway**; and
- (c) shown on a plan approved as part of a **development permit**.

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- (l) **Outdoor Café;**
  - (m) **Parking Lot – Grade;**
  - (n) **Parking Lot – Structure;**
  - (o) **Post-secondary Learning Institution;**
  - (p) **Power Generation Facility – Medium;**
  - (q) **Printing, Publishing and Distributing;**
  - (r) **Restaurant: Food Service Only – Small;**
  - (s) **Restaurant: Licensed – Small;**
  - (t) **Retail and Consumer Service;**
  - (u) **Self Storage Facility;**
  - (v) **Sign – Class C;**
  - (w) **Sign – Class E;**
  - (x) **Sign – Class F;**
  - (x.1) **Sign – Class G;** 30P2011
  - (y) **Special Function Tent – Commercial;**
  - (z) **Special Function Tent – Recreational;**
  - (aa) **Specialty Food Store;**
  - (bb) **Take Out Food Service;**
  - (cc) **Utility Building;** and
  - (dd) **Vehicle Rental – Minor.** 32P2009
- (3) The following *uses* are *discretionary uses* in the Industrial – Business District if they are located within a *building* containing at least one *use* listed in subsection 923(2):
- (a) **Drinking Establishment – Medium;**
  - (b) **Restaurant: Food Service Only – Medium;** and
  - (c) **Restaurant: Licensed – Medium.**

## Rules

**925** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

**Floor Area Ratio**

**926** The maximum **floor area ratio** for **parcels** designated Industrial – Business District is the number following the letter “f” indicated on the Land Use District Maps.

**Building Height**

57P2008

**927** The maximum **building height** for **parcels** designated Industrial – Business District is:

- (a) 12.0 metres; or
- (b) the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

**Use Area**

**928 (1)** Unless otherwise referenced in subsection (2), there is no **use area** requirement for **uses** in the Industrial – Business District.

32P2009, 39P2010

**(2)** The maximum **use area** for a **Retail and Consumer Service** and any **use** combined with them is 465.0 square metres.

32P2009

**Storage of Goods, Materials and Supplies**

**928.1** All goods, materials and supplies associated with a **use** must be contained within a **building**.

**Front Setback Area**

**929** The **front setback area** must have a minimum depth of 6.0 metres.

**Rear Setback Area**

**930 (1)** Where the **parcel** shares a **rear property line** with a **parcel** designated as:

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

**(2)** Where the **parcel** shares a **rear property line** with:

- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;

- (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres; and
- (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 1.2 metres.

### Side Setback Area

- 931 (1)** Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2)** Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres; and
  - (c) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 1.2 metres.

### Landscaping In Setback Areas

- 932 (1)** Where a **setback area** shares a **property line** with a **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

- (2) Where a **setback area** shares a **property line** with a **lane** that does not separate the **parcel** from a **parcel** designated as a **residential district**, there is no requirement for a **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may provide a sidewalk in the **setback area** along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

- (k) **Outdoor Café;**
- (l) **Power Generation Facility – Medium;**
- (m) **Restaurant: Licensed – Small;**
- (n) *deleted* 39P2010
- (o) **Self Storage Facility;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Sign – Class F;**
- (r.1) **Sign – Class G;** 30P2011
- (s) **Special Function Tent – Commercial;**
- (t) **Special Function Tent – Recreational;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service; and**
- (w) **Utility Building.**

### Rules

**940** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**941** The maximum **floor area ratio** for **buildings** is 1.0.

### Building Height

**942** The maximum **building height** is 12.0 metres.

**Activities and Objects Prohibited**

- 943 (1)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, the area between any *buildings* on that *parcel* and that *street* or *lane* must not contain:
- (a) entrances to the *parcel*;
  - (b) garbage enclosures;
  - (c) loading areas; or
  - (d) outside activities.
- (2)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, there must not be any vehicle entrance or overhead doors on the façade of the *building* facing those Districts, *lanes* or *streets*.

**Use Area**

- 944 (1)** Unless otherwise referenced in subsection (2), the maximum *use area* is 300.0 square metres.
- (2)** The following *uses* do not have a *use area* restriction:
- (a) **Convenience Food Store**;
  - (b) **General Industrial – Light**;
  - (c) **Self Storage Facility**; and
  - (d) **Specialty Food Store**;

32P2009

**Storage of Goods, Materials and Supplies**

- 945** All goods, materials and supplies associated with a *use* must be contained within a *building*.

32P2009

**Front Setback Area**

- 946** The *front setback area* must have a minimum depth of 3.0 metres.

**Rear Setback Area**

- 947 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and

## Discretionary Uses

**955 (1)** *Uses* listed in subsection 954(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Industrial – Commercial District.

**(2)** The following *uses* are **discretionary uses** in the Industrial – Commercial District:

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- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Auto Body and Paint Shop;**
- (d) **Auto Service – Major;**
- (e) **Auto Service – Minor;**
- (f) **Car Wash – Multi-Vehicle;**
- (g) **Car Wash – Single Vehicle;**
- (h) **Child Care Service;**
- (i) **Convenience Food Store;**
- (j) **Custodial Quarters;**
- (k) **Drinking Establishment – Small;**
- (l) **Drive Through;**
- (m) **Gas Bar;**
- (n) **Large Vehicle Sales;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Liquor Store;**
- (r) **Outdoor Café;**
- (s) **Power Generation Facility – Medium;**
- (t) **Recreational Vehicle Sales;**
- (u) **Restaurant: Licensed – Medium;**
- (v) **Restaurant: Licensed – Small;**
- (w) **Restored Building Product Sales Yard;**
- (x) **Self Storage Facility;**
- (y) **Sign – Class C;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**
- (aa.1) **Sign – Class G;**

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- (bb) **Special Function Tent – Commercial;**
- (cc) **Special Function Tent – Recreational;**
- (dd) **Utility Building;**
- (ee) **Vehicle Rental – Major;** and
- (ff) **Vehicle Sales – Major.**

### **Rules**

**956** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Parcel Location**

32P2009

**957** *deleted*

### **Floor Area Ratio**

**958** The maximum **floor area ratio** for **buildings** is 1.0.

### **Building Height**

**959** The maximum **building height** is 12.0 metres.

### **Use Area**

**960 (1)** Unless otherwise provided in subsection (2), there is no **use area** requirement in the Industrial – Commercial District.

32P2009, 39P2010

**(2)** The maximum **use area** for a **Retail and Consumer Service** is 930.0 square metres.

- (h) **Drive Through;**
- (i) **Equipment Yard;**
- (j) **Fleet Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Kennel;**
- (n) **Large Vehicle Sales;**
- (o) **Office;**
- (p) **Outdoor Café;**
- (q) **Pet Care Service;**
- (r) **Print Centre;**
- (s) **Recreational Vehicle Sales;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Product Sales Yard;**
- (w) **Salvage Yard;**
- (x) **Self Storage Facility;**
- (y) **Service Organization;**
- (z) **Storage Yard;**
- (aa) **Sign – Class C;**
- (bb) **Sign – Class E;**
- (cc) **Sign – Class F;**
- (cc.1) **Sign – Class G;**
- (dd) **Special Function Tent – Commercial;**
- (ee) **Special Function Tent – Recreational;**
- (ff) **Take Out Food Service;**
- (gg) **Vehicle Sales Minor; and**
- (hh) **Veterinary Clinic.**

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## Rules

**970** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Building Size**

- 971** The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer is 1600.0 square metres.

### **Floor Area Ratio**

- 972** The maximum **floor area ratio** for **buildings** on a **parcel** that is serviced by **City** water and sewer is 1.0.

### **Building Height**

- 973** The maximum **building height** is 16.0 metres.

32P2009

### **Screening**

- 974** (1) Loading docks and mechanical equipment that are part of a **building** must be **screened** from view of an **adjacent expressway** or **major street**.
- (2) Where a **use** has outdoor activities or equipment located outside of a **building**, those activities or equipment must be **screened** from view of:
- (a) an **adjacent expressway**, **major street**, **LRT corridor** or regional pathway; or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

32P2009

### **Building Setback**

- 974.1** The minimum **building setback** from a **property line** shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

### **Front Setback Area**

- 975** Where the **parcel** shares a **front property line** with a **street** and the length of that **front property line** is:
- (a) less than 45.0 metres, there is no requirement for a **front setback area**;
  - (b) 45.0 metres or more but less than 60.0 metres, the **front setback area** must have a minimum depth of 1.0 metre;
  - (c) 60.0 metres or more but less than 90.0 metres, the **front setback area** must have a minimum depth of 2.0 metres; and
  - (d) 90.0 metres or more, the **front setback area** must have a minimum depth of 4.0 metres.

## Division 7: Industrial - Outdoor (I-O) District

### Purpose

**982** The Industrial – Outdoor District is intended to be characterized by:

- (a) **uses** where materials are stored outdoors;
- (b) a very limited range of **uses** that are compatible with storage **uses**;
- (c) large **parcels**;
- (d) storm water runoff being contained within the **parcel**;
- (e) few **buildings** that are small in comparison with the size of the **parcel**;
- (f) **parcels** that might have minimal or no **City** servicing; and
- (g) limiting the visibility of **uses** where visibility and aesthetics are identified as planning concerns through berming, **screening**, or landscaped **setback areas**.

### Permitted Uses

**983** The following **uses** are **permitted uses** in the Industrial – Outdoor District:

- (a) **Equipment Yard**;
- (b) **Park**;
- (c) **Power Generation Facility – Small**;
- (d) **Sign – Class A**;
- (e) **Sign – Class B**;
- (f) **Sign – Class C**;
- (g) **Sign – Class D**;
- (h) **Storage Yard**;
- (i) **Utilities**;
- (j) **Vehicle Storage – Large**;
- (k) **Vehicle Storage – Passenger**; and
- (l) **Vehicle Storage – Recreational**.

