

BYLAW NO. 2018/13

A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW NO. 2006/6 WITH AMENDMENTS AND CHANGES.

Pursuant to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts that **Bylaw No. 2006/6, Land Use Bylaw**, as amended, be amended as follows:

1. Part 10, Land Use Districts – (1) add the following three districts to Section 100.1: Commercial Core (CC), Mixed Residential-Commercial (R-C) and Neighbourhood Commercial (C-N); and

(2) Add the information pertaining to the three new land use districts, which includes rules and regulations for each district, as shown on the following attached schedules considered to be a part of this bylaw within the Land Use District portion of the Land Use Bylaw: Schedule A – Commercial Core (CC); Schedule B – Mixed Residential-Commercial (R-C); and Schedule C – Neighbourhood Commercial (C-N).

FIRST READING: MARCH 27, 2018
SECOND READING:
THIRD READING:

MAYOR
Date Signed

COUNTY MANAGER
Date Signed

Bylaw No. 2018/13, Schedule A - Commercial Core (CC)

Purpose

To provide for an attractive, vibrant community focal point that includes a mix of commercial and residential land uses as well as high quality public and private spaces.

Permitted	Discretionary
Financial Institution	Above Ground Parkade
Food and Beverage Service Facility, for less than 100 occupants and 120m ² of public space	Accessory Buildings and Uses
Government Service	Apartment, second storey and above
Multi-attached dwelling, second story and above	Community Facility
Office	Commercial Recreation Facility - Indoor
Personal Service Facility	Food and Beverage Service Facility, for greater than 100 occupants and 120m ² of public space
Public Utility	Hotel, for less than 30 rooms.
Retail Store – minor	Live/Work Units, second storey and above
Signs	Private Club
Social Care facility	Childcare facility
Solar Systems, Roof Mounted	

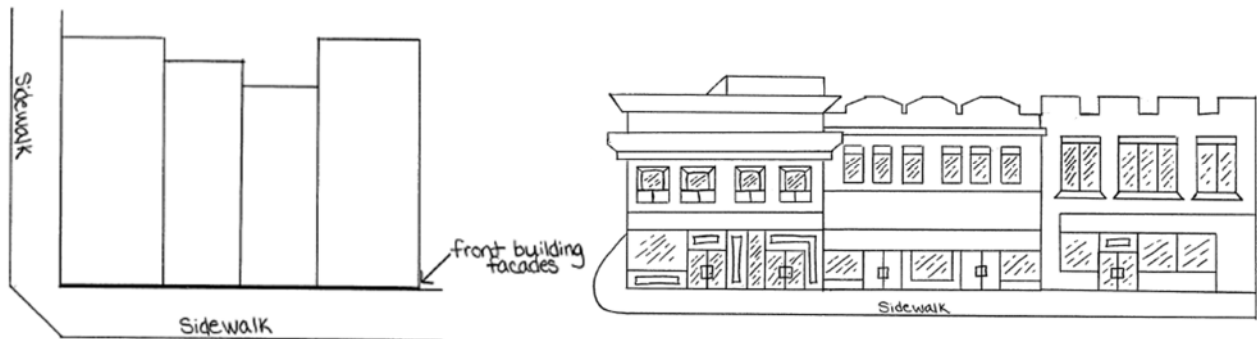
The following regulations shall apply to every development in this district:

Maximum Floor Space Ratio	
Buildings 4 stories and under	2.0 times the site area for commercial buildings 3.0 times the site area for mixed use buildings (Refer to Note 1 &2)
Front Yard	
Fronting Internal Roads	0 m (Refer to Notes 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Rear Yard	
Fronting Internal Roads	0 m (Refer to Note 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Side Yard	
Fronting Internal Roads	0 m (Refer to Note 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Building Height (maximum)	12 m (40 ft) to a maximum of 4 storeys (Refer to Notes 1 & 2)
Lot Size (minimum)	140 m ²
Lot Size (maximum)	Not applicable

Notes:

1. The Development Authority may consider increased height under certain circumstances in accordance with the Red Deer County and City of Red Deer Intermunicipal Development Plan.

2. The floor area ratio for buildings over 4 stories shall be determined by the Development Authority.
3. Street fronting building facades on internal roads shall be located at the minimum setback line.



