



Town of Cochrane

Land Use Bylaw

BYLAW 01/2022

Town of Cochrane

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Bylaw 01/2022

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PART ONE

Administration





1.1 Title

- 1.1.1 This Bylaw shall be referred to as the “Town of Cochrane Land Use Bylaw”.

1.2 Purpose

- 1.2.1 The purpose of this Bylaw is to regulate the Use and Development of land and Buildings within the boundaries of the Town to achieve the orderly and economical Development, use of land and patterns of human settlement and to maintain and improve the quality of the physical environment and environment within which patterns of human settlement are situated within the Town, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.
- 1.2.2 Specifically, this Bylaw, in accordance with the Act, amongst other things:
- a. Divides the Town into Districts;
 - b. Prescribes and regulates for each District the purpose for which land or Buildings may be used;
 - c. Establishes the role of approving authorities;
 - d. Establishes a method of making decisions on applications for Development Permits including the issuance of Development Permits; and
 - e. Prescribes a procedure for how and to whom notice of issuance of a Development Permit is to be given.

1.3 Application

- 1.3.1 The provisions of this Bylaw apply to all lands and Buildings within the municipal boundaries of the Town of Cochrane.

1.4 Compliance with Other Bylaws, Regulation and Legislation

- 1.4.1 Compliance with this Bylaw does not relieve a person from the obligation to comply with the requirements of any other applicable Federal, Provincial and Municipal legislation, including without restriction the requirements of the Safety Codes Act, RSA 2000 c. S-1.



1.5 Effective Date and Transition

- 1.5.1 This Bylaw comes into effect at such time as it receives third (3rd) reading.
- 1.5.2 The Town of Cochrane Land Use Bylaw No. 01/2004 and amendments thereto are hereby repealed.
- 1.5.3 Notwithstanding Subsection 1.5.2, all amendment applications received in complete form and all subdivision and **Development Permit** applications which have been deemed complete prior to the effective date of this Bylaw shall be processed and considered based on the terms of Bylaw 01/2004.
- 1.5.4 Notwithstanding Subsection 1.5.3, a person who has made an application prior to the effective date of this Bylaw may request in writing, prior to a decision being made on the application, that the application be processed and considered based on the terms of this Bylaw.
- 1.5.5 All amendment applications received and all subdivision and **Development Permit** applications which have been received or deemed complete on or after the effective date of this Bylaw shall be processed and considered based on the terms of this Bylaw.

1.6 Severability

- 1.6.1 In the event any portion of this Bylaw is declared invalid by a Court of competent jurisdiction, the remainder of this Bylaw shall remain valid.

1.7 Lawfully Non-Conforming Buildings, Uses and Lots

- 1.7.1 Non-conforming **Buildings** and **Uses** shall be administered as outlined in the **Act**, except as otherwise stated in this Bylaw.
- 1.7.2 Despite Subsection 1.7.1, the **Development Authority** may approve an enlargement, structural alteration, or addition to a legal non-conforming **Building** if the use of the non-conforming **Building** complies with the **Uses** listed for that **District** in this Bylaw and the proposed **Development** would not, in the opinion of the **Development Authority**:
- Unduly interfere with the amenities of the neighbourhood; and
 - Materially interfere with or affect the **Use**, enjoyment, or value of neighbouring properties
- 1.7.3 Where an existing **Lot** does not conform to the minimum **Lot Width** or minimum **Lot Area** requirement of the **District** in which it is located, a **Development Permit** in



respect of the **Lot** may be issued if the proposed **Development** complies with all other applicable provisions of this Bylaw, the use of the **Development** complies with the **Uses** listed for that **District** in this Bylaw, and in the opinion of the **Development Authority** the proposed **Development** would not, in the opinion of the **Development Authority**:

- a. Unduly interfere with the amenities of the neighbourhood; or
- b. Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

1.8 Fees and Charges

- 1.8.1 All fees and charges under and pursuant to this Bylaw, are established within the “Town of Cochrane Planning Services Fee Schedule”, as amended or replaced from time to time.

1.9 Interpretation

- 1.9.1 The words “shall”, “must”, or “required” means the provision or regulation is mandatory and will be complied with without discretion.
- 1.9.2 The word “should” is an operative word which means that it is strongly advised the action be taken to achieve municipal goals and objectives. Although compliance is discretionary, exceptions may be made only under extenuating circumstances.
- 1.9.3 The word “may” means the provision or regulation is optional and compliance is discretionary.
- 1.9.4 Words and terms used in this Bylaw shall have the same meaning as given to them in Part 17 of the **Act** unless otherwise defined in this Bylaw. Where no definition is provided in Part 17 of the **Act**, words and terms shall have the same meaning as given to them in the rest of the **Act**, and where no definition is provided there, the Canadian Oxford Dictionary shall be used.
- 1.9.5 Where the words ‘in writing’ are used to describe communication with an Applicant, owner or company, the communication may be carried out via email, letter, registered mail or any other means deemed appropriate by the **Development Authority**, provided that it complies with the requirements of the **Act**.
- 1.9.6 Whether a word is capitalized or not shall not alter the meaning of the word or phases for which a definition has been provided within this Bylaw.
- 1.9.7 Whether a word is bolded or not shall not alter the meaning of the word or phrases for which a definition has been provided within this Bylaw.



- 1.9.8 Words in singular include the plural and words in the plural include the singular, where the context requires.
- 1.9.9 Words used in the present tense include the other tenses and derivative forms.
- 1.9.10 Words using masculine or feminine gender includes all genders.
- 1.9.11 In the case of conflict:
- a. Numbers written in numerals shall prevail over numbers written in letters;
 - b. Metric units shall prevail over imperial units; and
 - c. Information provided in text shall prevail over information provided in graphics, maps, drawings or any other depictions.
- 1.9.12 For the purpose of confirming compliance with this Bylaw all measurements shall be in metric and rounded to one decimal point.
- 1.9.13 The boundaries of **Districts** are shown within the land use maps of this Bylaw. Where a **District** boundary is uncertain, it shall be located based on the following:
- a. The municipal boundaries; or
 - b. The edge of a **Property Line** or **Parcel Boundary**; or
 - c. The edge, shoreline, or high water mark of a river, lake, or other water body, or a topographic contour line, or a top of bank line. In the event of change in a line, the **District** boundary shall continue to align with the edge or shoreline; or
 - d. The center line of a **Street, Lane**, or railway.
- 1.9.14 Where a **Street** or **Lane** is closed, it shall have the same **District** as the **Abutting** property. When different **Districts** govern lands **Abutting** the **Street** or **Lane**, the center line of the **Street** or **Lane** shall be the boundary unless it is shown clearly following the edge of the **Street** or **Lane**. If the **Street** or **Lane** is consolidated with an **Adjacent Lot**, the designation of that **Lot** shall apply to affected portions of the closed **Street** or **Lane**.
- 1.9.15 The figures provided in this Bylaw are provided for illustrative purposes.
- 1.9.16 Where this Bylaw refers to an act or regulation, that reference is to the act or regulation as amended from time to time and any replacements thereto.
- 1.9.17 Where examples and typical **Uses** are included in this Bylaw, they are meant to offer examples as a way of explaining the **Use** category and are not meant to limit the scope of the definition in any way.
- 1.9.18 The definitions of a **Use** in this Bylaw include all things necessary or customary for the **Use** and ancillary functions, including but not limited to administrative and office areas, restroom facilities, mechanical areas, staff rooms and storage rooms.



- 1.9.19 When a **Use** could fall under more than one definition, the **Use** definition that most clearly fits shall apply.

1.10 Development Authorities

- 1.10.1 The **Development Authority** shall be designated in accordance with the **Act** to exercise **Development** powers and perform duties on behalf of the Municipality.
- 1.10.2 The **Development Authority** shall be the **Development Officer**, the Cochrane Planning Commission (CPC) or, where the context of this Bylaw permits, Council.
- 1.10.3 The office of the **Development Officer** is hereby established and such office shall be filled by a person or persons appointed in writing by the Chief Administrative Officer.

Development Officer

- 1.10.4 The **Development Officer** shall:
- a. Keep and maintain for inspection by the public during office hours, a copy of this Bylaw and all amendments thereto and ensure that copies are available to the public at a reasonable charge;
 - b. Keep a register of all **Development Permit** applications including the decisions rendered thereon and the reasons therefore, and all orders for a minimum period as determined by the Town;
 - c. Receive, evaluate, and process all applications for **Development Permits**;
 - d. Approve all **Development Permit** applications for **Permitted Uses** that comply with this Bylaw in the capacity of **Development Authority**;
 - e. Make decisions on **Development Permit** applications in the capacity of **Development Authority** for **Uses** listed as **Discretionary Uses** (excepting those listed as **Discretionary Uses- CPC**) and for **Permitted Uses** provided that any required **Variances** are within the **Development Officer's** capacity to grant as set out in Subsection 1.10.13, in which event the **Development Officer** may:
 - i. Approve the application;
 - ii. Approve the application with conditions deemed necessary to ensure compliance and/or are more restrictive than those listed in this Bylaw to ensure the **Development** is suitable for the proposed location; or
 - iii. Refuse the application with reasons for refusal, which otherwise complies or does not comply with this Bylaw.
 - f. Consider and decide on a **Development Permit** application in accordance with the **Direct Control District** where designated as the **Development Authority** in a **Direct**



Control District;

- g. Refer with a report and recommendation the following Development Permit applications to the CPC for its consideration and decision:
 - i. Discretionary Use- CPC Development Permit applications;
 - ii. Applications which require Variances that exceed the Development Officer's capacity to grant as set out in Subsection 1.10.13;
 - iii. Any use listed in a Direct Control District where the CPC is designated as the Development Authority; or
 - iv. Any application the Development Officer deems would significantly impact the surrounding community.
- h. Refer with a report and recommendation to Council for its consideration and decision, Development Permit applications for Uses in a Direct Control District where Council is the Development Authority;
- i. Be the Development Authority for all purposes of the Act or this Bylaw, except where otherwise stated in the Act or this Bylaw;
- j. Issue orders with regard to contravention of the Act and enforcing regulations, this Bylaw, or Development Permit conditions;
- k. Sign and issue all valid Development Permits, notices of decisions, and notices.

1.10.5 The Development Officer may cancel or suspend a Development Permit in accordance with Section 1.20.

1.10.6 The Development Officer may refer any other planning or Development matter to the CPC for its review and comment, recommendations, and/or approval.

Cochrane Planning Commission

1.10.7 The CPC in the capacity of the Development Authority, shall make decisions on Development Permit applications which are referred to it by the Development Officer in accordance with Subsection 1.10.4.g. For these applications, the CPC may:

- a. Approve the application; or
- b. Approve the application with conditions deemed necessary to ensure compliance and/or are more restrictive than those listed in this Bylaw to ensure the Development is suitable for the proposed location; or
- c. Refuse the application, which otherwise complies or does not comply with this Bylaw.

1.10.8 The CPC shall review and provide comment, recommendation, approval, and/or refusal on any planning or Development matter referred by the Development Officer.



Subdivision Authority

- 1.10.9 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw 02/2015,' as amended or replaced from time to time.
- 1.10.10 The Subdivision Authority shall perform such duties as specified in the 'Subdivision Authority Bylaw 02/2015,' as amended or replaced from time to time.

Subdivision and Development Appeal Board

- 1.10.11 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the Act.
- 1.10.12 The SDAB shall perform such duties as specified in the Act, this Bylaw and the 'Town of Cochrane Bylaw 19/2019 (Procedural Bylaw),' as amended or replaced from time to time.

Variance Authority and Considerations

- 1.10.13 The Development Officer may:
- a. Approve a new Development which requires a Variance of up to 100% to any standard in this Bylaw, or a Variance of any standard in this Bylaw which cannot be measured in percentages, with the exception of Building Height, Lot Coverage and Parking requirements;
 - b. Approve a new Development which requires a Variance of up to 10% of any standard in this Bylaw which relates to Building Height, Lot Coverage or Parking requirements; and
 - c. Approve a Variance to an existing Development of up to 100% to any standard in this Bylaw, or a Variance of any standard in this Bylaw which cannot be measured in percentages.
- 1.10.14 The CPC may approve a new Development or a change to an existing Development which requires a Variance of up to 100% to any standard in this Bylaw, or a Variance of any standard in this Bylaw which cannot be measured in percentages.
- 1.10.15 Development Permits which require Variances may only be approved if, in the opinion of the Development Authority:
- a. The proposed Development would not:
 - i. Unduly interfere with the amenities of the neighbourhood; or
 - ii. Materially interfere with or affect the Use, enjoyment, or value of the neighbouring parcels of land.
 - b. The proposed Development conforms with the Use prescribed for the Site in this



Bylaw.

1.11 Control of Development

- 1.11.1 No person shall commence, carry out, or complete Development or allow Development to take place on their land within the Town of Cochrane except if such Development conforms with this Bylaw.
- 1.11.2 No Development shall be undertaken in the Town of Cochrane unless a Development Permit has been issued under the provisions of this Bylaw or the Development is explicitly exempted from requiring a Development Permit by this Bylaw.

1.12 Development Permits Not Required

- 1.12.1 A Development Permit is not required for the Developments described in Table 1, provided the Development complies with all applicable provisions of this Bylaw, does not require a Variance, and is not located in a Flood Hazard Area or on or Adjacent to a Site which contains an Escarpment.
- 1.12.2 Prior to construction or commencement of the Development, the owner shall provide the Development Authority with information detailing the proposed Development in writing or on a prescribed form, to the satisfaction of the Development Authority.

TABLE 1. Development that does not Require a Development Permit

DEVELOPMENT	DESCRIPTION
Accessory Buildings/ Structures in Residential Districts	An Accessory Building/Structure in a residential District with a Gross Floor Area of 53.5m ² or less and a maximum Building Height of 4.6m, associated with a Dwelling, Duplex; Dwelling, Single Detached; or Dwelling, Semi-Detached, but not including an Accessory Building/Structure that contains a Party Wall.
Accessory Buildings/ Structures less than 10.0m ²	An Accessory Building/Structure with a Gross Floor Area of 10.0m ² or less in all Districts except residential Districts.
Alterations, Renovations, etc.	The alteration, renovation, repair or maintenance of a Building where there is no increase to the Gross Floor Area.
Awnings and Canopies	An Awning or Canopy on an existing Building provided it does not project over a road Right-of-Way or public property.



TABLE 1. Development that does not Require a Development Permit

Change of Tenancy	The change of Use of a Building or a portion of a Building to a Permitted Use where there is no increase to the Gross Floor Area.
Community Gardens	The use of a Site and/or a portion of a Site for a Community Garden.
Construction Buildings	A temporary Building not to be used for residential purposes, such as a construction trailer, where the sole purpose of the Building is incidental to the erection or alteration of a Building. Construction Buildings must be removed within ninety (90) days of completion of construction or written direction by the Development Officer.
Day Home	The use of a Dwelling Unit for a Day Home.
Decks and Patios (Covered/ Uncovered)	The construction, maintenance or repair of a Deck or Patio associated with a Dwelling Unit.
Decks and Patios (Enclosed)	The addition of an Enclosed Patio or Deck to a Single Detached Dwelling or a Semi-Detached Dwelling, provided it meets the requirements of the land Use District.
Decorations	Seasonal and holiday decorations.
Demolition	Demolition of an existing Building or structure, except for those listed on the Heritage Register.
Driveways and Walkways	Residential Driveways and walkways. This does not include the widening of an existing Driveway or addition of a second Driveway pursuant to Section 8.18.
Fences, Gates and Walls	Gates, Fences, walls or other means of enclosure 2.0m or less in height in any District.
Home Occupation – Class 1	The use of a Dwelling Unit for a Home Occupation – Class 1.
Landscaping	Landscaping which does not affect grading or drainage of the Site or from the Site, except where Landscaping forms part of a Development Permit.
Markets, Special Function Tents or Outdoor Amusement Parks	Markets, special function tents, or outdoor amusement parks placed or erected on a temporary basis of a period not exceeding six (6) consecutive months at a time.
Parking Pad	The development of Parking Pads with access from a Lane.



TABLE 1. Development that does not Require a Development Permit

Parks	Development of a Park on behalf of the Town, Provincial or Federal Governments.
Polling Stations	The temporary use of a Building in connection with an election, referendum or census by the Town, Provincial or Federal Governments.
Public Works under a Subdivision Servicing Agreement	Streets, Lanes, Utilities and other public works pursuant to a Subdivision Servicing Agreement.
Recreational Unit Storage	The storage of a maximum of two (2) Recreational Units on a Site in a residential District.
Repairs and Maintenance	Repairs and maintenance of Development that has been previously approved or which is exempt from requiring a Development Permit, provided no alterations are made to such Development.
Retaining Walls	The construction, maintenance, or repair of a Retaining Wall with a maximum vertical land retention of 1.2m in any District, provided the wall is not located in any overland drainage Easement area.
Satellite Dish	A satellite dish less than 1.2m in diameter directly attached to a roof, side wall or balcony of a Building
Show Homes	The use of a Single Detached Dwelling or a Semi-Detached Dwelling as a Show Home, provided the Developer has entered into a Subdivision Servicing Agreement covering the Lot, security and insurance is in place, an all weather road is constructed, and fully operational fire hydrants are installed to the satisfaction of the Town.
Signs	Signs as listed in Section 10.2.
Single-Detached and Semi-Detached Dwellings	A Single Detached Dwelling or a Semi-Detached Dwelling on a Lot, in a District where such Dwelling is listed as a Permitted Use, provided the Developer has entered into a Subdivision Servicing Agreement with the Town covering the Lot.
Solar Collector	Roof mounted Solar Collectors if the Building they are affixed to is not listed on the Town Heritage Register.
Subdivision Servicing Agreement	A Development carried out pursuant to an active Subdivision Servicing Agreement.



TABLE 1. Development that does not Require a Development Permit

Excavation, Stripping and Grading and Stockpiling	Excavation, Stripping and Grading, and Stockpiling provided that: a) Such work is carried out pursuant to a Subdivision Servicing Agreement; b) Such work is being carried out pursuant to a Development Permit or in respect of Development for which a Development Permit is not required pursuant to this Bylaw; or c) Such work is being carried out for agricultural purposes in accordance with a lawful Agriculture Use.
Swimming Pools and Hot Tubs	Above grade hot tub or swimming pool.
Telecommunication Facilities	Telecommunication towers, antennas and associated ground equipment under the jurisdiction of the Federal Government provided proposals follow the Town approved Telecommunications Antenna Structure Siting Protocols.
Temporary Commercial Service	The establishment of a maximum of two (2) Temporary Commercial Services on a Site provided Temporary Commercial Service is listed as a Permitted Use in the relevant District.
Temporary Commercial Service (Building)	The erection, placement and/or construction of a Temporary Building with a maximum Gross Floor Area of 30m ² , associated with a Temporary Commercial Service.
Temporary Shipping/Storage Container	A temporary shipping/storage container provided it is not located on a Site for longer than 60 days in a calendar year.
Utilities on Public Land	Work respecting public works, services and public Utilities carried out on behalf of the Federal, Provincial and Municipal authorities.
Utilities on Private Land	Railways, pipelines, irrigation ditches, conduit flumes and Utility line not integral to an approved Development.
Uses/Development Exempt under the Municipal Government Act	Uses and Developments exempted under Section 618 of the Act, or similar legislation, and amendments thereto.
Other	Any other Development deemed not to require a Development Permit as determined by the Development Authority.

1.13 Development Application Requirements

1.13.1 An applicant for a Development Permit shall submit the following, unless otherwise



authorized by the [Development Authority](#):

- a. A completed application form in the form established by the Town;
- b. An application fee as established within the Town of Cochrane Planning Services Fee Schedule, as amended or replaced from time to time;
- c. A current copy of the Certificate of Title;
- d. Current copies of any restrictive covenants or easements affecting the [Site](#);
- e. Where the applicant is not the registered owner of the [Site](#), a letter from the registered owner consenting to the application;
- f. A copy of the [Site](#) plan showing:
 - i. Legal description of the [Site](#) with north arrow and scale;
 - ii. [Site](#) area and dimensions of the land to be developed including the [Front](#), [Side](#) and [Rear Yard Setbacks](#) if any;
 - iii. [Site](#) drainage including any watercourses, existing [Lot](#) grades, finished [Lot](#) grades, road grades and slopes greater than 15%;
 - iv. Locations and distances of on-site existing or proposed water and sewer connections;
 - v. Existing and proposed access and egress to and from the [Site](#);
 - vi. Number of [Parking Stalls](#) required for the proposed [Development](#) and a written rationale supporting the proposed number of [Parking Stalls](#), subject to Subsection 8.19.5.
 - vii. Where applicable, the identification of trees to be cut down or removed;
 - viii. The [Building Height](#), dimensions and setbacks of all existing and proposed [Buildings](#) and [Structures](#);
 - ix. Parking and loading areas, sidewalks and walkways, retaining walls, trees, landscaping and other physical features; and
 - x. Any rights-of-way and setbacks.
- g. When a [Building](#) or [Structure](#) is proposed:
 - i. [Building](#) floor plans, elevation drawings and a description of exterior finishing materials; and
 - ii. A table indicating: the total [Lot Area](#), [Lot Coverage](#), number of [Dwelling Units](#), number of parking and loading spaces, [Building Height](#), number of [Storey's](#) and landscaping calculations.
- h. Any other supporting studies, plans or other information deemed necessary by the [Development Authority](#);
- i. Any other additional information required for a [Use](#) or activity, as outlined in this



Bylaw; and

- j. In the case of an application for a **Development Permit for a Discretionary Use**, a **Development** that requires a **Variance**, or a **Development** in a **Direct Control District**, if the **Development Authority** directs the applicant to carry out public consultation, a description of the outcome of that public consultation.

1.14 Development Permit Application Completeness

- 1.14.1 The **Development Authority** shall not approve a **Development Permit** application where the proposed **Use** is neither a **Permitted** nor a **Discretionary Use** in a given **District**.
- 1.14.2 Notwithstanding Subsection 1.14.1, the **Development Authority** may approve a **Development Permit** application where the **Use** is proposed as a similar **Use** in accordance with Section 1.22.
- 1.14.3 The **Development Authority** must, within twenty (20) days after the receipt of an application for a **Development Permit** or such longer period as may be agreed by the **Development Authority** and the applicant in writing, determine whether the application is complete.
- 1.14.4 If the **Development Authority** determines that an application for a **Development Permit** is:
 - a. Complete, the **Development Authority** must issue to the applicant an "Acknowledgement of Completeness" in the form established by the Town; or
 - b. Incomplete, the **Development Authority** must issue to the applicant a "Notice of Incompleteness" in a form established by the Town stating that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed upon between the applicant and the **Development Authority** in order for the application to be considered complete.
- 1.14.5 If the **Development Authority** does not make a determination referred to in Subsection 1.14.4 within the time required in Subsection 1.14.3, the application is deemed to be complete.
- 1.14.6 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email if the applicant has provided an email address.
- 1.14.7 Although an application has received an 'Acknowledgement of Completeness', the **Development Authority** may request additional information or documentation from the applicant that the **Development Authority** considers necessary to review the application.



1.15 Notice of Application

- 1.15.1 Following the receipt of an 'Acknowledgement of Completeness' from the **Development Authority**, the applicant shall post a 'Notice of Application' on the **Lot** in a location and format determined by the Town describing the proposed **Development** and advising any interested parties where further information regarding the application may be obtained.
- 1.15.2 A 'Notice of Application' shall be required pursuant to Subsection 1.15.1 for all applications for **Development Permits** for a **Discretionary Use**, all applications for a **Development Permit** requiring a **Variance**, and all Land Use Amendment applications. If a **Development Permit** involves multiple **Uses**, a 'Notice of Application' shall be required for the **Development** if any part of it involves a **Discretionary Use** or a **Variance**.
- 1.15.3 Notwithstanding Subsection 1.15.2, the posting of a 'Notice of Application' shall not be required for:
- A **Sign**; or
 - A **Development Permit** application which is solely for the purpose of bringing non-conforming aspects of an existing **Building** or structure into compliance with this Bylaw.

1.16 Referrals

- 1.16.1 The **Development Authority** may refer an application to any authority, jurisdiction or party that the **Development Authority** deems appropriate or necessary. The **Development Authority** may consider any timely responses to such referrals, but any comments received are not binding upon the **Development Authority**.
- 1.16.2 Notwithstanding Subsection 1.16.1, the **Development Authority** shall refer applications as required by any applicable statutory plan.

1.17 Decisions on Development Permit Applications

- 1.17.1 If the **Development Authority** approves a **Development Permit**, the **Development Authority** shall:
- Provide notice of the decision to the applicant;
 - Publish notice of decision on the Town's website; and
 - If the **Development Permit** is for a **Permitted Use** with a **Variance**, or for any **Discretionary Use**, the **Development Authority**:



- i. Shall issue written notice of the decision to the owners of land **Adjacent** to the **Lot**; and
- ii. In the discretion of the **Development Authority**, may publish notice of the decision in a local newspaper.

1.17.2 All notices of decision issued pursuant to Subsection 1.17.1 of this Bylaw shall include:

- a. The location and approved **Use** of the **Lot**;
- b. Whether any variances were approved;
- c. The date the **Development Permit** was approved; and
- d. The procedure for an appeal and the date on which the appeal period expires.

1.17.3 The date on which notice of the decision is published on the Town's website pursuant to Subsection 1.17.1(b) of this Bylaw shall be the date on which notice of issuance of the **Development Permit** is issued in accordance with this Bylaw for the purposes of determining the final date on which an appeal may be made to the **SDAB**.

1.17.4 If a **Development Permit** is issued subject to any prior to release conditions, the **Development Permit** shall be released upon satisfaction of such conditions. If a **Development Permit** is issued with no prior to release conditions, the **Development Permit** shall be released to the applicant concurrently with the notice of the decision to the applicant pursuant to Subsection 1.17.1(a).

1.17.5 When an application for a **Development Permit** is refused, notice of the decision shall be issued to the applicant stating the reasons for refusal.

1.18 Conditions Attached to a Development Permit

1.18.1 The **Development Authority** may impose conditions on a **Development Permit** as follows:

- a. Conditions to ensure compliance with this Bylaw;
- b. If a **Variance** is granted, conditions to mitigate any impacts of the **Variances**;
- c. Conditions requiring adherence to the Town of Cochrane Requirements for Developments and any other Town policies or procedures;
- d. Conditions requiring preparation of reports or studies and/or adherence to the recommendations in any reports or studies relating to the **Development** or the **Site**; and
- e. For a **Discretionary Use** with or without **Variances**, any conditions as deemed appropriate, including those which may be imposed for **Permitted Uses**, so long as they serve a planning objective.



- 1.18.2 If an applicant applies for a **Development Permit** for a **Building** or **Structure** that encroaches on any property, **Street** or **Lane** owned by the Town or in the Town's direction, control or management or any Rights-of-Way granted to the Town, the **Development Authority** may as a condition of approval require the applicant to enter into an Encroachment Agreement with the Town.
- 1.18.3 As a condition of approval, the **Development Authority** may require the applicant enter into and abide by a development agreement with the Town, in accordance with the **Act**, requiring the applicant to do any or all of the following:
- a. To construct or pay for the construction of:
 - i. A **Street**, **Lane** or both required to give access to the **Development**;
 - ii. A pedestrian walkway system to serve the **Development**, pedestrian walkways to connect the pedestrian walkway system serving the **Development** with a pedestrian walkway system that serves or is proposed to serve an **Adjacent Development**, or both; and
 - iii. Off-street and other **Parking Facilities** and loading and unloading facilities.
 - b. To install or pay for the installation of **Utilities**, excepting telecommunications, that are necessary to serve the **Development**, whether or not the **Utility** is, or will be, located on the land that is the subject of the **Development**;
 - c. To pay any off-site levies or redevelopment levies imposed by bylaw;
 - d. To give security to ensure that the terms of the development agreement are carried out.
- 1.18.4 The Town may register a caveat under the Land Titles Act in respect of a development agreement against the certificate of title for the **Lot** that is the subject of the **Development**. If the Town does so, the Town shall discharge the caveat when the development agreement has been complied with.
- 1.18.5 The **Development Authority** may require a security, in the form of an irrevocable letter of credit, or other form of security acceptable to the **Development Authority** to guarantee the completion of work on a **Site**, in association with:
- a. Conditions of a **Development Permit**; and/or
 - b. Any other case where the **Development Authority** deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the **Development Authority**.
- 1.18.6 If the **Development Authority** imposes any conditions on a **Development Permit**, it may make those conditions "prior to release conditions", in which event the **Development Permit** does not come into effect until the conditions are met to the satisfaction of the **Development Authority**.



- 1.18.7 The **Development Authority** may attach a completion deadline to any of the condition provisions referred to in this Section, at their discretion.

1.19 Commencement and Completion of a Development Permit

- 1.19.1 **Development** pursuant to a **Development Permit** shall not commence until:
- a. The **Development Permit** is released; and
 - b. Twenty-one (21) days from the date on which notice of the **Development Permit** was posted on the Town's website and:
 - i. No appeal is made to the **SDAB**; or
 - ii. If an appeal has been made to the **SDAB**, the **SDAB** has approved the **Development Permit** or the appeal to the **SDAB** has been withdrawn.
- 1.19.2 Notwithstanding Subsection 1.19.1, provided that the **Development Permit** has been released and no appeal has been made to the **SDAB**, at the discretion of the **Development Authority**, a **Development** may be commenced less than twenty-one (21) days after the date on which the notice of the **Development Permit** was posted on the Town's website if the applicant has executed and delivered to the **Development Authority** a Permit Release Request in the form prescribed by the Town.
- 1.19.3 If an applicant is permitted to commence a **Development** less than twenty-one (21) days after the date on which the notice of the **Development Permit** was posted on the Town's website pursuant to Subsection 1.19.2 and an appeal is then made to the **SDAB**, the applicant shall not commence the **Development** or, if the **Development** has already commenced, the applicant must forthwith cease the **Development** unless and until the **Development Permit** is approved by the **SDAB** or the appeal to the **SDAB** has been withdrawn..
- 1.19.4 If an applicant is required to cease a **Development** pursuant to Subsection 1.19.3 and fails to do so, any person who carries out such **Development** or allows it to be commenced or carried on contravenes Section 1.11 of this Bylaw.
- 1.19.5 A **Development Permit** shall lapse and no longer be in effect if:
- a. **Development** has not commenced on the **Site** within one (1) year after the date the **Development Permit** approval or such other period of time as specified in the **Development Permit**; or
 - b. Any time limits or any prior to release conditions fail to be met.
- 1.19.6 The **Development Authority** may extend the period for commencement of a



Development for up to one (1) year, if an applicant makes a written request to the **Development Authority** before the **Development Permit** is no longer in effect pursuant to the provisions of Subsection 1.19.5.

1.19.7 A **Development** shall be completed to the satisfaction of the **Development Authority** within twenty-four (24) months of the **Development Permit** approval or as otherwise identified in the conditions of approval.

1.19.8 The **Development Authority** may extend the period for completion of a **Development** at their discretion, if an applicant makes a written request to the **Development Authority** before the **Development Permit** completion date has passed as indicated in Subsection 1.19.7.

1.20 Cancelled or Suspended Development Permits

- 1.20.1 The **Development Authority** may cancel or suspend a **Development Permit** by written notice to the holder of the permit when, after a **Development Permit** has been issued, the **Development Authority** becomes aware of one or more of the following circumstances:
- a. The application contained a misrepresentation; or
 - b. Facts concerning the application of the **Development** were not disclosed which should have been disclosed at the time the application was considered; or
 - c. Any condition under which the **Development Permit** was issued has been contravened; or
 - d. The **Development Permit** was issued in error; or
 - e. The applicant or landowner has requested cancellation of the **Development Permit** in writing.

1.21 Reapplication for a Development Permit

- 1.21.1 When an application for a **Development Permit** has been refused pursuant to this Bylaw, or after appeal, the submission of another application for a **Development Permit** on the same parcel of land for the same or similar **Use** by the same or any other applicant may not be accepted by the **Development Authority** for at least six (6) months after the day of refusal.
- 1.21.2 Notwithstanding Subsection 1.21.1, at the discretion of the **Development Authority** an application on the same parcel of land for the same or similar **Use** by the same or any other applicant may be accepted by the **Development Authority** earlier than six (6) months after the day of refusal, if the application has been modified to meet



the requirements of this Bylaw or address the reasons of refusal provided by the Development Authority.

1.22 Similar Uses

- 1.22.1 The Development Authority may determine whether or not a proposed Use not specifically provided for in this Bylaw with respect to any District is reasonably similar to another Use that is included in the list of Uses for the District. The Development Authority may approve such a similar Use even if that Use is not specifically listed in the land Use District.
- 1.22.2 In determining whether a similar Use may be appropriate in a District, the following criteria shall be considered:
- a. The proposed Use does not fall under the definition of any other Use that is identified in this Bylaw;
 - b. The proposed Use is consistent with any non-statutory/statutory plans affecting the area, including the objectives and policies of the Municipal Development Plan; and
 - c. The proposed Use is consistent with the purpose of the District.
- 1.22.3 When processing an application for a similar Use the Development Authority shall:
- a. Evaluate the application as a Discretionary Use; and
 - b. Ensure all public notices of the Development Permit approval specifically reference the fact that the Use was approved as a similar Use.

1.23 Uses Permitted in all Districts

- 1.23.1 Notwithstanding the list of Permitted and Discretionary Uses provided for in each District, the following uses shall be considered Permitted Uses in all Districts, regardless of whether they are so identified in Parts 2 through 5 or in a Direct Control District:
- a. Community Garden;
 - b. Protective Services;
 - c. Park;
 - d. Public Utilities carried out on behalf of the Federal, Provincial and Municipal authorities;
 - e. Roof Mounted Solar Collectors.
 - f. Accessory Buildings



- 1.23.2 Notwithstanding the list of Permitted and Discretionary Uses provided in each District, the following uses shall be considered a Permitted Use in all residential and commercial land use Districts under this Bylaw:
- a. Sales/Lot Information Centre
 - b. Show Home
 - c. Day Home

1.24 Uses Discretionary in all Districts

- 1.24.1 Notwithstanding the list of Permitted and Discretionary Uses provided in each District, the following Uses shall be considered a Discretionary Use under the authority of the Development Officer in all Districts, regardless of whether they are so identified in Parts 2 through 5 or in a Direct Control District:
- a. Excavation, Stripping and Grading;
 - b. Small Wind Turbines Type B;
 - c. Stockpiling.

1.25 Amendments to the Land Use Bylaw

- 1.25.1 The Town of Cochrane may initiate amendments to this Bylaw.
- 1.25.2 Any person may request an amendment to this Bylaw by making an application on the Town approved form.
- 1.25.3 Proposed amendments to this Bylaw shall be undertaken in accordance with the Act.