### Discretionary Uses

32P2009

**984** The following *uses* are **discretionary uses** in the Industrial – Outdoor District:

- (a) **Custodial Quarters;**
- (b) **Power Generation Facility – Medium;**
- (c) **Salvage Yard;**
- (d) **Sign – Class E;**
- (e) **Sign – Class F;**
- (e.1) **Sign – Class G;**
- (f) **Special Function Tent – Recreational; and**
- (g) **Utility Building.**

30P2011

### Rules

**985** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

**986** The minimum area of a *parcel* is 1.6 hectares.

### Building Size

**987** The maximum **gross floor area** of all *buildings* on a *parcel* in the Industrial – Outdoor District is 1,600.0 square metres.

### Building Height

**988** The maximum **building height** is 10.0 metres.

32P2009

### Storage of Goods, Materials and Supplies

- 989** (1) Goods, materials or supplies stored outside of a *building* within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (2) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

## Division 8: Industrial – Heavy (I-H) District

### Purpose

32P2009

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
  - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
  - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
  - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
  - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
  - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
  - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
  - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.

### Permitted Uses

**1000** The following **uses** are **permitted uses** in the Industrial – Heavy District:

- (a) **Power Generation Facility – Small**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class C**;
- (e) **Sign – Class D**; and
- (f) **Utilities**.

32P2009

**Discretionary Uses**

**1001 (1)** The following *uses* are **discretionary uses** in the Industrial – Heavy District:

- (a) **Asphalt, Aggregate and Concrete Plant;**
- (b) **Bulk Fuel Sales Depot;**
- (c) **General Industrial – Heavy;**
- (d) **Freight Yard;**
- (e) **Power Generation Facility – Medium;**
- (f) **Sign – Class E;**
- (g) **Sign – Class F;**
- (g.1) **Sign – Class G;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utility Building.**

30P2011

**(2)** The following *uses* are **discretionary uses** in the Industrial – Heavy District if they are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw:

- (a) **General Industrial – Light; and**
- (b) **General Industrial – Medium.**

**Rules**

**1002** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

**Front Setback Area**

**1003** The **front setback area** must have a minimum depth of 6.0 metres.

**Rear Setback Area**

**1004 (1)** Where the *parcel* shares a **rear property line** with a *parcel* designated as:

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 6.0 metres;
- (b) an **industrial district**.

- (3) **Sign – Class G** is a *discretionary use* where:
- (a) it is replacing a **Sign – Class F** that was approved pursuant to subsection (2); and
  - (b) its location on the *parcel* is the same as the **Sign – Class F**.

### Rules

**1069** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Setback Area

- 1070 (1)** Where the *parcel* shares a *property line* with a *parcel* designated as:
- (a) a **commercial district**, the *setback area* must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**, the *setback area* must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the *setback area* must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the *setback area* must have a minimum depth of 6.0 metres.
- (2)** Where the *parcel* shares a *property line*:
- (a) with an **LRT corridor** or **street**, the *setback area* must have a minimum depth of 6.0 metres;
  - (b) with a **lane** that separates the *parcel* from a *parcel* designated as a **residential district**, the *setback area* must have a minimum depth of 6.0 metres; and
  - (c) with a **lane**, in all other cases, the *setback area* must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 1071 (1)** All *setback areas* on a *parcel*, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2)** Where a *setback area* shares a *property line* with a *parcel* designated as a **residential district**, the *setback area* must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or

- (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **lane, street, LRT corridor** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:
  - (a) 1.0 trees and 2.0 shrubs for every 45.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 60.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Employee Area

**1072** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### Reductions to Minimum Required Motor Vehicle Parking Stalls

- 1073** (1) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced:
- (a) by 10.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 400.0 metres of an existing or approved Capital funded **LRT platform**; or
  - (b) by 5.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 150.0 metres of a **street** where a **frequent bus service** operates.
- (2) The minimum number of **motor vehicle parking stalls** required for an **Office** or **Information and Service Provider** is reduced:
- (a) by 1.0 **motor vehicle parking stalls** per six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4; and
  - (b) by 1.0 **motor vehicle parking stalls** per two (2) lockers provided in a shower and change room facility.

13P2008

## Division 9: Special Purpose – Future Urban Development (S-FUD) District

### Purpose

**1085** The Special Purpose – Future Urban Development District is intended to:

- (a) be applied to lands that are awaiting urban development and utility servicing;
- (b) protect lands for future urban forms of development and density by restricting premature subdivision and **development** of **parcels** of land;
- (c) provide for a limited range of temporary **uses** that can easily be removed when land is redesignated to allow for urban forms of development; and
- (d) accommodate extensive agricultural uses prior to development to urban uses.

### Permitted Uses

**1086** The following **uses** are **permitted uses** in the Special Purpose – Future Urban Development District:

- (a) **Accessory Residential Building;**
- (b) **Extensive Agriculture;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Manufactured Home;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class A;**
- (g) **Sign – Class B;**
- (h) **Sign – Class D;**
- (i) **Single-Detached Dwelling; and**
- (j) **Utilities.**

41P2009

### Discretionary Uses

**1087 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Future Urban Development District:

- (a) **Bed and Breakfast;**
- (a.1) **Home Based Child Care – Class 2;**

41P2009

30P2011

- (b) **Home Occupation – Class 2;**
  - (c) **Outdoor Recreation Area;**
  - (d) **Power Generation Facility – Medium;**
  - (e) **Sign – Class C;**
  - (f) **Sign – Class E;**
  - (g) **Sign – Class F;**
  - (g.1) **Sign – Class G;**
  - (h) **Special Function Tent – Recreational;**
  - (i) **Utility Building;**
  - (j) **Vehicle Storage – Passenger; and**
  - (k) **Vehicle Storage – Recreational.**
- (2) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
  - (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced, but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (3) A **use** that meets the conditions of subsection (2) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (4) The applicant for a **development permit** for a **use**, pursuant to this section, must show that the **use** complies with the conditions of subsection (2).

## Rules

**1088** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Restaurant: Licensed – Medium;**
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**

30P2011

- (ll) **Sign – Class F;**
- (ll.1) **Sign – Class G;**
- (mm) **Social Organization;**
- (nn) **Special Function Tent – Commercial;**
- (oo) **Supermarket;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**

### Rules

**1165** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**1166 (1)** For **developments** located west of Macleod Trail SE the maximum **floor area ratio** is:

- (a) 3.0 for **parcels** within the following areas:
    - (i) between 12 and 13 Avenue and west of 1 Street SE; and
    - (ii) between 15 and 17 Avenue and west of 1 Street SE;
  - (b) for all other **parcels**:
    - (i) 5.0; or
    - (ii) 5.0, plus the combined **gross floor area** of **Dwelling Units** and **Hotel** suites, up to a maximum **floor area ratio** of 8.0.
- (2)** For **developments** located east of Macleod Trail SE the maximum **floor area ratio** is 5.0, for all **parcels**.
- (3)** The maximum **floor area ratio** referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;**
- (o) **Instructional Facility – Inside;** 32P2009
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ee.1) **Sign – Class G;** 30P2011

- (ff) **Social Organization;**
- (gg) **Special Function Tent – Commercial;**
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

### Rules

**1182** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
  - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

### Building Height

**1184** There is no maximum **building height**.

### Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

## 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  
 Government Sign  
 Property Management Sign  
 Real Estate Sign  
 Show Home Sign  
 Special Event Sign  
 Temporary Sign  
 Window Identification Sign  
 Any type of sign located in a building and  
 not intended to be viewed from  
 outside

**Sign – Class B**

Fascia Identification Sign

**Sign – Class C**

Freestanding Identification Sign

**Sign – Class D**

Canopy Identification Sign  
 Projecting Identification Sign

**Sign – Class E**

Electronic Message Sign  
 Flashing and Animated Sign  
 Inflatable Sign  
 Message Sign  
 Painted Wall Identification Sign  
 Roof Sign  
 Rotating Sign  
 Strings of Pennants  
 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**

<b>General Offences</b>			
<b>Section</b>	<b>Offence</b>	<b>Minimum Penalty First Offence</b>	<b>Specified Penalty First Offence</b>
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
<b>Lighting Offences</b>			
63	Fail to shield	\$100	\$200
65	Exceed mounting height	\$100	\$200
66	Fail to recess on canopy	\$100	\$200
<b>Sign Offences</b>			
70	Fail to comply with comprehensive Sign Approval	\$500	\$1000
72(1)	Display 3 <sup>rd</sup> Party Advertising	\$500	\$1000
72(6)	Sign too close to curb	\$100	\$500
72(8)	Sign in visibility triangle	\$100	\$500
72(9)	Sign in road ROW setback	\$100	\$300
72(11)	Sign not on private property	\$100	\$300
72(12)	Unauthorized projection	\$100	\$200
72(13)	Damage landscaping	\$100	\$500
76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86	Fail to comply with Rules Regarding Specific Class A Signs	\$100	\$200
87	Fail to comply with Rules for Temporary Signs	\$100	\$200
89	Fail to comply with Rules for Fascia Identification Signs	\$200	\$400
91, 92, 93, 94, 95, 96	Fail to comply with Rules for Freestanding Identification Signs	\$200	\$400
97, 98	Fail to comply with Rules for Canopy Identification Signs/ Signs under canopy	\$200	\$400
99, 100	Fail to comply with Rules for Projecting Identification Signs	\$200	\$400

<b>Section</b>	<b>Offence</b>	<b>Minimum Penalty First Offence</b>	<b>Specified Penalty First Offence</b>
72.1, 102, 103, 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
<b>Parking Stall, Bicycle Parking Stall and Loading Stall Offences</b>			
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
<b>Use Rules Offences</b>			
Part 4	Fail to comply with Rules relating to Uses	\$200	\$400
<b>Low Density Residential Offences</b>			
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
<b>Commercial Offences</b>			
696	Fail to screen mechanical	\$200	\$1000
697	Fail to enclose garbage	\$200	\$1000

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

**THESE PAGES ARE FOR PART 10**



## 42.3 CM-2 DOWNTOWN BUSINESS DISTRICT

11P84

### (1) PURPOSE

The purpose of this district is to

- (a) provide for predominantly commercial development as well as allowing for a wide range of institutional and residential uses;
- (b) establish a comprehensive system for the provision of at-grade and +15 level amenities available to the public to meet the special needs of Downtown;
- (c) encourage the preservation of heritage buildings and features located within the Downtown; and
- (d) provide for the special character and function of the Downtown retail area.