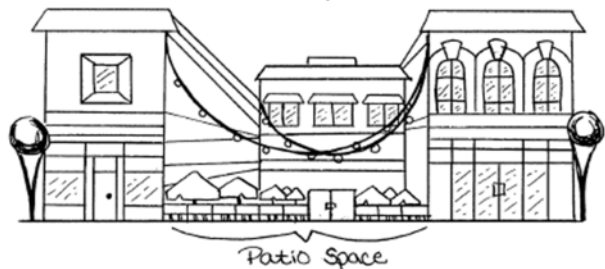
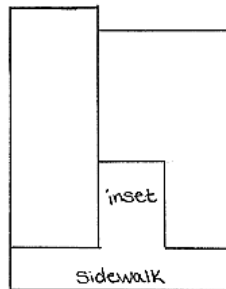
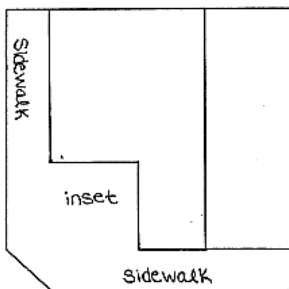
4. Setbacks to accommodate patio spaces may be allowed at the discretion of the development authority as per the regulations.
5. Setback must be consistent along the street edge for the duration of the block.

Additional Regulations

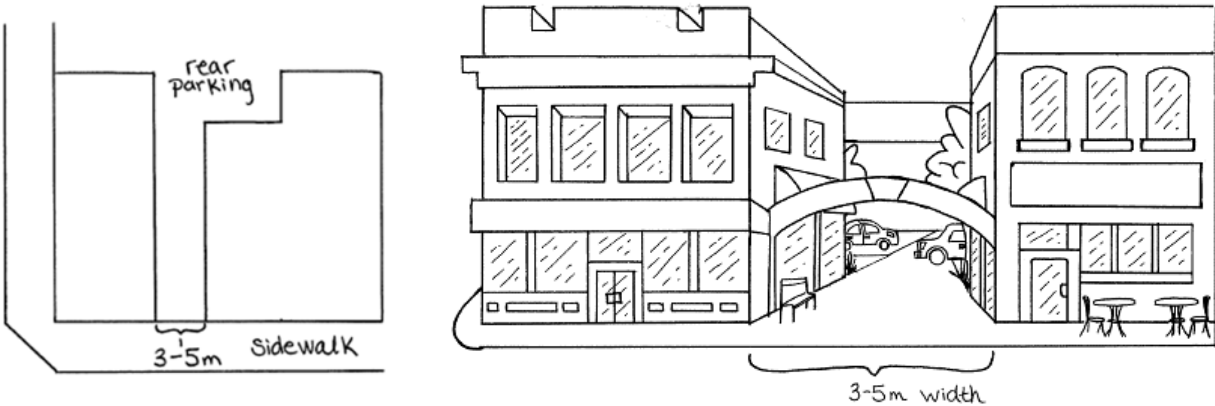
1. Parts 4 and 7 shall apply to every development in this district.
2. Parking and Loading Facilities are required in accordance with Part 8.
3. In addition to Part 8, all parking lots shall be located at the rear of the property, behind the principal building. Limited visitor parking and short term parking shall be permitted on the internal roads at discretion of the development authority as part of the Comprehensive Site Design.
4. No drive-through developments shall be permitted.
5. There shall be no direct vehicular access to individual building/sites from Lake Street and Liberty Avenue. All internal development shall be accessed from internal roads.
6. Above ground parkades shall be:
 - a. Located at the rear of buildings as part of the Comprehensive Site Plan.
 - b. A maximum of 4 stories tall.
 - c. Should above ground parkades be located adjacent to residential units, the vehicles should be screened from the view of residential units.
 - d. Landscaping shall be done to the satisfaction of the Development Authority.
 - e. Designed in accordance with the policies outlined within this section and to the satisfaction of the Development Authority.

7. Signs shall be in accordance with Part 9.
8. Landmarks/site entrance features and signage are encouraged at the discretion of the Development Authority.
9. Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
10. Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.
11. A comprehensive site design must be submitted and approved by the Development Authority prior to subdivision approval and/or development permit approval. A comprehensive site design shall be developed for all lands included within the Commercial Core designation and shall include:
 - a. A description of the proposed project
 - b. Site plan indicating:
 - i. Building placement
 - ii. Building massing
 - iii. Parking location and parking lot design
 - iv. Vehicular access
 - v. Pedestrian pathway locations
 - vi. Location of utilities
 - c. Stormwater management plan
 - d. Landscaping plan
 - e. Urban design plan / architectural treatments
 - f. Lighting Plan
 - g. Additional items are requested by the Development Authority
12. Building design shall meet the design standards contained within the comprehensive site design.