1.26 Amendment Application Requirements

- 1.26.1 An Applicant applying for an amendment to this bylaw, and at the discretion of the Development Authority shall include the following:
- a. An application fee as required under the “Town of Cochrane Planning Services Fee Schedule”, as amended or replaced from time to time;
 - b. A current copy of the Certificate of Title;
 - c. Current copies of restrictive covenants or easements affecting the Site;
 - d. Coloured photographs showing the affected lands and Adjacent areas (if applicable);



- e. Where the applicant is not the registered owner of the **Lot**, a letter from the registered owner consenting to the application;
- f. A **Site** plan (if applicable), showing:
 - i. North Arrow;
 - ii. Municipal and legal addresses and **Adjacent** road labels;
 - iii. Parcel boundaries;
 - iv. Access and egress points
 - v. Location of existing **Buildings** and setbacks (if applicable); and
 - vi. Any other **Development** setbacks, easements or **Utility** rights-of-way.
- g. A written rationale for the amendment; and
- h. Any supporting studies, plans or other information deemed necessary by the **Development Authority**.

1.26.2 Following the receipt of a complete application for an amendment to this Bylaw the applicant shall post a "Notice of Application" on the subject **Lot** in a location and format determined by the Town describing the proposed amendment and advising any interested parties where further information regarding the application may be obtained.

1.26.3 A "Notice of Application" required under this Section shall not be required for an amendment affecting the text of this Bylaw.

1.27 Reapplication for an Amendment

1.27.1 When an application for an amendment to this Bylaw has been refused, the submission of another application for an amendment to this Bylaw may not be accepted by the **Development Authority** for at least six (6) months after the day of refusal.

1.28 Direct Control Districts

1.28.1 The purpose of a Direct Control **District** is to provide for **Development** with unique characteristics, unusual **Site** constraints or innovative design that requires specific considerations that are unavailable under any other land use **Districts**.

1.28.2 A Direct Control **District** shall only be applied to lands where Council has determined:

- a. The proposed **Development** is appropriate for the lands, having regard for the goals, objectives and policies of the Municipal Development Plan and other applicable statutory or non-statutory plans or policy documents;



- b. The application of an existing land use District to accommodate the proposed Development would result in potential conflicts with existing or surrounding Developments, should the partial or full Development potential of the existing land use District be realized; or
- c. The proposed Development is unique or of a complexity that is not contemplated or reasonably regulated by an existing District.

1.28.3 An application for a Direct Control District shall include:

- a. All information required by this Bylaw for an amendment application;
- b. Written rationale indicating why, in the applicant's opinion, a Direct Control District is necessary and why the use of another District within this Bylaw is not appropriate;
- c. A list of Permitted and Discretionary Uses proposed for the Site;
- d. Plans and elevations or other documentation that would help substantiate the need for the Direct Control District; and
- e. Any other information as may be required by the Development Authority and Council.

1.28.4 Council may impose standards and conditions it considers appropriate to regulate a Use and/or Development in a Direct Control District.

1.28.5 Council may decide on a Development Permit application within a Direct Control District or may delegate the Development Authority to the Development Officer, or the CPC.

1.28.6 Where a Lot is designated Direct Control, the requirements set out in this Bylaw will continue to apply except to the extent expressly modified by the Direct Control District bylaw.

1.28.7 Unless otherwise indicated in this Bylaw, the following Uses must only be listed as a Use on a parcel that has been designated Direct Control:

- a. Adult Entertainment;
- b. Natural Resource Extraction/Processing;
- c. Manufactured Home Community;
- d. Solar Farm;
- e. Salvage Facility; and
- f. Wind Farm.

1.29 Establishment of Land Use Districts



- 1.29.1 The following Land Use **Districts** are established, the locations of which are shown on the Land Use **District** Maps in Section 12:
- a. Residential Large Lot District (R-LL)
 - b. Residential Low Density District (R-LD)
 - c. Residential Mix District (R-MX)
 - d. Residential Medium Density District (R-MD)
 - e. Residential High Density District (R-HD)
 - f. Commercial Transition District (C-T)
 - g. Neighbourhood Commercial District (C-N)
 - h. Historic Downtown District (C-HD)
 - i. General Commercial District (C-G)
 - j. Highway Commercial District (C-H)
 - k. Business Industrial District (I-B)
 - l. General Industrial District (I-G)
 - m. Special Industrial District (I-S)
 - n. Parks and Recreation District (PR)
 - o. Community Service District (CS)
 - p. Urban Holdings District (UH)
 - q. Direct Control Districts as indicated in Part 6
- 1.29.2 Detailed descriptions of the each Land Use **District** including purpose statements, **Permitted Uses**, **Discretionary Uses**, and **Development** regulations specific to each **District** are set out in Parts 2 through 5.

1.30 Overlay District

- 1.30.1 The purpose of an **Overlay** is to establish **Development** regulations applicable to **Sites** within the **Overlay**, that are in addition to and not in substitution for other **Development** regulations, unless a **Development** regulation set out in an **Overlay** specifically or by necessary implications supersedes, replaces, or varies another **Development** regulation.
- 1.30.2 The following **Overlays** are established, and described in Part 7 and the indicated Schedules to this Bylaw:
- a. Digital Sign Overlay – Schedule B



b. Western Heritage Design Framework Overlay – Schedule C

1.31 Bylaw Contravention

- 1.31.1 Any person who contravenes any provision of this Bylaw by doing anything that this Bylaw prohibits or by failing to do anything that this Bylaw requires, including:
- a. Using land or carrying out **Development** without an approved **Development Permit** where one is required; or
 - b. Using land or carrying out **Development** in a manner not in accordance with an approved **Development Permit**, is guilty of an offence.
- 1.31.2 Any person who is convicted of an offence pursuant to this Bylaw is liable upon summary conviction for a fine in an amount not to exceed \$10,000 per violation, and upon failure to pay such fine, to imprisonment of a period not exceeding six (6) months unless such fine is sooner paid.
- 1.31.3 Where a Peace Officer believes that a person has contravened any provision of this Bylaw, they may commence proceedings by issuing a violation ticket pursuant to the Provincial Offences Procedure Act, RSA 2000 c. P-34, and:
- a. Where there is a specified penalty listed for the offence in Schedule A to this Bylaw, that is the specified penalty for the offence;
 - b. If the person has been convicted twice of breaching the same provision of this Bylaw within a twelve (12) month period, the specified penalty for the offence is double the specified penalty listed in Schedule A to this Bylaw for the second offence;
 - c. If the person has been convicted three (3) times or more of breaching the same provision of this Bylaw within a twelve (12) month period, the specified penalty for the offence is triple the specified penalty listed in Schedule A of this Bylaw for the third and subsequent offences.
- 1.31.4 Where a contravention of this Bylaw is of a continuing nature, a Peace Officer may issue additional Violation Tickets for each calendar day that the contravention continues.
- 1.31.5 Nothing in this Bylaw shall:
- a. Diminish the rights of the Town in the **Act** relating to offences and penalties;
 - b. Diminish or affect the rights of the Town pursuant to the **Act** or at common law to enter property or to seek orders respecting entry, compliance, or granting injunctions; or
 - c. Prevent a Peace Officer from issuing a summons for a mandatory court appearance by any person who contravenes any provision of this Bylaw.



- 1.31.6 The levying and payment of a fine or imprisonment does not relieve a person from compliance with the terms of this Bylaw.
- 1.31.7 Where a Peace Officer believes that a person or company has contravened any provision of this Bylaw they may in lieu of prosecution, issue a Bylaw Ticket for the minimum penalty as listed in Schedule A to this Bylaw.
- 1.31.8 The minimum and specified penalties for offenses against this bylaw shall be as listed in Schedule A to this bylaw.

SECTION CONTENTS

- 2.1 Residential Large Lot District (R-LL)
- 2.2 Residential Low Density District (R-LD)
- 2.3 Residential Mix District (R-MX)
- 2.4 Residential Medium Density District (R-MD)
- 2.5 Residential High Density District (R-HD)

PART TWO Residential Land Use Districts





2.1 Residential Large Lot District (R-LL)

2.1.1 Purpose

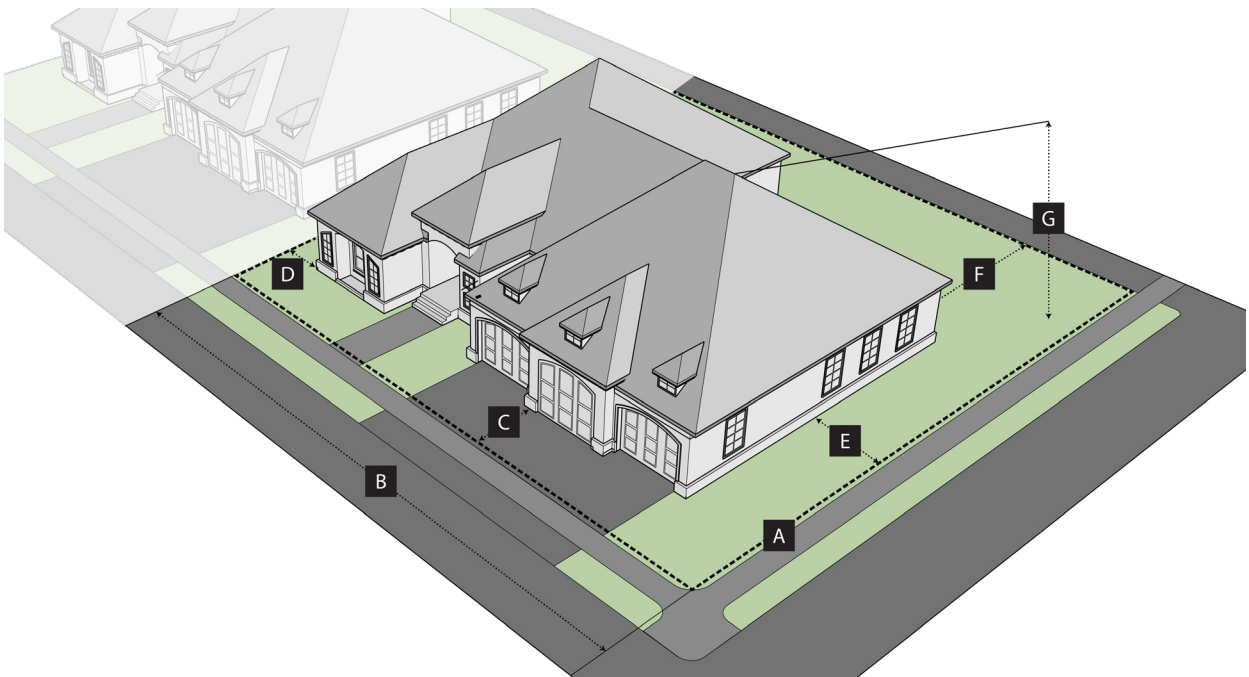
The purpose of this District is to provide for residential Development in the form of Single Detached Dwellings and other compatible Uses on large Lots. Consideration for Accessory Suite Development provides intensification opportunities in this District.

2.1.2 Uses

TABLE 2. (R-LL) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Bed and Breakfast
Dwelling, Single-Detached	Child Care Services
Home Occupation- Class 1	Dwelling, Secondary Suite
	Dwelling, Backyard Suite
	Home Occupation- Class 2
	DISCRETIONARY USES- CPC
	Community Facility

2.1.3 Figure





2.1.4

Standards

TABLE 3.		(R-LL) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
Single Detached Dwelling	420m²	14.0m	3.0m	1.5m	3.0m	6.0m	14.0m	55%
All Other Uses	At the discretion of the Development Authority							
MAXIMUM NUMBER OF DWELLING UNITS PER PARCEL								
Principal Dwelling	1							
Accessory Suite	1							



2.2 Residential Low Density District (R-LD)

2.2.1 Purpose

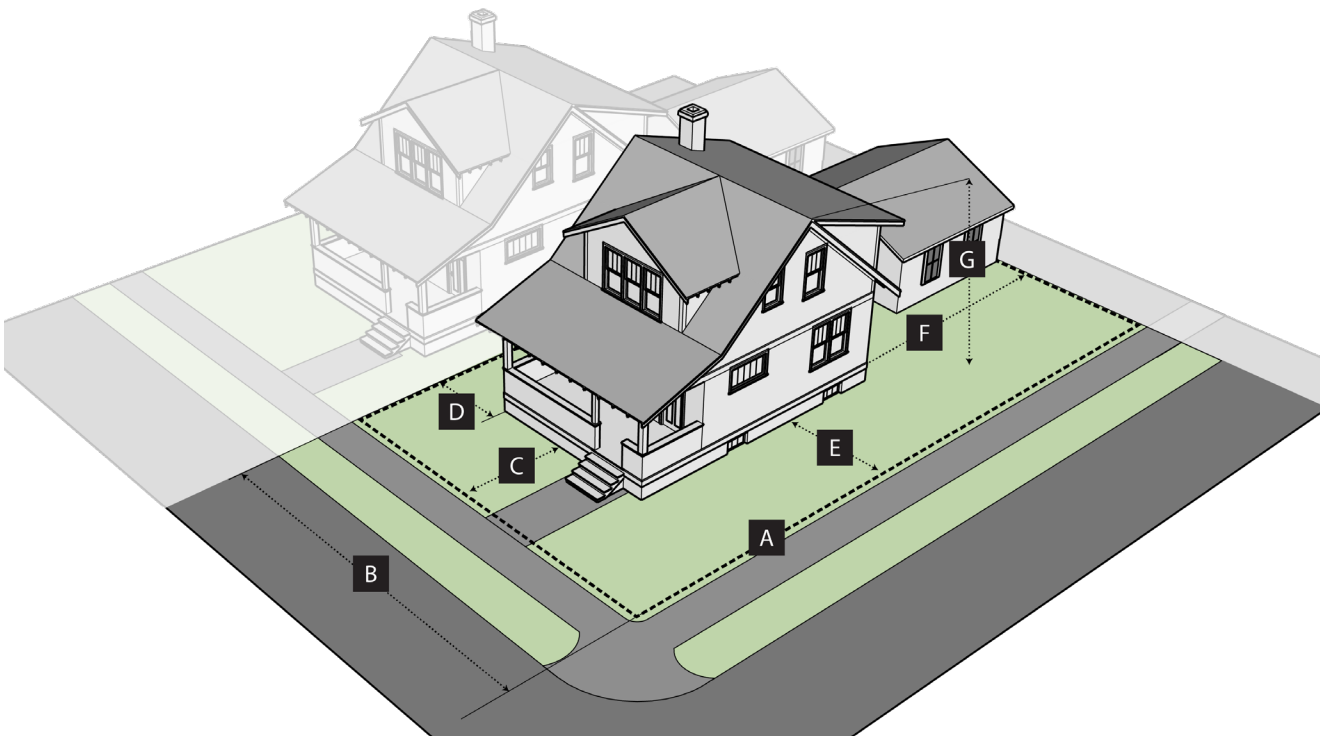
The purpose of this District is to provide for traditional residential Development in the form of Single Detached Dwellings and other compatible Uses. Consideration for Accessory Suite Development provides intensification opportunities in this District.

2.2.2 Uses

TABLE 4. (R-LD) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Bed and Breakfast
Dwelling, Single Detached	Child Care Services
Home Occupation- Class 1	Dwelling, Secondary Suite
	Dwelling, Backyard Suite
	Home Occupation- Class 2
	DISCRETIONARY USES- CPC
	Community Facility

2.2.3 Figure





2.2.4

Standards

TABLE 5.		(R-LD) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
Single Detached Dwelling	270.0m ²	9.0m	3.0m	1.2m	3.0m	6.0m	12.0m	55%
All Other Uses	At the discretion of the Development Authority							
MAXIMUM NUMBER OF DWELLING UNITS PER PARCEL								
Principal Dwelling	1							
Accessory Suite	1							



2.3 Residential Mix District (R-MX)

2.3.1 Purpose

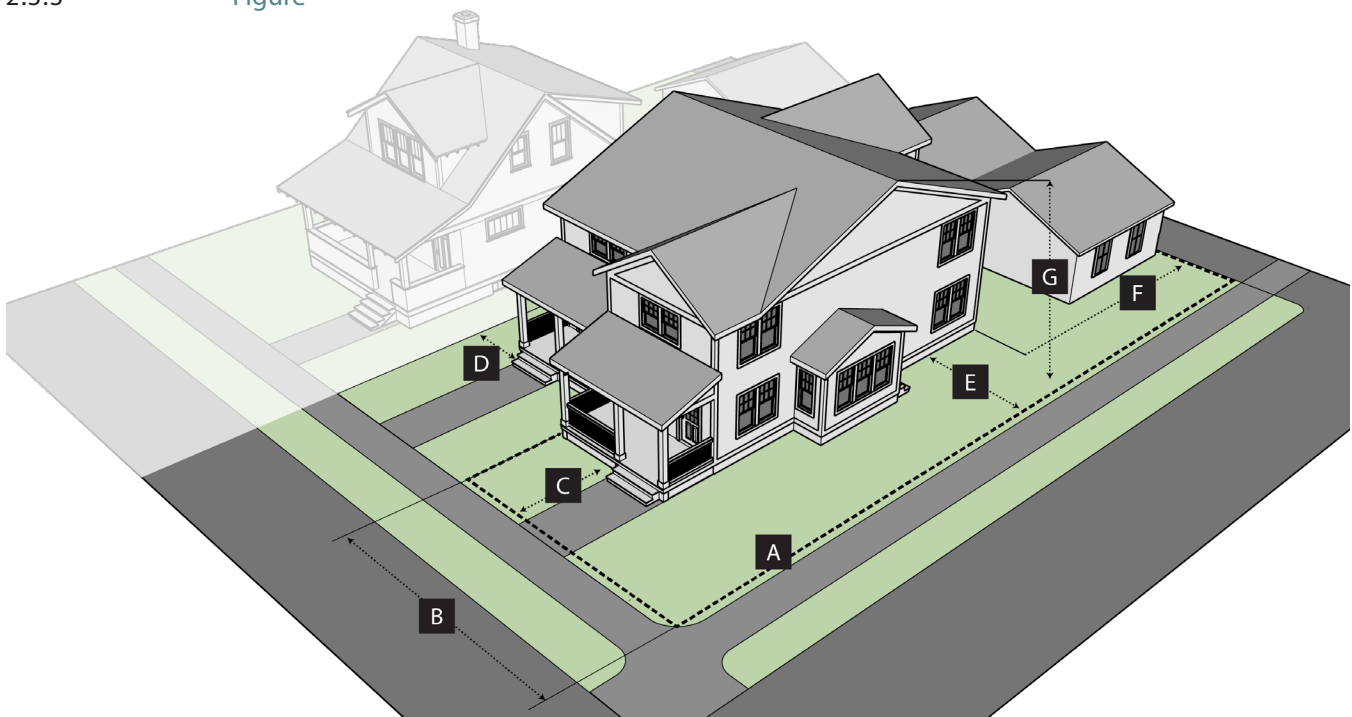
The purpose of this District is to accommodate a diversity of housing options in the form of single, two-dwelling and Multi-Unit Dwellings, as well as uses that are compatible with residential Uses in new areas, and appropriately scaled Infill Development in older neighbourhoods. This District also enables greater efficiency in use of existing infrastructure.

2.3.2 Uses

TABLE 6. (R-MX) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Bed and Breakfast
Dwelling, Duplex	Child Care Services
Dwelling, Multi-Unit (up to 4 units)	Dwelling, Secondary Suite
Dwelling, Semi-Detached	Dwelling, Backyard Suite
Dwelling, Single Detached	Dwelling, Multi-Unit (up to 8 units)
Home Occupation- Class 1	Home Occupation- Class 2
	DISCRETIONARY USES- CPC
	Community Facility

2.3.3 Figure





2.3.4

Standards

TABLE 7.		(R-MX) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
Single-Detached Dwelling	270m ²	9.0m	3.0m	1.2m	3.0m	6.0m	12.0m	55%
Semi-Detached Dwelling	210m ²	6.7m	3.0m	1.2m*	3.0m	6.0m	12.0m	55%
Duplex Dwelling	270m ²	9.0m	3.0m	1.2m	3.0m	6.0m	12.0m	55%
Multi-Unit*** Dwelling (on a single parcel)	495m ²	15.0m	3.0m	1.2m*	3.0m	6.0m	13.0m	60%
Multi-Unit*** Dwelling (with party wall on individual parcels)	165m ²	5.5m	3.0m	1.2m*	3.0m	6.0m	13.0m	60%
All Other Uses	At the discretion of the Development Authority							
DENSITY								
Maximum Density	65 Units Per Hectare**							
MAXIMUM CONTINUOUS BUILDING FRONTAGE								
Multi-Unit Dwelling (with party wall on individual parcels)	6 units							
Multi-Unit Dwelling (on a single parcel)****	45.0m							
SPECIAL DISTRICT REQUIREMENTS								
*Where a Side Property Line is located along a Party Wall the Side Yard Setback may be reduced to 0.0m.								
**Single Detached Dwellings and Semi-Detached Dwellings with Accessory Suites may exceed the maximum land use District Density of 65 Units Per Hectare.								
***Multi-Unit Dwellings shall have clear and maintained exterior Rear Yard access established to them for landowner access. This may be achieved through access Easements, gates, increased setbacks or other means acceptable to the Development Authority.								
**** Notwithstanding the maximum continuous Building Frontage for this District, it may be increased, provided the Building is designed with detail and articulation to create an active streetscape to the satisfaction of the Development Authority.								



2.4 Residential Medium-Density District (R-MD)

2.4.1 Purpose

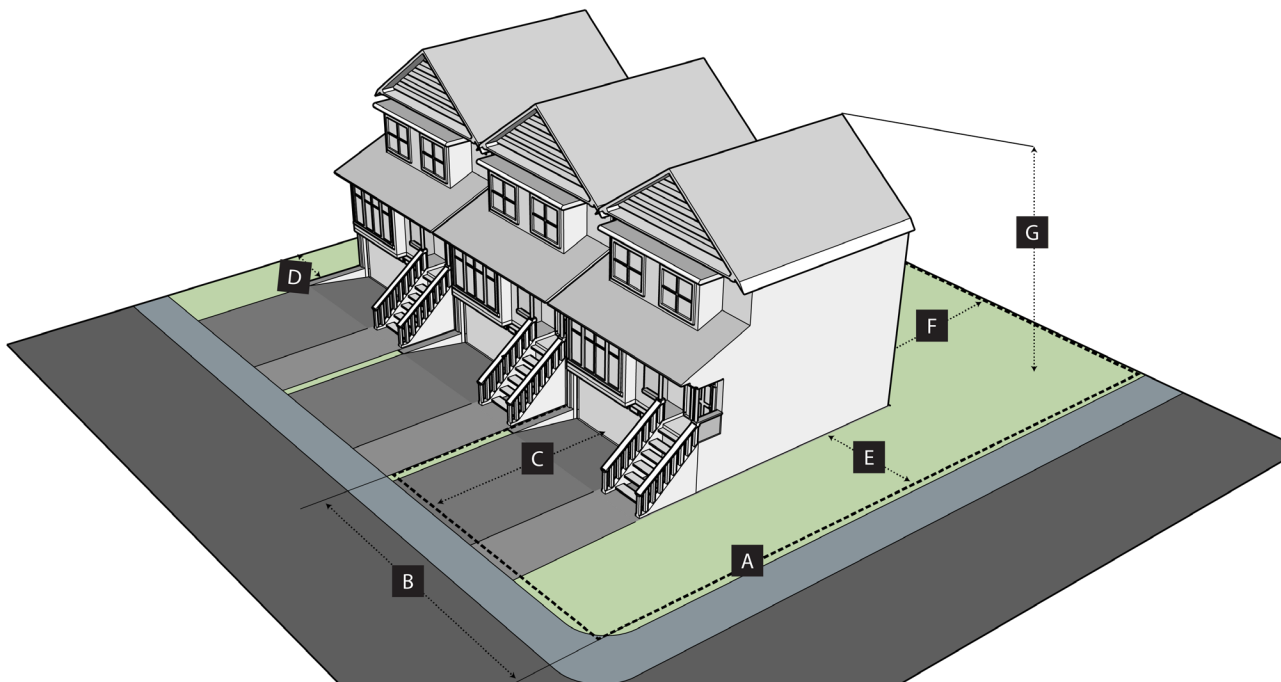
The purpose of this District is to provide for Multi-Unit Dwelling Development at a Density that would be compatible with either low-density or high-density Adjacent Districts. The predominant form of Development in this District is intended to be street-facing Multi-Unit Dwellings and low-rise Multi-Unit Dwellings.

2.4.2 Uses

TABLE 8. (R-MD) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Bed and Breakfast
Dwelling, Multi-Unit	Child Care Services
Dwelling, Semi-Detached	Home Occupation- Class 2
Home Occupation- Class 1	Mixed Use Building
Supportive Housing	DISCRETIONARY USES- CPC
	Community Facility
	Temporary Care Facility

2.4.3 Figure





2.4.4

Standards

TABLE 9.		(R-MD) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
Multi-Unit Dwelling*** (on a single parcel)	495m ²	15.0m	3.0m	1.2m*	3.0m	6.0m	15.0m**	60%
Multi-Unit Dwelling*** (with party wall on individual parcels)	165m ²	5.5m	3.0m	1.2m*	3.0m	6.0m	15.0m**	60%
All Other Uses	At the discretion of the Development Authority							
DENSITY								
Minimum Density	35 Units Per Hectare							
Maximum Density	95 Units Per Hectare							
MAXIMUM CONTINUOUS BUILDING FRONTAGE								
Multi-Unit Dwelling (with party wall on individual parcels)	6 units							
Multi-Unit Dwelling (on a single parcel)****	45.0m							
SPECIAL DISTRICT REQUIRMENTS								
*Where a Side Property Line is located along a Party Wall the Side Yard Setback may be reduced to 0.0m.								
** Where the Building Height of a building exceeds 13.0m, the minimum required Side Yard Setback may be increased at the discretion of the Development Authority.								
***Multi-Unit Dwellings shall have clear and maintained exterior Rear Yard access established to them for landowner access. This may be achieved through access Easements, gates, increased setbacks or other means acceptable to the Development Authority.								
**** Notwithstanding the maximum continuous Building Frontage for this District, it may be increased, provided the Building is designed with detail and articulation to create an active streetscape to the satisfaction of the Development Authority.								



2.5 Residential High-Density District (R-HD)

2.5.1 Purpose

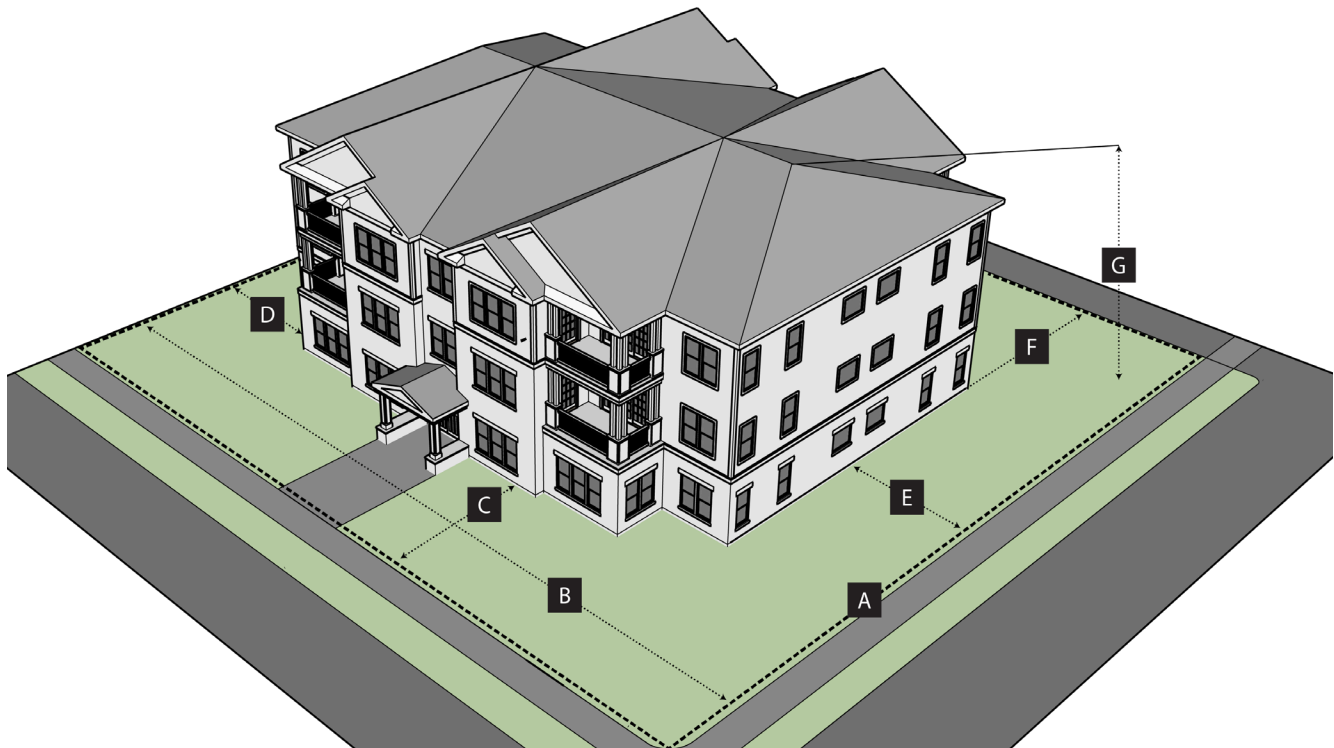
The purpose of this District is to accommodate high Density Multi-Unit Dwellings, with opportunities for neighbourhood-serving commercial Uses.

2.5.2 Uses

TABLE 10. (R-HD) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Bed and Breakfast
Dwelling, Multi-Unit	Child Care Services
Home Occupation, Class 1	Home Occupation- Class 2
Supportive Housing	Mixed Use Building
	DISCRETIONARY USES- CPC
	Community Facility
	Temporary Care Facility

2.5.3 Figure





2.5.4

Standards

TABLE 11.		(R-HD) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
Multi-Unit Dwelling (on a single parcel)	400.0m ²	15.0m	3.0m	1.5m	3.0m	6.0m	25.0m	60%
All Other Uses	At the discretion of the Development Authority							
DENSITY								
Minimum Density	95 Units Per Hectare							
Maximum Density	150 Units Per Hectare*							
MAXIMUM CONTINUOUS BUILDING FRONTAGE								
Multi-Unit Dwelling (with party wall on individual parcels)	6 units							
Multi-Unit Dwelling (on a single parcel)***	45.0m							
SPECIAL DISTRICT REQUIREMENTS								
<p>*Where required parking is provided underground, the maximum Density of a Site developed with a Multi-Unit Dwelling may be increased to 200 Units Per Hectare.</p> <p>**Multi-Unit Dwellings shall have clear and maintained exterior Rear Yard access established to them for landowner access. This may be achieved through access Easements, gates, increased setbacks or other means acceptable to the Development Authority.</p> <p>*** Notwithstanding the maximum continuous Building Frontage for this District, it may be increased, provided the Building is designed with detail and articulation to create an active streetscape to the satisfaction of the Development Authority.</p>								



SECTION CONTENTS

- 3.1 Commercial Transition District (C-T)
- 3.2 Neighbourhood Commercial District (C-N)
- 3.3 Historic Downtown District (C-HD)
- 3.4 General Commercial District (C-G)
- 3.5 Highway Commercial District (C-H)

PART THREE

Commercial Land Use Districts





3.1 Commercial Transition District (C-T)

3.1.1 Purpose

The purpose of this District is to allow for the Development of low intensity commercial, office and service Uses that border mature residential neighbourhoods. It is intended within this District that Development be sensitive in scale with the bordering residential area.

3.1.2 Uses

TABLE 12. (C-T) Uses

PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Bed and Breakfast	Community Facility
Business and Professional Office	Fitness Studio
Child Care Services	Temporary Care Facility
Day Home	DISCRETIONARY USES- CPC
Dwelling, Multi-Unit	Brewery, Winery and Distillery
Dwelling, Single-Detached (Existing)	Drinking Establishment
Eating Establishment	
Financial Service	
Government Service	
Health Care Office	
Home Occupation- Class 1	
Home Occupation- Class 2	
Market	
Personal Service	
Retail Service	
Supportive Housing	
Temporary Commercial Service	



3.1.3

Figure

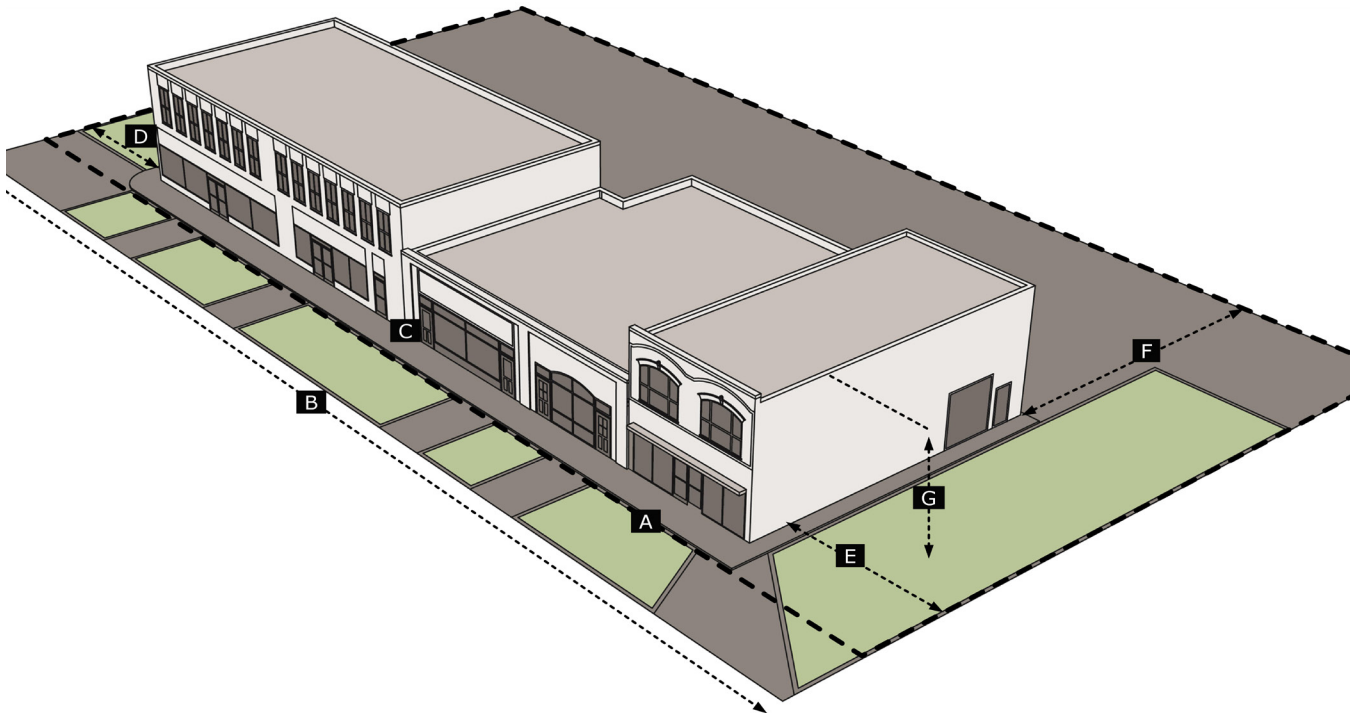


TABLE 13. (C-T) Minimum Standards

	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE
All Land Uses	Discretion of the Development Authority		0.0m	0.0m	3.0m	0.0m	3 storeys	Discretion of the Development Authority
*Where the subject parcel is Abutting a residential District the Side Yard Setback shall be a minimum of 6.0m								
** Where the subject parcel is Abutting a residential District the Rear Yard Setback shall be a minimum of 6.0m								
SPECIAL DISTRICT REQUIREMENTS								
a. Parking areas shall not be located in the Front Yard or Corner Side Yard of a Site .								
b. All uses and storage within this District shall be contained within a Building , with the exception of a Market , a Temporary Commercial Service , an Outdoor Display Area associated with a Retail Service , or a Patio associated with an Eating or Drinking Establishment .								