### (2) PERMITTED USES

Home occupations - Class 1

8P93

Power Generation Facility, Small-scale

25P2001

Signs - Class 1

21P98

Notwithstanding any other requirement of this Bylaw, proposed or existing uses of a site shall be permitted uses on that site if they

- (a) are included in the list of discretionary uses in Section 42.3(4); and
- (b) have been approved on or before October 10, 1984, by a development permit that has not expired.

### (3) PERMITTED USE RULES

Notwithstanding any other requirement of this Bylaw, a proposed or existing structure may be developed, redeveloped, or continue to exist provided that

- (a) there is no variation whatsoever, except as may be allowed pursuant to Section 11(1)(a)(iii), in that structure except as may be necessary to comply with other applicable legislation; and
- (b) it has been approved on or before October 10, 1984, by a development permit that has not expired.

### (4) DISCRETIONARY USES

Accessory food services

4P98

Amusement arcades

Apartment buildings (C.U.)

Apartment-hotels

Athletic and recreational facilities

Automotive sales and rental

Automotive services

Automotive specialties

Billiard parlours

Child care facilities

Commercial schools (C.U.)

Community association buildings

<i>deleted</i>	4P98
Drinking establishments	10P2004
Dwelling units	
Entertainment establishments	
Essential public services (C.U.)	
Excavation, stripping and grading	
Financial institutions (C.U.)	
Gaming establishment - bingo	3P85
Grocery stores (C.U.)	
Home occupations - Class 2 (N.P.)	8P93
Hostels	
Hotels	
Laboratories	
Liquor stores	
Lodging houses	
Mechanical reproduction and printing establishments	
Medical clinics (C.U.)	
Motion picture production facilities	18P96
Offices (C.U.)	
Outdoor cafes (N.P.)	4P93
Parking areas (temporary)	
Parking area - long stay	4P2007
Parking area - short stay	4P2007
Parking structures	
Parks and playgrounds	
Personal service businesses (C.U.)	
Power Generation Facility, Mid-scale	25P2001
Private clubs and organizations	
Private schools (C.U.)	
Public and quasi-public buildings (C.U.)	
Public and separate schools (C.U.)	
Public transportation facilities	
Radio and television studios	
<i>deleted</i>	4P98
<i>deleted</i>	4P98, 10P2004
Restaurants-food service only (C.U.)	4P98
Restaurants-licensed	10P2004
Retail food stores (C.U.)	
Retail stores (C.U.)	
<i>deleted</i>	20P97
Signs – Class 2 (N.P.)	21P98, 30P2011
Special care facilities	
Special function tents (commercial)	6P2003
Stacked townhouses	

- (ii) No residential unit, other than a superintendent's or caretaker's apartment, shall be located below a commercial use.
- (iii) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any other building on the same site.
- (iv) For each dwelling unit, a private amenity space, having a minimum area of 5.6 square metres, shall be provided either in the form of an open or enclosed balcony with a glazed opening to the outside amounting to no less than 75 percent of the exterior wall and a minimum dimension of 1.8 metres.
- (v) All on-site horizontal surfaces greater than 5.6 square metres in size, that are overlooked by residential units and not required for parking or access, shall be landscaped to the satisfaction of the Approving Authority.
- (vi) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, a minimum of 40 percent of the gross site area shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces, which may include spaces provided under Section 42.3(5)(j)(iv) and (v).

**(k) Right-of-Way Setbacks**

See Section 17.

**(l) Parking and Loading Regulations**

11P94

See Section 18.

**(m) Signs**

See Appendix.

**(n) Outside Storage**

No outside storage shall be allowed.

**(o) Floodway/Floodplain Special Regulations**

See Section 19.1.

5P85

**(6) CONDITIONS OF DEVELOPMENT**

See Section 11.

11P98

**(7) NOTICE POSTING OF SIGNS – CLASS 2**

A Digital third-party advertising signs and an electronic message centre must always be notice posted when adjacent to a site containing a dwelling unit.

30P2011



## APPENDIX SIGN REGULATIONS

### 55. PURPOSE

15P90, 21P98

This Appendix provides the planning regulations for all signs including but not limited to the location, number, size, design and character of signs in relation to their surroundings.

### 56. DEFINITIONS

15P90, 21P98

In this Appendix, notwithstanding Section 4 of this Bylaw,

- (1) **alteration** means a structural modification of a sign but does not include routine maintenance, painting or change in face, copy or lettering;
- (2) **animated sign** means a sign which uses movement or change of lighting to depict action or create special effects or a pictorial scene but does not include a clock;
- (3) **art sign** means a sign which is primarily an artistic rendering or work painted or applied to any exterior surface of a building and which contains sponsor recognition or characters, text or symbols identifying the business on the site; 8P97
- (4) **auxiliary sign** means a sign of any type which is attached to the face, copy, backing, lighting or supporting structure of any sign;
- (5) **awning** means a shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable and generally constructed of fabric or similar non-rigid material;
- (6) **awning elevation area** means that area of an elevation obtained by multiplying the vertical dimension of an awning, when viewed in the same elevation, by the length of the awning, when viewed in the same elevation;
- (7) **awning sign** means an awning which incorporates a sign;
- (8) **banner** means a piece of fabric or other non-rigid material attached on a minimum of two sides to a structure;
- (9) **banner, decorative** means a banner that is primarily a decorative feature which may contain identification copy or sponsor recognition but shall not contain any commercial advertising;
- (10) **canopy** means a non-retractable covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of a building, and includes but is not limited to such structures as theatre marquees but does not include any structurally integrated architectural feature such as lintels, sills, mouldings, architraves and pediments, or any structure over petroleum pumps;
- (11) **canopy elevation area** means that area of an elevation obtained by multiplying the vertical dimension of a canopy, when viewed in the same elevation, by the length of the canopy when viewed in the same elevation;
- (12) **canopy sign** means a canopy or freestanding canopy which utilizes or incorporates a sign;
- (13) **Circa 1912 Theme** means a set of directions for the design of the physical environment which derive from the styles and designs found along Stephen Avenue in Calgary around the year 1912 which has been approved by Council;

- (14) **Circa 1912 Theme Area** means the south half of the City blocks between 2 Street S.W. and 1 Street S.E. with frontage on the northerly boundary of Stephen Avenue South and the north half of the City blocks between 2 Street S.W. and 1 Street S.E. with frontage on the southerly boundary of Stephen Avenue South which is hereby declared to be a Circa 1912 Theme Area;
- (15) **clearance** means the shortest vertical distance between the underside of a sign and grade;
- (16) **commercial advertising** means copy which is used for the purpose of promoting the buying and selling of commodities or supplying of services;
- (17) **commercial advertising sign** means a sign used for the purpose of promoting the buying and selling of commodities or supplying of services but shall not include a real estate or property management sign;
- (18) **community identification sign** means a sign which states the name of a residential community area and may contain a logo or symbol which is related to the community name;
- (19) **construction sign** means a sign erected by an individual or a firm on the premises undergoing construction, for which the sign user is advertising or furnishing such items as labour, services, materials or financing, or which identifies the future use on the site and information pertaining to it;
- (20) **copy** means any image, written material, structure, graphics, pictures, logo, symbol or letters used or intended to be used for advertising or for calling attention to any person, matter, object or event;
- (21) **copy area** means that area of a sign covered by a single figure drawn around the extremities of the copy contained on the sign, and
- (a) shall include but is not limited to decorations related to the specific nature of the copy, and
  - (b) in the case of a double or multi-face sign, the average of the total area of all sign faces will be counted in copy area calculations, and
  - (c) does not include landscaping;
- (22) **curb line** means the line at the face of the nearest curb and in the absence of a curb, the line shall be established by the General Manager, Roads; *1M2000*
- (23) **cut-out** means an extension of the copy that protrudes from the sign but does not include an auxiliary sign;
- (24) **designated sign area** means the area identified for signs on a released development permit;
- (24.1) **digital display** means a device intended to display copy that is shown utilizing 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*
- (24.2) **digital third-party advertising sign** which means a sign that 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, but does not display copy that is full motion video, motion picture, Moving Picture