13. Where strategic building articulation creates inset front yard areas these areas shall be developed for pedestrian or patio usage. Additional landscaping may be required at the discretion of the Development Authority.



14. New developments shall establish visual continuity along the street through the use of complementary and creative design features.
15. Individual commercial units within multi-unit buildings shall not exceed 24 meters at street level.
16. Pedestrian linkages to adjacent properties and parking located at the rear of buildings shall be encouraged in appropriate locations as part of the Comprehensive Site Plan.
17. Pedestrian linkages shall be constructed at the time of development.
18. Pedestrian walkways / linkages shall be provided to the rear and/or side of the buildings so that buildings can be set close to the street and emphasize pedestrian orientation. Walkways shall be designed in consideration of Crime Prevention Through Environmental Design (CPTED) principles and techniques.



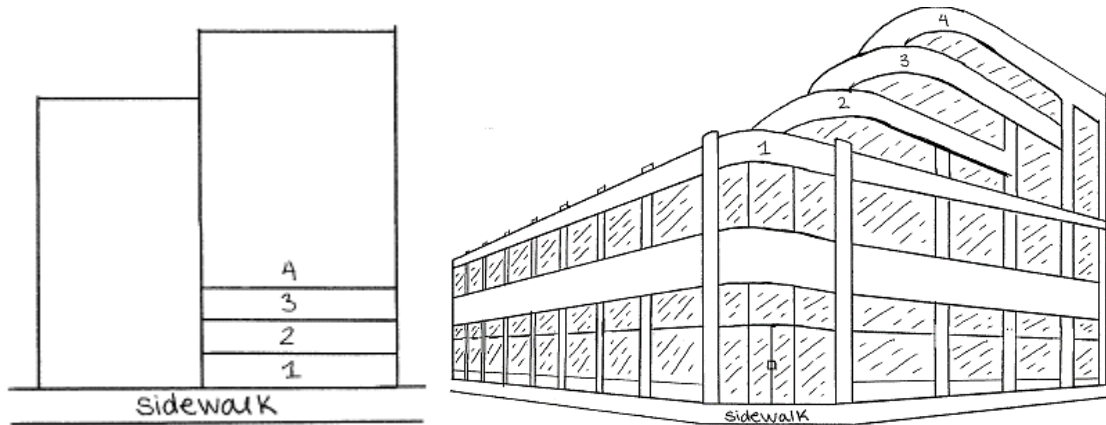
19. The minimum permitted width of pedestrian walkways shall be 3.0 meters.
20. The maximum permitted width of pedestrian walkways shall be 5.0 meters.
21. Creative design is encouraged to accommodate pedestrian walkways/linkages between buildings as active, pedestrian-oriented street frontages. Vibrant, interesting uses such as retail, restaurants and cafes are encouraged and bright, unique, creative shop fronts and signage are encouraged.
22. A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority. The use of reflective glazing and window coverings is discouraged for ground floor commercial uses.

23. Awning and canopies shall be utilized to provide low maintenance weather protection along the street front.



24. Encroachments by weather protection elements, such as canopies over sidewalks, may be permitted.

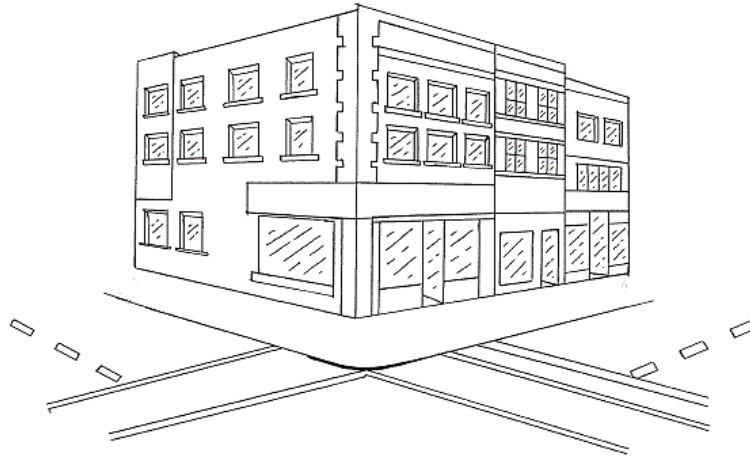
25. The building height at street edge shall be a minimum of two storeys and a maximum of three storeys to create well-defined street edges and pedestrian enclosure. Four storey and higher developments shall be stepped back from the street edge to reduce mass of buildings. When higher than three storeys, a front (1.5 to 3 m) and sideyard (minimum 3 m) building stepback should be introduced to maintain access to light and support a pedestrian scale. The determination of the stepback location should be based on context, adjacent building relationships, and building proportion.



26. Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.

27. Horizontal stretches of uninterrupted façade shall be limited to 12 meters in length. Façades may be articulated utilizing variation in materials, colours and/or glass.

28. No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.



29. Development shall be designed to ensure the privacy of all adjacent residential development.

30. All on-site surface parking lots and exterior pedestrian walkways must be illuminated.

31. Outdoor storage is prohibited.

32. All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.

33. All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.

34. Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.

35. Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.

Bylaw No. 2018/13, Schedule B - Mixed Residential - Commercial (R-C)

Purpose

To provide for a safe, comfortable, well-designed and attractive place for residents and visitors that provides the opportunity for people to live, work, shop, visit and interact within a relatively compact area.

Permitted	Discretionary
Apartment, second storey and above	Accessory Buildings and Uses
Financial Institution	Community Facility
Food and Beverage Service Facility, for less than 100 occupants and 120m ² of public space	Commercial Recreation Facility - Indoor
Government Service	Hotel, for less than 30 rooms.
Live/Work Units, second storey and above	Private Club
Multi-attached dwelling, second story and above	Daycare Facility
Office	
Personal Service Facility	
Public Utility	
Retail Store – minor	
Signs	
Social Care facility	
Solar Systems, Roof Mounted	

The following regulations shall apply to every development in this district:

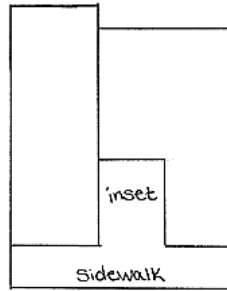
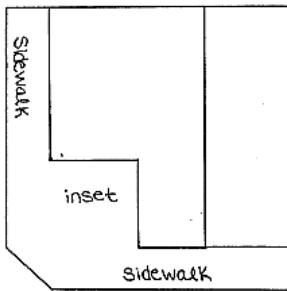
Maximum Floor Space Ratio	
Buildings 4 stories and under	2.0 times the site area for commercial buildings 3.0 times the site area for mixed use buildings (Refer to Notes 1 &2)
Front Yard (minimum)	1 m for street oriented Commercial and Mixed Use buildings
Rear Yard (minimum)	5 m
Side Yard (minimum)	0 m 4 m for one unobstructed side yard where no alternate rear access is provided
Building Height (minimum)	6 m (20 ft) with a minimum 2 storeys
Building Height (maximum)	12 m (40 ft) to a maximum of 4 storeys (Refer to Note 1)
Lot Size (minimum)	140 m ²

Notes:

1. The Development Authority may consider increased height under certain circumstances in accordance with the Red Deer County and City of Red Deer Intermunicipal Development Plan.
2. The floor area ratio for buildings over 4 stories shall be determined by the Development Authority.

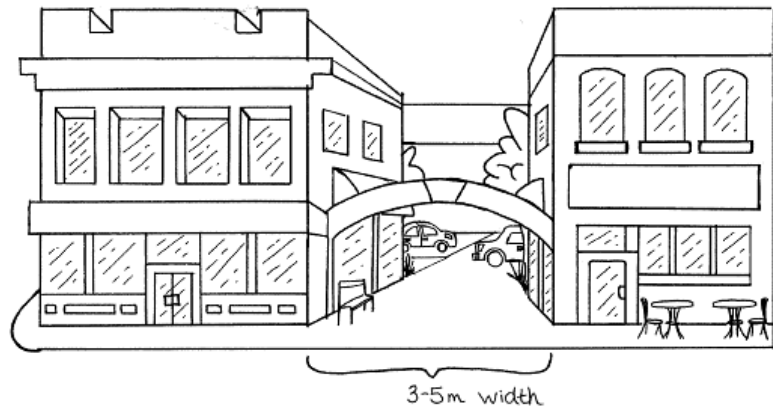
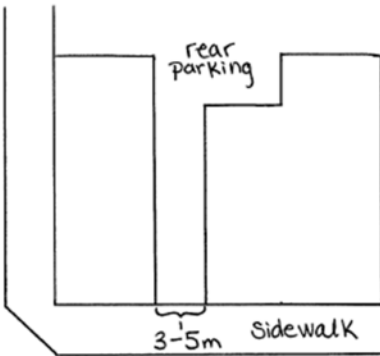
Additional Regulations