TABLE 13. (C-T) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- c. A minimum 3.0m Landscaped yard is required along any Property Lines that Abut a residential property. In addition, a solid screened Fence with a minimum height of 1.9m shall be provided along the same Property Lines.
- d. No Patio associated with an Eating or Drinking Establishment area shall be located within 15m of the subject Property Line and an Abutting residential property.
- e. Dwelling Unit(s) shall be located above ground floor commercial uses.
- f. Notwithstanding Subsection e.), Dwelling Unit(s) may be located on the ground floor, provided that the uses that front the street on the ground floor are commercial, to the satisfaction of the Development Authority.
- g. All Parcels shall contain at least one non-residential use, with the exception of an existing Single Detached Dwelling.
- h. The main public entrance to a Principal Building shall face the Property Line shared with a Street.
- i. Notwithstanding Subsection h.) the main public entrance to a Principal Building may face away from the Property Line shared with a Street on a comprehensively designed Site that includes more than one Building provided that the Site incorporates pedestrian elements that provided pedestrian linkages onto and throughout the Site from the Street to the satisfaction of the Development Authority.
- j. Entrance features including Awnings, and/or Canopies shall be incorporated into the overall design of a Building to create a protected pedestrian environment.
- k. The first Storey of a Building Façade that fronts a Street shall contain a minimum of 50 per cent glazing.
- l. Loading, storage and trash collection areas shall be located to the rear or sides of the Principal Building and shall be screened from view from Adjacent Sites and public Streets.
- m. All Buildings shall be finished in materials which in the opinion of the Development Authority exhibit a high quality, attractive and durable permanent appearance, and do not conflict with or alter the character of the Adjacent and/or Abutting residential property.



3.2 Neighbourhood Commercial District (C-N)

3.2.1 Purpose

The purpose of this District is to allow for moderate scale commercial establishments which provide day-to-day services to surrounding residential areas. Development in this District should be designed to promote pedestrian connectivity and accommodate a mix of commercial and residential Uses, while serving the neighbouring residential area.

3.2.2 Uses

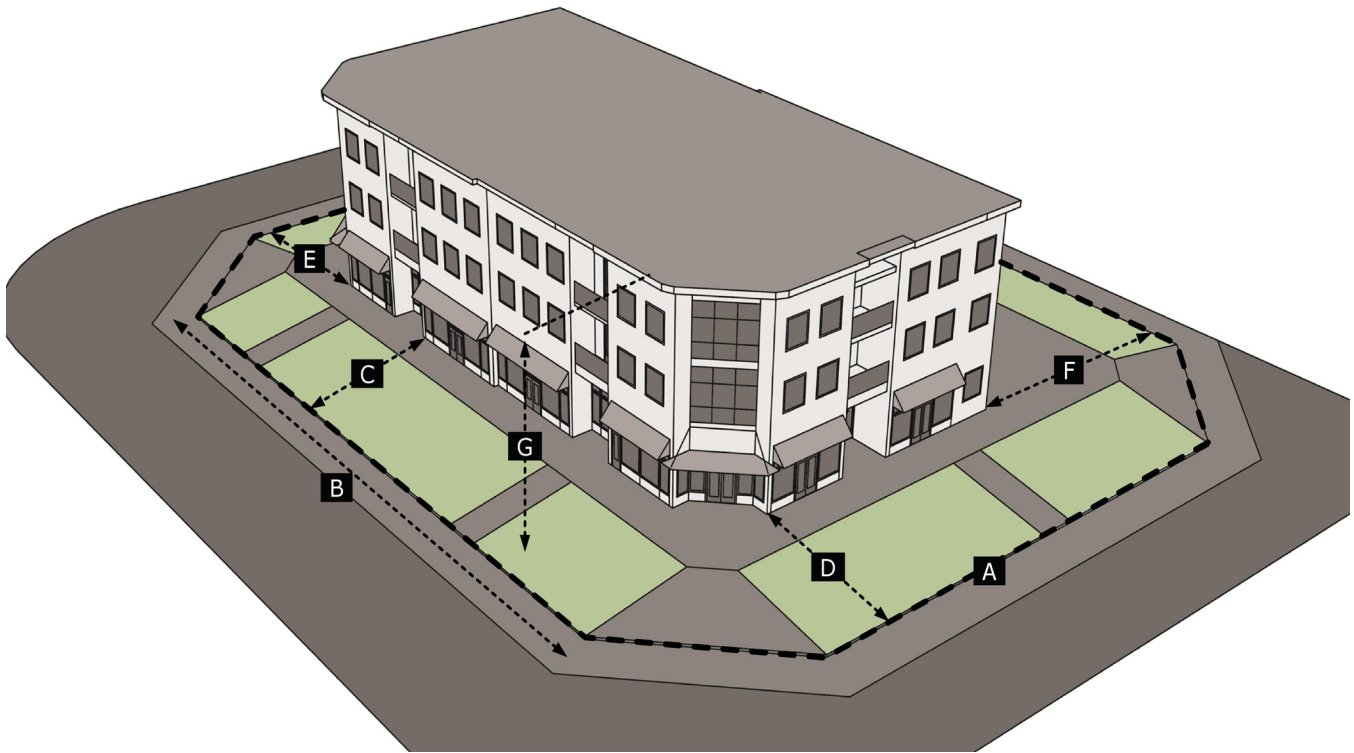
TABLE 14. (C-N) Uses

PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Bed and Breakfast	Brewery, Winery and Distillery
Business and Professional Office	Community Facility
Child Care Services	Drive-Through Service
Day Home	Dwelling, Multi-Unit
Drinking Establishment	Education Service
Eating Establishment	Fitness Studio
Financial Service	Temporary Care Facility
Government Service	DISCRETIONARY USES- CPC
Health Care Office	Automotive Gas Station
Home Occupation- Class 1	Automotive Wash
Home Occupation- Class 2	
Market	
Personal Service	
Retail Service	
Supportive Housing	
Temporary Commercial Service	

3.1.5



3.2.3 Figure



3.2.4 Standards

TABLE 15. (C-N) Minimum Standards

	A	B	C	D	E	F	G	
	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT*** (MAXIMUM)	LOT COVERAGE
All Land Uses	900.0m ²	30.0m	3.0m	0.0m	3.0m	3.0m	2 Storeys	Discretion of the Development Authority
<p>*Where the subject Lot is Abutting a residential District the Side Yard Setback shall be a minimum of 6.0m.</p> <p>** Where the subject Lot is Abutting a residential District the Rear Yard Setback shall be a minimum of 6.0m.</p> <p>*** A Building that combines Dwelling Unit(s) and commercial Use(s) may have a maximum Building Height of 4 Storeys .</p>								



TABLE 15. (C-N) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. Parking areas shall not be located in the Front Yard or Corner Side Yard of a Site.
- b. Notwithstanding Subsection a.), parking may be provided in the Front or Corner Side Yard of a Site, provided it is screened by Fencing and/or Landscaping to the satisfaction of the Development Authority.
- c. All Uses and storage within this District shall be contained within a Building, with the exception of a Market, a Temporary Commercial Service, an Outdoor Display Area associated with a Retail Service, or a Patio associated with an Eating or Drinking Establishment.
- d. A minimum 3.0m Landscaped yard is required along any Property Lines that Abut a residential property. In addition, a solid screened Fence with a minimum height of 1.9m shall be provided along the same Property Lines.
- e. No outdoor Eating or Drinking Establishment shall be located within 15m of the subject Property Line and an Abutting residential property.
- f. Dwelling Unit(s) shall be located above ground floor commercial Uses.
- g. Notwithstanding Subsection f.), Dwelling Unit(s) may be located on the ground floor, provided that the Uses that front the Street on the ground floor are commercial, to the satisfaction of the Development Authority.
- h. All Parcels shall contain at least one non-residential Use.
- i. The main public entrance to a Principal Building shall face the Property Line shared with a Street.
- j. Notwithstanding Subsection i.) the main public entrance to a Principal Building may face away from the Property Line shared with a Street on a comprehensively designed Site that includes more than one Building provided that the Site incorporates pedestrian elements that provide pedestrian linkages onto and throughout the Site from the Street to the satisfaction of the Development Authority.
- k. Entrance features including Awnings, and/or Canopies shall be incorporated into the overall design of a Building to create a protected pedestrian environment.
- l. A Building with a Building Height greater than 3 Storeys shall incorporate a step back of a minimum of 2.0m from the Façade on all sides of the Building that front a Street.



3.3 Historic Downtown District (C-HD)

3.3.1 Purpose

The purpose of this District is to provide pedestrian oriented commercial and mixed-use Developments in the heart of Cochrane. This District will contain a broad range of Uses that promote the downtown as Cochrane's primary area of community social interaction and focus of civic and cultural identity.

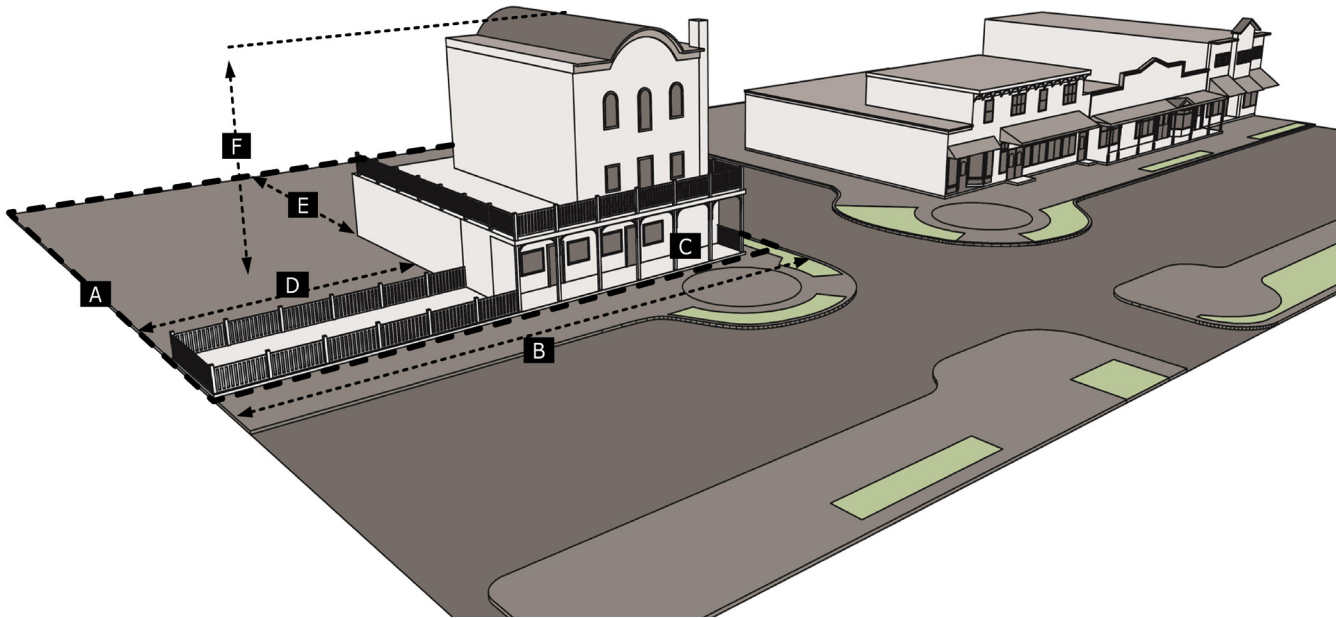
3.3.2 Uses

TABLE 16. (C-HD) Uses

PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Business and Professional Office	Bed and Breakfast
Child Care Services	Brewery, Winery and Distillery
Community Facility	Drive-Through Service (Existing)
Day Home	Dwelling, Single-Detached (Existing)
Drinking Establishment	Entertainment Facility
Dwelling, Multi-Unit	Innovation Service
Eating Establishment	Parking Facility
Education Service	Supportive Housing
Financial Service	DISCRETIONARY USES- CPC
Fitness Studio	Automotive Gas Station (Existing)
Government Service	Automotive Service (Existing)
Health Care Office	Automotive Wash (Existing)
Home Occupation- Class 1	
Home Occupation- Class 2	
Hotel	
Market	
Personal Service	
Retail Service	
Temporary Commercial Service	



3.3.3 Figure



3.3.4 Standards

TABLE 17. (C-HD) Minimum Standards

	A	B	C	D	F	G	
	LOT AREA	LOT WIDTH	FRONT YARD*	SIDE YARD**	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE
All Land Uses	140.0m ²	4.5m	0.0m	0.0m	0.0m	6 Storeys	Discretion of the Development Authority

* Minimum Front and Side Yard Setbacks are subject to Corner Visibility Triangles.

** Where the subject Lot is Abutting a residential District the Side Yard Setback shall be a minimum of 3.0m



TABLE 17. (C-HD) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. Buildings should be located at the minimum Front Yard Setback and Side Yard Setback line.
- b. Notwithstanding Subsection a.), the Front Yard Setback and Side Yard Setback may be increased where Site constraints do not allow for Buildings to be located at the minimum Front Yard Setback and Side Yard Setback line, to the satisfaction of the Development Authority.
- c. Parking areas shall not be located in the Front Yard or Corner Side Yard of a Site.
- d. All Uses and storage within this District shall be contained within a Building, with the exception of a Market, a Temporary Commercial Service, an Outdoor Display Area associated with a Retail Service, or a Patio associated with an Eating or Drinking Establishment
- e. Dwelling Unit(s) shall be located above ground floor commercial Uses.
- f. Notwithstanding Subsection e.), Dwelling Unit(s) may be located on the ground floor provided that the Uses that front the street on the ground floor are commercial, to the satisfaction of the Development Authority.
- g. All Parcels shall contain at least one non-residential Use.
- h. The main public entrance to a Principal Building shall face the Property Line shared with a Street.
- i. Notwithstanding Subsection h.) the main public entrance to a Principal Building may face away from the Property Line shared with a street on a comprehensively designed Site that includes more than one Building provided that the site incorporates pedestrian elements that provided linkages onto and throughout the Site from the Street to the satisfaction of the Development Authority.
- j. Entrance features including Awnings, and/or Canopies shall be incorporated into the overall design of a Building to create a protected pedestrian environment.
- k. A Building with a Building Height greater than 3 Storeys shall incorporate a step back of a minimum of 2.0m from the Façade on all sides of the Building that front a Street.
- k. The first Storey of a Building Façade that fronts a Street shall contain a minimum of 50 per cent glazing.



3.4 General Commercial District (C-G)

3.4.1 Purpose

The purpose and intent of this District is to provide for a range of commercial, entertainment and professional office Development.

3.4.2 Uses

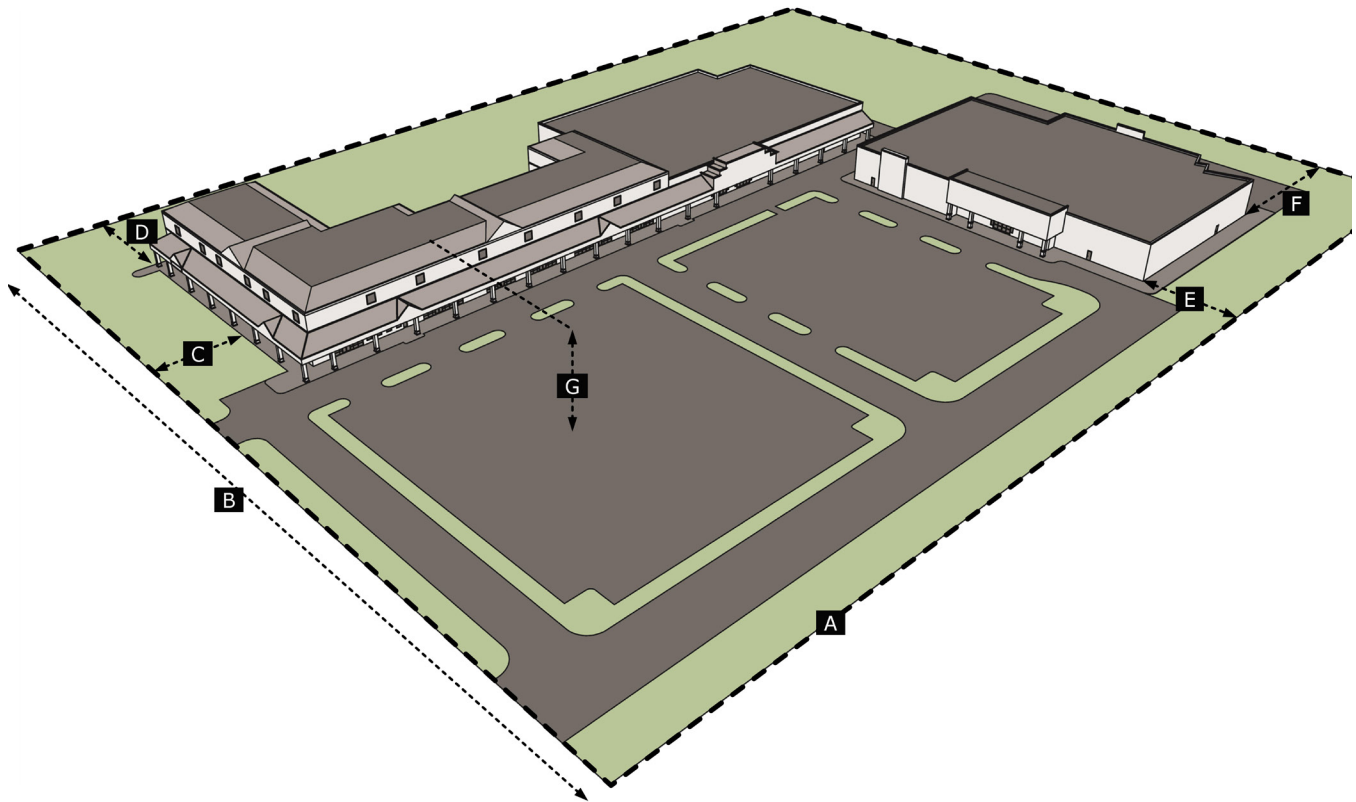
TABLE 18. (C-G) Uses

PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Automotive Gas Station	Automotive Sales
Bed and Breakfast	Automotive Service
Brewery, Winery and Distillery	Automotive Wash
Business and Professional Office	Dwelling, Multi-Unit
Child Care Service	Parking Facility
Community Facility	Temporary Care Facility
Day Home	
Drinking Establishment	
Drive-Through Service	
Eating Establishment	
Education Service	
Entertainment Facility	
Financial Service	
Fitness Studio	
Funeral Service	
Government Service	
Health Care Office	
Health Care Facility	
Home Occupation- Class 1	
Home Occupation- Class 2	
Hotel	
Innovation Service	
Market	
Personal Service	
Recreation Facility	
Retail Service	
Supportive Housing	
Temporary Commercial Service	



3.4.3

Figure



3.4.4

Standards

TABLE 19. (C-G) Minimum Standards

	A	B	C	D	E	F	G	
	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE
All Land Uses	900.0m ²	30.0m	3.0m	3.0m	3.0m	3.0m	8 Storeys	Discretion of the Development Authority

*Where the subject Lot is Abutting a residential District the minimum Side Yard Setback shall be 6.0m

** Where the subject Lot is Abutting a residential District the minimum Rear Yard Setback shall be 6.0m



TABLE 19. (C-G) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. Parking areas shall not be located in the **Front Yard** or **Corner Side Yard** of a **Site**.
- b. **Dwelling Unit(s)** shall be located above ground floor commercial **Uses**.
- c. Notwithstanding Subsection b.), **Dwelling Unit(s)** may be located on the ground floor, provided that the **Uses** that front the **Street** on the ground floor are commercial, to the satisfaction of the **Development Authority**.
- d. All **Parcels** shall contain at least one non-residential **Use**.
- e. The main public entrance to a **Principal Building** shall face the **Property Line** shared with a **Street**.
- f. Notwithstanding Subsection e.) the main public entrance to a **Principal Building** may face away from the **Property Line** shared with a **Street** on a comprehensively designed **Site** that includes more than one **Building** provided that the **Site** incorporates pedestrian elements that provided linkages onto and throughout the **Site** from the **Street** to the satisfaction of the **Development Authority**.
- g. Entrance features including **Awnings**, and/or **Canopies** shall be incorporated into the overall design of a **Building** to create a protected pedestrian environment.
- h. A **Building** with a **Building Height** greater than 3 **Storeys** shall incorporate a step back of a minimum of 2.0m from the **Façade** on all sides of the **Building** that front a **Street**.
- i. The first **Storey** of a **Building Façade** that fronts a **Street** shall contain a minimum of 50 per cent glazing.
- j. Loading, storage and trash collection areas shall be located to the rear or sides of the **Principal Building** and shall be screened from view from **Adjacent Sites** and public **Streets**.



3.5 Highway Commercial District (C-H)

3.5.1 Purpose

The purpose and intent of this District is to provide for a range of vehicle oriented commercial Uses Adjacent to arterial roadways and highways, in order to promote convenient access for residents and the travelling public.

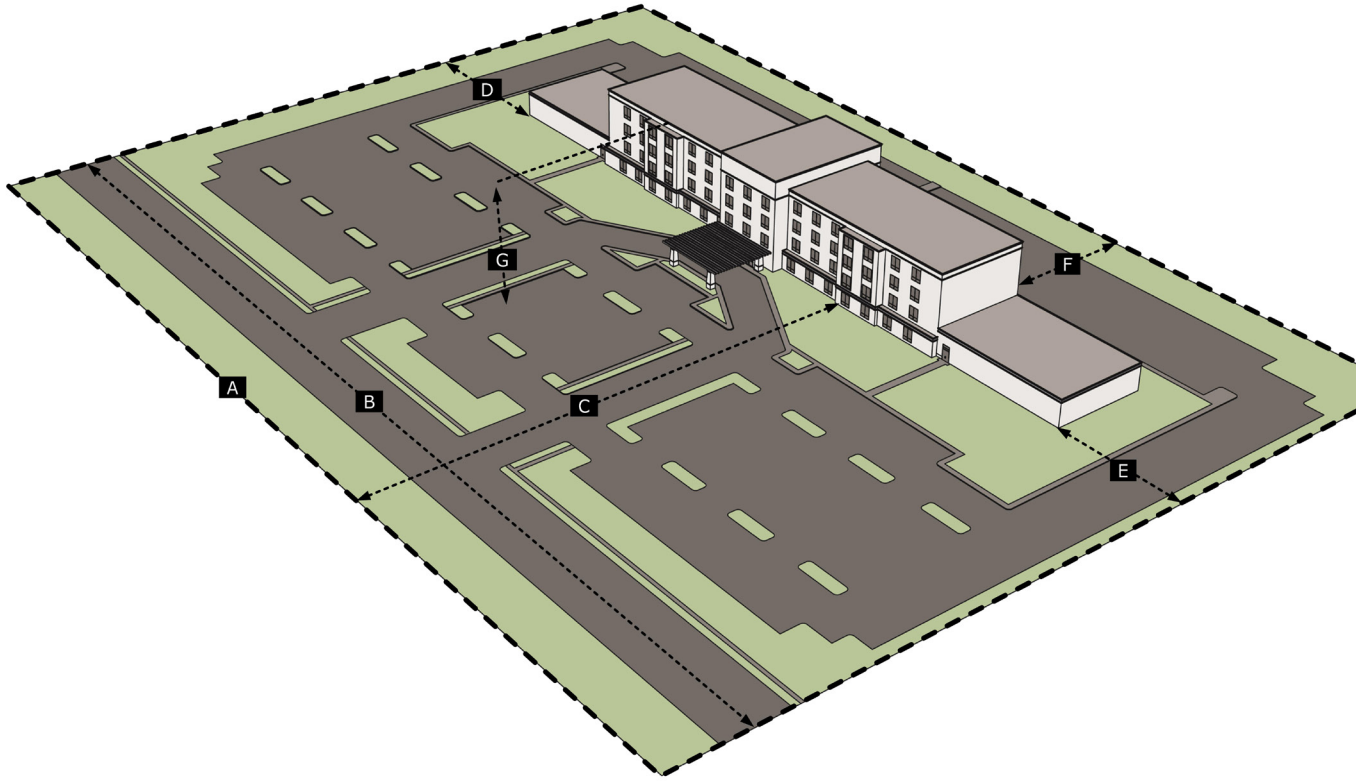
3.5.2 Uses

TABLE 20. (C-H) Uses

PERMITTED USES	DISCRETIONARY USES
Automotive Gas Station	Child Care Services (Existing)
Automotive Sales	Community Facility
Automotive Service	Personal Service
Automotive Wash	
Brewery, Winery and Distillery	
Drinking Establishment	
Drive-Through Service	
Eating Establishment	
Hotel	
Government Service	
Recreational Vehicle Sales and Service	
Retail Service	
Temporary Commercial Service	



3.5.3 Figure



3.5.4 Standards

TABLE 21. (C-H) Minimum Standards								
LAND USE	A LOT AREA	B LOT WIDTH	C FRONT YARD	D SIDE YARD*	E CORNER SIDE YARD	F REAR YARD**	G BUILDING HEIGHT*** (MAXIMUM)	LOT COVERAGE
All Land Uses	900.0m ²	30.0m	3.0m	3.0m	3.0m	3.0m	4 Storeys	Discretion of the Development Authority
*Where the subject Lot is Abutting a residential District the minimum Side Yard Setback shall be 6.0m								
**Where the subject Lot is Abutting a residential District the minimum Rear Yard Setback shall be 6.0m								
***Where the subject Lot does <u>not</u> Abut a residential District, the maximum Building Height may be increased to 6 Storeys								
SPECIAL DISTRICT REQUIREMENTS								
a. Exterior walls of Buildings facing the highway shall be designed to enhance the visual character of the highway corridor.								
b. Landscaping required as per Section 8.13 shall be primarily located along the highway corridor.								



SECTION CONTENTS

- 4.1 Business Industrial District (I-B)
- 4.2 General Industrial District (I-G)
- 4.3 Special Industrial District (I-S)

PART FOUR Industrial Land Use Districts





4.1 Business Industrial District (I-B)

4.1.1 Purpose

The purpose of this District is to provide a mix of light industrial and commercial Uses which do not create nuisance outside of an Enclosed Building, and which are compatible with any Adjacent non-industrial District. This District should be located in highly visible locations next to major roadways, with a high standard of Landscaping and Site design.

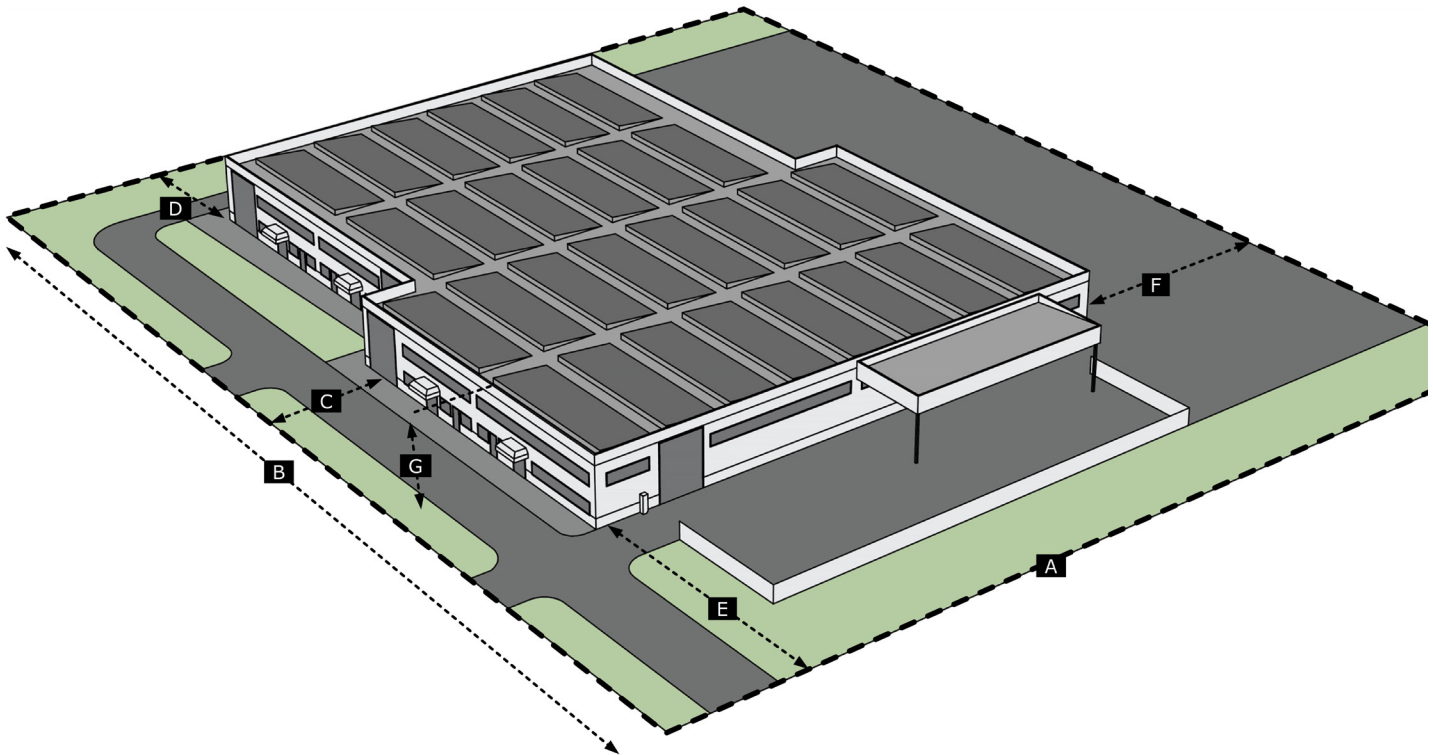
4.1.2 Uses

TABLE 22. (I-B) Uses

PERMITTED USES	DISCRETIONARY USES
Animal Service	Brewery, Winery and Distillery
Artist Studio	Business and Professional Office
Automotive Gas Station	Child Care Services
Automotive Sales	Cannabis Production
Automotive Service	Community Facility
Automotive Wash	Drinking Establishment
Business Support Service	Eating Establishment
Drive-Through Service	Education Service
Funeral Service	Entertainment Facility
Government Service	Financial Service
Industrial Support Service	Fitness Studio
Innovation Service	Greenhouse and Garden Centre
Recreational Vehicle Sales and Service	Health Care Office
Sales/Lot Information Centre	Hotel
Temporary Commercial Service	Parking Facility
	Personal Service
	Recreation Facility
	Recycling Depot
	Retail Service
	Self-Storage Facility



4.1.3 Figure



4.1.4 Standards

TABLE 23. (I-B) Minimum Standards

	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
All Land Uses	900.0m ²	30.0m	3.0m	1.2m	3.0m	1.2m	6 Storeys	Discretion of the Development Authority

*Where the subject Lot is Abutting a residential District the minimum Side Yard Setback shall be 6.0m

**Where the subject Lot is Abutting a residential District the minimum Rear Yard Setback shall be 6.0m



TABLE 23. (I-B) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. All Uses and storage within this District shall be contained within a Building, with the exception of a Temporary Commercial Service or Patio associated with an Eating or Drinking Establishment.
- b. A minimum 4.6m Landscaped yard is required along any Property Lines that Abut a residential property. In addition, a solid screened Fence with a minimum height of 1.9m shall be provided along the same Property Lines.
- c. A Building with a Building Height greater than 3 Storeys shall incorporate a step back of a minimum of 2.0m from the Façade on all sides of the Building that front a Street, which shall be at or below the top of the third Storey.



4.2 General Industrial District (I-G)

4.2.1 Purpose

This District accommodates a broad range of industrial Uses that may carry out a portion of their operation outdoors or require outdoor storage areas. This District should not be located Adjacent to residential areas, and any nuisance associated with Uses should not extend beyond the boundaries of the Site.