- (25) **direct control - Urban Reserve district** means a direct control district allowing primarily urban reserve uses;
- (26) **directional sign** means
- (a) a sign which directs the public to or denotes the name of any thoroughfare, route, educational institution, public building, historical site or hospital;
  - (b) a sign which directs and regulates traffic;
  - (c) a sign which denotes any public or transportation facility;
  - (d) a sign which gives direction to a private premises or its vehicular use area;
- (27) **district, commercial** means any of the following districts, CC, CM-1, CM-2, C-1, C-1A, C-2, C-2(20), C-2(16), C-2(12), C-3, C-3(38), C-3(30), C-3(27), C-3(23), C-3(20), C-3(16), C-4, C-4(38), C-4(30), C-4(27), C-4(23), C-4(20), C-5, C-5/.75, C-5/.5, C-6 and a direct control district allowing primarily commercial uses; 20P2001
- (28) **district, industrial** means any of the following districts, I-1, I-2, I-3, I-4 and a direct control district allowing primarily industrial uses;
- (29) **district, residential** means any of the following districts R-1, RS-1, RS-2, R-1A, R-2, R-2A, R-MH, RM-1, RM-2, RM-3, RM-4, RM-5, RM-6, RM-7 and a direct control district allowing primarily residential uses; 21P96
- (30) **double-faced** means having two faces, opposite to and facing away from each other with each face being of equal area and in identical proportion to the other, and with each face located on the same structure so as to be parallel or within 24 degrees of parallel and with at least two (2) vertical edges located within 20 centimetres of each other; 15P2000
- (31) **Downtown Mall Area** shall include
- (a) Stephen Avenue Mall defined as
    - (i) 8 Avenue S., and
    - (ii) the northerly half of the blocks between 8 Avenue S. and 9 Avenue S., and
    - (iii) the southerly half of the blocks between 8 Avenue S. and 7 Avenue S., between Macleod Trail S.E. and 4 Street W.,
  - (b) Barclay Mall defined as
    - (i) 3 Street W., and
    - (ii) the block between 3 Street W. and 4 Street W., and
    - (iii) the westerly half of the block between 2 Street W. and 3 Street W., between the Bow River and 9 Avenue S.;
- (32) **eaveline** means the horizontal line on a building that marks the extreme edge of the overhang of a roof and where there is no overhang, the eaveline shall be the horizontal line at the intersection of the roof and wall;
- (33) **electronic message centre** means a sign or component of a sign which the copy can be changed by electrical or electronic means, but does not include any third-party advertising nor can the copy be displayed in full motion video, motion picture, Moving Picture Experts Group

(MPEG) or any other digital video format;

30P2011

- (34) **event** means an activity or an event, the duration of which is temporary in nature;
- (35) **event sign** means a temporary sign including, but not limited to, signs for community, cultural, athletic, philanthropic, arts and similar not-for-profit, non-commercial in nature events;
- (36) **fascia sign** means a sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a third-party advertising sign, a painted wall sign, an awning sign, a canopy sign or a projecting sign;
- (37) **flag** means a piece of fabric, wind sock or other non-rigid material attached on one side or at one or two points to a structure;
- (38) **flag, commercial** means a flag which presents commercial advertising copy;
- (39) **flashing sign** means a sign which contains an intermittent or flashing light source but does not include an electronic message centre;
- (40) **freestanding sign** means a sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure and shall include, but is not limited to, a sign on a fence;
- (41) **freestanding-flush** means structurally freestanding but located parallel to and flush with a wall;
- (42) **frontage, block** means the total length of lot frontage along the side of a street between the street intersections;
- (43) **frontage, business** means the length of the property line of any one business use, parallel to and along each legally accessible public street, excluding a lane or alleyway, that it borders;
- (44) **government sign** means a sign required to be displayed
  - (a) pursuant to the provisions of federal, provincial or municipal legislation;
  - (b) by or on behalf of the federal, provincial or municipal government;
  - (c) on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government;
- (45) **grade** means the elevation established by the General Manager, Roads for the surface of the sidewalk or boulevard, and for a sign completely within private property, grade means the finished ground surface directly underneath the sign; 1M2000
- (46) **height of sign** means the vertical distance measured from the highest point of the sign or sign structure to grade;
- (47) **identification sign** means a sign which identifies by name or symbol the occupant, business or the site on which the sign is placed, and may include the operation, merchandise or service available at the site and may include sponsor advertising as allowed by Section 59(19);
- (48) **illumination** means the lighting of any sign by artificial means;
- (49) **illumination, direct** means the lighting of any sign face from a light source located on or near

the exterior of the sign;

- (50) **illumination, indirect** means the lighting of any sign face by reflected light;
- (51) **illumination, internal** means the lighting of any sign face from a light source located within the sign or behind the copy;
- (52) **inflatable sign** means an inflated three-dimensional device which incorporates a sign and is anchored or affixed to a building or site;
- (53) **Inglewood Heritage Main Street Area** means those parcels of land abutting both the north and south boundary of 9 Avenue S.E. between the Elbow River and 19 Street S.E.; the east and west boundary of 12 Street between the Bow River and 9 Avenue S.E.; and those lands contained within the boundaries of 9 Avenue S.E., 11 Street S.E., 8 Avenue S.E. and 10 Street S.E.; *16P82*
- (54) **landscaping** means any decorative features, such as concrete bases, planter boxes, pole covers or decorative framing on the sign support or base structures and shrubs or plants, but does not include any copy or logo;
- (55) **maintenance** means the cleaning, painting, repair or replacement of any defective parts of a sign in a manner that does not alter the basic design or structure of the sign and does not include a change in copy;
- (55.1) **major park** means those parks identified in Section 62(5); *15P2000*
- (56) **message panel** means a portion of an identification sign which is designed for the periodic replacement of copy;
- (57) **message sign** means a sign that is designed for periodic replacement of messages;
- (58) **multi-panel sign** means a sign containing copy for three or more tenants or occupants located on a site;
- (59) **painted wall sign** means a sign which is painted directly upon any outside surface of a building or other integral part of a building;
- (60) **principal frontage** means the length of property line parallel to and along the street to which the address of the property refers;
- (61) **projecting sign** means a sign which projects from a structure or a building face and includes a sign in the shape of a canopy but does not include a canopy sign or an awning sign;
- (62) **property management copy** means copy that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information;
- (63) **property management sign** means a sign that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information;
- (64) **real estate copy** means copy that advertises real estate that is “for sale”, “for lease”, or “for rent” or real estate that has been “sold”;
- (65) **real estate sign** means a sign displaying real estate copy;
- (66) **roof sign** means a sign which projects above a roofline to which the sign is attached or is

erected upon or above a roof or parapet of a building which the sign is attached to;

- (67) **roofline** means the line made by the intersection of a wall of a building with a roof of the building;
- (68) **rotating sign** means a sign or portion of a sign which moves in a revolving manner, but does not include a clock;
- (69) **show home** means a newly constructed residential dwelling which is utilized for a short period of time as an exhibit of the type of dwelling a builder is providing in a community; *21P96*
- (70) **sign** means a device, structure, fixture or image used, or intended to be used, for the advertising or calling attention to any person, matter, object, or event and includes signs – Class 1 and signs – Class 2;
- (71) **signs - Class 1** means fascia signs, projecting signs, canopy signs, awning signs, under-canopy signs, under-awning signs, freestanding temporary signs, decorative banners, commercial flags, event signs, real estate signs, property management signs and window signs;
- (72) **signs - Class 2** means those signs which are not listed as signs - Class 1;
- (73) **sign area** means
- (a) the entire area of a sign on which copy is to be placed;
  - (b) in the case of a painted wall sign, the area of the building face;
  - (c) in the case of a double-face or multi-face sign, the average of the total area of all sign faces will be counted in the sign area calculations;
- but does not include landscaping;
- (74) **sign owner** means any person who is described on a sign, whose name or address or telephone number appears on a sign, who created a sign, who installed a sign, who is in lawful control of a sign or who is the subject of or otherwise benefits from the message of a sign, and for the purposes of this Bylaw there may be more than one owner of a sign;
- (75) **signable area** means the area on which a sign may be located as set out in Section 60(1)(b);
- (76) **sponsor advertising** means that portion of a sign on which the copy refers to products or merchandise produced, offered for sale, or obtainable at the premises on which the sign is displayed and which directly relates to the principal use of such premises;
- (77) **sponsor recognition** means the identification, by name only, of an individual or organization which has contributed to the sign; *8P97*
- (78) **string of pennants** means a number of pieces of fabric or other non-rigid material attached to a string, wire, cable or other similar joining material;
- (79) **temporary sign** means a sign that is not permanently affixed to a building, other unremovable structure, or the ground;
- (80) **temporary sign location** means an approved location for placement of a freestanding

temporary sign, as identified on a development permit;

- (81) **third-party advertising** directs attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the premises on which the sign is located but does not apply to signs for community, cultural, athletic, philanthropic, arts and similar non-commercial events;
- (82) **third-party advertising sign** means a sign containing third-party advertising but does not include a digital display; *30P2011*
- (83) **under-canopy sign** means a sign which is suspended beneath a canopy or beneath a portion of a building;
- (84) **wall-mounted sign** means a sign which is mounted or fixed to or supported by a wall, by any means;
- (85) **window sign** means a sign which is painted on, attached to or installed on or near a window for the purpose of being viewed from outside the premises.



## 58. TYPES OF SIGNS

15P90, 21P98

- (1) For the purposes of this Appendix signs are divided into the following types:
- (a) Permanent signs
    - (i) identification signs subject to the provisions of Section 60,
    - (ii) directional signs subject to the provisions of Section 61,
    - (iii) third party advertising signs subject to the provisions of Section 62,
    - (iv) digital third party advertising signs subject to the provisions of Section 62.1;
    - (v) message signs subject to the provisions of Section 63,
    - (vi) electronic message centres subject to the provisions of Section 63.1; and
    - (vii) real estate signs and property management signs subject to the provisions of Section 64.
  - (b) Temporary signs subject to the provisions of Section 65.