1. Parts 4, 7, 8 and 9 shall apply to every development in this district.
2. Parking and Loading Facilities are required in accordance with Part 8.
3. In addition to Part 8, all parking lots shall be located at the rear of the property, behind the principal building.
4. No drive-through developments shall be permitted.
5. There shall be no direct vehicular access to individual building/sites from Lake Street and Liberty Avenue. All internal development shall be accessed from internal roads.
6. Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
7. Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.
8. Where strategic building articulation creates inset front yard areas these areas shall be developed for pedestrian or patio usage. Additional landscaping may be required at the discretion of the Development Authority.



9. New developments shall establish visual continuity along the street through the use of complementary and creative design features.
10. Individual commercial units within multi-unit buildings shall not exceed 24 meters at street level.

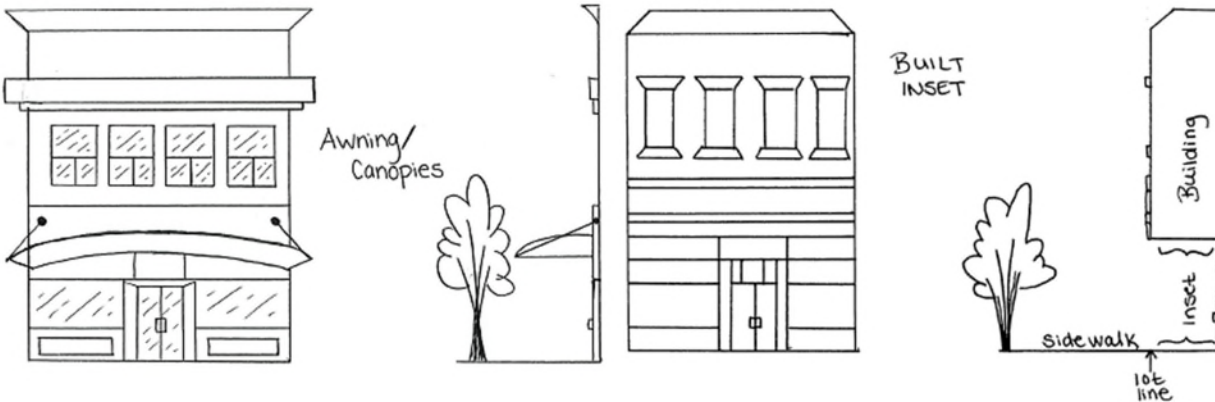
11. Pedestrian linkages to adjacent properties and parking located at the rear of buildings shall be encouraged in appropriate locations.
12. Pedestrian linkages shall be constructed at the time of development.
13. Pedestrian walkways / linkages shall be provided to the rear and/or side of the buildings so that buildings can be set close to the street and emphasize pedestrian orientation. Walkways shall be designed in consideration of Crime Prevention Through Environmental Design (CPTED) principles and techniques.
14. The minimum permitted width of pedestrian walkways shall be 3.0 meters.
15. The maximum permitted width of pedestrian walkways shall be 5.0 meters.
16. Creative design is



encouraged to accommodate pedestrian walkways/linkages between buildings as active, pedestrian-oriented street frontages. Vibrant, interesting uses such as retail, restaurants and cafes are encouraged and bright, unique, creative shop fronts and signage are encouraged.