4.2.2 Uses

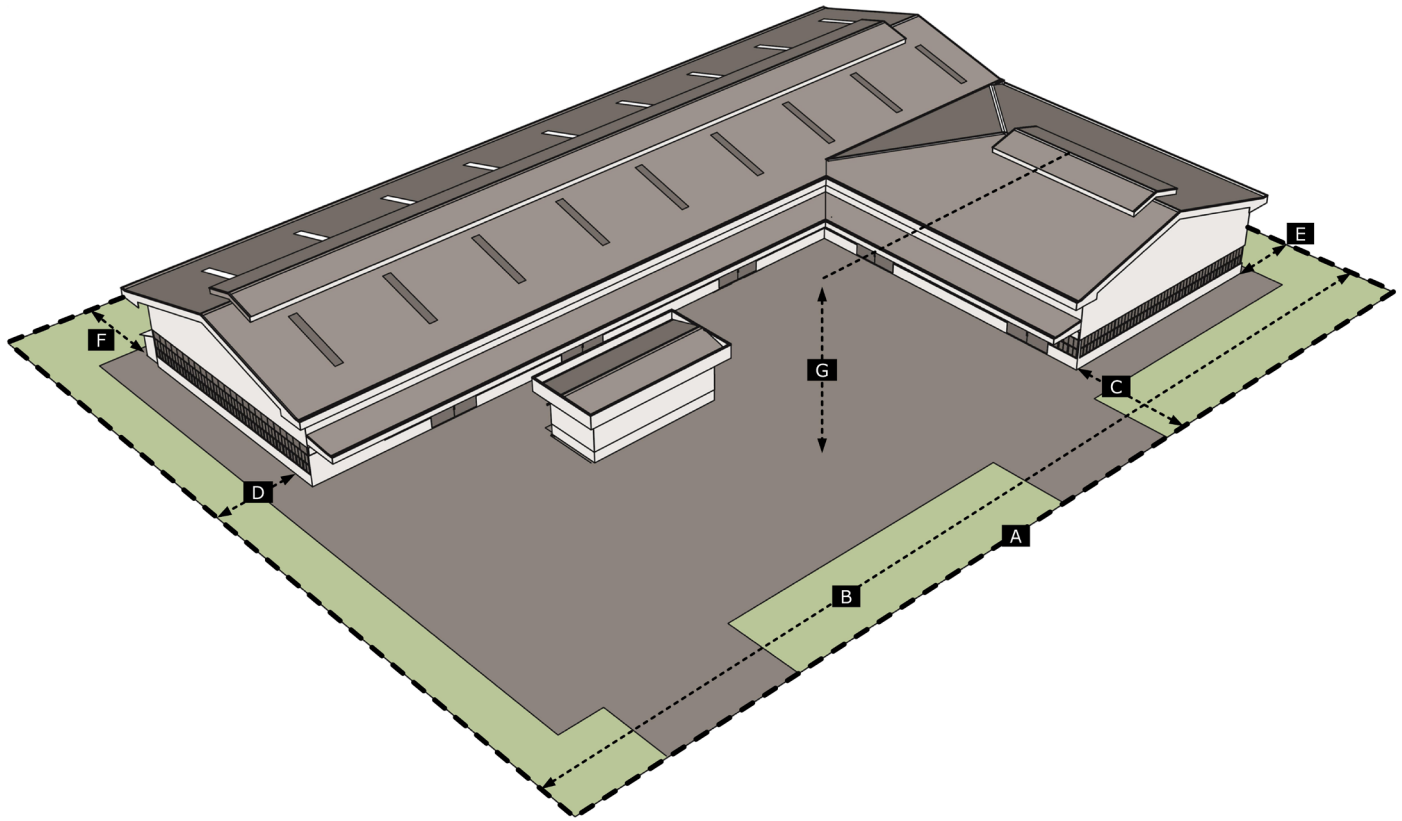
TABLE 24. (I-G) Uses

PERMITTED USES	DISCRETIONARY USES
Animal Service	Brewery, Winery and Distillery
Artist Studio	Business and Professional Office
Automotive Gas Station	Cannabis Production
Automotive Sales	Drinking Establishment
Automotive Service	Eating Establishment
Automotive Wash	Entertainment Facility
Business Support Service	Financial Service
Drive-Through Service	Fitness Studio
Government Service	Health Care Office
Greenhouse and Garden Centre	Outdoor Storage Facility
Industrial Support Service	Parking Facility
Industrial Operation	
Innovation Service	
Recreation Facility	
Recreational Vehicle Sales and Service	
Recycling Depot	
Sales/Lot Information Service	
Self Storage Facility	



4.2.3

Figure



4.2.4

Standards

TABLE 25. (I-G) Minimum Standards								
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE
All Land Uses	500.0m ²	15.0m	3.0m	1.2m	3.0m	1.2m	8 Storeys	Discretion of the Development Authority
*Where the subject Lot is Abutting a residential District the minimum Side Yard Setback shall be 6.0m								
**Where the subject Lot is Abutting a residential District the minimum Rear Yard Setback shall be 6.0m								



TABLE 25. (I-G) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. No parking, loading, storage, trash collection, outdoor storage or Outdoor Display Area shall be located within the Front Yard Setback area.
- b. Notwithstanding Subsection a.), open storage may be allowed within the Front Yard Setback area provided the area is screened or fenced from the Abutting Streets to the satisfaction of the Development Authority.
- c. All outdoor storage areas shall be screened to the satisfaction of the Development Authority.
- d. A minimum 4.6m Landscaped yard is required along any Property Lines that Abut a residential property. In addition, a solid screened Fence with a minimum height of 1.9m shall be provided along the same Property Lines.



4.3 Special Industrial (I-S)

4.3.1 Purpose

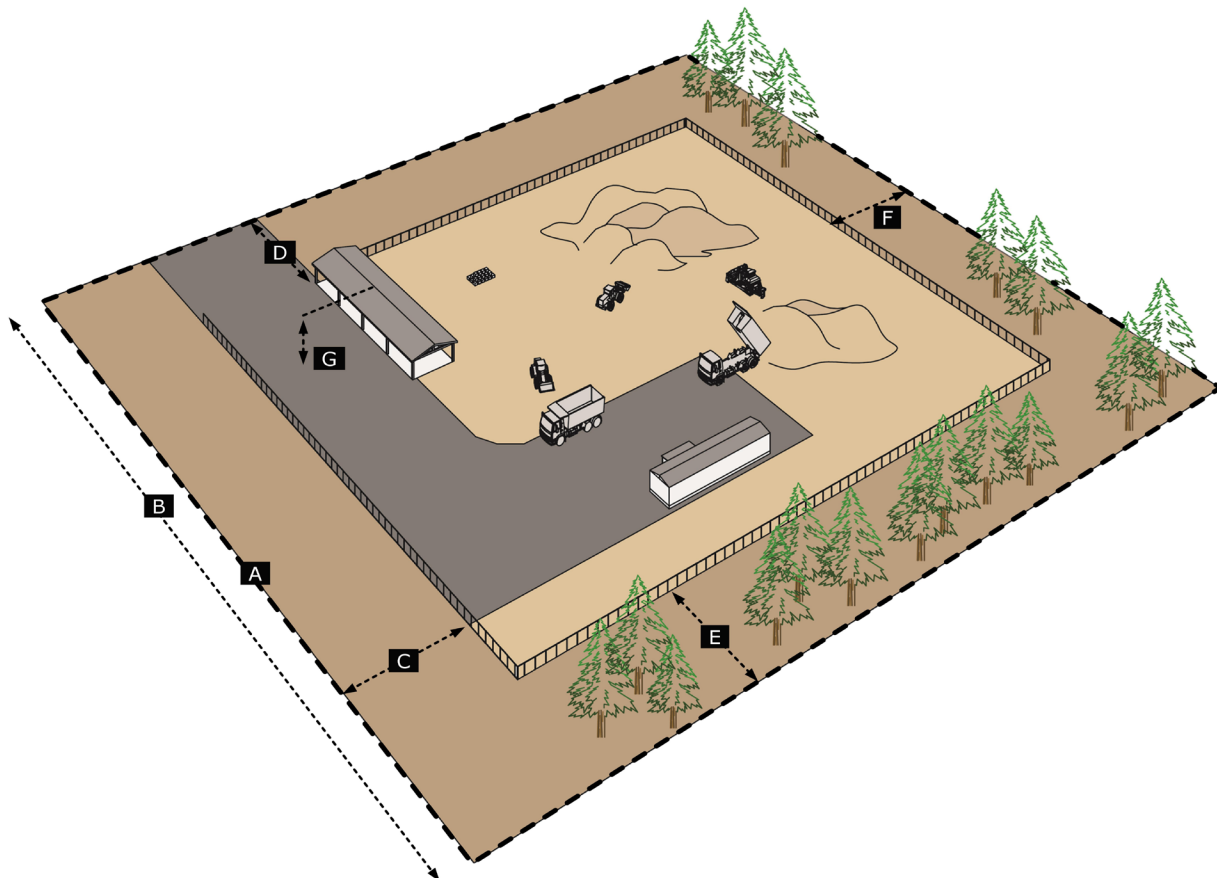
The purpose of this District is to provide for the Development of industrial Uses related to Natural Resource Extraction and Processing. This District should not be applied to any new Lots following the adoption of this Bylaw.

4.3.2 Uses

TABLE 26. (I-S) Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Building (less than 250m ²)	Accessory Building (greater than 250m ²)
	Agriculture Use (Existing)
	Government Service
	Industrial Operation (Existing)
	Outdoor Storage Facility (Existing)
	DISCRETIONARY USES- CPC
	Natural Resource Extraction/Processing
	Small Wind Turbines Type A

4.3.3 Figure





4.3.4

Standards

TABLE 27.		(I-S) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE
All Land Uses	Discretion of the Development Authority		10.0m	10.0m	10.0m	10.0m	2 Storeys	Discretion of the Development Authority
a. Notwithstanding the minimum Front, Side, Corner Side and Rear Yard Setbacks of this District the Development Authority may require increased Setbacks on any or all side of a Site								
b. All Natural Resource Extraction/Processing and Industrial Operation Uses shall be surrounded by a Fence to the satisfaction of the Development Authority.								



SECTION CONTENTS

- 5.1 Parks and Recreation District (PR)
- 5.2 Community Service District (CS)
- 5.3 Urban Holdings District (UH)

PART FIVE

Urban Service Land Use Districts





5.1 Parks and Recreation District (PR)

5.1.1 Purpose

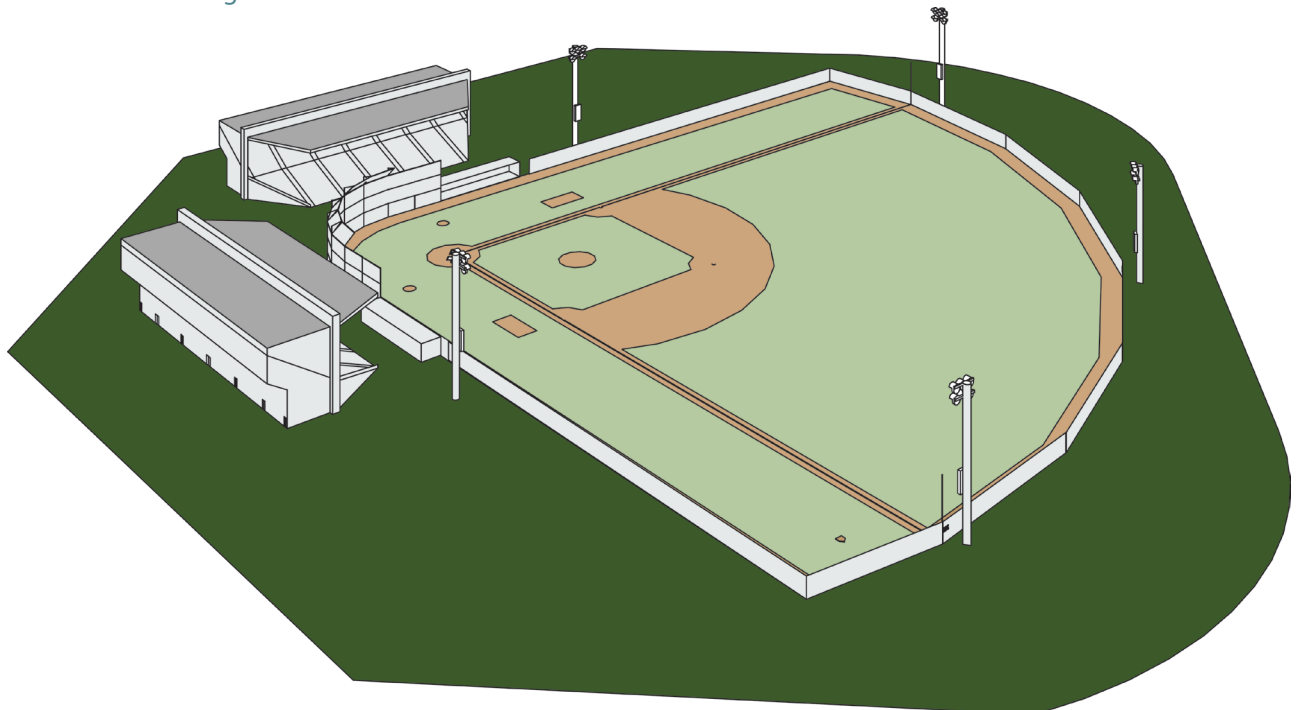
The purpose of this District is to provide for the Development of Parks to meet the passive and active recreational pursuits of the public.

5.1.2 Uses

TABLE 28. (PR) Uses

PERMITTED USES	DISCRETIONARY USES
Market	Campground
Recreation Facility	Child Care Service
Temporary Commercial Service	Community Facility
	Drinking Establishment
	Eating Establishment
	Education Service
	Fitness Studio
	Government Service
	Retail Services
	DISCRETIONARY USES-CPC
	Cemetery
	Exhibition Grounds

5.1.3 Figure





5.1.4 Standards

TABLE 29. (PR) Minimum Standards

	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
All Land Uses	Discretion of the Development Authority							
SPECIAL DISTRICT REQUIREMENTS								
<p>a. Drinking Establishment, Eating Establishments and Retail Service uses will only be allowed in association with a Permitted Use on the same Parcel.</p> <p>b. Notwithstanding the Permitted and Discretionary Uses in this District, land designated as municipal reserve, school reserve, and municipal school reserve pursuant to the Act shall be used and administered only as provided by the Act.</p>								



5.2 Community Service District (CS)

5.2.1 Purpose

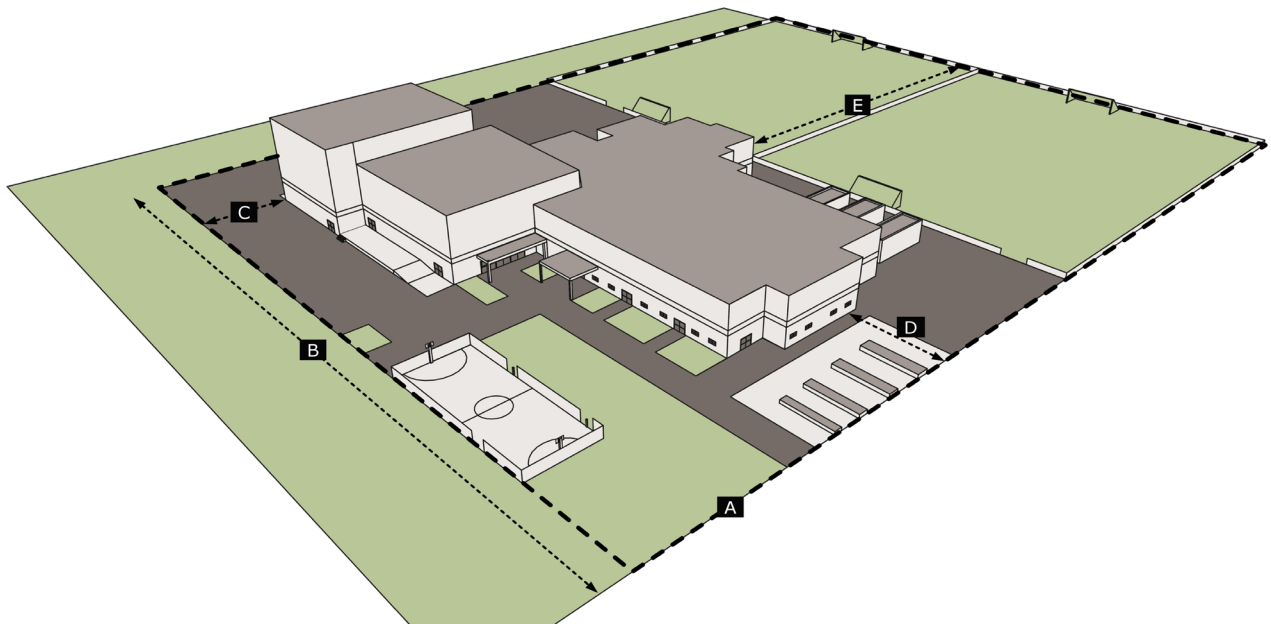
The purpose of this District is to provide for the Development of major publicly and privately-owned facilities intended for the delivery of community, educational, health, recreation and Government Services.

5.2.2 Uses

TABLE 30. (CS) Uses

PERMITTED USES	DISCRETIONARY USES
Child Care Services	Drinking Establishment
Community Facility	Eating Establishment
Dwelling, Multi-Unit	Fitness Studio
Education Service	Parking Facility
Government Service	Retail Service
Health Care Facility	DISCRETIONARY USES-CPC
Health Care Office	Recycling Depot
Market	
Recreation Facility	
Supportive Housing	
Temporary Care Facility	
Temporary Commercial Service	

5.2.3 Figure





5.2.4

Standards

TABLE 31.		(CS) Minimum Standards						
	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	CORNER SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
All Land Uses	Discretion of the Development Authority		6.0m	3.0m	3.0m	6.0m	Discretion of the Development Authority	
SPECIAL DISTRICT REQUIREMENTS								
<p>a. Drinking Establishment, Eating Establishments and Retail Service uses will only be allowed in association with a Permitted Use on the same Parcel.</p> <p>b. Notwithstanding the Permitted and Discretionary Uses in this District, land designated as municipal reserve, school reserve, and municipal school reserve pursuant to the Act shall be used and administered only as provided by the Act.</p>								



5.3 Urban Holdings District (UH)

5.3.1 Purpose

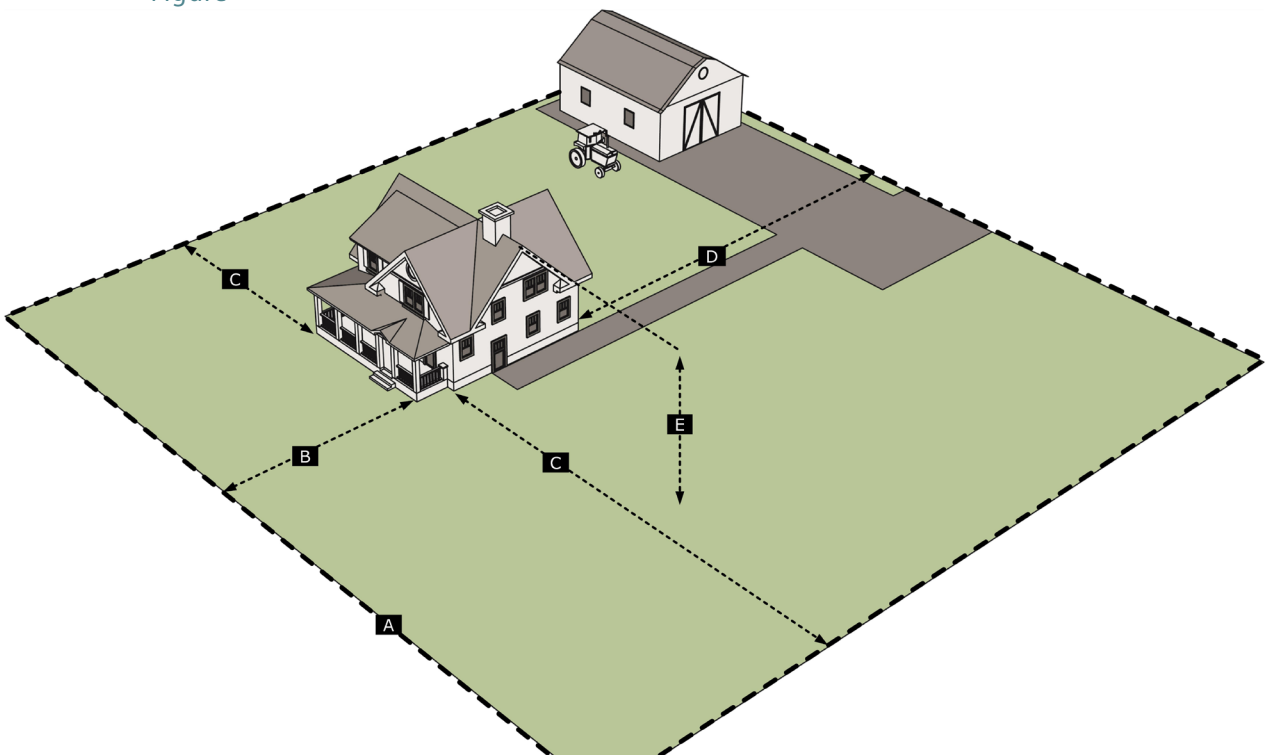
The purpose of this District is to protect land intended for future Development from premature Subdivision and Development until urban Development can proceed in an orderly fashion consistent with the Municipal Development Plan and other statutory plans.

5.3.2 Uses

TABLE 32. (U-H) Uses

PERMITTED USES	DISCRETIONARY USES
Day Home	Accessory Buildings
Dwelling, Single-Detached (Existing)	Agriculture Use (Existing)
Home Occupation- Class 1	Bed and Breakfast
	Dwelling, Single Detached
	Government Service
	Home Occupation- Class 2
	DISCRETIONARY USES-CPC
	Agriculture Use
	Animal Service
	Small Wind Turbines Type A

5.3.3 Figure





5.3.4

Standards

TABLE 33. (U-H) Minimum Standards		A	B	C	D	E	
LAND USE	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)	NUMBER OF DWELLING UNITS (MAXIMUM)
All Land Uses	As they existed at the time of adoption of this Bylaw. *	30.0m	30.0m	30.0m	12.0m	Discretion of the Development Authority	1 per parcel
<p>* Notwithstanding Section A, the minimum Lot Area for land annexed into Town boundaries following the adoption of this Bylaw shall be the Lot Area as it was on the date of annexation.</p> <p>* The minimum Lot Area requirements shall not apply to municipal, school and environmental reserve Lots and public Utility Lots.</p>							
SPECIAL DISTRICT REQUIREMENTS							
<p>a. A Council approved Area Structure Plan shall be required prior to subdivision in this District or rezoning from this District.</p> <p>b. In addition to an Area Structure Plan as required in Subsection a.) and prior to rezoning from this District, Council may require a neighbourhood plan in accordance with the Municipal Development Plan.</p> <p>c. Notwithstanding Subsection a.) and b.) at the discretion of the subdivision authority or Council, as applicable, a subdivision in this District or rezoning from this District may be approved for municipal, school and environmental reserve Lots and public Utility lots.</p> <p>d. The Development Authority may specify a length of time a Use may operate in this District, having regard for the servicing and future Development of the subject land.</p>							



SECTION CONTENTS

6.1 Direct Control District 1 (DC-01)

PART SIX

Direct Control Land Use Districts





6.1 Canadian Southern Baptist Seminary and College Direct Control (DC-01)

6.1.1 Purpose

The purpose of this District is to allow for the continued use of Plan 731674, Block OT (200 Seminary View) by the Canadian Southern Baptist Seminary & College.

6.1.2 Uses

TABLE 34. (DC-01) Uses

PERMITTED USES	DISCRETIONARY USES
Cemetery	Accessory Buildings
Community Facility	Accessory Uses
Education Service	Child Care Services
Exhibition Grounds	Dwelling, Multi-Unit (Existing)
Health Care Office	Dwelling, Single-Detached (Existing)
Government Service	Market
Recreation Facility	Outdoor Storage Facility (Recreational Units Only)
Supportive Housing	Recycling Depot

6.1.3 Standards

TABLE 35. (DC-01) Minimum Standards

LAND USE	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)	MAXIMUM DWELLING UNITS	MAXIMUM RV PARKING STALLS
All Land Uses	As they existed at the time of adoption of this Bylaw.	Discretion of the Development Authority					51 per parcel (existing)	400
SPECIAL DISTRICT REQUIREMENTS								
<p>a. A Council approved Area Structure Plan shall be required prior to subdivision in this District or rezoning from this District.</p> <p>b. In addition to an Area Structure Plan as required in Subsection a.) and prior to rezoning from this District, the Development Authority may require a neighbourhood plan in accordance with the Municipal Development Plan.</p> <p>c. The Development Authority may specify a length of time a Use may operate in this District, having regard for the servicing and future Development of the subject land.</p>								

DEVELOPMENT AUTHORITY

a. The Development Officer shall be the Development Authority for Development Permit applications within this District except that the Development Officer shall refer to the Cochrane Planning Commission any application that includes Variances beyond the Development Officer's authority and may refer to the Cochrane Planning Commission any application at their discretion.

The map displays the Town of Carleton Place with the DC-01 Bylaw area highlighted in teal. The town boundary is marked by a yellow line. Key roads shown include Highway 1A, Highway 22, and Range Road 43. Various zoning designations are labeled throughout the map, including P-R, R-MX, C-S, R-LD, R-HD, and U-H. A legend in the bottom left corner identifies the teal area as the Bylaw area and the yellow line as the Town Boundary. A north arrow is located in the bottom right corner.



6.2 Downtown- 365 Railway Street West Direct Control (DC-02)

6.2.1 Purpose

The purpose of this District is to allow for the continued use of Plan 1325JK, Block G (365 Railway Street West) to accommodate a Greenhouse and Garden Centre and Market along with other uses prescribed in the General Commercial (C-G) District.

6.2.2 Uses

TABLE 36. (DC-02) Uses

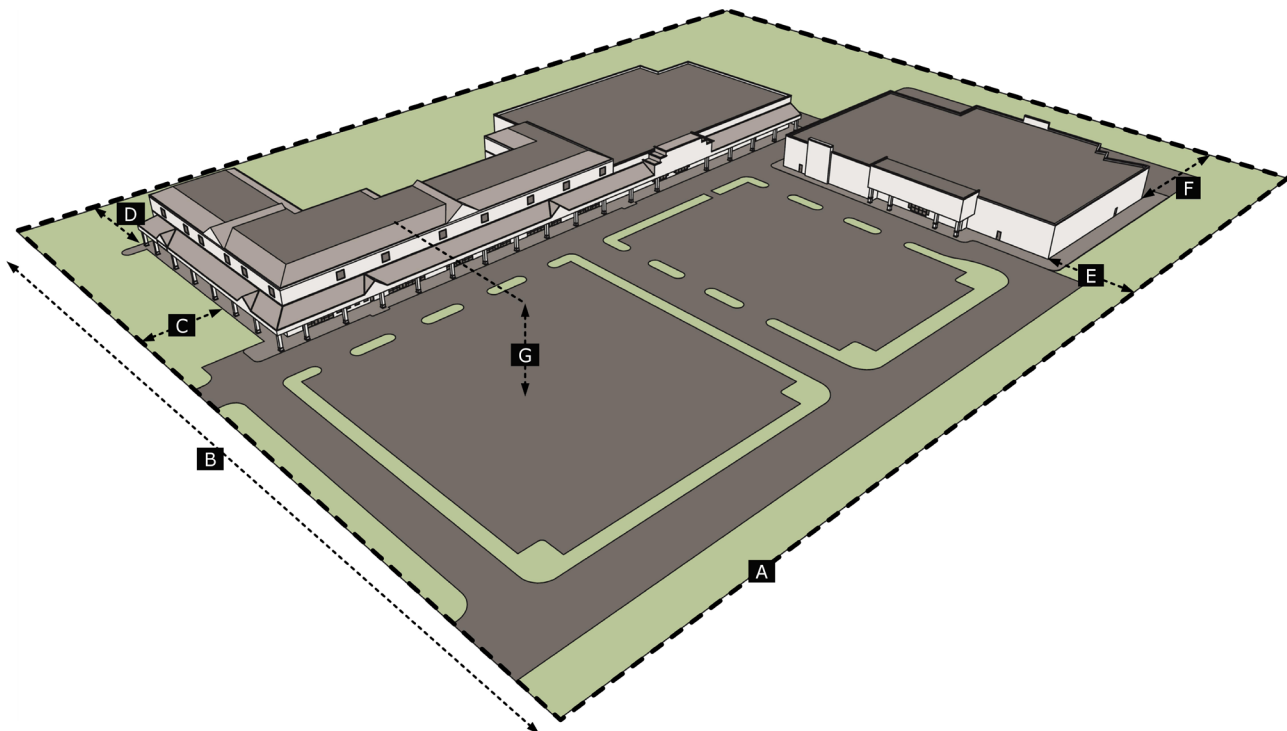
PERMITTED USES	DISCRETIONARY USES
Artist Studio	Animal Service
Automotive Gas Station	Automotive Sales
Bed and Breakfast	Automotive Service
Brewery, Winery and Distillery	Automotive Wash
Business and Professional Office	Dwelling, Multi-Unit
Child Care Service	Parking Facility
Community Facility	Temporary Care Facility
Day Home	
Drinking Establishment	
Drive-Through Service	
Eating Establishment	
Education Service	
Entertainment Facility	
Financial Service	
Fitness Studio	
Funeral Service	
Greenhouse and Garden Centre (Bylaw 24/2023) Plan 1325JK, Block G	
Government Service	
Health Care Office	
Health Care Facility	
Home Occupation – Class 1	
Home Occupation – Class 2	
Hotel	
Innovation Service	
Market	
Personal Service	



TABLE 36. (DC-02) Uses

Recreation Facility	
Retail Service	
Supportive Housing	
Temporary Commercial Service	

6.2.3 Figure



6.2.4 Standards

TABLE 37. (DC-02) Minimum Standards

	A	B	C	D	E	F	G	
LAND USE	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD*	CORNER SIDE YARD	REAR YARD**	BUILDING HEIGHT (MAXIMUM)	LOT COVERAGE (MAXIMUM)
All Land Uses	900.0m ²	30.0m	3.0m	3.0m	3.0m	3.0m	8 Storeys	Discretion of the Development Authority

*Where the subject Lot is Abutting a residential District the minimum Side Yard Setback shall be 6.0m.

**Where the subject Lot is Abutting a residential District the minimum Rear Yard Setback shall be 6.0m.



TABLE 37. (DC-02) Minimum Standards

SPECIAL DISTRICT REQUIREMENTS

- a. Parking areas shall not be located in the Front Yard or Corner Side Yard of a Site.
- b. Dwelling Unit(s) shall be located above ground floor commercial Uses.
- c. Notwithstanding Subsection b.) Dwelling Unit(s) may be located on the ground floor, provided that the Uses that front the Street on the ground floor are commercial, to the satisfaction of the Development Authority.
- d. All Parcels shall contain at least one non-residential Use.
- e. The main public entrance to a Principal Building shall face the Property Line shared with a Street.
- f. Notwithstanding Subsection e.) the main public entrance to a Principal Building may face away from the Property Line shared with a Street on a comprehensively designed Site that includes more than one Building provided that the Site incorporates pedestrian elements that provided linkages onto and throughout the Site from the Street to the satisfaction of the Development Authority.
- g. Entrance features including Awnings and/or Canopies shall be incorporated into the overall design of a Building to create a protected pedestrian environment.
- h. A Building with a Building Height greater than 3 Storeys shall incorporate a step back of a minimum of 2.0m from the Facade on all sides of the Building that front a Street.
- i. The first Storey of a Building Facade that fronts a Street shall contain a minimum of 50 percent glazing.
- j. Loading, storage and trash collection areas shall be located to the rear or sides of the Principal Building and shall be screened from view from Adjacent Sites and public Streets.

SECTION CONTENTS

- 7.1 Digital Sign Overlay
- 7.2 Western Heritage Design Framework Overlay

PART SEVEN Overlay





7.1 Digital Sign Overlay

- 7.1.1 Digital Signs shall be Discretionary Uses in the areas identified in Schedule B to this Bylaw, notwithstanding whether they are listed as Discretionary Uses in the relevant Districts.

7.2 Western Heritage Design Framework Overlay

- 7.2.1 All Development within the area identified in Schedule C shall comply with the Western Heritage Design Framework as set out in Schedule C.

SECTION CONTENTS

- 8.1 Applicability
- 8.2 Accessory Buildings, Structures, and Uses
- 8.3 Projections
- 8.4 Solar Collectors
- 8.5 Wind Turbines
- 8.6 Bareland Condominium
- 8.7 Compatibility of Infill Development
- 8.8 Corner Visibility Triangles
- 8.9 Crime Prevention Through Environmental Design
- 8.10 Design, Character, and Appearance
- 8.11 Easements
- 8.12 Garbage and Recycling Facilities
- 8.13 Landscaping
- 8.14 Lighting Standards
- 8.15 Objects Prohibited or Restricted in a Residential District
- 8.16 Outdoor Display Areas
- 8.17 Outdoor Storage
- 8.18 Driveways and Parking Pads
- 8.19 Parking and Loading Facilities
- 8.20 Recreational Unit Parking in Residential Districts
- 8.21 Special Risk Lands

PART EIGHT General Regulations





8.1 Applicability

- 8.1.1 This part shall apply to all Districts under this Bylaw.

8.2 Accessory Buildings, Structures and Uses

Accessory Buildings and Uses in all Districts

- 8.2.1 Subject to all other requirements of this Bylaw, and unless otherwise provided for within the applicable District, an Accessory Building/Structure is a Permitted Use in any District.
- 8.2.2 No Accessory Building/Structure may be constructed, erected or moved onto any Site prior to the time of the Principal Building to which it is accessory.
- 8.2.3 An Accessory Building/Structure shall not be attached to the Principal Building on a Site by a roof, an open or Enclosed structure, a floor or a foundation. If attached in this way, the Accessory Building/Structure is considered part of the Principal Building for the purposes of this Bylaw.
- 8.2.4 Unless otherwise provided in this Bylaw, all Accessory Buildings/Structures shall conform to the regulations for the District in which they are located with regards to Setbacks, Building Height and Lot Coverage.
- 8.2.5 Unless otherwise provided in this Bylaw, no Accessory Building/Structure shall be permitted in the Front Yard of any Site.
- 8.2.6 Accessory Uses are Permitted in a District when Accessory to a principal Use which is a Permitted Use in that same District and for which a Development Permit has been issued if required by this Bylaw.
- 8.2.7 Accessory Uses are Discretionary in a District when Accessory to a principal Use which is a Discretionary Use in that same District and for which a Development Permit has been issued if required by this Bylaw.
- 8.2.8 Unless otherwise provided in this Bylaw, all Fences shall conform to the regulations for the District in which they are located in and where not specified be at the discretion of the Development Authority.

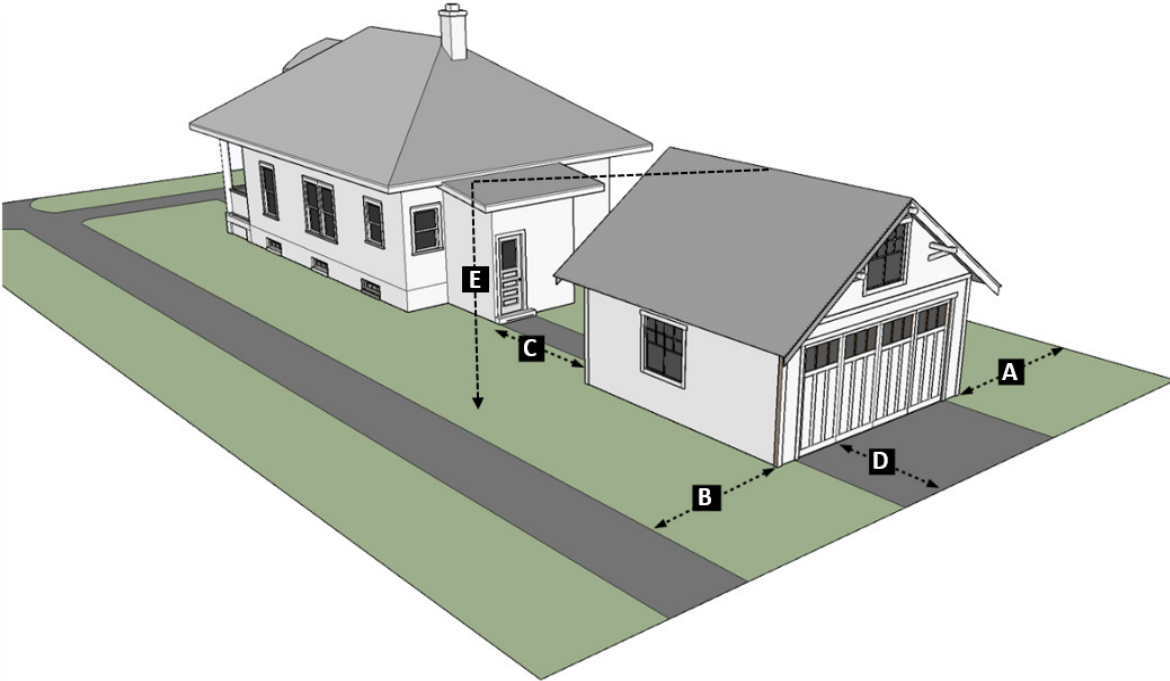
Accessory Buildings in Residential Districts

- 8.2.9 No Accessory Building or Structure shall be used as a Dwelling Unit, or for a Home Occupation unless otherwise authorized by this Bylaw.
- 8.2.10 All Accessory Buildings and Structures shall have a residential character and be finished in a manner that is compatible with the Principal Building.