24P94, 30P2011

- (2) Where a sign does not conform to any of the sign types defined in this Bylaw, the sign requires a development permit application which shall be considered by the Approving Authority as a discretionary use to be reviewed on its individual merits.



## 59. GENERAL RULES FOR SIGNS

15P90, 21P98

- (1) A sign shall not conflict with the general character of the surrounding streetscape or the architecture of nearby buildings.
- (2) A sign or sign structure shall not be located or extend horizontally closer to the existing or future curb line than 750 millimetres back from the existing or future curb line.
- (3) A sign shall not be erected on or attached to:
  - (a) a City of Calgary light standard or pole without the written permission of the General Manager, Roads; 1M2000
  - (b) a public bench without the written permission of the General Manager, Park Development & Operations; 1M2000
  - (c) a bus shelter, bench or emergency call-box without the written permission of the General Manager, Roads; 1M2000
  - (d) the area within a corner visibility triangle where any part of the sign is higher than 750 mm and lower than 4.6 metres.
- (4) Where permission has been granted by the General Manager, Roads for a sign to 1M2000
  - (a) project over City property, a minimum clearance of 2.4 metres shall be maintained, unless otherwise provided for in this Appendix;
  - (b) be located in or project into or over a City owned driveway, a lane or an alley, a clearance of 4.6 metres shall be maintained.
- (5) A sign shall not be erected, operated, used or maintained if, in the opinion of the Approving Authority,
  - (a) its position, shape, colour, format or illumination may be confused with an official traffic sign, signal or device, or other official sign;
  - (b) it displays lights which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, ambulance or other emergency vehicles.
- (6) All sign supports shall be placed on private property except that the Approving Authority may allow a sign to be located on a bylawed setback area, subject to the requirements of a 30-day removal/relocation agreement.
- (7) Any sign placed in or on a required parking area or loading space shall be placed so as not to reduce the number of parking stalls or loading spaces required pursuant to this Bylaw or a development permit. 11P94
- (8) Whenever a panel on a multi-panel sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant requires it.
- (9) No trees shall be removed or damaged to prepare a site for a sign unless new trees are planted or landscaping is introduced to improve the site.
- (10) The lighting or orientation of a sign must not adversely affect any residential district.
- (11) A sign in a residential district shall not be illuminated unless otherwise allowed by the Approving Authority.
- (12) Electrical power supply to signs or base landscaping shall be underground.

- (13)** A person shall not
- (a) attach or hang an auxiliary sign or other material to, on, above or below a sign unless otherwise provided for;
  - (b) attach to any sign an extension or portable device other than sign hangers shown on the plans accompanying the development permit;
  - (c) make alterations to any sign in any other way, unless otherwise provided for in this Appendix, without first obtaining the required City permits.
- (14)** Unless otherwise allowed by the Approving Authority, on any single elevation of a building any one business, other than a business in the Circa 1912 Theme Area, shall be entitled to the following identification signs
- (a) a canopy sign, or
  - (b) one projecting sign with a maximum sign area of 2.3 square metres when located in the CC, C-1, C-1A or I-1 District, or *20P2001*
  - (c) one projecting sign with a maximum sign area of 4.5 square metres when located in any other district, except CM-1 and CM-2 Districts, which allows projecting signs, and
  - (d) fascia signage in the signable area as set out in Section 60(1), and
  - (e) non-flashing window signage as set out in Section 60(10).
- (15)** The Approving Authority shall only allow flashing or animated signs provided
- (a) such signs are located in a commercial, or industrial district, and
  - (b) the proposed sign is on the premises of an entertainment establishment.
- (16)** The Approving Authority shall only allow rotating signs provided
- (a) such signs are located in a commercial or industrial district, and
  - (b) the location, size, design and character respect the scale and character of the surrounding area.
- (17)** The Approving Authority shall only allow electronic message centres provided:
- (a) the sign is located in a commercial or industrial district, and
  - (b) the sign does not display any third-party or sponsor advertising. *30P2011*
- (18)** The Approving Authority shall not permit any other signs, other than electronic message centres or digital third-party advertising signs to display copy by means of a digital display. *30P2011*
- (19)** Except in the Downtown Mall Area, an identification sign located in a commercial or industrial district may have up to a maximum of 30 per cent of its actual copy area, or the maximum allowable sign area for the district, whichever is less, used for sponsor advertising.
- (20)** An identification sign may include a message panel to a maximum of 80 per cent of the actual copy area, or the maximum allowable sign area for the district, whichever is less.

- (21)** Notwithstanding anything contained in this Bylaw, where a development permit contains comprehensive sign approval as a condition of approval, any proposed sign or sign location not included under that approval, or alteration of the approved plan, shall require a development permit.
- (22)** When a sign no longer fulfills its function under the terms of the development permit, the Approving Authority may order the removal of such a sign, and the lawful owner of the sign or where applicable, the property owner, shall
- (a) remove such a sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Approving Authority within 30 days from receipt of such a removal notice from the Approving Authority,
  - (b) restore the immediate area around the sign, to the satisfaction of the Approving Authority, including the ground or any building to which the sign was attached, as close as possible to its original form prior to the installation of the sign, and
  - (c) bear all the costs related to such removal or restoration.



### **(3) HEIGHT AND SIZE**

15P2000

- (a) The maximum height of a wall-mounted or a freestanding-flush third-party advertising sign shall be 10.5 metres and shall not extend above the eave line.
- (b) The maximum height of a freestanding third-party advertising sign shall not exceed 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 maximum height for such sign shall not exceed the height of that building or 6.5 metres, whichever is greater.
- (c) The dimensions of the sign area of a third-party advertising sign shall not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7 metres, with allowance for a 1.5 metre cut-out to the top and face and a 700 millimetre cut-out to the sides and bottom of the third-party advertising sign.
- (d) The maximum area of a third-party advertising sign shall not exceed 25 square metres and only one face of a double-faced sign shall be used to calculate sign area.
- (e) Notwithstanding Section 62(3)(a),(b),(c) and (d), where an existing third-party advertising sign complies with this Bylaw except for the provisions of Section 62(3)(a),(b),(c) and (d) it may be renewed from time to time in accordance with Section 62(4)(a).