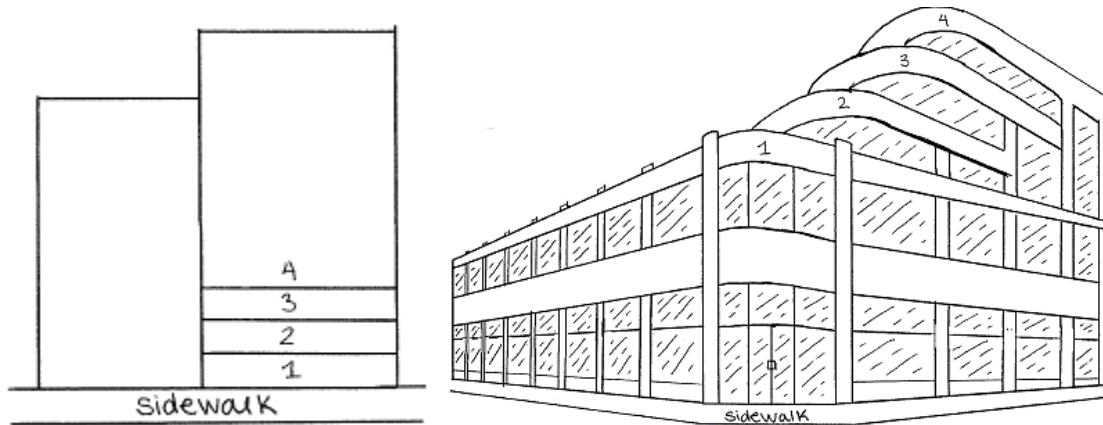
17. A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority. The use of reflective glazing and window coverings is discouraged for ground floor commercial uses.

18. Awning and canopies shall be encouraged in order to provide low maintenance weather protection along the street front.



19. Encroachments by weather protection elements, such as canopies over sidewalks, may be permitted.

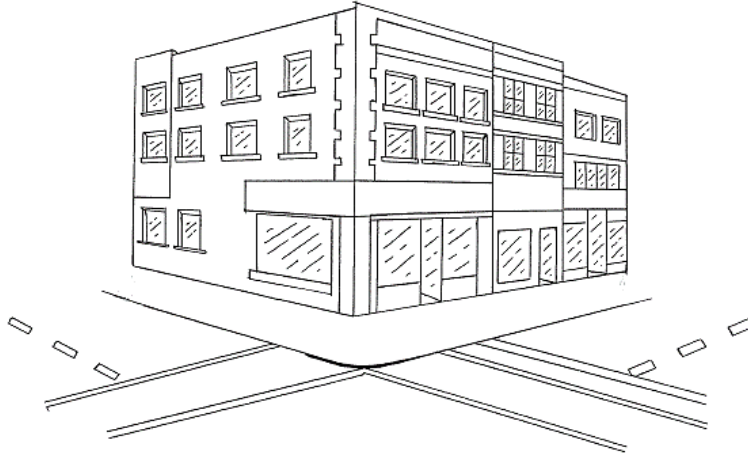
20. The building height at street edge shall be a minimum of two storeys and a maximum of three storeys to create well-defined street edges and pedestrian enclosure. Four storey and higher developments shall be stepped back from the street edge to reduce mass of buildings. When higher than three storeys, a front (1.5 to 3 m) and sideyard (minimum 3 m) building stepback should be introduced to maintain access to light and support a pedestrian scale. The determination of the stepback location should be based on context, adjacent building relationships, and building proportion.



21. Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.

22. Horizontal stretches of uninterrupted façade shall be limited to 12 meters in length. Façades may be articulated utilizing variation in materials, colours and/or glass.

23. No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.



24. Development shall be designed to ensure the privacy of all adjacent residential development.
25. All on-site surface parking lots and exterior pedestrian walkways must be illuminated.
26. Outdoor storage is prohibited.
27. All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.
28. All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.
29. Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.
30. Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.

Bylaw No. 2018/13, Schedule C - Neighbourhood Commercial (C-N)

Purpose

To provide for retail and service commercial uses which service the daily needs of residents living in the surrounding neighbourhood in a high quality, aesthetically pleasing pedestrian oriented environment.

Permitted	Discretionary
Automotive Gas Bar	Accessory Buildings and Uses
Financial Institution	Commercial Recreation Facility - Indoor
Food and Beverage Service Facility, for less than 100 occupants and 120m ² of public space	Community Facility
Personal Service Facility	Emergency Service
Retail Store – Minor	Government Service
Public Utility	Office
Signs	Private Club
Solar Systems, Roof Mounted	Veterinary Clinic