8.2.11 An Accessory Building shall not have a roof top deck, terrace or other structure used as Amenity Space or storage.

8.2.12 Figure



8.2.13 Accessory Buildings/Structures in the residential Districts shall comply with Table 38

TABLE 38. Accessory Building/Structure Standards

ALL BUILDINGS AND STRUCTURES EXCEPT PATIOS AND DECKS		
	Minimum Front Yard Setback	Not permitted in the front yard
A	Minimum Side Yard Setback	0.6m
	i.) Where the lot line is located along a party wall	0.0m
B	Minimum Corner Side Yard Setback	3.0m
C	Minimum Setback from Principal Building	1.5m
D	Minimum Rear Yard Setback	0.6m
	i.) Minimum Rear Yard Setback for garages with motor vehicle access directly from a Lane	1.2m
E	Maximum Height	
	i.) Flat Roof	4.0m
	ii.) Peaked Roof	4.6m
	iii.) Peaked Roof R-HD	5.5m



TABLE 38. Accessory Building/Structure Standards

Maximum Lot Coverage of all Accessory Buildings/Structures	20% (Combined)
NON-RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES EXCEPT PATIOS AND DECKS	
Minimum Front, Side, Corner Side and Rear Yard	0.0m
FENCES	
Minimum Front, Side, Corner Side and Rear Yard Setbacks	0.0m
Minimum Setback from Principal and Accessory Buildings	0.0m
Maximum Fence Height	
i.) Front Yard	1.0m
ii.) Side and Rear Yards	2.0m
iii.) Corner Visibility Triangle	1.0m
ADDITIONAL REGULATIONS	
The Setbacks referred to in A, B, C, and D may be reduced to 0.0m provided that the Accessory Building or Structure:	
<ul style="list-style-type: none"> a. Is less than 10.0m² in area; b. Does not have a permanent foundation; and c. Is not located in a Utility or overland drainage right-of-way. 	

TABLE 39. Patio and Deck Standards

STRUCTURE	FRONT SETBACK	REAR SETBACK	CORNER SIDE SETBACK	SIDE SETBACK
Patio (uncovered)*	Unlimited to property line			
Patio (Covered)*	2.0m	3.5m	2.4m	0.6m**
Deck (uncovered or Covered)*	2.0m	3.5m	2.4m	0.6m**
Deck or Patio (En-closed)*	Shall meet the minimum setbacks of the District			
ADDITIONAL REGULATIONS				
* All required Setbacks shall apply to the Deck or Patio and any associated steps/stairs.				
**The Side Yard Setback may be reduced to 0.0m where the Lot line is located along a Party Wall.				



8.3 Projections

- 8.3.1 The following structures or parts of **Buildings** may project into the required **Setbacks** under this Bylaw:
- a. **Eaves**, awnings, canopies, unenclosed steps, chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not exceed the following:
 - i. 0.6m into a required **Side Yard Setback**;
 - ii. 1.2m into a required yard setback of 3.0m or greater; and
 - iii. Not more than 40% of the length of the **Building** facing the **Setback** when cantilevered into the **Setback**;
 - b. Man-made ponds, landscape ornaments, or flags 4.6m or less in height or similar **Landscaping** features;
 - c. Any loading space required under the provisions of this Bylaw if it is not located in a required **Front Yard Setback**;
 - d. An exterior fire escape if it does not encroach more than 1.2m into any required **Setback**;
 - e. Exterior steps, staircases, or landings when constructed of non-combustible materials; and
 - f. Exterior steps, staircases, landings or wheelchair ramps and/or lifting devices for the purpose of providing **Barrier-Free Access** into a **Building**.

8.4 Solar Collectors

- 8.4.1 A **Solar Collector** shall:
- a. Be located and mounted to ensure that no glare is produced for **Adjacent Sites**;
 - b. Meet the height requirements of the **District** in which it is located; and
 - c. Be located in the **Rear Yard** when located on the ground of a property in a residential **District**.
- 8.4.2 When a **Solar Collector** is located on the ground of a property in any **District**, the **Setbacks** shall be to the satisfaction of the **Development Authority**.

8.5 Wind Turbines

Small Wind Turbines Type A



- 8.5.1 All Small Wind Turbine Type A systems shall:
- Be setback at least 150m from the **Property Line** of any residential parcel;
 - Be certified by the Canadian Standards Association (CSA);
 - Be supported by any required studies at the discretion of the **Development Authority**; and
 - Include provision to prevent unauthorized climbing of a structure.
- 8.5.2 For **Small Wind Turbines Type A** that have a rated capacity of less than 10 kW, the wind turbine shall not exceed noise greater than 35 dB as measured at the closest **Dwelling** or other occupied **Building** at any time, including nighttime, as established by the Renewable Energy Framework Policy.
- 8.5.3 For **Small Wind Turbines Type A** that have a rated capacity of 10 kW or more, the wind turbine shall meet the noise control requirements as outlined in Alberta Utilities Commission's Rule 012.
- 8.5.4 For **Small Wind Turbines Type A**, the following shall be at the discretion of the **Development Authority**:
- The number of wind turbines erected per **Lot**, provided that the cumulative impact of the of the wind turbine(s) does not exceed the regulations contained in this section; and
 - The setback of the wind turbine from a wetland or water body.

Small Wind Turbines Type B

- 8.5.5 All Small Wind Turbine Type B systems shall:
- Have a turbine height (including the rotor blade) that is less than 12.0m;
 - Have a minimum distance of 36.0m to the nearest **Property Line**;
 - Have a minimum distance of 12.0m to the nearest play structure;
 - Not exceed noise greater than 35 dB to the closest residential **Dwelling** at any time, including nighttime, as established by the Renewable Energy Framework Policy;
 - Have a maximum capacity of 100.00 kW;
 - Be certified by the Canadian Standards Association (CSA); and
 - Be supported by any required studies at the discretion of the **Development Authority**.
- 8.5.6 For **Small Wind Turbines Type B**, the following shall be at the discretion of the **Development Authority**:



- a. The number of wind turbines erected per Lot, provided that the cumulative impact of the wind turbine project(s) does not exceed the regulations contained in this Section.

8.6 Bareland Condominium

- 8.6.1 A Bare Land Condominium development must comply with all the general regulations of this Bylaw, including the regulations of the applicable land use District, unless otherwise indicated below.
- 8.6.2 The Front Yard Setback for Dwelling Units located within a Bare Land Condominium Development shall apply to those Dwelling Units on the periphery of the Development along property lines, to the satisfaction of the Development Authority. In addition, when a Driveway gives access to a garage from a Street the Front Yard Setback for the garage shall be a minimum of 6.0m (this Setback does not apply to Internal Private Roadways).
- 8.6.3 The minimum Lot Area and Lot Width for Lots within a Bare Land Condominium with an Internal Private Roadway may be reduced to the satisfaction of the Development Authority provided that communal Amenity Space is available within the Development and the Development complies with the Density for the District pursuant to this Bylaw.
- 8.6.4 A comprehensive Site plan shall be required for the development of a residential Bare Land Condominium Development, and all Development shall conform to the comprehensive Site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
 - a. Site access, internal road system, walkway system and Site pattern showing dimensions and structures;
 - b. Designated emergency access routes;
 - c. Provision for on-site containerized garbage collection facilities;
 - d. Amenity Space designated for recreational use;
 - e. Location of Parking Stalls for every proposed Lot and visitor parking areas;
 - f. Setbacks and building separation;
 - g. Landscaping; and
 - h. Any other information deemed necessary by the Development Authority.
- 8.6.5 The Town's road and Utility serving standards may be relaxed within the boundaries of a proposed Bare Land Condominium Development provided that:
 - a. Adequate fire access, legal road access, and municipal services are provided and maintained; and



- b. The **Developer** and/or condominium corporation shall be responsible for the construction, maintenance, repair, and replacement of all such **Internal Private Roadway** and **Utility** services within the **Bare Land Condominium**.

8.7 Compatibility of Infill Development

- 8.7.1 In order to minimize the impact of **Infill Development** in **Established Neighbourhoods**, the following regulations shall apply to all **Development** except a change of use within existing buildings:
- a. Notwithstanding the respective **District** requirements, the **Front Yard Setback** shall be designed to be within 1.0m of the average **Front Yard Setback** of **Buildings** with similar **Principal Uses** on the same **Block Face** and the facing **Block Face**;
 - b. The primary entrance to a **Dwelling** shall face the same direction as the majority of other **Dwellings** on the same **Block Face**;
 - c. Notwithstanding Subsection 8.7.1(b), the primary entrance to the **Dwelling** may face a different direction as the majority of other **Dwellings** on the **Block Face**, provided the finishing's of the **Dwelling** are compatible with the remainder of the **Dwellings** on the **Block Face**, to the satisfaction of the **Development Authority**;
 - d. The primary vehicle access to a **Site** shall be provided from the front **Street** and/or back **Lane** in accordance with the majority of other **Sites** on the **Block Face** and facing **Block Face**; and
 - e. No trees located within a **Boulevard** may be removed to accommodate a new **Development**, including to accommodate vehicle access, a **Driveway**, or on-Site **Parking**.

8.8 Corner Visibility Triangles

- 8.8.1 Notwithstanding any other provision of this Bylaw, no **Building**, **Structure** or **Landscaping** on a **Corner Lot** in any **District** except the **Historic Downtown Commercial (C-HD) District** shall exceed 1.0m in height in a **Corner Visibility Triangle**.

8.9 Crime Prevention Through Environmental Design

- 8.9.1 To promote public safety, **Developments** should incorporate the principles of **Crime Prevention Through Environmental Design (CPTED)** where applicable. These elements may include, but are not limited to:
- a. Providing clear sightlines between public and private spaces;



- b. Providing security lighting in strategic locations;
- c. Using **Landscaping** as barriers to deter unauthorized access; and
- d. Using walkways, **Signs**, and **Landscaping** to clearly identify **Property Lines** and areas of a **Site** that are designated as off-limits to the public.

8.10 Design, Character, and Appearance

- 8.10.1 A new **Building** or an alteration to an existing **Building** shall be:
- a. Consistent with the relevant **District**; and
 - b. Compatible with nearby **Buildings**.
- 8.10.2 The **Development Authority** should only approve an application for a **Discretionary Use** if the **Development Authority** is satisfied that the proposed **Development** will be compatible with the surrounding area and is appropriate for the proposed location. In making this determination, the **Development Authority** may consider:
- a. The accessibility of the **Site**;
 - b. The impacts of traffic generated by the **Development**;
 - c. The size, scale and arrangement of the **Development** in relation to the size, scale and arrangement of surrounding **Buildings**;
 - d. The potential impacts to the privacy of any **Abutting** residential properties; and
 - e. The consistency of the proposed **Development** in relation to any statutory plans and other plans, policies and guidelines affecting the **Site**.

8.11 Easements

- 8.11.1 No **Development** shall be located on or over any **Easement** or rights-of-way respecting any public **Utility** unless authorized by the **Development Authority**.

8.12 Garbage and Recycling Facilities

- 8.12.1 All forms of waste including but not limited to solid waste, recyclable materials, cooking oils, or grease shall be contained:
- a. Entirely within a **Building**; or
 - b. Within an outdoor weatherproof and animal-proof waste receptacle that is screened to the satisfaction of the **Development Authority**.



- 8.12.2 Despite Subsection 8.12.1.b., a **Development Authority** may allow an outdoor waste receptacle that is not screened, in respect of a **Site** that is located or configured in such manner that it would be impossible or impractical to service the waste receptacle if it were screened.

8.13 Landscaping

Applicability

- 8.13.1 The provisions of this Section shall apply to new and existing **Development** as follows:
- a. **New Developments**
 - i. All new non-residential and residential **Developments** shall provide **Landscaping** in accordance with this Section.
 - b. **Existing Developments**
 - i. A change to an existing **Development** which alters the size, scale or character of the existing **Building** and is not limited to interior alterations only shall provide **Landscaping** in accordance with this Section.

General Regulations

- 8.13.2 All **Landscaping** defined in this Section shall adhere to the Town's Naturescaping Standards.
- 8.13.3 All areas of a **Site** not covered by structures, **Buildings**, parking areas, **Patios**, and pedestrian and vehicular circulation shall be **Landscaped**.
- 8.13.4 As a condition of the **Development Permit**, all **Landscaping** shall be completed within twenty-four (24) months from the date the **Development Permit** is issued.
- 8.13.5 **Landscaping** of a **Site** is a permanent obligation of a **Development Permit** and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved **Landscaping** plan.
- 8.13.6 **Landscaping** may be required within an area of a **Site** that is intended for future **Development** if, in the opinion of the **Development Authority**, the lack of **Landscaping** creates potential negative visual impact, given the visibility of the area from **Adjacent** properties and **Streets**.
- 8.13.7 If, in the opinion of the **Development Authority**, parcel constraints make the provision of the required number of trees and shrubs impossible, the cost of providing the deficit number of trees and shrubs may be provided as cash-in-lieu through an agreement with the Town.



8.13.8 Parking or storing of vehicles is not permitted on Landscaped areas unless approved as an Outdoor Display Area on approved Development Permit drawings.

8.13.9 All Town Boulevards adjoining the Site shall be Landscaped and maintained by the Developer, successors, and/or landowners.

Landscaping Plan

8.13.10 A Landscape plan may be required as part of an application for a subdivision or a Development Permit to the satisfaction of the Development Authority. The plan must be prepared by a certified landscape architect, an arborist, or a person qualified to perform such work.

Planting Requirements

8.13.11 Existing natural Landscaping retained on Site may be considered as part of the required Landscaping if the vegetation is deemed appropriate and is properly protected during construction, to the satisfaction of the Development Authority.

8.13.12 Existing vegetation shall be preserved and protected unless removal is demonstrated to be necessary or desirable to efficiently accommodate the proposed Development.

8.13.13 All plant material shall be of a species capable of healthy growth in the Town of Cochrane and shall meet the specifications set out in the latest Canadian Standards for Nursery Stock prepared by the Canadian Nursery Landscape Association (CNLA) and the International Society of Arboriculture (ISA) for size, height, spread, grading, quality and method of cultivation

8.13.14 Plants required as a condition of a subdivision application or a Development Permit that do not survive the growing season from time of planting shall be replaced within one (1) year following their planting.

8.13.15 Soft Landscaping shall be permeable and able to meet appropriate drainage and runoff standards to the satisfaction of the Development Authority.

8.13.16 Where the calculation of the number of plantings required results in a fractional number, the requirements shall be rounded up to the nearest whole number.

8.13.17 The minimum tree and shrub size as follows:

- a. Deciduous trees shall be a minimum 50 mm Caliper;
- b. Coniferous trees shall be a minimum of 2.0m in height;
- c. Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

Residential Landscaping Requirements

8.13.18 Single-Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and Multi-Unit



Dwellings (with Party Wall on individual Lots) shall have a minimum of one (1) tree, or two (2) shrubs planted in the Front Yard.

- 8.13.19 For all Multi-Unit Dwellings, (on a single Lot) a minimum of 30% of the gross Site area shall contain Landscaping.
- 8.13.20 When reviewing the Landscaping plan for a Multi-Unit Dwelling Development on a single parcel, the Development Authority shall have consideration for:
- a. Site characteristics and available space for Landscaping;
 - b. The placement of Landscaping to enhance the Street frontage(s) and provide screening and buffering between the buildings/Dwelling Units, garbage and recycling facilities, parking facilities, Streets, and Adjacent Developments/properties.
 - c. The quality of Amenity Space based on functionality, accessibility, and useable area.
- 8.13.21 Notwithstanding Subection 8.13.19 Hard Landscaping features including Patios, plaza space, special pavement etc., may make up to a maximum of 50% of the total Landscape area required.
- 8.13.22 Multi-Unit Dwellings (on a single Lot) shall have a minimum of one (1) tree planted per 35 m2 of Landscaped area, and a minimum of three (3) shrubs per 25m2 of Landscaped area.
- 8.13.23 All Multi-Unit Dwellings (on a single Lot) shall provide Amenity Space for the residents to the satisfaction of the Development Authority. This Amenity Space may be private, communal, or a combination of both.
- 8.13.24 Where a Multi-Unit Dwelling (on a single Lot) is providing communal Amenity Space the area shall be designed for the recreational Use of all residents of the Development. The area shall be indoor or outdoor space or a combination thereof, including but not limited to Landscaped courtyards, public skating areas, swimming pools, fitness rooms, party rooms, games rooms, and children's play areas complete with equipment.
- 8.13.25 All provided communal Amenity Space shall have convenient pedestrian access and be Barrier-Free Accessible.
- 8.13.26 All Principal Buildings in a residential District should have a minimum 1.2m area of non-combustible Landscaping materials surrounding the Building perimeter, including rock, gravel, brick, concrete or other materials to the satisfaction of the Development Authority.
- 8.13.27 The base of woody shrubs, trees, or other similar plant materials should not be located within 1.2m of the base of all Principal Buildings in a residential District.



Landscaping and Screening Requirements in Commercial and Urban Service Districts

- 8.13.28 Notwithstanding the **Setbacks** identified in any commercial or urban service **District**, additional **Setbacks** may be required to the satisfaction of the **Development Authority** for **Sites Abutting** major **Streets** for the purpose of **Landscaping** or screening.
- 8.13.29 **Sites** in commercial or urban service **Districts** shall include a landscaped area at least 3.0 m in width along any **Property Line** which **Abuts** a residential **District**. This **Landscaped** area may be reduced if adequate screening has been provided through plantings, fencing, or other screening measures, to the satisfaction of the **Development Authority**.
- 8.13.30 **Landscaping** requirements in the Historic Downtown District (C-HD) shall be at the discretion of the **Development Authority**.
- 8.13.31 The following **Landscaping** requirements shall apply in the Commercial Transition (C-T), Neighbourhood Commercial (C-N), General Commercial (C-G), and Highway Commercial District (C-H) **District**:
- a. A minimum of 10% of the gross **Site** area shall be **Landscaped**;
 - b. One (1) tree and two (2) shrubs shall be required per 35.0m² of the required **Landscaped** area. Required trees may be substituted for alternative **Landscaping**, to the satisfaction of the **Development Authority**.
- 8.13.32 Where a **Site** does not **Abut** a residential **District**, **Landscaped** areas shall be concentrated on the **Street** side of the **Development**.
- 8.13.33 Every **Building** on a **Lot** must have at least one sidewalk connecting every public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **Street**.
- 8.13.34 On **Sites** where the **Lot Coverage** is 100%, the **Landscaping** requirements shall not apply.

Landscaping and Screening Requirements in Industrial Districts

- 8.13.35 Notwithstanding the **Setbacks** identified in any industrial **District**, additional **Setbacks** may be required for **Sites Abutting** major **Streets** for the purpose of **Landscaping** or screening, to the satisfaction of the **Development Authority**.
- 8.13.36 Industrial **Development** which **Abuts** any residential **Districts** shall:
- a. Include a **Landscaped** area at least 3.0 m in width along any **Property Line** which **Abuts** a residential **District**; and
 - b. Be screened to a minimum height of 1.9m by **Fences**, privacy walls, earth berm,



gates or Landscaping that creates screening between the uses, to the satisfaction of the Development Authority.

8.13.37 The following Landscaping requirements shall apply in the Business Industrial (I-B) and General Industrial (I-G) District:

- a. A minimum of 10% of the gross Site area shall be Landscaped, which Landscaping shall be concentrated on the Street-side of the Development; and
- b. One (1) tree or two (2) shrubs shall be provided per 35.0m² of the required Landscaped area.

8.13.38 Required Landscaping in the Special Industrial (I-S) District shall be at the discretion of the Development Authority.

Landscaping for Parking Facilities

8.13.39 At-grade Parking Facilities with a capacity of thirty (30) or more vehicles shall have Landscaped islands within the parking area.

8.13.40 Landscaped Islands provided in an at-grade Parking Facility shall:

- a. Be provided at the beginning and end of every row of motor vehicle Parking Stalls;
- b. Be provided with no more than 15 contiguous parking stalls between islands;
- c. Be a minimum width of 2.0m and equal to the length of Adjacent parking stalls;
- d. Include a minimum of two (2) trees and at least one (1) other planting such as shrubs, ornamental grasses, or perennial flowers; and
- e. Be surrounded with a concrete curb and designed and located in such a way that the health of all Landscaping associated with them can be maintained for the life of the principal Development.

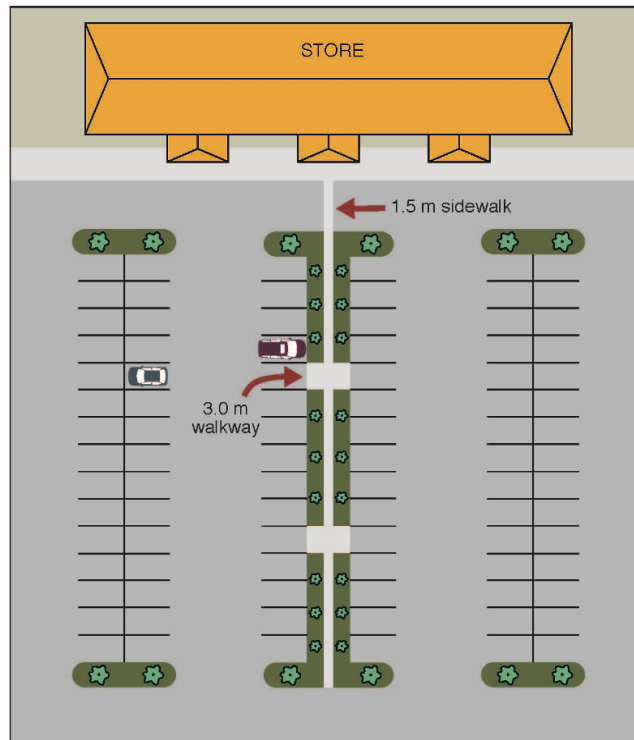
8.13.41 At-grade Parking Facilities with a capacity of fifty (50) or more vehicles shall have a landscaped public walkway connecting the parking area to all Building entrances. The public walkway shall be designed with:

- a. A minimum total width of 3.0m;
- b. An unobstructed sidewalk with a minimum width of 1.5m;
- c. Barrier-Free Access ramps leading to the sidewalk every 20.0m of sidewalk length along both sides; and
- d. A minimum of one (1) tree planted every 10.0m², and shrubs or ornamental grasses on one (1) or both sides of the sidewalk.



8.13.42

Figure



8.14 Lighting Standards

- 8.14.1 All outdoor lighting used to illuminate any Site or Building shall be directed downwards.
- 8.14.2 Where outdoor lighting is used to illuminate any Site or Building the lighting shall not:
- Be directed towards or adversely illuminate Abutting, Adjacent, or nearby lands; or
 - Be a hazard to automotive or pedestrian traffic on any Street or Lane.

8.15 Objects Prohibited or Restricted in a Residential District

- 8.15.1 No person shall be allowed to keep or maintain in any residential District:
- Livestock, except in accordance with a lawful Agriculture Use;
 - Any Large Vehicle on a Lot longer than reasonably necessary to load or unload;
 - Any industrial or construction vehicle except where such a vehicle is required pursuant to a Subdivision Service Agreement, Development Permit or building permit for a Lot;



- d. Any unlicensed motor vehicle or **Derelict Vehicle** in a **Front Yard**, or in the case of a **Corner Lot** the **Front Yard** or **Corner Side Yard**, for longer than 72 hours;
- e. Any motor vehicle including **Recreational Units**, any container, or any similar object being used as a **Dwelling** or a **Sign**;
- f. Any object or chattel that is unsightly or adversely affects the amenities of the surrounding properties, including storage of materials or products other than typically required for home use; and/or
- g. Barbed wire or electric fencing.

8.16 Outdoor Display Areas

- 8.16.1 An **Outdoor Display Area** shall not:
- a. Obstruct a pedestrian walkway or drive aisle; or
 - b. Be placed over any **Landscaped** area.

8.17 Outdoor Storage

- 8.17.1 Where any non-residential **Development** involves outdoor storage, automotive storage, and/or **Recreational Unit** storage other than an **Outdoor Display Area**:
- a. The **Site** shall be screened from the **Abutting Street(s)** and from **Abutting** or **Adjacent Uses** by a solid screened **Fence**, to the satisfaction of the **Development Authority**;
 - b. The maximum **Fence** height used for screening shall be to the satisfaction of the **Development Authority**;
 - c. The material stored shall not be higher than the height of the **Fence** or other screening facility; and
 - d. A **Shipping/Storage Container** may be allowed on a **Site** at the discretion of the **Development Authority**. The **Development Authority** may require the **Shipping/Storage Container** to be modified, altered, or improved upon to ensure it does not materially interfere with or adversely impact the **Use**, enjoyment or value of neighbouring parcels of land.

8.18 Driveways and Parking Pads

- 8.18.1 This section shall apply to **Single Detached Dwellings**, **Semi-Detached Dwellings**,



Duplex Dwellings and Multi-Unit Dwellings (with Party Wall on individual Lots).

- 8.18.2 Sites shall be limited to one point of access from a street per Lot where:
- The Lot Width is less than 12.0m;
 - The Lot is not a Corner Lot; and
 - An additional access would require crossing a Boulevard that is composed of a sidewalk with a Landscaped area between the Street and the sidewalk.
- 8.18.3 For Sites with vehicular access to a Garage from a Street, the following regulations shall apply:
- A Driveway shall be provided;
 - The Driveway shall be Hard Surfaced;
 - The Driveway shall be a minimum length of 6.0m, measured from the back of the public sidewalk to the door of the Garage, or where there is no public sidewalk, from the back of curb to the door of the Garage; and
 - The Driveway width shall not exceed the width of the Garage.
- 8.18.4 For Sites with vehicular access to a Parking Pad from a Street, the following regulations shall apply:
- The Parking Pad shall be Hard Surfaced;
 - The Parking Pad shall be a minimum length of 6.0m, measured from the back of the public sidewalk to the opposite end of the Parking Pad, or where there is no public sidewalk, from the back of curb to the opposite end of the Parking Pad; and
 - The Parking Pad shall not exceed 60% of the Lot Width.
- 8.18.5 For Sites Abutting a Lane without a front-access Driveway, the following regulations shall apply:
- A Garage or Parking Pad shall be provided with access from the Lane;
 - The minimum distance from the Rear Lot Line to a Garage shall be 1.5m;
 - The minimum length of a Parking Pad measured from the Rear Property Line to the opposite end of the Parking Pad, shall be 7.2m; and
 - The Driveway or apron to the Garage shall be Hard Surfaced.
- 8.18.6 Where a Site requires vehicle access from the Street to a detached Garage in the Rear Yard, a minimum Side Yard Setback of 3.0m shall be required in at least one (1) Side Yard to accommodate a Driveway to access the Garage.
- 8.18.7 For Lots with Lot Widths less than 11.0m all front Driveways shall be designed and



located in pairs, except where **Site** constraints prevent pairing.

- 8.18.8 **Driveways** and accesses located off of arterial **Streets** shall only be allowed to the satisfaction of the **Development Authority**.

8.19 Parking and Loading Facilities

General Parking Regulations

- 8.19.1 Any **Parking Stalls** and **Loading Facilities** provided on-Site shall be **Hard Surfaced**, except that gravel or a similar compacted material may be used for **Parking Stalls** and loading facilities in industrial **Districts**.
- 8.19.2 All provided **Parking Stalls**, drop-off areas, and **Loading Facilities** shall be designed to ensure a safe physical environment, and shall include adequate, safe and convenient:
- Entrances and exits;
 - Driveways**;
 - Internal Private Roadways**;
 - Aisles and ramps; and
 - Loading of motor vehicles in relation to **Buildings** and entry points on the **Site**.
- 8.19.3 All provided motor vehicle **Parking Stalls** and **Loading Facilities** shall:
- Be clear of any obstructions;
 - Not be used for **Driveways**, entrances or exits, commercial repair work, display, sale, or storage of goods of any kind, except as authorized pursuant to this Bylaw; and
 - Conform to the minimum dimensions provided for in Table 39.
- 8.19.4 Unless otherwise provided for in this Bylaw, all motor vehicle **Parking Stalls**, bicycle **Parking Stalls** and **Loading Facilities** shall be located on the same **Site** as the **Development**.
- ### Required Number of Parking Stalls for Non-Residential and Direct Control Districts
- 8.19.5 In determining whether the number of **Parking Stalls** provided for a proposed **Development** is sufficient when the minimum number of **Parking Stalls** is not specified in this Bylaw, the **Development Authority** shall have consideration for:
- The rationale submitted as part of the **Development Permit** application;



- b. The scale of the **Development**;
- c. The proposed **Use(s)** of the **Site**;
- d. The location of the **Development**; and
- e. The parking required by various users on the **Site**.

8.19.6 At the discretion of the **Development Authority**, a **Development** on a non-residential **Site** may be permitted to provide their required off-Street Parking Stalls off-Site on another private property, provided that:

- a. The required **Parking** is located within 125.0m of the **Site** and does not require the crossing of any arterial road or highway; and
- b. An agreement is signed between the registered landowners of the two (2) **Sites**, and the agreement is registered on the Titles of the properties that are subject to the agreement and the Town is named as a third party.

8.19.7 Where there is an identified **Parking** structure or project which may provide parking for a **Development**, an applicant for a **Development Permit** may be permitted or required to contribute cash-in-lieu of **Parking** for the **Development** to share the cost of the project, in accordance with Town policy.

Required Number of Parking Stalls for Residential Districts

8.19.8 The minimum off-street **Parking** requirements for each land **Use** located within a residential **District** shall be provided in accordance with Table 40.

8.19.9 Where a fractional number of **Parking Stalls** is required, the number of **Parking Stalls** required shall be rounded up to the next highest whole number.

8.19.10 Notwithstanding Table 40, if a **Site** contains both commercial and residential **Uses**, the number of **Parking Stalls** required for the residential **Uses** shall be reduced to one (1) per **Dwelling Unit**.

TABLE 40. Minimum Number of Parking Stalls and Loading Stalls for Residential Districts

LAND USE	MINIMUM NUMBER OF PARKING STALLS REQUIRED	MINIMUM NUMBER OF LOADING STALLS REQUIRED
Multi-Unit Dwelling (on a single parcel)	1.5 stalls per Dwelling Unit; Plus 1.0 stall for every 6 Dwelling Units to be provided as visitor parking	1 per building with a shared entrance



TABLE 40. Minimum Number of Parking Stalls and Loading Stalls for Residential Districts

Multi-Unit Dwelling (with Party Wall on individual Lots)	2.0 stalls per Dwelling Unit	
Single Detached, Semi-Detached and Duplex Dwellings	2.0 stalls per Dwelling Unit	
Secondary Suites and Backyard Suites	1.0 stall per Studio/ 1 bedroom Ac- cessory Suite; 2.0 stalls per 2 or more bedroom Accessory Suite	
Bed and Breakfast	1 per guest room	
Child Care Services	1 per 10 children 1 per employee	
Home Occupation- Class 2	1 per Home Occupation- Class 2 business 1 per employee	
All Other Uses	At the discretion of the Development Authority	

Size of Parking Stalls

- 8.19.11 A motor vehicle **Parking Stall** shall be completely contained within the **Lot**, except for **Lots** with **Driveways** and **Parking Pads** that extend into the road right-of-way provided it does not cross a sidewalk or curb.
- 8.19.12 The minimum dimensions of **Parking Stalls** and drive aisles shall be in accordance with Table 41.
- 8.19.13 Notwithstanding Table 41, where a drive aisle is less than 6.0m in width and provides emergency service access to a **Development**, the drive aisle shall be increased to 6.0m.

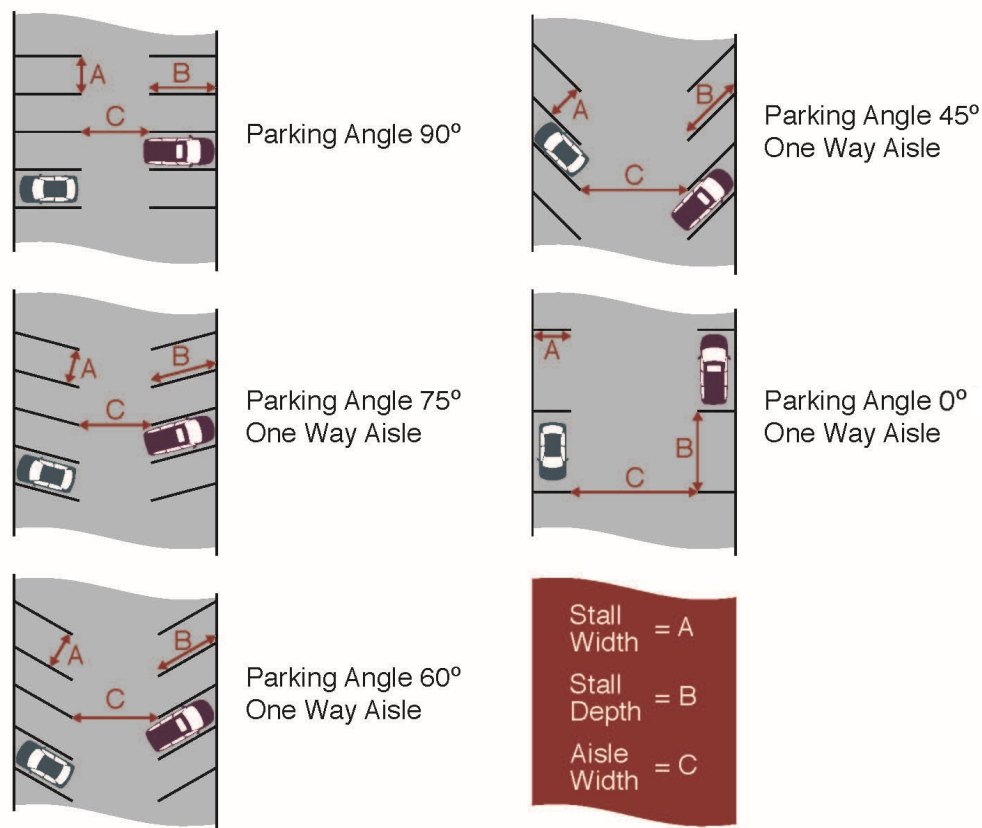


TABLE 41. Minimum Parking Stall Size

	REGULATION	0°-29° (PARALLEL)	30°- 44°	45°- 59°	60°-89°	90°
A	Stall Width (m)	2.75	2.75	2.75	2.75	2.75
B	Stall Depth Perpendicular to Aisle (m)	7.0	5.0	5.5	6.0	6.0
C	Aisle Width (m)	3.7	3.8	4.0	5.5	7.1

8.19.14

Figure



Parking Lot Design

8.19.15

All Parking Facilities shall include a fire lane with a minimum width of 7.5m located in front of the Principal Building.