### **(4) GENERAL RULES**

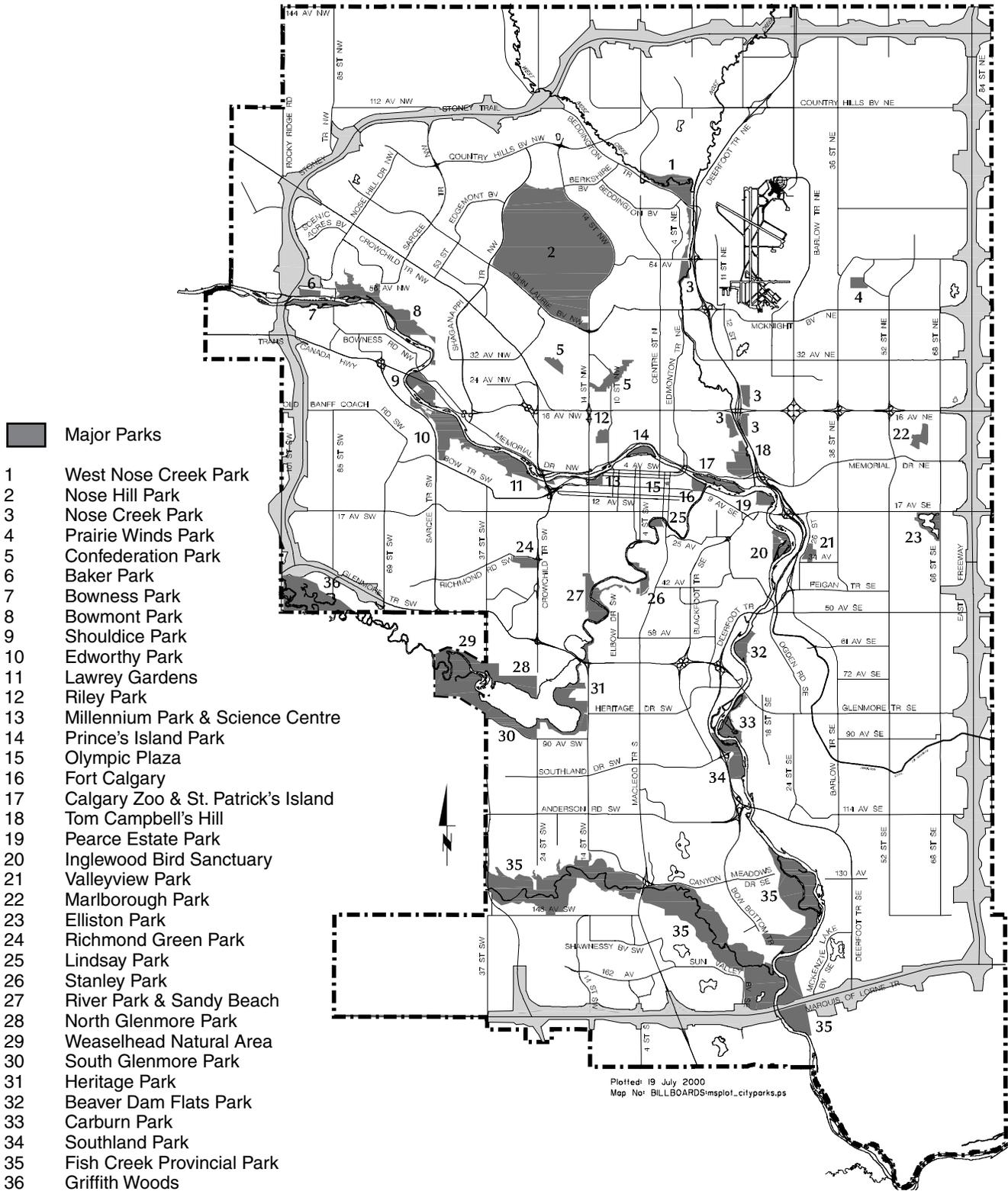
15P2000

- (a) A development permit for a third-party advertising sign shall not be issued for a period exceeding 5 years.
- (b) Where an application for a renewal of a development permit still complies with Section 62(4)(c), the permit shall not be refused by the Approving Authority on the grounds of use.  
15P2000
- (c) The applicant for a development permit for a third-party advertising sign must show, to the satisfaction of the Approving 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.
- (d) The third-party advertising sign must not block natural light or the sky, from the surrounding buildings' windows and doors.
- (e) The lighting or orientation of a third-party advertising sign must not adversely affect any neighbouring residential areas.
- (f) A third-party advertising sign shall utilize lighting fixtures which are not readily discernible or obtrusive, to the satisfaction of the Approving Authority.  
15P2000
- (g) An auxiliary sign or other material shall not be attached to, on, above or below a third-party advertising sign.
- (h) The backs of all third-party advertising signs and all cut-outs shall be enclosed to the satisfaction of the Approving Authority.
- (i) The space between the faces of double-faced third-party advertising signs shall be enclosed to the satisfaction of the Approving Authority.
- (j) Electrical power supply to third-party advertising signs or base landscaping shall be underground unless otherwise allowed by the Approving 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.

**(5) MAP 1, MAJOR PARKS**

15P2000

(a) The following map and list identifies major parks:



## 62.1 RULES FOR DIGITAL THIRD-PARTY ADVERTISING SIGNS

30P2011

### (1) LOCATION

- (a) Digital third-party advertising signs are prohibited
  - (i) in all land use districts except for commercial, industrial, UR, A, or direct control -Urban Reserve districts;
  - (ii) in a regional or sector (community) shopping centre;
  - (iii) on a site in the Central Business Area where development has proceeded on a comprehensive basis, unless it can be shown to the satisfaction of the Approving Authority that the digital third-party advertising sign has been adequately incorporated into the design of a building or structure;
  - (iv) in the Downtown Mall Area where visible from Stephen Avenue or 3 Street West;
  - (v) 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 City limits,
    - (H) 64 Avenue N.E. from 36 Street N.E., east to City limits,
    - (I) 96 Avenue North from Harvest Hills Boulevard, east to Barlow Trail,
    - (I.1) 144 Avenue N.W.,
    - (J) 162 Avenue S.W. from 37 Street S.W., east to Macleod Trail,
    - (K) Anderson Road,
    - (L) Barlow Trail from the north City limits, south to the junction of McKnight Boulevard,
    - (M) Bearspaw Dam Road from 87 Street N.W., east to 85 Street N.W.,
    - (N) Beddington Trail,
    - (O) Bow Bottom Trail,
    - (P) Bow Trail from the junction of Sarcee Trail S.W., east to the junction of Crowchild Trail,

- (Q) Canyon Meadows Drive,
- (R) Chaparral Boulevard,
- (S) Country Hills Boulevard,
- (T) Crowchild Trail,
- (U) Deerfoot Trail,
- (V) Falconridge Boulevard N.E.,
- (W) Glenmore Trail from Elbow Drive S.W., west to the City limits,
- (X) Glenmore Trail from the Bow River, east to Ogden Road S.E.,
- (Y) Harvest Hills Boulevard,
- (Z) Heritage Drive from 14 Street S.W., east to Haddon Road S.W.,
- (AA) Heritage Drive from Bonaventure Drive S.E., east to Blackfoot Trail,
- (BB) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard,
- (CC) Macleod Trail from 162 Avenue S.W., south to the City limits,
- (DD) McKenzie Lake Boulevard S.E.,
- (EE) McKenzie Towne Boulevard S.E.,
- (FF) McKenzie Towne Drive S.E.,
- (GG) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street N.E., east to the City limits,
- (HH) Memorial Drive N.E. from 39 Street S.E., east to the City limits,
- (II) Nose Hill Drive,
- (II.1) Peigan Trail,
- (JJ) Sarcee Trail N.W. from Crowchild Trail, north to the Transportation and Utility Corridor,
- (KK) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the City limits,
- (LL) Shaganappi Trail,
- (MM) Shawnessy Boulevard from west City limits, east to Shawnessy Drive S.W.,
- (NN) Southland Drive from west City limits, east to Haddon Road S.W.,
- (OO) Southland Drive from Bonaventure Drive S.E., east to Deerfoot Trail,
- (PP) Sun Valley Boulevard from Macleod Trail, east to Chaparral Boulevard,
- (QQ) the Transportation and Utility Corridor,

(RR) Trans-Canada Highway from the Bow River, west to the City limits, or

(SS) Trans-Canada Highway from 6 Street N.E., east to the City limits;

(vi) on Street or utility rights-of-way;

(vii) in or within 450 metres of and visible from the following:

(A) major parks,

(B) escarpments and pathways,

(C) riverbanks, and

(D) natural areas;

(viii) on sites adjacent to Bowness Road from 62 Street N.W. to 65 Street N.W.

## **(2) SITING**

- (a) A Digital third-party advertising sign shall not be located within 30 metres of any freestanding identification sign, facing the same oncoming traffic.
- (b) A Digital third-party advertising sign must not be located within 75 metres of any third-party advertising sign facing the same on-coming traffic and shall not result in more than two (2) freestanding third-party advertising signs or Digital Third-party advertising signs greater than 4.6 metres in height and 4.5 square metres in area within a 225 metre radius of each other facing the same street.
- (c) A Digital third-party advertising sign must not be located within 300 metres of another Digital Third-party advertising Sign facing the same oncoming traffic.
- (d) A digital third-party advertising sign must not be located less than 6 metres from a property line adjacent to a street.
- (e) Trees required under an approved development permit shall not be removed or altered in any way to accommodate the placement or visibility of a Digital third-party advertising sign.
- (f) A Digital third-party advertising sign shall not be located on or attached to a roof.
- (g) A freestanding digital third-party advertising sign shall be separated from:
  - (i) a directional sign in a street right-of-way exceeding 3 square metres in sign area;
  - (ii) a street intersection or railway crossing by a minimum of 30.0 metres; and
  - (iii) the curblineline or edge of a major street, expressway or freeway;

to the satisfaction of the Traffic Engineer.

## **(3) HEIGHT AND SIZE**

- (a) The maximum height of a wall-mounted or a freestanding-flush Digital third-party advertising sign shall be 10.5 metres and shall not extend above the eaveline.
- (b) The maximum height of a freestanding Digital third-party advertising sign shall not exceed 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 maximum height for such sign shall not exceed the height of that building or 6.5 metres, whichever is greater.

- (c) The dimensions of the sign area of a Digital third-party advertising sign shall not exceed a vertical dimension of 5.8 metres by a horizontal dimension of 7 metres, with allowance for a 1.5 metres cut-out to the top and face and a 700 millimetre cut-out to the sides and bottom of the Digital third-party advertising sign.
- (d) The maximum area of a digital third-party advertising sign shall not exceed 25 square metres and only one face of a double-faced sign shall be used to calculate sign area.

#### **(4) GENERAL RULES**

- (a) A development permit for a Digital third-party advertising sign shall not be issued for a period exceeding 3 years.
- (b) A Digital third-party advertising sign must not be located less than 30.0 metres from an intersection or railway crossing when measured from where the property line intersects each right-of-way.
- (c) The sign owner must ensure that while the Digital third-party advertising 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:
  - (i) A maximum of 7,500 nits from sunrise to sunset, at those times determined by the National Research Council of Canada (sunrise/sunset calculator);
  - (ii) A maximum of 500 nits from sunset to sunrise at those times determined by the National Research Council of Canada (sunrise/sunset calculator); and
  - (iii) The sign must not increase the light levels around the digital display by more than 5.0 LUX above the ambient light level.
- (d) At any time, should the Manager, Development and Building Approvals determine that the brightness of the sign should exceed those limits set out in Subsection (c), the sign owner must change the brightness as directed by the Approving Authority.
- (e) Where an application for a renewal of a development permit for a Digital third-party advertising sign still complies with Section 62.1(4)(f), the permit shall not be refused by the Approving Authority on the grounds of use.
- (f) The applicant for a development permit for a Digital third-party advertising sign must show, to the satisfaction of the Approving 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.
- (g) A Digital third-party advertising sign must not block natural light or the sky, from the surrounding buildings' windows and doors.
- (h) The lighting and orientation of a Digital third-party advertising sign must not adversely affect any neighbouring residential areas.
- (i) An auxiliary sign or other material shall not be attached to, on, above or below a Digital third-party advertising sign.
- (j) The backs of all Digital third-party advertising signs and all cut-outs shall be enclosed to the satisfaction of the Approving Authority.
- (k) Electrical power supply to the Digital third-party advertising signs or base landscaping shall be underground unless otherwise allowed by the Approving 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.