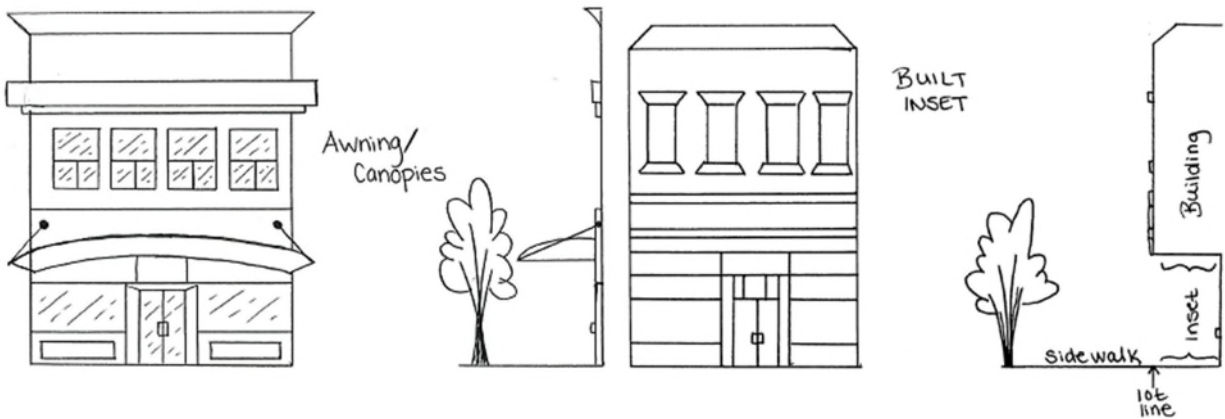
The following regulations shall apply to every development in this district:

Maximum Floor Space Ratio	2.0 (two times the site area)
Front Yard (minimum)	6.0 m
Read Yard (minimum)	6.0 m (20 ft) where abutting a residential district.
Side Yard (minimum)	6.0 m (20 ft) where abutting a residential district.
Building Height (maximum)	7.5m or 2 storeys
Lot Width (minimum)	30.0m
Lot Width (maximum)	Not applicable
Site Coverage (maximum)	50%

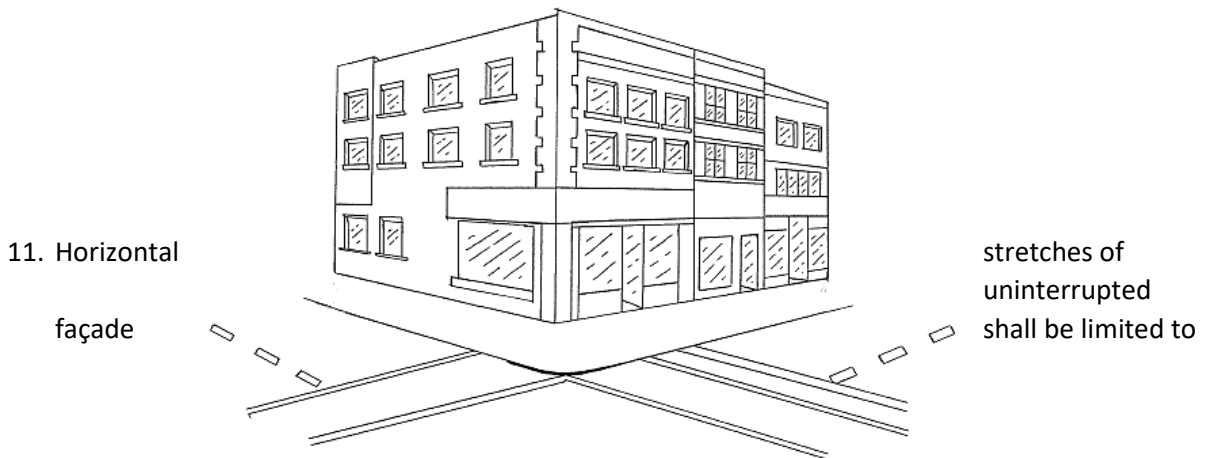
Additional Regulations

1. Parts 4, 7, 8 and 9 shall apply to every development in this district.
2. No drive-through developments shall be permitted.
3. Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
4. Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.

5. Individual commercial units within multi-unit buildings shall not exceed 24 meters at street level.
6. Pedestrian linkages to neighbouring parcels shall be constructed at the time of development.
7. A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority.
8. No outdoor eating or drinking areas shall be located within 15m of an adjacent residential property.
9. Awning and canopies shall be encouraged in order to provide low maintenance weather protection along the street front.



10. Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.



12 meters in length. Façades may be articulated utilizing variation in materials, colours and/or glass.

12. No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.
13. Development shall be designed to ensure the privacy of all adjacent residential development.
14. All on-site surface parking lots and exterior pedestrian walkways must be illuminated.
15. Outdoor storage is prohibited.
16. All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.
17. All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.
18. Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.
19. Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.