- 8.19.16 All **Parking Facilities** shall be serviced by a minimum of one **Hard-Surfaced** access from an **Abutting Street** to a maximum of two (2) accesses from an **Abutting Street**.
- 8.19.17 Vehicular access to a **Parking Facility** shall not be located less than 6.0m from the intersection of any two **Streets**. The **Development Authority** may require that an access be located farther than 6.0m if the intersection is off a collector or arterial **Street** and any other **Street**.
- 8.19.18 The **Development Authority** may require that multiple accesses to a **Parking Facility** be separate, one-directional, provide adequate stacking, and are properly signed.
- 8.19.19 All **Parking Facilities** shall be designed and **Landscaped** in accordance with Subsections 8.13.37-8.13.39 of this Bylaw.

Barrier Free Parking Stalls

- 8.19.20 Designated **Barrier Free Parking Stalls** shall be provided in accordance with the Alberta Building Code and will be considered as part of the total required **Parking** and not in addition to, the applicable minimum **Parking** requirement.
- 8.19.21 **Barrier Free Parking Stalls** shall be located as close as possible to a **Barrier Free** entrance.
- 8.19.22 **Barrier Free Parking Stalls** shall be identified as **Barrier Free** through the use of signage.

On Site Loading Requirements

- 8.19.23 A **Loading Facility** should be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the **Site** before moving onto **Adjacent Streets**.
- 8.19.24 A **Loading Facility** shall have a minimum width of 3.0m and a minimum depth of 8.0m with a minimum overhead clearance of 3.5m.
- 8.19.25 The required on-site **Loading Facilities** for any **Use** shall be in accordance with Table 42. The **Loading Facility** requirements for **Uses** other than those set out in this Section shall be as determined by the **Development Authority**, having regard to similar uses for which **Loading Facility** requirements are set.



TABLE 42. Minimum Required Loading Spaces

LAND USE	NUMBER OF LOADING SPACES
Multi-Unit Dwellings	1 per building with a shared entrance
Commercial Uses	1 per Development over 500m ² of Gross Floor Area plus 1 per every additional 500m ² of Gross Floor Area
Public Storage Facilities	1 loading space per 200m ² of Gross Floor Area
Community Facility and Funeral Services	1 per Building
Hospitals, Emergency Care, and Extended Care Facilities	1 per Building
Schools	5 loading stalls for school buses

8.20 Recreational Unit Parking in Residential Districts

- 8.20.1 A maximum of two (2) **Recreational Units** may be parked or stored on a residential **Site** at a time. The **Recreational Units** shall be located as follows:
- A maximum of two (2) **Recreational Units** may be parked or stored in the **Rear Yard**, **Side Yard** or **Corner Side Yard** at a time; and
 - A maximum of one (1) **Recreational Unit** may be parked within the **Front Yard** between May 1 and October 31, provided it is parked on a **Driveway** or **Parking Pad**.
- 8.20.2 A **Recreational Unit** parked or stored in a residential **District** shall:
- Not occupy or obstruct access to any required **Parking Stalls**;
 - Not be used for sleeping, food preparation or personal hygiene while parked or stored on a **Site**; and
 - Be located wholly within the **Site** and be setback a minimum of 0.6m from the **Rear Property Line** where there is a rear **Lane**.



8.21 Special Risk Lands

Rail

- 8.21.1 Where **Development** is proposed **Abutting** a rail line, a **Fence** with a minimum height of 1.9m shall be installed along the entire mutual **Property Line(s)** shared with the rail line to the satisfaction of the **Development Authority**.
- 8.21.2 The property owner(s) shall be responsible for maintaining the **Fence** referred to in Subsection 8.21.1 at all times.

Highways

- 8.21.3 Notwithstanding any other section of this Bylaw, where **Development** is proposed **Adjacent** to and/or **Abutting** a **Highway**, an additional setback may be required, to the satisfaction of the **Development Authority**.

Slopes and Escarpments

- 8.21.4 Where **Development** is proposed on or **Adjacent** to a **Site** where the grade exceeds fifteen per cent (15%), the applicant shall provide a Geotechnical Engineering Report to the satisfaction of the **Development Authority** indicating:
- Slopes equal to or in excess of 15% grade;
 - Top of Escarpment** and **Bottom of Escarpment** line where the slope changes to less than 15% grade; and
 - Identification of the appropriate **Factor of Safety** for the **Development** (which shall be 1.5 or greater) and marking the **Factor of Safety Line**.
- 8.21.5 **Development** shall be **Setback** from slopes which exceed fifteen per cent (15%). The **Setback** distance shall be in accordance with the **Factor of Safety Line** identified in the Geotechnical Study, but in all instances the **Setback** distance shall provide a means of access to the **Top of Escarpment** and the **Bottom of Escarpment** for corrective remedial work and access for the purpose of fire prevention and intervention.
- 8.21.6 Notwithstanding Subsection 8.21.5, the **Development Setback** shall provide a means of access to the **Top of Escarpment** or **Bottom of Escarpment** for corrective remedial work.
- 8.21.7 Notwithstanding Subsection 8.21.5, the **Development Setback** shall provide a means of access for the purpose of fire intervention in relation to the vegetated **Escarpment**.

Hazard Areas

- 8.21.8 Notwithstanding any other section of this Bylaw, all **Development** in a **Flood Hazard Area** is considered to be **Discretionary**.



- 8.21.9 No **Development** may occur in the **Floodway**, except for:
- a. Repair or maintenance to existing **Buildings**; or
 - b. Replacement of existing **Buildings**, provided flood-proofing design measures are undertaken.
- 8.21.10 No **Development** shall involve the placement of fill within the **Flood Hazard Area** unless Alberta Environment and Parks has confirmed in writing that such placement will not have a detrimental effect on the flow of water, either in the watercourse or on **Adjacent** lands.
- 8.21.11 **Development** outside of an existing lawful **Building** shall not be approved in the **Flood Hazard Area** unless the applicant has provided to the satisfaction of the **Development Authority** a Geotechnical Engineering Report, a flood plain / flood hazard mapping study, or both, confirming that the **Site** is suitable for the proposed **Development** and specifying any measures to reduce potential damage from a flood event to the **Site** or other property, and if such measures are recommended, such **Development** must incorporate those measures.

Flood Fringe Areas

- 8.21.12 In a **Flood Fringe** area, mechanical and electrical equipment within a **Building** shall be located at or above the designated flood level. The minimum ground floor elevation shall be above the designated flood level.
- 8.21.13 All new **Development** within the **Flood Fringe** shall be located at or above the 1:100 year flood level plus 0.5m freeboard.

Emergency Access

- 8.21.14 **Developments** shall be designed so that **Streets** and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the Safety Codes Act, as amended or replaced from time to time.
- 8.21.15 **Setbacks** in any **District** may be increased at the discretion of the **Development Authority** to provide adequate emergency access.

Energy Infrastructure

- 8.21.16 Notwithstanding any other section of this Bylaw, where **Development** is proposed **Adjacent** to and/or **Abutting** a pipeline or gas well, an additional setback may be required, to the satisfaction of the **Development Authority**.



Noise and Vibration Attenuation

- 8.21.17 If the Development is Adjacent to a highway or railway, the Development Authority may, giving consideration to the proposed Uses and scale of Development, require a professionally prepared noise impact assessment which includes any recommended mitigation steps, and the Development must incorporate such recommendations to the satisfaction of the Development Authority.

Requirement for Risk Assessment

- 8.21.18 If the Development is Abutting a railway, an area that is subject to fire hazards, or a gas pipeline, the Development Authority may require a professionally prepared risk assessment which includes any recommended mitigation steps, and the Development must incorporate such recommendations.

SECTION CONTENTS

- 9.1 Bed and Breakfast
- 9.2 Cannabis Related Uses
- 9.3 Day Homes
- 9.4 Drive Through Services
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- 9.7 Accessory Suites
- 9.8 Show Homes and Sales Centers
- 9.9 Supportive Housing
- 9.10 Temporary Commercial Services

PART NINE Use Specific Regulations





9.1 Bed and Breakfast

- 9.1.1 A Bed and Breakfast shall:
- a. Not contain cooking facilities in bedrooms or suites for use by guests.
 - b. Have no form of advertising related to the business, except for one (1) identification Sign (0.12m²) placed in a window, discernible from outside of the Building; and
 - c. Not be approved within a Dwelling where a Development Permit has been issued for the following:
 - i. Home Occupation- Class 2;
 - ii. Day Home; and
 - iii. Supportive Housing.

9.2 Cannabis Related Uses

Cannabis Production

- 9.2.1 A Cannabis Production Development shall:
- a. Not occur in a Building where a Dwelling Unit is located;
 - b. Meet the minimum separation distance of 150.0m from a residential District, or a school;
 - c. Be fully enclosed within a Building; and
 - d. Not cause or create conditions that may be objectionable or dangerous beyond the Building that contains it, such as the following:
 - i. Noise;
 - ii. Odour; or
 - iii. High brightness light sources.
- 9.2.2 The minimum separation distance referred to in Section 9.2.1.(b) shall be established by measuring the shortest distance between the Property Lines of the Site of the proposed Cannabis Production Development and the Site of the other Use.

9.3 Day Homes

- 9.3.1 The Dwelling Unit associated with the Day Home shall contain no other Day Home,



Home Occupation-Class 2, and no more than one (1) other Home Occupation-Class 1 currently operating within the Dwelling Unit;

- 9.3.2 Employees working at the Day Home shall be limited to residents of the Dwelling Unit;
- 9.3.3 Notwithstanding Subsection 9.3.2, other personnel assisting with the Day Home may visit the Dwelling Unit on an occasional, temporary and part-time basis; and
- 9.3.4 No form of on-site advertising related to the Day Home may be discernable from the outside of the Dwelling, except for one (1) identification Sign, with a maximum area of 0.5m², displayed in the window of the Dwelling Unit.

9.4 Drive Through Services

- 9.4.1 A Drive-Through Service shall be designed to be complementary in nature to the Principal Use of a Site and must be integrated into the overall Site design in a manner that does not create a conflict between the movements of Pedestrians and motor vehicles, or conflict with Adjacent land Uses.
- 9.4.2 The Development Authority may require a Traffic Impact Assessment for any Drive-Through Service.
- 9.4.3 All parts of the Site to which vehicles have access shall be Hard Surfaced.
- 9.4.4 The minimum number of Queuing Spaces required for a Drive-Through Service shall be in accordance with Table 43.

TABLE 43. Minimum number of Queuing Spaces for Drive-Through Services

BUSINESS TYPE	MINIMUM QUEUING SPACES REQUIRED	
	IN-BOUND	OUT-BOUND
Automotive Service	2 per service bay	1 per exit from drive-through
Automotive Wash	2 per wash bay	1 per exit from drive-through
Eating Establishment	6 per Service Window (vehicles approaching the first Service Window only)	1 per exit from drive-through
Financial Service	3 per ATM or Service Window	1 per exit from drive-through
Other commercial business providing Drive-Through Service	3 per Service Window	1 per exit from drive-through



- 9.4.5 All **Queuing Spaces** shall be a minimum of 6.5m long and 3.0m wide. **Queuing lanes** shall provide sufficient space for turning and maneuvering.
- 9.4.6 A **Drive-Through Service** shall:
- Screen any drive through aisles that are adjacent to a residential **District** or **Street**;
 - Fence** any drive through aisles, where necessary, to prevent access to a **Lane** or **Street**;
 - Provide a separation of 15.0m from the **Property Line** of a residential **District** and any outdoor speaker.
- 9.4.7 The fencing and screening of the **Site** and volume of any outdoor speaker shall be to the satisfaction of the **Development Authority**.
- 9.4.8 A **Drive-Through Service** shall not:
- Locate any drive through aisles in a setback area; and
 - Have **Pedestrian** access into the **Site** that crosses a drive through aisle.

9.5 Home Occupations

General Regulations for Home Occupations

- 9.5.1 A **Home Occupation** shall:
- Be subordinate to the residential **Use** of the **Dwelling Unit**;
 - Be conducted entirely within the **Dwelling Unit** or **Accessory Building** on the **Site**;
 - Be limited to a maximum of 30% of the **Gross Floor Area** of the **Principal Dwelling**;
 - Not include the exterior storage of goods related to the business;
 - Not create any nuisance by way of noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - Not adversely affect the privacy and enjoyment of **Adjacent Dwellings** or the amenities of the neighbourhood;
 - Not require alterations to the **Building** that alter the residential character of the **Building**; and
 - Have no form of on-site advertising related to the **Home Occupation** discernible from the outside of the **Dwelling**, except for one (1) identification **Sign**, with a maximum area of 0.5m², displayed in the window of the **Dwelling Unit**.



Number of Home Occupations

- 9.5.2 For Single-Detached, Semi-Detached, Duplex, and Multi-Unit (with Party Wall on individual Lots) Dwellings, a maximum of two (2) Home Occupation- Class 1 per Dwelling Unit and one (1) Home Occupation-Class 2 per Lot shall be permitted.
- 9.5.3 The following businesses are not permitted as a Home Occupation:
- Businesses that require Utility or mechanical servicing beyond what would generally be expected for a residential Use; and
 - Businesses that require a significant amount of cash or other valuables to be kept on Site.

Home Occupation- Class 2

- 9.5.4 The Development Authority shall specify the hours of operation for a Home Occupation – Class 2 as a condition of the Development Permit.
- 9.5.5 A Home Occupation – Class 2 shall provide a minimum of one (1) additional on-site Parking Stall in accordance with Section 8.19.
- 9.5.6 Notwithstanding Subsection 9.5.5 and Section 8.19, at the discretion of the Development Authority a Home Occupation - Class 2 may not be required to provide one (1) additional on-site Parking Stall if the clients visiting the Dwelling are there for temporary pick-up/drop-off purposes only, not exceeding a time limit of 15 minutes per client.

9.6 Mixed Use Building

- 9.6.1 The commercial portion of the Mixed Use Building shall primarily be located on the ground floor.
- 9.6.2 Dwelling Unit(s) within a Mixed-Use Building shall not occupy the primary frontage of a Site on the ground floor; these spaces shall be reserved for the commercial Use(s).
- 9.6.3 Dwelling Unit(s) within a Mixed-Use Building may have shared or separate entrance facilities; however, access to any Dwelling Unit shall not be through the commercial space.

9.7 Accessory Suites

- 9.7.1 A Lot may have a maximum of one (1) Accessory Suite.



- 9.7.2 When deciding on an application for an **Accessory Suite** the **Development Authority** shall consider:
- a. Adherence to the purpose of the land **Use District**;
 - b. Adherence to the regulations for the **Lot** and the proposed **Development**; and
 - c. The cumulative impacts resulting from the clustering of accessory residential **Uses** within the subject **Block Face** or surrounding area, which include but are not limited to approved **Accessory Suites**, **Home Occupations**, **Day Homes**, and **Bed and Breakfasts**. Impacts may include, but are not limited to:
 - i. Capacity of existing **Utilities**;
 - ii. Traffic generation relative to the capacity of the existing road network; or
 - iii. Parking congestion.
- 9.7.3 An **Accessory Suite** shall:
- a. Have a minimum **Gross Floor Area** of 30.0m²;
 - b. Be limited to a maximum of two (2) **Tandem Parking Stalls** per **Lot**, to the satisfaction of the **Development Authority**;
 - c. Notwithstanding Section 9.7.3(b), not provide more than one (1) **Tandem Parking Stall** on a **Lot** with a **Width** equal or less than 9.0m, to the satisfaction of the **Development Authority**; and
 - d. Provide safe unimpeded access from the entrance of an **Accessory Suite** to the **Parking Stall(s)** provided on **Site**, to the satisfaction of the **Development Authority**.
- 9.7.4 In addition to Section 9.7.3, a **Backyard Suite** located at grade shall:
- a. Be in a **Building** with a **Building Height** not more than one (1) **Storey** or not more than 4.6m;
 - b. Have a maximum **Gross Floor Area** of 80.0m²;
 - c. When combined with all other **Buildings** and **Structures** on the **Lot**, not exceed a maximum **Lot Coverage** of 60%, notwithstanding the maximum **Lot Coverage** in the relevant **District**;
 - d. Have a minimum separation distance of 2.4m from the **Principal Dwelling**;
 - e. Have a minimum separation distance of 1.5m from an **Accessory Building**, unless attached;
 - f. Be setback a minimum of:
 - i. 1.2m from the **Side Property Line**; or
 - ii. 3.0m from the **Side Property Line Abutting a Street**; and
 - iii. 1.2m from the **Rear Property Line**; and



- g. Be designed to the satisfaction of the **Development Authority** who shall consider **Building** form, massing, and exterior material and colour, as well as window and door placement in relation to **Buildings** on the subject property and **Adjacent** properties.

9.7.5 In addition to Section 9.7.3, the following shall apply to a **Backyard Suite** located above an **Accessory Building**:

- a. The maximum **Building Height** shall be the lessor of 7.0m or the **Building Height** of the **Principal Building**;
- b. The **Backyard Suite** shall have an entrance separate from the entrance to the **Accessory Building**, either from a common indoor landing or from the exterior of the structure.
- c. Notwithstanding elsewhere in this Bylaw, the **Accessory Building** containing the **Backyard Suite** shall be **Setback** a minimum of: :
 - i. 1.2m from the **Side Property Line**; or
 - ii. 3.0m from the **Side Property Line Abutting a Street**;
 - iii. 1.2m from the **Rear Property Line**; and
 - iv. 2.4m from the **Principal Building**.
- d. Notwithstanding Sections 9.7.3(b) and 9.7.3(c), provide no **Tandem Parking Stalls** on a **Lot** with a **Backyard Suite**.
- e. The **Accessory Building** containing the **Backyard Suite** shall be designed to the satisfaction of the **Development Authority** who shall consider **Building** form, massing, exterior material and colour, as well as window and door placement in relation to **Buildings** on the subject property and **Adjacent** properties.

9.8 Show Homes and Sales Centres

Sales/Lot Information Centres

9.8.1 A Sales/Lot Information Centre shall:

- a. Be temporary with a maximum duration of three (3) years, unless an extension is granted by the **Development Authority** prior to expiry;
- b. Be located and developed such that the impact on local **Streets** and surrounding **Developments** are minimized;
- c. Include provisions for parking in accordance with Section 8.19; and
- d. Provide curb crossings and access points to the satisfaction of the **Development Authority**.



Show Homes

- 9.8.2 A residential Show Home shall:
- Ensure appropriate and safe access to the Site for clients, construction activity, and emergency access at all times;
 - Be compatible in appearance and with the character of other Buildings in the area;
 - Be temporary with a maximum duration of three (3) years, unless an extension is granted by the Development Authority prior to expiry, at which time they shall become a Dwelling Unit and may only be used for residential purposes; and
 - Be returned to its intended Use of a Dwelling Unit prior to residential occupancy.
- 9.8.3 A residential Show Home may be temporarily attached to other residential Show Home(s), but must be returned to its intended Use of a Dwelling Unit prior to residential occupancy.

9.9 Supportive Housing

- 9.9.1 The land use District Density regulation shall determine the maximum number of Sleeping Units permitted in a Supportive Housing facility. When a Supportive Housing facility is comprised of Sleeping Units or a combination of Sleeping Units and Dwelling Units, two (2) Sleeping Units shall be considered one (1) Dwelling Unit.

9.10 Temporary Commercial Services

- 9.10.1 A Temporary Commercial Service shall:
- Be designed to be complimentary in nature to the other Uses on a Site and must be integrated into the overall Site design in a manner that does not create a conflict between the movements of pedestrians and motor vehicles, or conflict with Adjacent land Uses; and
 - Be fully removed from a Site for a minimum of thirty (30) days before a new approval for the same Use in the same location may be granted by the Development Authority.
- 9.10.2 A Temporary Commercial Service may include the placement of a Temporary Building on a Site, however the Temporary Building shall be removed upon the lapse of the Temporary Commercial Service approval.

SECTION CONTENTS

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PART TEN Signage Regulations





10.1 Development Permits Required

- 10.1.1 Except as otherwise provided in this Bylaw, the enlargement, relocation, erection, construction, or alteration of a **Sign** requires a **Development Permit**.
- 10.1.2 A **Development Permit** is not required for routine maintenance and repair, changing the copy, or reducing the copy area of a legally existing **Sign**.

10.2 Signs Not Requiring a Development Permit

- 10.2.1 A **Development Permit** is not required for the **Signs** described in Table 44, provided the **Sign** complies with all applicable provisions of this Bylaw, does not require a **Variance**, and is not a **Back-Lit** or **Digital Sign**.
- 10.2.2 Notwithstanding Subsection 10.2.1, unless otherwise referenced in Table 45, any **Sign** referenced in Table 44 is a **Permitted Use**.

TABLE 44. Signs that do not require a Development Permit

DEVELOPMENT	DESCRIPTION
A-Frame Sign	A maximum of one (1) A-Frame Sign per business on a Site .
Canopy Signs	A Canopy Sign , provided that the total Sign area does not exceed 1.0m ² .
Banner Signs	Temporary Banner Signs for a period not exceeding sixty (60) days, after which the Sign shall be removed and not replaced or placed on the same Site for a minimum of thirty (30) days.
Community Events and Public Art	Signs erected by the Town for the purposes of providing advertising for community events, recognitions, community identification, or forming part of a public art program or installation, regardless of the structure of such Signs .
Notice of Application	A Notice of Application Sign in accordance with Section 1.15 of this Bylaw.
Digital Menu Board	Digital Signs that do not exceed 2.5m in height and 2.0m ² in area, provided they are accessory to a Drive Through Service and are used for the purpose of menu board ordering.
Election Signs	Election candidate Signs with a maximum area of 1.5m ² and maximum height of 2.0m displayed by or on behalf of a candidate participating in any federal, provincial or municipal election for up to 35 days prior to Election Day, and not for more than 72 hours following Election Day.



TABLE 44. Signs that do not require a Development Permit

Flag or Emblem	A flag, emblem, or insignia that does not exceed the lesser of 13.0m in height or the maximum Building Height prescribed in the District it is located in.
Government Signs	A Sign erected by or at the direction of a government including Signs identifying public Buildings, giving information to the public or regulating traffic or safety. This includes community notice boards and Structures erected by the Town for the purpose of posting temporary community notices.
Memorial Signs	A memorial or historical Sign, plaque or tablet commemorating or identifying a historical person, structure, place or event; with a Sign area that does not exceed 1.0m ² .
Name or Address	A Sign not exceeding 0.5m ² in area which identifies a name or address in a residential District, or a Sign not exceeding 1.0m ² in area which identifies a name or address in a non-residential District. Such Signs are required to be attached to the Building.
On-Site Signage	A Sign not exceeding 1.0m ² in area which indicates the direction or function of various parts of a Building or Site, including parking and traffic areas.
Real Estate Signs	A maximum of two (2) Real Estate Signs not exceeding 3.00m ² in area each on a Site in a District that allows a residential Use either as a Permitted or Discretionary Use. A maximum of two (2) Real Estate Signs not exceeding 6.0m ² in area on a Site in a non-residential District, either as a Permitted or Discretionary Use.
Restrictions	A Sign not exceeding 0.5m ² in area which advises of restrictions on the Use of a Building or Site, such as "No Parking" or "No Trespassing" Sign.
Signs inside of a Building	Signs located inside of a Building and not reasonably visible from outside of the Building.
Signs placed on private property	Temporary Signs placed on private property for a maximum period of four (4) days per calendar month.
Window Signs	A Window Sign in any non-residential District that does not exceed 40% of the area of the window in which it is placed.

10.3 Applications for Signs

10.3.1 An applicant for a Development Permit for a Sign shall submit the following, unless otherwise authorized by the Development Authority:

- a. A completed application form in the form established by the Town;



- b. An application fee as established within the Town of Cochrane Planning Services Fee Schedule, as amended or replaced from time to time;
- c. A current copy of the Certificate of Title;
- d. Current copies or any restrictive covenant or easements, if they affect the **Development** area;
- e. Where the **Applicant** is not the registered owner of the **Lot**, a letter from the registered owner consenting to the application;
- f. A scale drawing of the proposed **Sign** showing:
 - i. All dimensions of the **Sign** structure, including the height and projection of the **Signs** attached to the **Buildings**;
 - ii. A **Site** plan showing **Sign** location in relation to Property Lines and **Buildings**;
 - iii. The area of the **Sign** and the copy face(s);
 - iv. Details of **Sign** illumination and/or digital media;
 - v. The type of construction and finishing to be utilized;
 - vi. The method of supporting or attaching the **Sign**; and
 - vii. In the case of a **Freestanding Sign**, a **Site** plan showing the **Sign** location in relationship to **Property Lines** and **Utility** and overland drainage rights-of-way, parking and **Buildings** and an elevation plan showing the height of the **Sign** in relation to the **Building Height** of other **Buildings** on the **Site**.
- g. The **Development Authority** may require additional information deemed necessary to evaluate a **Sign** permit application, including but not limited to photographs of the proposed **Site** and **Adjacent Sites**.

10.4 General Requirements for Signs

- 10.4.1 **Signs** will be allowed in the various **Land Use Districts** in accordance with Table 45, this, and the lists of **Permitted** and **Discretionary Uses** in each **Land Use District**.
- 10.4.2 A **Sign** shall:
 - a. Not be erected so that it would be a traffic hazard, or obstruct the vision of pedestrian, vehicular traffic, or traffic devices;
 - b. Not incorporate flashing lights;
 - c. Not be placed on or project over property, **Street** or **Lane** owned by the Town or in the Town's control or management or any rights-of-way granted to the Town, unless written approval has been granted by the Town;
 - d. Not be placed so as to reduce the number of **Parking Stalls** or **Loading Facilities**



or to obstruct the use of the **Parking** or loading areas, required pursuant to this Bylaw;

- e. Not be erected, operated, used or maintained where due to its position, shape, colour, format or illumination, obstructs the view of, or shall be confused with, an official traffic **Sign**, signal, or device, as determined by the **Development Authority**; and
- f. Not conflict with the general character of the surrounding neighbourhood.

10.4.3 **Signs** shall be firmly affixed or anchored such that they do not fall off, fall over, or create a nuisance.

10.4.4 The **Development Authority** may limit the maximum number of **Signs** for a single **Site** or **Development** to address the cumulative impact of signage, having regard for the **Use** of the **Site** and surrounding areas.

Calculation of Sign Height

10.4.5 Where any provision of this Section limits the height of a **Sign**, the height is calculated as the distance from surface grade to the highest point of the **Sign** structure.

Calculation of Sign Separation Distances

10.4.6 Where any provision of this Section stipulates a separation distance between **Signs**, the distance is calculated as the distance between the points where the **Sign** structures are in closest proximity to each other.

Calculation of Sign Area

10.4.7 Where any provision of this Section limits the two-dimensional area of any **Sign** in any circumstance, for the purpose of determining the total area of a **Sign**:

- a. The area shall be calculated as the area of the **Sign** face, not including any support structure, and if the **Sign** is irregularly shaped, the area shall be the area of the smallest rectangle, triangle or circle that can entirely contain the **Sign** face; and
- b. Only one (1) side of a double-faced **Sign** is used for calculating **Sign** area.



TABLE 45. Signs Allowed by District

	R-LL	R-LD	R-MX	R-MD	R-HD	C-T	C-N	C-HD	C-G	C-H	I-B	I-G	I-S	PR	CS	UH	DC-01
A-Frame	X	X	X	D	D	P	P	P	P	P	P	P	X	P	P	X	P
Banner	X	X	X	D	D	P	P	P	P	P	P	P	P	P	P	P	P
Community ID	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Fascia/Canopy	D	D	D	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Free Standing	X	X	X	D	D	P	P	P	P	P	P	P	P	P	D	D*	P
Projecting	X	X	X	D	D	P	P	P	P	P	P	P	P	P	P	X	P
Portable	X	X	X	X	X	X	P	X	P	P	P	P	P	P	P	X	P
Specialized	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Backlit	X	X	X	X	X	X	D*	X	D*	D*	D*	D*	D*	D*	D*	X	X

P = Permitted Use

D = Discretionary Use

X = Not Allowed

* = Discretionary Use under CPC Authority

10.5 Freestanding Signs

10.5.1 All Freestanding Signs shall be at road or sidewalk grade.

10.5.2 The minimum separation distance between Freestanding Signs on the same Site shall be 15.0m.

10.5.3 The minimum setback to any portion of the Sign shall be 0.7m from a Property Line;



10.5.4

The maximum Sign height, area, and number of Signs shall be determined based on the Land Use District according to Table 46. If the Land Use District is not listed in Table 46, Freestanding Signs are not a Permitted or Discretionary Use in that District.

TABLE 46. Free Standing Sign Regulations

LAND USE DISTRICT	MAXIMUM SIGN HEIGHT	MAXIMUM SIGN AREA	MAXIMUM NUMBER OF SIGNS
R-MD	5.0m	6.0m ²	1
R-HD	5.0m	6.0m ²	1
C-T	5.0m	6.0m ²	1
C-N	7.0m	10.0m ²	1 per 100m of street frontage
C-HD	7.0m	10.0m ²	1
C-G	10.0m	15.0m ²	1 per 100m of street frontage
C-H	10.0m	15.0m ²	1 per 100m of street frontage
I-B	10.0m	15.0m ²	1 per 100m of street frontage
I-G	10.0m	15.0m ²	1 per 100m of street frontage
I-S	10.0m	15.0m ²	1 per 100m of street frontage
CS	5.0m	6.0m ²	1
PR	5.0m	6.0m ²	1
DC-01	5.0m	6.0m ²	2



10.6 Fascia Signs

- 10.6.1 The maximum area of Sign coverage shall be 20% of the Building face, per side; and
- 10.6.2 A Fascia Sign shall not extend above the Eave Line of a Building or beyond the wall upon which it is placed.

10.7 Projecting Signs

- 10.7.1 One (1) Projecting Sign is allowed per business on a Site;
- 10.7.2 The maximum Sign area shall be 2.5m²;
- 10.7.3 The Sign shall not project more than 1.5m from the Façade of the Building;
- 10.7.4 The Sign shall not project above the roof or parapet of the Building; and
- 10.7.5 The Sign shall be a minimum of 2.4m from grade.

10.8 Portable Signs

- 10.8.1 Portable Signs may be approved on a temporary basis not to exceed 30 days for any one (1) application/business, up to a total of 180 days per calendar year;
- 10.8.2 One (1) Portable Sign shall be allowed per Street frontage, to a maximum of two (2) Portable Signs per Site at any one (1) time;
- 10.8.3 A Portable Sign shall not be located closer than 40.0 m to another Portable Sign, regardless of whether the Portable Signs are on the same Site;
- 10.8.4 The maximum Sign area shall be 4.5m² ; and
- 10.8.5 The maximum Sign height shall be 2.5m.

10.9 Banner Signs

- 10.9.1 Where attached to a Building, Fence or flat surface of a structure, the maximum area of the Sign coverage shall be 20% of that face of the Building, Fence or structure;
- 10.9.2 Where attached to a pole or similar structure the maximum area of the Sign shall be 3.0m² and the maximum height shall not exceed 13.0m or the maximum height prescribed in the District it is located in;



- 10.9.3 A **Banner Sign** shall not extend above the top of a **Fence line**, or the **Eave Line** of a structure or **Building** or beyond the wall upon which it is attached; and
- 10.9.4 A **Banner Sign** shall not be located below 2.4m in height where located at an entrance to any **Building**, **Fence** or structure or extending into or across a walkway.

10.10 Back-Lit Signs

- 10.10.1 Maximum lumens produced from a **Back-Lit Sign** shall be 6000 lumens.
- 10.10.2 **Back-Lit Sign** lumens shall be reduced in half between the hours of 2200-0600.
- 10.10.3 Notwithstanding the maximum lumens in Subsections 10.10.1 and 10.10.2, the **Development Authority** may require the **Sign** lumens be reduced to ensure the **Sign** will not be of an intensity or brightness that would create a nuisance for occupants of surrounding **Uses** and properties.
- 10.10.4 When determining an application for a **Back-Lit Sign**, the **Development Authority** shall consider the following, in addition to any other relevant planning considerations:
- The total amount of existing or proposed light on the property;
 - The total number of **Signs** proposed on the property;
 - The number of existing and proposed **Signs** per **Building**; and
 - The number of existing and proposed **Signs** per **Building** face.
- 10.10.5 Any direct glare from a **Back-Lit Sign** shall not be visible to **Adjacent Buildings** or nearby properties or be perceptible to persons operating motor vehicles on public roadways.
- 10.10.6 No part of the light from a **Back-Lit Sign** shall be directed upward.
- 10.10.7 The **CPC** shall be the **Development Authority** for **Back-Lit Signs**.
- 10.10.8 Any other applicable **Sign** type regulations shall apply to **Back-Lit Signs** (i.e. **Freestanding**, **Fascia**, etc.)

10.11 Digital Signs

- 10.11.1 **Digital Signs** shall be allowed as **Freestanding Signs** only. Both sets of rules shall apply, except in cases of conflict, where this Section shall take precedence.
- 10.11.2 The allowable **Sign** area shall be a maximum of 5.5m².
- 10.11.3 The maximum height of the **Sign** structure shall be 5.0m.