- (l) The approving authority must not approve any Digital third-party advertising sign:
  - (i) so that the digital copy is legible from a dwelling unit; and
  - (ii) on a parcel that is within 125.0 metres of a dwelling unit, measured from the face of the digital display outward at an angle where light is emitted according to the manufacturers specifications.
- (m) Each copy shown on the digital display must be static and remain in place for a minimum of six (6.0) seconds before switching to the next digital static copy.
- (n) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- (o) 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.
- (p) 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.
- (q) 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.
- (r) If any component on the sign fails or malfunctions in anyway, the sign owner must ensure that the sign is turned off until all components are fixed and operating normally, to the satisfaction of the Manager, Development and Building Approvals.
- (s) 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.



## **63. RULES FOR MESSAGE SIGNS AND MESSAGE PANELS**

21P98

- (1) A message sign may be allowed in any district except an RR-1, R-1, RS-1, RS-2, R-1A, R-2, R-2A, R-MH, RM-1, RM-2 and RM-3 District.
- (2) A message sign or message panel in a non-residential district may present real estate copy or property management copy.
- (3) A freestanding message sign shall not exceed 5.5 square metres in area.
- (4) A message sign shall provide a message opportunity for any tenant or business located on the site.
- (5) A message panel
  - (a) on a freestanding identification sign shall comply with the design of the sign as if it is a panel of the sign,
  - (b) in the fascia sign area shall comply with the dimensions of the fascia sign and shall not exceed 30% of the area of the fascia sign,
  - (c) on a projecting sign shall be included in the sign area allowed for projecting signs in Section 60(3) and the sign shall include the name of the business.
- (6) When located on a permanent identification sign for a single business, a message panel may be for the use of that business identified on the sign.

### **63.1 RULES FOR ELECTRONIC MESSAGE CENTRES**

30P2011

- (1) An electronic message centre:
  - (i) must not exceed 5.0 square metres in copy area; or
  - (ii) 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 centre is used as a window sign.
- (2) An electronic message centre must be setback at least 300 metres from another electronic message centre facing the same oncoming traffic.
- (3) An electronic message centre must be setback at least 150 metres from a Digital Third-party advertising sign facing the same oncoming traffic.
- (4) Subsections (2) and (3) do not apply to an electronic message centre with copy that only displays the date, time or temperature.
- (5) An electronic message centre shall not be located on or attached to a roof.
- (6) When an electronic message centre 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) The electrical power supply to an electronic message centre must be provided underground unless otherwise allowed by the approving authority.
- (8) A development permit for an electronic message centre must not be approved for a period exceeding 3 years.

- (9) An electronic message centre over 2.0 square metres in sign area must not be located less than 30.0 metres from an intersection or railway crossing.
- (10) The sign owner must ensure that while the electronic message centre 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:
  - (i) A maximum of 7,500 nits from sunrise to sunset, at those times determined by the National Research Council of Canada (sunrise/sunset calculator);
  - (ii) A maximum of 500 nits from sunset to sunrise at those times determined by the National Research Council of Canada (sunrise/sunset calculator); and
  - (iii) The sign must not increase the light levels around the digital display by more than 5.0 LUX above the ambient light level.
- (11) At any time, should the Manager, Development and Building Approvals determine that the brightness of the electronic message centre exceeds those limits set out in Subsection (10), the sign owner must change the brightness as directed by the Manager, Development and Building Approvals.
- (12) Each copy shown on the digital display must be static and remain in place for a minimum of six (6.0) seconds before switching to the next digital static copy.
- (13) The maximum transition time between each digital copy must not exceed 0.25 seconds.
- (14) 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.
- (15) 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.
- (16) 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.
- (17) If any component on the sign fails or malfunctions in anyway, the sign owner must ensure that the sign is turned off until all components are fixed and operating normally, to the satisfaction of the Manager, Development and Building Approvals.
- (18) 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.



## 64. REAL ESTATE AND PROPERTY MANAGEMENT SIGNS

21P98

- (1) A real estate sign or a property management sign may be allowed in any district.
- (2) A real estate sign or a property management sign may be placed on a building face provided
  - (a) the sign is a fascia sign,
  - (b) there is a maximum of one sign per face,
  - (c) the sign does not exceed a maximum sign area of
    - (i) 1.5 square metres on a building frontage equal to or less than 30 metres in length,
    - (ii) 3.0 square metres on a building frontage exceeding 30 metres in length, and
  - (d) the sign is located within an area defined by the lower limit of the window sill on the first storey and the lower limit of the window sill of the second storey or 3.5 metres above grade where a second storey window does not exist.
- (3) Where a freestanding identification sign is located on the site frontage, the real estate sign or property management sign shall be included on the freestanding identification sign, unless otherwise allowed by the Approving Authority.
- (4) Where no freestanding identification sign is located on a site frontage or the freestanding identification sign has insufficient room for a real estate sign or a property management sign, a freestanding property management sign or real estate sign may be located on a site frontage provided that
  - (a) there is a maximum of one sign per site frontage,
  - (b) the maximum sign area shall not exceed
    - (i) 1.5 square metres for a site frontage equal to or less than 30 metres in length,
    - (ii) 3.0 square metres for a site frontage exceeding 30 metres in length, and
  - (c) the maximum sign height shall not exceed
    - (i) 2 metres above grade for a site frontage equal to or less than 30 metres in length,
    - (ii) 3 metres above grade for a site frontage exceeding 30 metres in length.
- (5) A real estate sign or property management sign on a freestanding identification sign shall not exceed 80 per cent of the sign area, or 3 square metres, whichever is less.
- (6) Subject to Section 64(3) a freestanding real estate sign or property management sign may be located on a site within a residential district except a RR-1, R-1, RS-1, RS-2, R1-A , R-2, and R2-A District or a Direct Control District for such uses, provided that
  - (a) there is a maximum of one sign per site frontage,
  - (b) the maximum sign area shall not exceed
    - (i) 1.0 square metres for a site frontage equal to or less than 30 metres in length,
    - (ii) 3.0 square metres for a site frontage exceeding 30 metres in length, and

- (c) the maximum sign height shall not exceed
  - (i) 2 metres above grade for a site frontage equal to or less than 30 metres in length,
  - (ii) 3 metres above grade for a site frontage exceeding 30 metres in length.

## 65. RULES FOR TEMPORARY SIGNS

24P94, 21P96, 21P98

### (1) LOCATION

- (a) Temporary signs are allowed in all districts, except
  - (i) on any site where the sign is positioned such that the copy on the sign is legible from
    - (A) Barlow Trail from Memorial Drive north to the City limits;
    - (B) the Transportation and Utility Corridor,
    - (C) Deerfoot Trail,
    - (D) Trans-Canada Highway from 6 Street East, east to the City limits,
    - (E) Trans-Canada Highway from the junction of Home Road, west to the City limits,
    - (F) Macleod Trail from Fish Creek Park south to the City limits,
    - (G) 17 Avenue South from the eastern City limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.,
    - (H) Crowchild Trail from 53 Street North, north to the City limits,
    - (I) Country Hills Boulevard (112 Avenue N.E.) from Deerfoot Trail, east to Barlow Trail;
  - (ii) only freestanding temporary signs are allowed in a residential district or a direct control residential district identifying these districts;
  - (iii) where a message sign or message panel exists or is approved for the site frontage, except on a multi-tenant site where such message panel is for exclusive use of a single tenant or business.
- (b) Notwithstanding Section 65(1)(a)(i)(F) and (H) on a non-residential site, a freestanding temporary sign may be allowed provided the sign is not located:
  - (i) at the rear of a building,
  - (ii) closer to the Macleod Trail or Crowchild Trail than any building on the site, and
  - (iii) closer to the Macleod Trail or Crowchild Trail than a straight line connecting the corners of any building closest to the street.
- (c) New development or redevelopment involving exterior construction on a commercial or industrial site, which is occupied or intended to be occupied by more than 3 businesses, shall provide a temporary message opportunity in accordance with Section 63. or Section 65.

### (2) GENERAL RULES

- (a) A temporary sign shall not display third-party advertising.
- (b) No temporary sign shall be located within a corner visibility triangle or a triangular area formed by the property line and the curb-line of an entrance to a site and a straight line which intersects them 7.5 metres from the corner where they meet.

### **(3) FREESTANDING TEMPORARY SIGNS**

- (a) A Temporary Sign Location shall
  - (i) be a minimum of 0.4 square metres in area,
  - (ii) be demarked by a temporary sign location marker constructed of concrete, landscape pavers or other material allowed by the Approving Authority and the marker shall be anchored in the approved temporary sign location,
  - (iii) be installed, removed and accessed from within the site on which the sign is to be located,
  - (iv) be visible and clear of obstructions, and
  - (v) where approved for illumination, be supplied with underground power.
- (b) New development, or redevelopment involving exterior construction shall only place a freestanding temporary sign on a freestanding temporary sign location which incorporates a permanent base screen which is architecturally integrated with the development to the satisfaction of the Approving Authority.
- (c) A freestanding temporary sign on an approved temporary sign location shall be installed, removed and accessed from within the site on which the sign is to be located.
- (d) A freestanding temporary sign shall be located within 1 metre of a temporary sign location marker and no portion of the sign shall be closer to the street than any portion of the temporary sign location marker.
- (e) Notwithstanding Section 65(1)(a)(iii), where a message panel is located on a freestanding identification sign for a single tenant, and no message opportunity exists for other tenants, a temporary sign location may be allowed on the site frontage provided it complies with the rules for temporary signs.
- (f) A freestanding temporary sign in a residential district may
  - (i) display real estate copy or property management copy,
  - (ii) be displayed for a maximum of 30 days with copy relating to work being carried out on the site,
  - (iii) be displayed with copy pertaining to a garage or yard sale during the duration of the sale.
- (g) Freestanding temporary signs shall be subject to maximum sign area requirements as follows:
  - (i) in a residential district the maximum sign area of a temporary sign shall be 1 square metre, except a maximum of 3.0 square metres where the site is for a use which does not contain a dwelling unit or dwelling units,
  - (ii) in a non-residential district, where a site frontage is less than or equal to 30 metres in length, the maximum sign area shall be 1.5 square metres,
  - (iii) in a non-residential district where the site frontage is greater than 30 metres in length, the maximum sign area shall be 5.5 square metres, except 3 square metres within, or along a street bordering the following pedestrian-oriented locations;