- 10.11.4 **Digital Signs** shall be either single or double sided.
- 10.11.5 **Digital Signs** shall be considered a **Discretionary Use** within the Overlay shown in the maps on Schedule B only and shall not be allowed outside of those areas.
- 10.11.6 Notwithstanding Subsection 10.11.5, **Digital Signs** with a maximum height of 2.5m and a maximum area of 2.0m² that are accessory to a **Drive Through Service** and are used for the purpose of menu board ordering are considered **Permitted Uses** in all non-residential **Districts** in accordance with Section 10.2.
- 10.11.7 The minimum separation distance shall be at the discretion of the **Development Authority**, and shall not be less than 75.0m between two (2) **Digital Signs**.
- 10.11.8 Notwithstanding Subsection 10.11.7, at the discretion of the **Development Authority** **Digital Signs** may be located closer than 75m where such signs are accessory to a **Drive Through Service** and are used for the purpose of menu board ordering.
- 10.11.9 **Digital Signs** shall not interfere with intersection sight lines or traffic safety.
- 10.11.10 No portable **Digital Signs** shall be permitted. **Digital Signs** shall be fixed and permanently wired to the satisfaction of the **Development Authority**.
- 10.11.11 Digital messages shall be permitted to change at a minimum interval of three (3) seconds.
- 10.11.12 **Digital Signs** shall have automated dimming capability for both during the day and night.
- 10.11.13 Privately owned **Digital Signs** are encouraged to provide advertising opportunities to support non-profit organizations and community groups.
- 10.11.14 **Digital Signs** shall be turned off between the hours of 10pm and 7am.
- 10.11.15 No **Digital Sign** shall in any way imitate a traffic light or other traffic-controlled device.

10.12 Community Identification Signs

- 10.12.1 The maximum area of a **Community Identification Sign** shall be 10.0m².
- 10.12.2 The maximum height of a **Community Identification Sign** shall be 3.0m.
- 10.12.3 **Community Identification Signs** shall be located on arterial or collector road rights-of-way at the discretion of the **Development Authority**.
- 10.12.4 There shall be a maximum of one (1) **Community Identification Sign** per arterial and collector **Street** entrance into a community.



- 10.12.5 A **Community Identification Sign** shall not interfere with public or private **Utilities**, or snow storage.
- 10.12.6 **Community Identification Signs** shall be in proportion to the scale of the surrounding **Landscaping** and **Adjacent Buildings**.
- 10.12.7 The following materials and design characteristics shall not be permitted in the design of a **Community Identification Sign**:
- a. Materials or parts that require re-application or annual maintenance;
 - b. Mechanical, moving, electrical, illuminated, or water components;
 - c. Wood;
 - d. Painted signage; and
 - e. Clay bricks.
- 10.12.8 **Community Identification Sign** design shall consider:
- a. An emphasis on natural materials;
 - b. Vandal resistant design and materials; and
 - c. Legible font design.
- 10.12.9 Applications for **Development Permits** for **Community Identification Signs** shall include cost estimates for construction and maintenance of such **Signs**.
- 10.12.10 **Development Permits** for **Community Identification Signs** may include conditions requiring securities and warranty of the **Signs** for 5 years following completion of the associated **Development**.
- 10.12.11 **Community Identification Sign** features must be aesthetically designed by a design professional, certified by the Alberta Association of Landscape Architects (AALA). Design plans must be certified at the design, installation and end of warranty stages. Construction techniques and design plans must be certified by a professional engineer at the design, installation and end of warranty stages.

10.13 Specialized Signs

- 10.13.1 A **Development Authority** shall determine the requirements and conditions of each **Specialized Sign** on a case-by-case basis, including without limitation the dimensions, location, materials and duration of the signage.



10.14 Sign Enforcement

- 10.14.1 Any Sign located on any property, Street or Lane owned by the Town or in the Town's control or management or any rights-of-way granted to the Town without Town approval may be removed and impounded immediately by the Development Authority or a Peace Officer. This is in addition to any other remedies which may be in place respecting any breach of this Bylaw
- 10.14.2 A Sign shall not be placed or permitted to be placed in contravention to this Bylaw.

10.15 Sign Definitions

A

A-Frame Sign means an A-shaped sign, which is set upon but not attached to the ground and has no external supporting structure, no illumination, and no electronic display;

B

Back-Lit Sign means any Sign type that is illuminated from the rear of the Sign face;

Banner Sign means a sign of lightweight, flexible fabric or material mounted to a pole, fence, structure, or building.

C

Canopy Sign means a Sign which either forms a part of, or is attached to, a retractable or permanently affixed Canopy or Awning.

Community Identification Sign means a sign which state the name of a community area, or other Development.

D

Digital Sign means a Sign where copy or images are displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light-emitting diode displays, or any other similar electronic technology.

F

Fascia Sign means a Sign that is painted on or attached to the exterior face of a Building and runs



parallel to a Building face, not projecting more than 0.3m out from the wall, but does not include Window Signs.

Freestanding Sign means a Sign which is supported independently by columns, structures or other supports that are placed or anchored in the ground and do not require support from a Building or other structure.

P

Portable Sign means a temporary Sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time.

Projecting Sign means a Sign that is attached to a wall of a Building and horizontally extends more than 0.3m from the Building face, but does not include a Canopy Sign.

R

Real Estate Sign means any Sign displayed by or at the direction of a licensed realtor, or by the owner or occupant of a Site, for the purpose of announcing that a Site is for sale or lease or is the location of a garage sale or yard sale.

S

Sign means a display board, screen, structure or material having characters, letters or illustration applied thereto, or displayed thereon, in any manner, and includes the posting or painting of an advertisement or notice on a Building, Structure or Lot.

Specialized Sign means a Sign that does not fall within any other definition in this Section of a type of sign.

W

Window Sign means a Sign that is painted on, attached to, or installed inside a window for the purpose of being viewed from outside the premises and does not include Fascia Signs.



SECTION CONTENTS

11.1 Definitions

PART ELEVEN Definitions

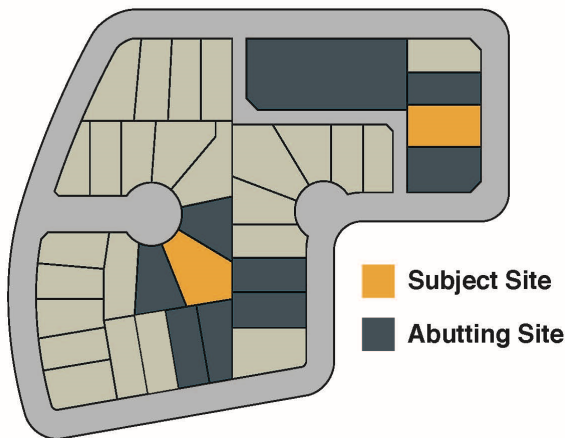




11.1 Definitions

A

Abutting means immediately contiguous to or physically touching, and when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot, Site, or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting.



Act means the Municipal Government Act, R.S.A 2000, c.M-26, as amended.

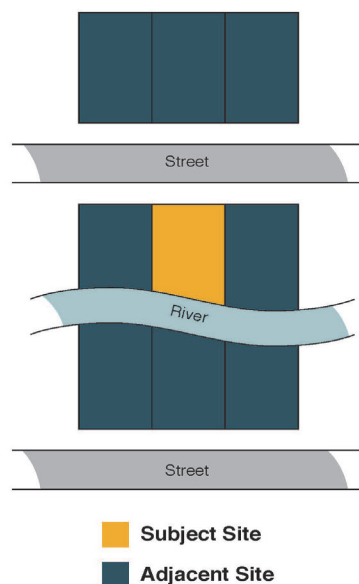
Accessory Building/Structure means a Structure or detached Building, the use of which is incidental and subordinate to the Principal Building located on the same Site. This may include a detached Garage, detached carport, garden shed, gazebo, personal swimming pool, personal hot tub, Deck, Fence, Solar Collector, and children's play equipment.

Accessory Suite means a Development that contains a Dwelling Unit that is self-contained and that secondary to the main Dwelling Unit on the Lot, and includes a Backyard Suite or a Secondary Suite.

Accessory Use means a Use naturally or normally incidental, subordinate, and devoted to the Principal Use, and located on the same Lot or site.



Adjacent means contiguous or would be contiguous if not for a river, stream, railway, road, lane, Utility right-of-way, public utility lot, or reserve land.



Adult Entertainment means any premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. These uses include:

- a. Adult mini-theatres, which are any premise wherein live performances, film or video or other electronic or photographic reproductions are performed and shown as a principal use or accessory to some other business activity which is conducted on the premises;
- b. Erotic dance clubs or strip club; and
- c. Services of which a principal feature or characteristic is the nudity or partial nudity of any person.

Agriculture Use, Class 1 means the cultivation or keeping of livestock for personal and/or recreational purposes and includes Buildings and other Structures incidental to the operation but does not include a confined feeding operation or a manure storage facility as defined in the Alberta Agricultural Operation Practices Act. This use may be limited by the Lot Area of the parcel. Agriculture Use does not include an Animal Service or Cannabis Production.

Agriculture Use, Class 2 means the cultivation or keeping of fruits, vegetables, grains or animals for commercial gain and/or recreational purposes and includes Buildings and other Structures incidental to the operation but does not include a confined feeding operation or a manure storage facility as defined in the Alberta Agricultural Operation Practices Act. This use may include the retail sale of produce or product raised on Site as an accessory Use to the Principal Use. Agriculture Use does not include an Animal Service or Cannabis Production.



Amenity Space means an area comprised of on-site, communal or private, indoor or outdoor space, designated for active or passive recreational use by the residents, occupants, visitors or customers of the Site.

Animal Service means a Development for the purpose of treatment, boarding, training, and/or grooming of domestic animals. Typical uses include veterinary clinics, boarding kennels, grooming businesses and animal shelters, but does not include an Agriculture Use.

Arterial Street means a public thoroughfare designed to serve as a major traffic route that moves large volumes of vehicles to connect with major highways and community areas.

Artist Studio means a space for the creation of works of art, and may include instruction in art and sales of works of art.

Automotive Gas Station means a Development used for the sale of gasoline, other petroleum products and a limited range of vehicle parts and accessories. Automotive Gas Stations may include a convenience store.

Automotive Sales means a Development used for the sale, service, and/or rental of motor vehicles, and may include incidental vehicle servicing and maintenance secondary to the sale or rental use.

Automotive Service means a Development used for the service and maintenance of motor vehicles, the sale of automotive parts and accessories, lubricating oils and other automotive fluids or any combination of such. Typical uses include autobody and paint shops, glass repair, oil and lubrication centres, tire shops, transmission repair and auto upholstery shops, but does not include an Automotive Wash or Automotive Sales.

Automotive Wash means a Development providing automated/drive-through or individually coin/time operated wand wash facilities for vehicles. Typically these facilities are free standing or located in conjunction with an Automotive Gas Station, Automotive Service or Automotive Sales use.

Awning means a cloth-like or lightweight metal shelter projecting from and supported entirely by the exterior wall of a building.

B

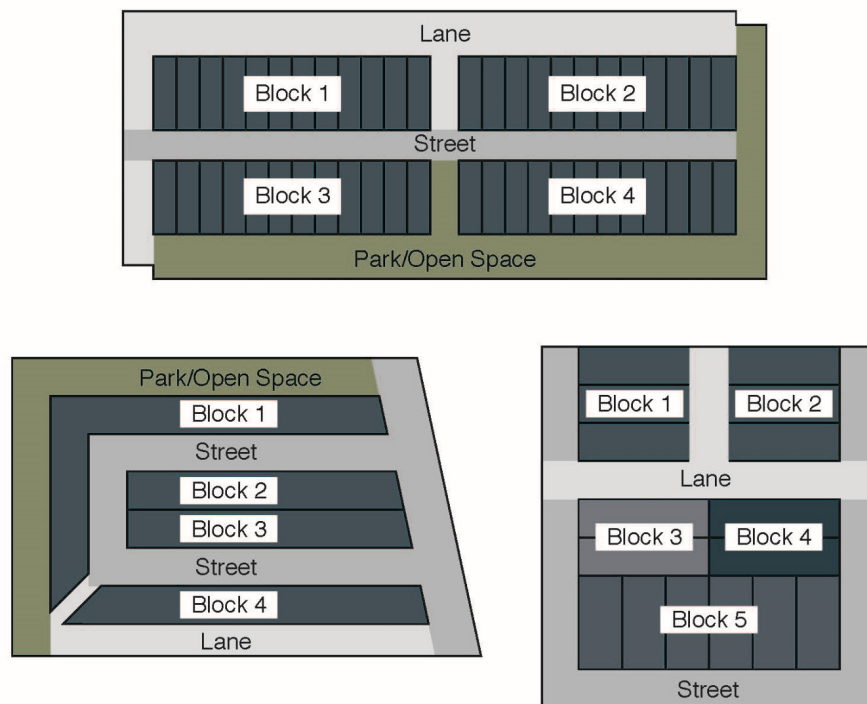
Bare Land Condominium means a condominium Site in which individual or separate owners own the land on which their units are located.

Barrier-Free Accessible means that a Development, or parts thereof as specified in this Bylaw, can be used by persons with physical disabilities.

Bed and Breakfast means a use of a Dwelling, secondary to the residential Use of the Dwelling, where the occupant of the Dwelling provides overnight accommodation for up to thirty (30) days in a row to guests for remuneration in three (3) or fewer guest rooms.



Block Face means Abutting Lots on one side of a Street not separated by Internal Private Roadways and/or public land such as Streets, pathways greater than 6.0m in width, Parks, or similar lands.



Bottom of Escarpment means the transition line at the bottom of an Escarpment where the slope changes to less than 15%.

Boulevard means a Boulevard as defined in the Traffic Safety Act of Alberta.

Brewery, Winery and Distillery means a facility where beer, wine, spirits or other alcoholic beverages are made on the Site and then sold or distributed. This Use may be approved in conjunction with a Drinking Establishment, Eating Establishment, or Retail Service provided both Uses are listed within the District.

Building means a Building as defined in the Act.

Building Frontage means the uninterrupted length of a building or series of buildings facing the same public street



Building Height means the vertical distance between the Finished Grade established by the Development Authority and the highest point of a Building excluding a ventilating fan, skylight, steeple, chimney, smoke stack, firewall, parapet wall, flagpole, or any other accessory roof construction not structurally essential to the Building.



Business and Professional Office means a Development that provides, administrative, consulting, information, management, or professional services. Typical uses include call centres and/or offices providing accounting, architectural, employment, engineering, insurance, investment, legal, real estate, secretarial and/or travel agent services but does not include a Health Care Office.

Business Support Service means a Development that provides support services to businesses, where all on-site activity occurs indoors. Typical uses include sign making, printing services, catering, janitorial services, and security services.

C

Caliper means the diameter of the trunk of a tree measured at 0.3 metres above the ground.

Campground means Development intended for seasonal occupancy by Recreational Units, tents and similar equipment, which may include supplementary bathroom and recreation facilities, eating and cooking shelters, Retail Services, laundry facilities, a manager's suite and Eating Establishments.

Cannabis Production means a Development where cannabis is grown, harvested, processed, tested, destroyed and/or stored on Site, but does not include the retail sale of cannabis.

Canopy means a roof construction or cantilevered roof free of enclosing walls over a Building entrance or gasoline pump island.

Cemetery means a Development for the entombment of the deceased, which may include, but is not limited to columbariums, mausoleums, and pet cemeteries.

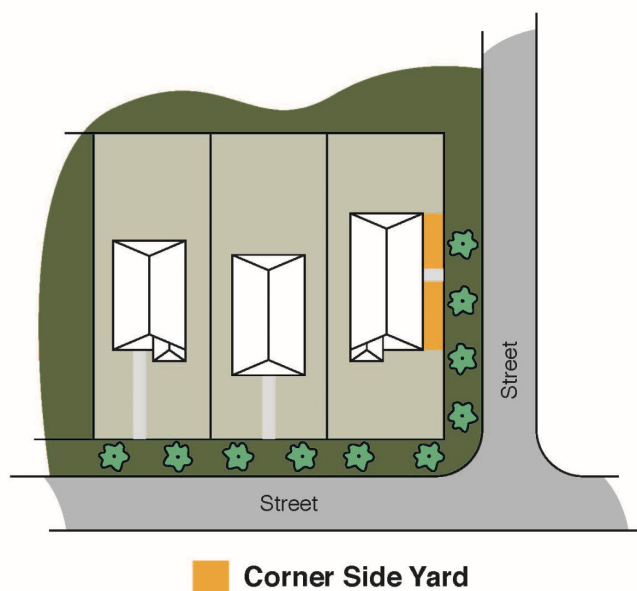


Child Care Services means a Development that provides temporary child care, maintenance, supervision and/or education to children for periods of less than twenty-four (24) hours. Typical uses include day care facilities, play schools, preschools, and kindergartens but does not include a Day Home or Education Service.

Community Facility means a Development for use by the public or public/private groups for religious, cultural or community activities. Typical uses include churches, community halls, and public or private clubs.

Community Garden means a Development where vegetables and/or fruits are cultivated for consumption or distribution on a not-for-profit basis.

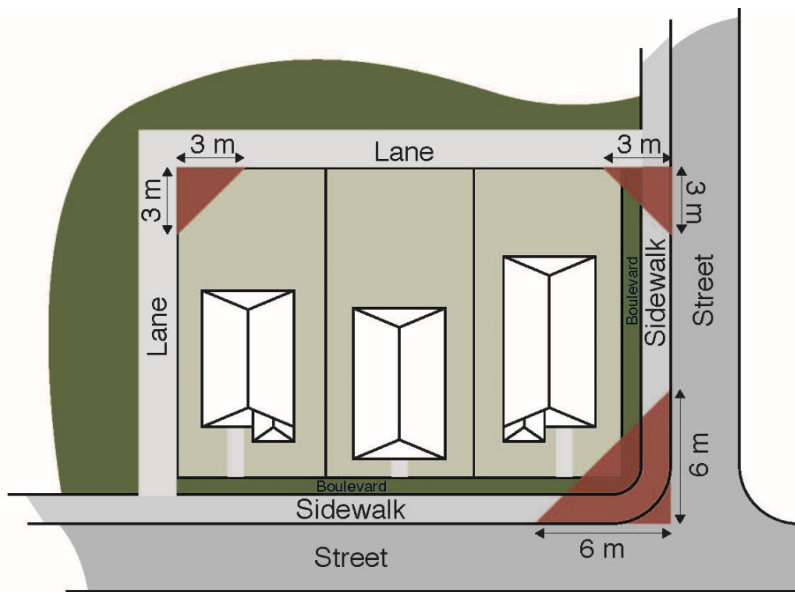
Corner Side Yard means a Side Yard which Abuts a Street.



Corner Lot means a Lot located at the intersection of Streets.

Corner Visibility Triangles are determined as follows:

- A corner visibility triangle at the intersection of two public Streets shall be determined by drawing a straight line between the two (2) points along the **Abutting Streets**, measuring at 6.0m from the corner where they intersect.
- A corner visibility triangle at the intersection of a public Street and a Lane shall be determined by drawing a straight line between two (2) points along the **Rear and Corner Side Property Lines**, measured at 3.0m from the corner where they intersect.
- A corner visibility triangle at the intersection of two (2) Lanes shall be determined by drawing a straight line between two (2) points along the **Rear and Side Property Lines**, measured at 3.0m from the corner where they intersect.



Site Triangle

CPC means the Town of Cochrane Planning Commission

D

Day Home means a use of a Dwelling, secondary to the residential use, where the occupant of the Dwelling provides temporary child care, maintenance, supervision and/or education to six (6) or less children who are not residents in the Dwelling for periods of less than twenty-four (24) hours for remuneration.

Deck means a horizontal structure, raised 0.6m or more above grade at any point, that is intended for use as an outdoor Amenity Space or to provide outdoor services in a commercial Use.

Density means the number of Dwelling Units on a Site, expressed as Dwelling Units per gross hectare.

Derelict Vehicle means a motor vehicle which has been rendered inoperative by reason of disassembly, age, or mechanical condition.

Development means Development as defined in the Act.

Development Authority means the CPC, Council, or the Development Officer as the context provides, established pursuant to the Act through this Bylaw.

Development Officer means the person(s) appointed by the Chief Administrative Officer responsible for carrying out the duties listed in this Bylaw.

Development Permit means a Development Permit as defined in the Act.



Discretionary Use means the Use of land or of a Building that is listed in the “Discretionary Uses” columns under the “Uses” subsection in all Districts of this Bylaw or otherwise identified as a Discretionary Use in this Bylaw.

District means an area of land designated on the Land Use Map for which a specific set of land uses and rules have been set forth in this Bylaw.

Drinking Establishment means Development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises, and where minors could be prohibited from patronizing the establishment during at least some portion of the hours of operation. This may include incidental off-sales of alcoholic beverages for consumption away from the premises and may include the preparation and sale of prepared foods to patrons. Typical uses include pubs, bars and cocktail lounges.

Drive-Through Service means a Development that provides drive-in service to patrons who generally remain in a motor vehicle while receiving the service. These Developments may be approved in conjunction with Financial Service, Retail Service, Eating Establishment, Automotive Service, Automotive Wash, and other Developments capable of providing such service.

Driveway means a Hard Surfaced area that provides access for vehicles from a road to an attached Garage, detached Garage or off-street Parking Facility.

Dwelling means any Building or structure used for residential occupancy and containing one or more Dwelling Units.

Dwelling Unit means a self-contained residence with cooking, eating, living, sleeping and sanitary facilities with a separate private entrance from the exterior of a Building or from a common hall, lobby or stairway inside a building.

Dwelling, Duplex or Duplex Dwelling means a Building containing two (2) Dwelling Units, with one Dwelling Unit placed over the other in whole or in part where each Dwelling Unit has its own separate entrance. This type of Development is designed and constructed as two Dwelling Units at the time of initial construction of the Building. This Use does not include Accessory Suites.

Dwelling, Backyard Suite or Backyard Suite means a self-contained detached Dwelling Unit which is accessory to the principal Dwelling Unit on a residential Lot with a Single-Detached Dwelling. This may be a separate stand-alone Building or attached to or above an Accessory Building.

Dwelling, Multi-Unit or Multi-Unit Dwelling means a residential Building consisting of three or more Dwellings, arranged in any configuration. Typical uses include row houses, stacked row houses, four-plexes and apartments.

Dwelling, Secondary Suite or Secondary Suite means a self-contained Dwelling Unit which is accessory to the Principal Dwelling and is located within a Single Detached Dwelling or a Semi-Detached Dwelling on a residential Lot.



Dwelling, Semi-Detached or Semi-Detached Dwelling means a Building containing two (2) Dwelling Units joined side by side with a common wall or Party Wall and each having a separate entrance to the outside.

Dwelling, Single Detached or Single Detached Dwelling means a Building containing (1) Dwelling Unit and may include a Building built using Modular Construction but does not include a Manufactured Home.

E

Easement means a legal right of use over another person's property which provides the easement holder with specific rights with respect to access or use of that property.

Eating Establishment means a Development where the primary purpose is the preparation and sale of prepared foods and beverages to the public, for consumption within the premises or off-site. Typical Uses include fast food restaurants, family restaurants, coffee shops, delis, and take-out restaurants.

Eaves means the part of a roof that overhangs the walls of a Building or Structure.

Education Service means a Development, publicly or privately supported, used for learning, education and/or research. Typical Uses include public schools, private schools, charter schools, adult education centres, trade schools, colleges and universities.

Enclosed means a space or structure that is surrounded by two or more walls, and a roof, beam structure, or other means of enclosure.

Entertainment Facility means a Development where the public participates in and/or views an activity for entertainment and/or social purposes. This includes the sale of food and beverages to the patrons including alcohol. Typical uses include casinos, amusement arcades, billiard/pool halls, bingo halls, bowling alleys and miniature golf establishments.

Escarpment means an area with a slope of 15% or greater.

Established Neighbourhood means a residential neighbourhood subdivided prior to 1980.

Excavation, Stripping and Grading means Development on a Site that may include the digging or removal of soil or other similar materials, the removal of vegetation, or re-grading.

Exhibition Grounds means a Development where entirely or primarily outdoor entertainment is provided to the public, and may include vendors of food, beverage and commodities, amusement rides, agricultural fairs, and outdoor rodeos.

F

Façade means the exterior outward face of a Building which faces a Street. Buildings on Corner Lots present two public façades.



Factor of Safety means the ratio of shear resistance to driving force along a potential failure plane.

Fence means a vertical structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.

Financial Service means a Development that is primarily for the banking or lending of money and other related services. Typical uses include trust companies, chartered banks, and credit unions.

Finished Grade or Grade means the ground elevation established for the purpose of determining the number of Storeys and the Building Height of a Building or Structure. Finished Grade for determining the Building Height of a Building or Structure shall be determined by averaging the four geodetic elevation points of Finished Grade immediately adjacent to the primary four corners of a Building.

Fitness Studio means a Development where space, equipment or instruction is provided for activities related to the physical well-being such as dance, martial arts, yoga, and other forms of physical exercise and does not include a Recreation Facility.

Flood Fringe means the Flood Fringe in a Flood Hazard Area as determined by the Province of Alberta.

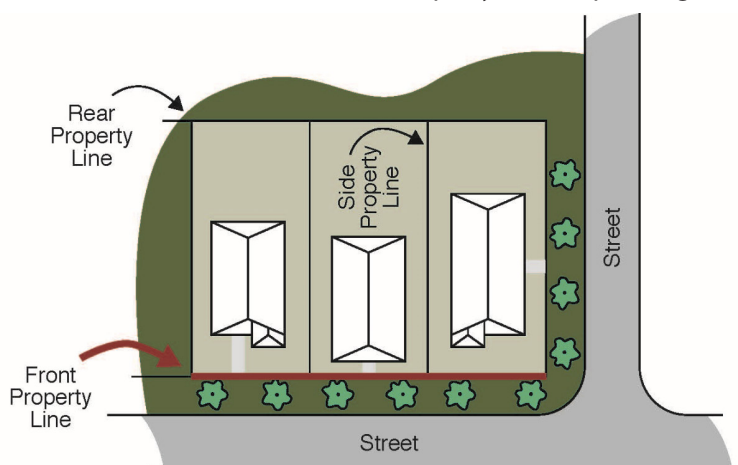
Flood Hazard Area means the Flood Fringe and Floodway, and any other area identified as a Flood Hazard Area by the Province of Alberta.

Floodway means the Floodway in a Flood Hazard Area as determined by the Province of Alberta.

Frontage means:

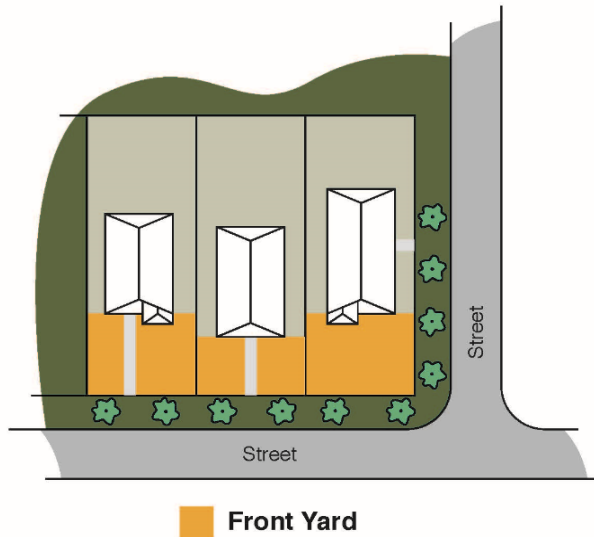
- a. Where used with reference to residential Developments, the length of the Front Property Line of the Site; and
- b. Where used with reference to non-residential Developments, the length of the Property Line of a side of a Site that Abuts a Street

Front Property Line means the Property Line separating a Site from an abutting Street, and in the case of a Corner Lot means the shorter of the two Property Lines separating the Site from an Abutting Street.





Front Yard means the portion of a Site abutting the Front Property Line extending across the full Lot Width, situated between the Front Property Line and the nearest wall of the Principal Building, not including projections.



Front Yard Setback means the distance that a Development or a specified portion of it, must be set back from a Front Property Line.

Funeral Service means a Development used for the preparation of the deceased for burial or cremation and where funeral services may be provided. Typical uses include crematoriums, and funeral homes.

G

Garage means an Accessory Building or a part of the Principal Building associated with a residential use designed and used primarily for the storage of motor vehicles and includes a carport.

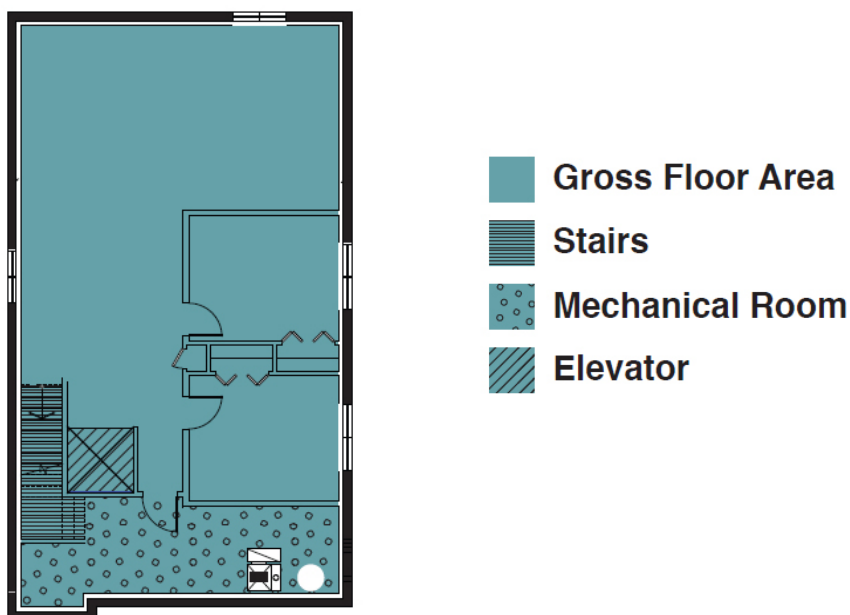
Government Service means the use of land by the Municipal, Provincial or Federal Governments for the purposes of providing services to the public. Typical uses include government offices, postal service outlets, social service centres, and transit services, but does not include Emergency Protective Services, Health Care Facilities, Health Care Offices or Educational Services.

Greenhouse and Garden Centre means a Development for the purpose of growing, storage, wholesale and/or retail sale of plants of any kind and materials and equipment used for gardening or lawn care but does not include Cannabis Production.



Gross Floor Area means :

- a. In the case of a Building, the total floor area of all Storeys within the Building, including the basement, measured to the outside surface of exterior and basement walls; and
- b. In the case of a Use within a Building, the total floor area of the use area measured to the outside surface of exterior walls and to the centre line of any interior walls separating the use area from another use area.



H

Hard Surface means a ground cover consisting of durable rigid material suitable for pedestrian or vehicular traffic. This may include concrete, asphalt, paving stone, or other material approved by the Development Authority.

Health Care Facility means a Development that may provide inpatient and/or outpatient health care to the public, usually in a campus-type setting. Typical uses include comprehensive health centres and full-service hospitals.

Health Care Office means a Development that provides medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, medical labs, walk-in clinics, counselling services and dispensaries selling pharmaceutical and medical supplies.

Home Occupation means the incidental and secondary use of a Dwelling Unit by a resident for commercial purposes and includes Home Occupation Class 1 and Home Occupation Class 2.



Home Occupation Class 1 means a Home Occupation which does not:

- a. involve any client or customer visits to the Dwelling Unit; and
- b. involve any employees working on-site who do not reside in the Dwelling Unit.

Home Occupation Class 2 means a Home Occupation which:

- a. involves up to six (6) client or customer visits to the Dwelling Unit per day; and/or
- b. involves no more than one (1) employee working on-site who does not reside in the Dwelling Unit.

Hotel means a Development, including a motel, used for the provision of Sleeping Units for temporary sleeping accommodation in which the Sleeping Units may be equipped with individual kitchen facilities. This Use may include accessory Eating and/or Drinking Establishments, Personal Services, meeting rooms, Retail Services, and/or a manager's suite.

I

Industrial Operations means a Development that includes one or more of the following activities:

- a. The processing of raw or finished materials;
- b. The manufacturing or assembly of goods, products or equipment;
- c. The storage or transshipping of materials, goods and equipment;
- d. The training of personnel in general industrial operations; or
- e. The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair of goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts.

This Use may include indoor display and sales operations accessory to the industrial Use. Typical Uses include distribution facilities, lumber processing plants, equipment yards and factories, but does not include Natural Resource Extraction/Processing, Cannabis Production, or a Salvage Yard.

Industrial Support Service means a Development that provides sales or service to agricultural, industrial, or commercial clients. Typical uses include agricultural or industrial supplies and services, building supply centres, bulk fuel sales, contractor's offices, large equipment sales or servicing, warehouses, livestock auctions, trade schools, and wholesale centres.

Infill Development means new Development or redevelopment of Buildings and Structures within areas containing existing Buildings or Structures.

Innovation Service means a Development for the purpose of scientific and/or technical research, testing, investigation, experimentation and/or light manufacturing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer technology, medical instrumentation, aerospace and electronics. Innovation Service does not include Cannabis Production.

Internal Private Roadway means a road that is located entirely on a private Site and is used to provide ac-



cess to a Development within the Site.

L

Landscaping means modification and enhancement of a Site through the use of any or all of the following elements:

- a. "Soft Landscaping" consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover; or
- b. "Hard Landscaping" consisting of non-vegetative materials such as brick, stone, rock, tile and wood excluding monolithic concrete or asphalt.

Lane means a public roadway that is primarily intended to give access to the rear of Buildings and Lots.

Large Vehicle means a vehicle, other than a Recreational Unit, that has a gross vehicle weight rating over 4,500 kg.

Livestock means horses, cattle, sheep, swine, fur-bearing animals raised in captivity, game production animals within the meaning of the Livestock Industry Diversification Act, live poultry and bees, but does not include wild boars.

Loading Facility means an area of a Site, either open or enclosed in full or in part, for the temporary parking of motor vehicles while loading or unloading goods, materials or passengers.

Lot means Lot as defined in the Act.

Lot Area means the area of a Lot including any area dedicated to an easement or a right-of way.

Lot Width means the shortest distance between the Side Property Lines, or, in the case of Corner Lots, shortest distance between the Side Property Line and the flanking Side Property Line. For irregular or pie-shaped Lots, the Lot Width shall be measured at 6.0 m back from the centre of the Front Property Line.

Lot Coverage means the percentage of a Lot which is covered by Buildings, Accessory Buildings and other Structures, but does not include the percentage of a Lot which is covered by hard landscaping, Decks, Patios, Driveways, Parking Pads, exterior storage and swimming pools.

M

Manufactured Home means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards and meets the requirements of the Alberta Building Code. This definition applies to both single section and multi-section models, but does not apply to modular homes, or recreational vehicles.

Manufactured Home Community means a Development that includes two (2) or more Manufactured Homes on one Site.



Market means a Development that serves as a venue where multiple vendors provide an assortment of retail goods and food or beverages to the public. Typical uses include artisan craft shows, farmers markets, flea markets, and trade shows.

Mixed Use Building means a Building in a residential District including one (1) or more Dwelling Unit(s) and one (1) or more commercial Use(s). Commercial Uses shall be limited to: Business and Professional Offices, Health Care Offices, Retail Services, Childcare Services, Eating Establishments, and Personal Services.