- (A) a C-1 or C-1A District;
  - (B) a C-2 District;
  - (C) on a site within the area bounded by
    - (I) the Bow River,
    - (II) the Elbow River,
    - (III) 12 Avenue South,
    - (IV) 14 Street West;
  - (D) Inglewood Business Revitalization Zone;
  - (E) Fourth Street Business Revitalization Zone;
  - (F) Uptown 17 Business Revitalization Zone;
  - (G) Marda Loop Business Revitalization Zone;
  - (H) Bowness Business Revitalization Zone;
  - (I) Kensington/Louise Crossing Business Revitalization Zone;
  - (J) Victoria Crossing Business Revitalization Zone;
  - (K) 4 Street N.W. from 16 Avenue N.W. to 32 Avenue N.W.;
  - (L) Edmonton Trail from Memorial Drive to 32 Avenue N.E.;
  - (M) 4 Street East from Memorial Drive to Edmonton Trail N.E.;
  - (N) 4 Street N. E. from Memorial Drive to Edmonton Trail;
  - (O) Centre Street North from 7 Avenue N. to 32 Avenue N.;
  - (P) 1 Avenue North from 4 Street East, east to the C.P.R. Tracks;
  - (Q) Trans-Canada Highway from the junction of Home Road, east to 6 Street East;
- (iv) notwithstanding Section 65(3)(g)(i), a sign on a show home site shall have a maximum sign area of 3 square metres and the total area of all signs on a lot shall not exceed 6 square metres;
- (h) A freestanding temporary sign shall be subject to the following maximum height requirements:
- (i) 1.5 metres height for a sign not exceeding 2.5 square metres in area,
  - (ii) 2 metres height for a sign exceeding 2.5 square metres in area but not exceeding 3 square metres in area,
  - (iii) 3 metres height for a sign exceeding 3 square metres in area.
- (i) A maximum of one freestanding temporary sign per site frontage will be allowed, except where the site frontage exceeds 75 metres a maximum of two freestanding temporary signs shall be allowed per site frontage.

- (j) Notwithstanding Section 65(3)(i), on the site of a sector shopping centre, a maximum of three freestanding temporary signs are allowed where the site frontage exceeds 200 metres and the sign is not visible from a residential district or use which abuts the site, or is separated by an intervening street from the site.
- (k) Notwithstanding Sections 65(3)(d), (i), and (j), where a site contains a shopping centre, a business in the shopping centre may display a freestanding temporary sign no greater than 1.0 square metre in area within 3 metres of the individual business entrance.
- (l) A temporary sign exceeding 1.5 square metres in area shall only be located on a temporary sign location.
- (m) No temporary freestanding sign greater than 1.5 square metres in area shall be located closer than 15 metres to any other freestanding sign.
- (n) A freestanding temporary sign may be stabilized in a manner that is easily removable and is not readily visible such as stakes, but shall not include sandbags, guy wires, or similar visible methods unless the only location for placement of a freestanding temporary sign is hard surfaced or as otherwise allowed by the Approving Authority.

#### **(4) BANNER SIGNS**

- (a) A banner sign shall not contain commercial advertising copy.
- (b) A banner sign may be placed in the fascia sign area or in the panel area of a freestanding identification sign for business identification for a period not exceeding 3 months following issuance of the Development Completion Permit or the occupancy permit issued under the Alberta Building Code for the new use.
- (c) A banner sign may be placed on a multi-dwelling residential building which exceeds three storeys for a period not exceeding 90 days following issuance of the Development Completion Permit for the new use.
- (d) A banner sign may be placed in the fascia sign area or in the panel area of a freestanding identification sign as a real estate sign while the related space is unoccupied.
- (e) A banner sign shall be displayed so as not to create folds or wrinkles.
- (f) A decorative banner sign may be placed on any site for notification of an event and may only be displayed for 7 days preceding the event and for the duration of the event.
- (g) A decorative banner sign shall not exceed 3 square metres.

#### **(5) INFLATABLE SIGNS**

- (a) An inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored.
- (b) An inflatable sign shall not exceed the maximum freestanding sign height allowable for the district.
- (c) There shall be a maximum of one inflatable sign per site.
- (d) An inflatable sign may be placed on a site a maximum of twice within a calendar year.
- (e) A development permit for an inflatable sign shall not be issued for a period exceeding 30 days.
- (f) An inflatable sign shall not be located on a roof of a structure.

## **(6) FLAG SIGNS**

- (a) There shall be a maximum of one commercial flag per site, unless otherwise allowed by the Approving Authority.
- (b) No commercial flag shall exceed 1 square metre in area.
- (c) A commercial flag shall not be located on a roof of a structure.
- (d) A flag or flag structure shall not exceed the maximum height for a freestanding identification sign for the district.
- (e) A flag without copy shall be allowed provided that:
  - (i) there is a maximum of three flags on a site with a principal frontage less than or equal to 30 metres;
  - (ii) there is a maximum of six flags on a site with a principal frontage greater than 30 metres.

## **(7) STRING OF PENNANTS**

- (a) A string of pennants shall only be located in an industrial district.
- (b) A string of pennants shall not be located on a site which directly borders a residential use or district.

## **(8) EVENT SIGNS**

- (a) Notwithstanding Section 65(1)(a)(ii) an event sign may be located in a residential district where the site is approved for a use which does not contain a dwelling unit.
- (b) An event sign may be any structural design but shall not be subject to the rules for size and number.
- (c) An event sign may be placed on a site up to seven days prior to an event and for the duration of the event to a combined maximum of 30 days.

## **(9) CONSTRUCTION SIGNS**

- (a) Notwithstanding Section 65(1), a construction sign can be located on an undeveloped site or on a site under development in accordance with an approved Development Permit.
- (b) Notwithstanding Section 65(3)(g)(i), (ii) and (iii) the maximum sign area of a construction sign shall be 6 square metres unless otherwise allowed by the Approving Authority.
- (c) A construction sign shall be removed within 7 days following issuance of a Development Completion Permit for the development on the site.

## **(10) REAL ESTATE SIGNS**

- (a) Where no freestanding identification sign is located on a site frontage or the freestanding identification sign has insufficient space for a real estate sign or a property management sign, a freestanding temporary property management sign or temporary real estate sign may be located on a site frontage provided that
  - (i) there is a maximum of one sign per site frontage,
  - (ii) the maximum sign area shall not exceed

- (A) 1.5 square metres for a site frontage equal to or less than 30 metres in length,
  - (B) 3.0 square metres for a site frontage exceeding 30 metres in length, and
- (iii) the maximum sign height shall not exceed
  - (A) 2 metres above grade for a site frontage equal to or less than 30 metres in length,
  - (B) 3 metres above grade for a site frontage exceeding 30 metres in length.
- (b) Notwithstanding Section 65(1), a real estate sign may be located on any undeveloped site provided that
  - (i) the maximum sign area shall be 6 square metres,
  - (ii) the sign shall be removed within 7 days following issuance of a Development Completion Permit for the development on the site.

## 66. RULES FOR SIGNS WITHIN THE CIRCA 1912 THEME AREA

15P90, 21P98

- (1) Notwithstanding anything elsewhere contained in this Bylaw
  - (a) this Section, in addition to Sections 56 to 65, inclusive of this Bylaw, shall apply to signs to be located within the Circa 1912 Theme Area, and
  - (b) where this Section conflicts with any other provision of this Bylaw, this Section shall prevail.
- (2) All signs erected within the Circa 1912 Theme Area shall conform to the Stephen Avenue Mall Circa 1912 Theme Area Sign Policy which has been adopted by Council.

### (3) SIGNAGE RESTRICTIONS - GENERAL

- (a) Subject to the exceptions hereinafter specified, all signs within the Circa 1912 Theme Area
  - (i) shall be confined to the signable area of the building and below, and
  - (ii) shall not obscure important architectural details of the facade.
- (b) Notwithstanding any other provision in this Bylaw, and subject to the limitations hereinafter specified, only the following identification signs are allowed within the Circa 1912 Theme Area:
  - (i) awning signs
  - (ii) canopy signs
  - (iii) fascia signs
  - (iv) horizontal roof signs
  - (v) painted wall signs
  - (vi) projecting signs
  - (vii) window signs
- (c) Signs above the signable area of a building are limited to:
  - (i) horizontal roof signs as specified in Section 66(9)(a);
  - (ii) projecting signs as specified in Section 66(10);
  - (iii) window applied lettering as specified in Section 66(13); and
  - (iv) painted wall signs as specified in Section 66(12).

### (4) BUILDING NAME AND ADDRESS

- (a) Where a building address is to be added to the exterior of a building or is visible from the outside of a building:
  - (i) "stick on" temporary lettering materials shall not be used,
  - (ii) building addresses shall not be attached or affixed to the windows, doors or facade of the premise unless the style of the lettering is consistent with the Circa 1912 Theme,