Modular Construction means a Building constructed in one or more sections within a factory and transported to a Site and permanently installed on a foundation. A residential Building constructed in this manner shall be considered the applicable type of Dwelling. Modular Construction Structures do not include Manufactured Homes or Recreational Units.

N

Natural Resource Extraction/Processing means a use where raw materials are removed, extracted or processed. Typical resources include but are not limited to oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

O

Outdoor Display Area means an outdoor place on a commercial Site or residential Site that has a Mixed Use Building where goods are temporarily put on display for inspection by, or retail sale or lease to, the general public.

Outdoor Storage Facility means a Site exclusively utilized for the storage of goods or materials or equipment. Un-serviced buildings or structures are considered Accessory Buildings. Typical uses include vehicle or heavy equipment storage compounds, or pipe yards.

Overlay means additional Development regulation superimposed on specific areas of the District Map, which supersede or add to the Development regulations of the underlying District.

P

Park means land developed for public recreational activities that do not require major buildings or facilities, and includes picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas, associated public washrooms and maintenance facilities.

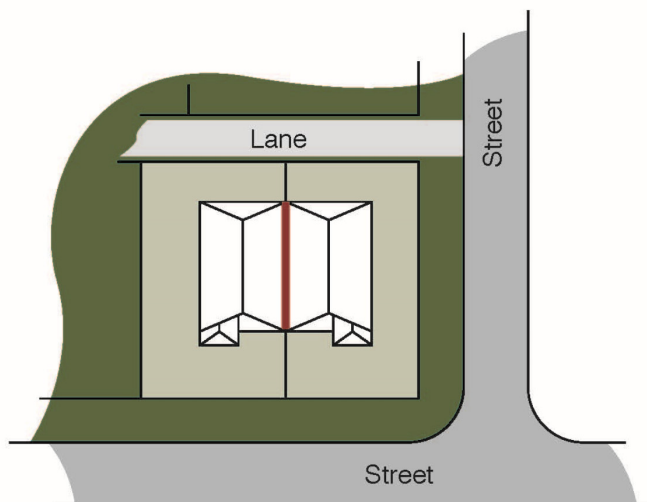
Parking Facility means the Development of a parcel or portion thereof for the specific provision of short-term Parking Stalls for motor vehicles at, above or below grade, and which can be developed independently from any other use on that parcel.



Parking Pad means means an area intended to accommodate part or all of the required off-street Parking Stalls for a residential land use.

Parking Stall means an off-street area available for parking motor vehicles.

Party Wall means a wall or dividing partition between two Abutting Dwelling Units erected at, or upon, a Property Line such that each Dwelling Unit is capable of being a separate, legal parcels subdivided under the Act.



Patio means an uncovered horizontal structure with a surface height, at any point, no greater than 0.6 m above grade, intended for use as an outdoor amenity space.

Permitted Use means the use of land or of a Building that is listed in the "Permitted Uses" columns under the "Uses" subsection in all Districts of this Bylaw or otherwise identified as a permitted use in this Bylaw.

Personal Service means a Development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical uses include hairdressers, esthetician and beauty salons, tanning salons, tattoo and piercing parlours, seamstress and tailor shops, shoe repair shops, laundromat, dry cleaning stores, but does not include, Health Care Facilities, Health Care Offices and Adult Entertainment Establishments.

Principal Building or Use means a Building or Use, that in the opinion of the Development Authority, is the main purpose for which the Building or Site is ordinarily used.

Property Line means a legally defined limit of any Lot

Protective Services means a Development that is necessary for the continued health, safety, or welfare of the residents of the Town and surrounding areas. This includes fire stations, ambulance services, police stations and similar facilities.



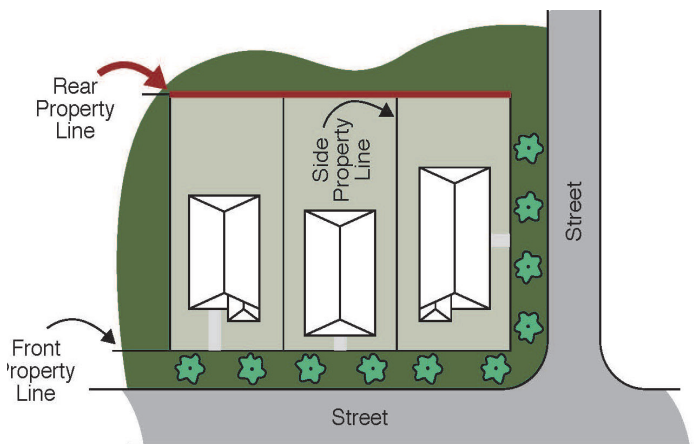
Q

Queue means a line of waiting people or vehicles.

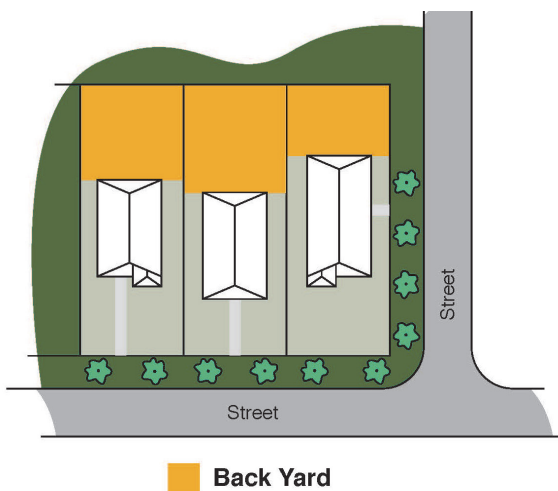
Queuing Space means the space designated for the temporary storage of a motor vehicle waiting in a Queue where the operator of the vehicle does not leave the vehicle unattended.

R

Rear Property Line means either the Property Line of a Lot which is furthest from and opposite the Front Property Line, or, where there is no such Property Line, the point of intersection of any Property Lines other than a Front Property Line which is furthest from and opposite the Front Property Line.



Rear Yard means the portion of a Site abutting the Rear Property Line extending across the full width of the Site, situated between the Rear Property Line and the nearest wall of the Principal Building, not including projections.



Back Yard



Rear Yard Setback means the distance that a Development or a specified portion of it, must be set back from a Rear Property Line.

Recreation Facility means a Development that provides facilities that are available for public sport and recreational activities conducted indoors and/or outdoors, with or without an area for spectators and does not include Fitness Studios.

Recreational Unit means any vehicle, conveyance, or other type of unit or trailer, whether motorized, towed, self-propelled or otherwise transportable and used for recreational, utility or similar purposes and includes, but is not limited to, motor homes (Class A, B, or C), travel trailers, fifth-wheel trailers, tent trailers, utility trailers, truck campers, off-highway vehicles, boats and other watercraft, and all trailers used to carry or transport any such item, but does not include a manufactured home.

Recreational Vehicle Sales and Service means a Development used for the sales, rental and service of Recreational Units.

Recycling Depot means a Development used for the temporary storage of bottles, cans, newspapers, paper products, cardboard, plastics and similar items, and excludes scrap yards and Salvage Facilities. This use does not include personal, business, or municipal waste and recycling receptacles.

Retail Service means a Development used for the sale and/or display of merchandise to customers, and also includes rental services, repair of merchandise sold or rented by the service, supplementary postal services and food consumption areas or any combination of such. This Use includes but is not limited to establishments that provide: groceries, alcoholic beverages, household goods, furniture and appliances, hardware, building materials, clothing, and cannabis. This use does not include an Adult Entertainment.

Retaining Wall means a structure or series of structures constructed to withstand lateral pressure in order to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.

S

Salvage Facility means a Development where motor vehicles, tires, and parts are disassembled, repaired, stored or wrecked usually for parts or scrap metal re-sale.

Sales/Lot Information Centre means a temporary building or structure used for a limited period of time for the purpose of marketing land or buildings.

SDAB means the Town of Cochrane Subdivision and Development Appeal Board and/or the provincial Land and Property Rights Tribunal as provided for in accordance with the Act.

Self-Storage Facility means a Development where space is made available for the general public to store personal items, where such storage is wholly contained within a Building.

Service Window means the window through which the customer receives goods or service from a Drive-Through Service.

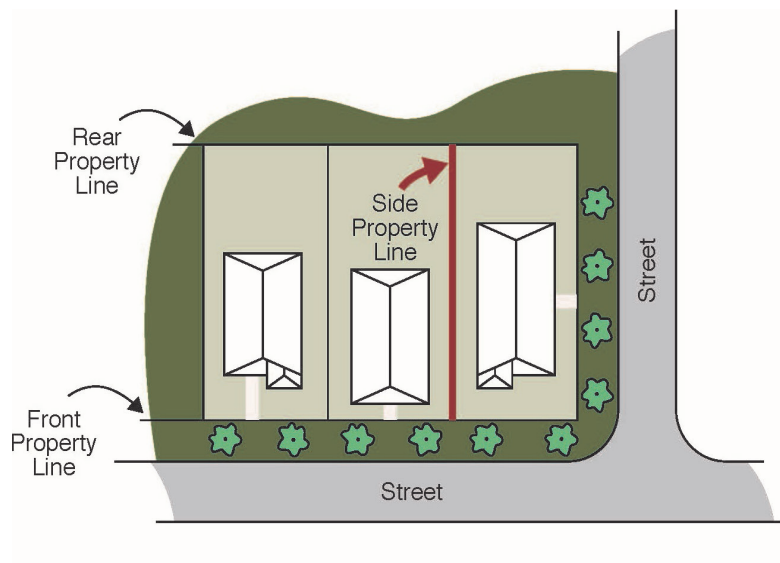


Setback means a Front, Side or Rear Yard Setback.

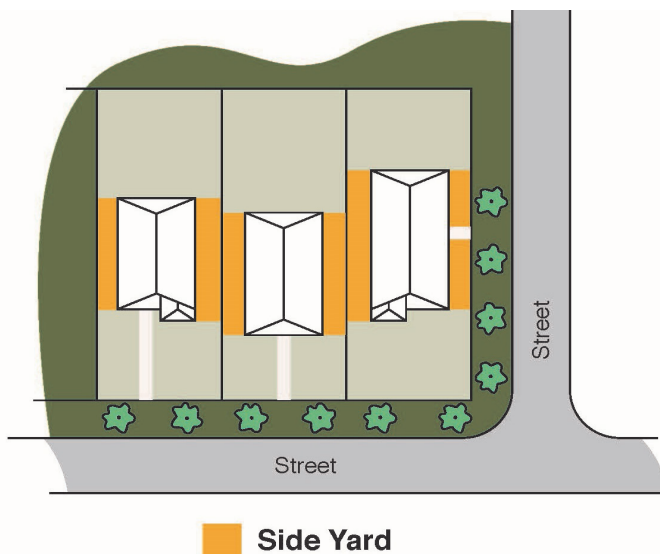
Shipping/Storage Container means a seacan or any other form of container that was or could be used for transport of goods by means of rail, truck, or by sea. Shipping/Storage Containers are typically rectangular in shape and are generally made of metal and vary in dimensions.

Show Home means a Building or structure taking the form of a future Dwelling Unit, and used for a limited period of time for the purpose of marketing residential land or Buildings.

Side Property Line means the property line of a Lot other than a Front Property Line or Rear Property Line.



Side Yard means that portion of a Site abutting a Side Property Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Property Line and the nearest wall of Principal Building, not including projections.





Side Yard Setback means the distance that a Development or a specified portion of it, must be set back from a Side Property Line.

Site means an area of land consisting of one or more Abutting Lots which operate as one site for Development.

Sleeping Unit means one or more habitable rooms or portions thereof provided as a sleeping facility.

Solar Collector means a device that collects and/or concentrates solar energy from the sun for the purpose of heating of water or energy production.

Solar Farm means an installation or area of land in which a large number of Solar Collectors are set up in order to generate electricity or heat water at a commercial scale beyond the requirements of the Development on-site.

Small Wind Turbine Type A means a structure(s) that incorporates rotor blades attached to an engine that produces electricity that has a height greater than 12.0 m and less than 30.0 m (including rotor blades), and does not exceed a rated capacity of 100 kW.

Small Wind Turbine Type B means a structure(s) that incorporates rotor blades attached to an engine that produces electricity that has a height less than 12.0 metres and does not exceed a rated capacity of 100 kW.

Stockpiling means the storing of soils or other similar materials from an excavation on a Site.

Storey means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.9 metres above building grade then the basement shall be considered the first storey for the purpose of this Bylaw

Street means any public road, including the boulevards, sidewalks and improvements, but excluding a Lane or walkway.

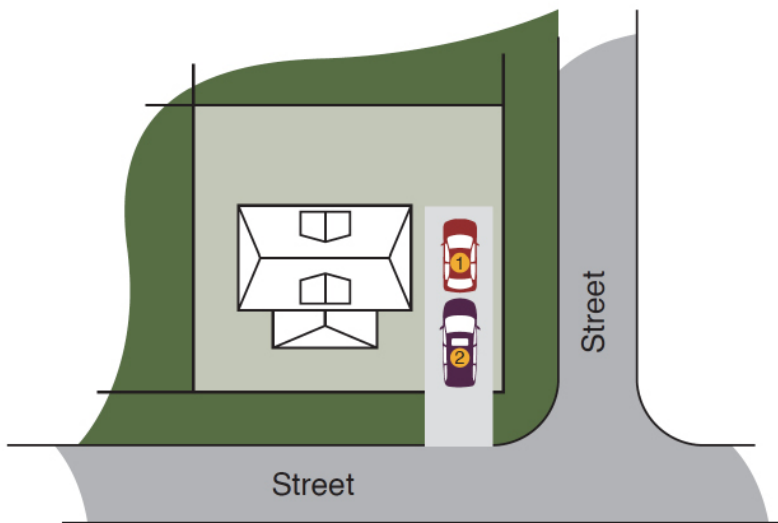
Subdivision Servicing Agreement means an agreement respecting the servicing of a subdivision in accordance with the Act.

Supportive Housing means a Development providing living accommodation to six (6) or more persons with chronic or declining health conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking service or for persons generally requiring specialized care. Typical uses include nursing homes and assisted living facilities. Supportive Housing does not include a Temporary Care Facility.



T

Tandem Parking Stall means two Parking Stalls, one behind the other with a common or shared point of access to the manoeuvring aisle, Street or Lane.



Temporary Building means a Building or structure that is permitted to be developed on a Site for a limited period of time and does not have a permanent foundation.

Temporary Care Facility means a Development providing temporary living accommodation, where one or more persons are living under the care or supervision of professional health or counselling care providers and that has at least one staff person at the facility at all times. Typical uses include halfway houses, short term medical rehabilitation centres and detoxification centres.

Temporary Commercial Service means a temporary (less than six (6) months) or seasonal Development used for the retail sale of goods, services, food and beverage to the public. Typical uses include fruits and vegetable stands, tree lots, and windshield chip repair.

Top of Escarpment means the transition line where the upper portion of the escarpment land changes to less than 15% slope.

U

Use means the purpose for which land or a Building or structure, or any combination thereof, is designated, arranged, erected, intended, occupied or maintained.

Utility means a public utility as defined in the Act.



V

Variance means an alteration or change to a Development standard prescribed by this Bylaw that is authorized by the Subdivision Authority, the Development Authority, or the SDAB.

W

Wind Farm means an area of land with a commercial-scale group of energy producing windmills or wind turbines.

X

Xeriscape means landscape design that seeks to reduce or eliminate the requirement for supplemental water. This can be accomplished through various means including the use of native or drought-tolerant plants, the structure of the sub-soil, proper use of mulch, and the potential integration of inorganic material in the landscape.



SECTION CONTENTS

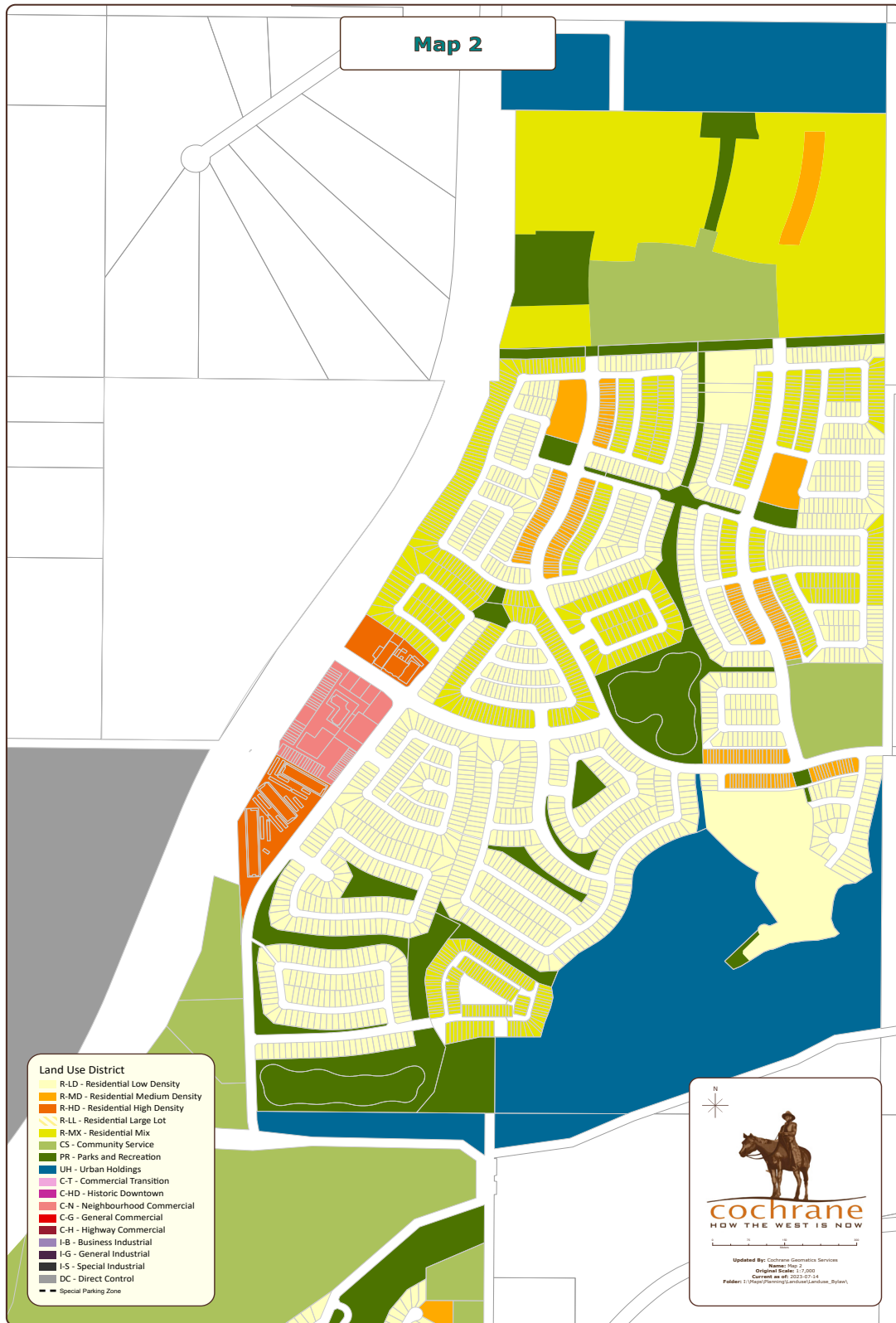
12.1 Land Use District Maps

PART TWELVE Land Use District Maps

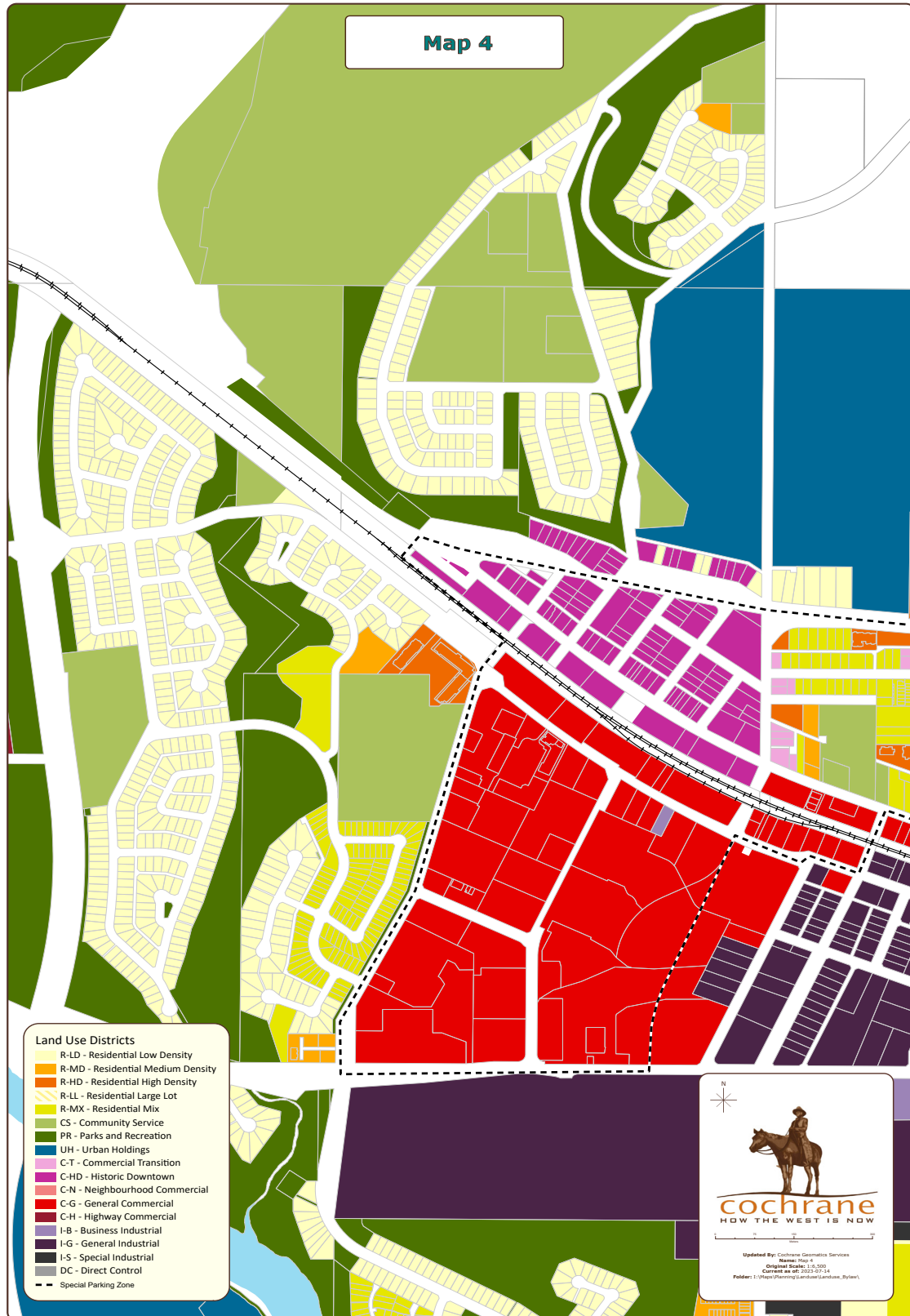


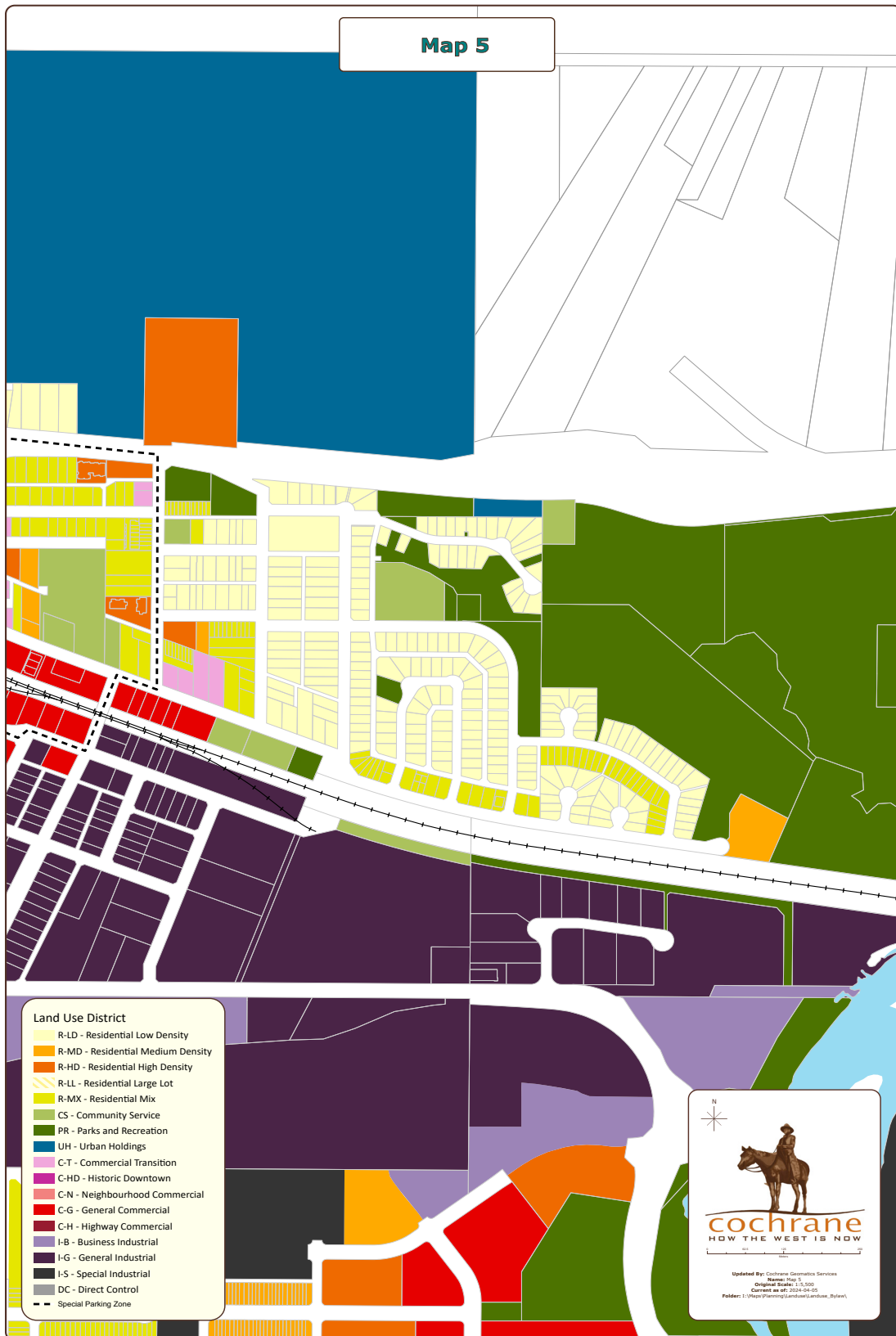




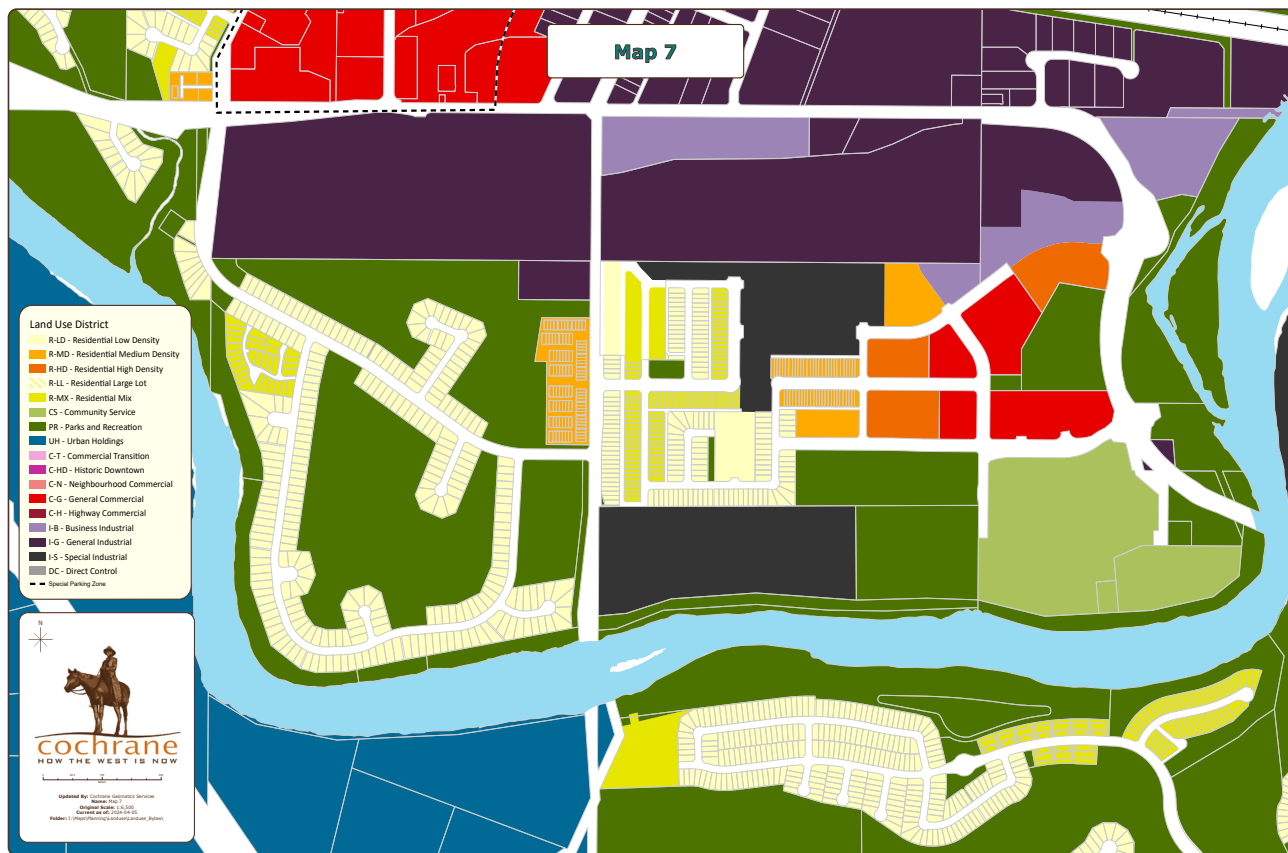






















SECTION CONTENTS

- 13.1 Schedule A: Minimum Specified Penalties
- 13.2 Schedule B: Digital Sign Overlay
- 13.3 Schedule C: Western Heritage Design Framework Overlay

PART THIRTEEN Schedules





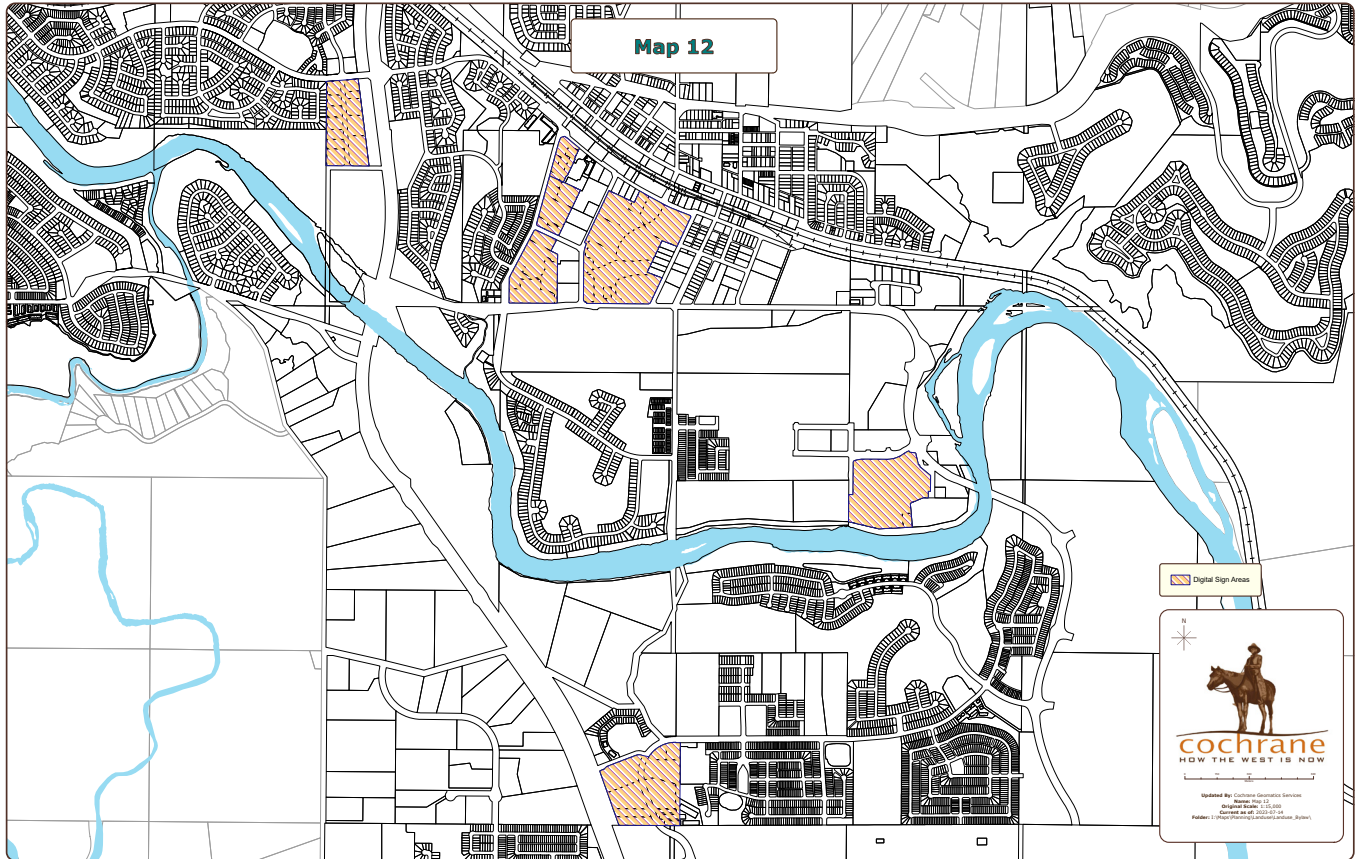
13.1 Schedule A: Minimum Specified Penalties

TABLE 45. Minimum Specified Penalties

OFFENCE	MINIMUM	SPECIFIED
Section 1.11 Failure to Obtain a Development Permit	1000	1500
Section 1.18 Failure to comply with Development Permit	500	1000
Section 1.19 Occupy or commence Use prior to Development Permit issuance	500	1000
Section 1.31.1 Failure to comply with any other condition in this Bylaw	250	500
Section 10.10.2 Failure to comply with signage regulation	250	500



13.2 Schedule B: Digital Sign Overlay





13.3 Western Heritage Design Framework Overlay
