**IMPORTANT NOTICE**

*Town of Cochrane*

# OFFICE CONSOLIDATION

*This document is consolidated into a single publication for the convenience of users. The official Bylaw and all amendments are available from the Legislative Services Manager and should be consulted in interpreting and applying this Bylaw. In case of any dispute, the original Bylaw must be consulted.*

*For easy reference, the amending Bylaw Numbers are listed with a brief description.*

**Printed by the Manager, Legislative Services by the authority of Town Council**

**Town of Cochrane**

**Land Use Bylaw 01/2022**

**Office Consolidated Version dated November 10, 2026**

## Includes Amending Bylaws:

| Bylaw | Description | Adopted |
|---|---|---|
| 02/2022 | RES # 63/03/22 Willows West LU Amendment | March 28, 2022 |
| 10/2022 | RES # 65/03/22 Greystone Ph 1A LU Amendment | March 28, 2022 |
| 12/2022 | RES # 82/04/22 Greystone Ph 2 LU Amendment | April 25, 2022 |
| 13/2022 | RES # 84/04/22 Greystone Ph 3 LU Amendment | April 25, 2022 |
| 17/2022 | RES # 196/11/22 Greystone Ph 5 LU Amendment | November 28, 2022 |
| 19/2022 | RES # 17/01/23 Greystone Ph 4 LU Amendment | January 23, 2023 |
| 01/2023 | RES # 43/02/23 320 Powell Street LU Amendment | February 27, 2023 |
| 05/2023 | RES # 61/03/23 Greystone Ph 6 LU Amendment | March 13, 2023 |
| 12/2023 | RES# 99/05/23 304 First Street East LU Amendment | May 23, 2023 |
| 13/2023 | RES # 101/05/23 313 Ross Avenue | May 23, 2023 |
| 15/2023 | RES # 132/07/23 Amendments, Omnibus | July 10, 2023 |
| 24/2023 | RES # 04/01/24 365 Railway Street West | January 8, 2024 |
| 02/2024 | RES # Greystone Ph 7 LU Amendment | February 26, 2024 |
| 03/2024 | Greystone Ph 8 LU Amendment | March 25, 2024 |
| 04/2024 | RES # 65/03/24 Greystone Ph 9 LU Amendment | March 25, 2024 |
| 08/2024 | Greystone Ph 9 LU Amendment DC | March 25, 2024 |

| | | |
|---|---|---|
| 10/2024 | West Hawk Land Use Amendment | April 8, 2024 |
| 11/2024 | RES # 60/03/24 Textual to add Personal Service to I-B | March 25, 2024 |
| 18/2024 | Willows LU Amendment | June 9, 2025 |
| 19/2024 | Greystone Ph 10 LU Amendment | June 10, 2024 |
| 22/2024 | The Summit LU Amendment | October 15, 2024 |
| 25/2024 | Southbow Stage 1 LU Amendment | January 13, 2025 |
| 01/2025 | Road Closure | May 12, 2025 |
| 12/2025 | Southbow LU Amendment – Multi-Family | June 9, 2025 |
| 13/2026 | Heartland Ph 14 LU Amendment | October 13, 2026 |
| 15/2026 | Greystone Ph 9 LU Amendment | November 9, 2026 |



Town of Cochrane

# Land Use Bylaw

BYLAW 01/2022

**Town of Cochrane**
101 RancheHouse Road
Cochrane, AB T4C 2K8
Ph: 403-851-2500
Fax: 403-932-6032

Bylaw 01/2022

www.cochrane.ca



# Contents


SECTION 1. **Administration** 1

1.1 Title 2
1.2 Purpose 2
1.3 Application 2
1.4 Compliance with Other Bylaws, Regulation and Legislation 2
1.5 Effective Date and Transition 3
1.6 Severability 3
1.7 Lawfully Non-Conforming Buildings, Uses and Lots 3
1.8 Fees and Charges 4
1.9 Interpretation 4
1.10 Development Authorities 6
1.11 Control of Development 9
1.12 Development Permits Not Required 9
1.13 Development Application Requirements 12
1.14 Development Permit Application Completeness 14
1.15 Notice of Application 15
1.16 Referrals 15
1.17 Decisions on Development Permit Applications 15
1.18 Conditions Attached to a Development Permit 16
1.19 Commencement and Completion of a Development Permit 18
1.20 Cancelled or Suspended Development Permits 19
1.21 Reapplication for a Development Permit 19
1.22 Similar Uses 20
1.23 Uses Permitted in all Districts 20
1.24 Uses Discretionary in all Districts 21
1.25 Amendments to the Land Use Bylaw 21
1.26 Amendment Application Requirements 21
1.27 Reapplication for an Amendment 22
1.28 Direct Control Districts 22
1.29 Establishment of Land Use Districts 24
1.30 Overlay District 24
1.31 Bylaw Contravention 25

SECTION 2. **Residential Land Use Districts** 27

2.1 Residential Large Lot District (R-LL) 28
2.2 Residential Low Density District (R-LD) 30
2.3 Residential Mix District (R-MX) 32
2.4 Residential Medium-Density District (R-MD) 34
2.5 Residental High-Density District (R-HD) 36

SECTION 3. **Commercial Land Use Districts** 39

3.1 Commercial Transition District (C-T) 40
3.2 Neighbourhood Commercial District (C-N) 43
3.3 Historic Downtown District (C-HD) 46
3.4 General Commercial District (C-G) 49
3.5 Highway Commercial District (C-H) 52

SECTION 4. **Industrial Land Use Districts** 55

4.1 Business Industrial District (I-B) 56
4.2 General Industrial District (I-G) 59
4.3 Special Industrial (I-S) 62

SECTION 5. **Urban Service Land Use Districts** 65

5.1 Parks and Recreation District (PR) 66
5.2 Community Service District (CS) 68
5.3 Urban Holdings District (UH) 70

SECTION 6. **Direct Control** 73

6.1 Canadian Southern Baptist Seminary and College Direct Control (DC-01) 74
6.2 Downtown- 365 Railway Street West Direct Control (DC-02) 76

SECTION 7. **Overlays** 79

7.1 Digital Sign Overlay 80
7.2 Western Heritage Design Framework Overlay 80

SECTION 8. **General Regulations** 81

8.1 Applicability 82
8.2 Accessory Buildings, Structures and Uses 82
8.3 Projections 85
8.4 Solar Collectors 85
8.5 Wind Turbines 85
8.6 Bareland Condominium 87
8.7 Compatibility of Infill Development 88
8.8 Corner Visibility Triangles 88
8.9 Crime Preventation Through Environmental Design 88
8.10 Design, Character, and Appearance 89
8.11 Easements 89
8.12 Garbage and Recycling Facilities 89
8.13 Landscaping 90
8.14 Lighting Standards 95

8.15 Object Prohibited or Restricted in a Residential District 95
8.16 Outdoor Display Areas 96
8.17 Outdoor Storage 96
8.18 Driveways and Parking Pads 97
8.19 Parking and Loading Facilities 98
8.20 Recreational Unit Parking in Residential Districts 103
8.21 Special Risk Lands 104

SECTION 9. **Use Specific Regulations** 107

9.1 Bed and Breakfast 108
9.2 Cannabis Related Uses 108
9.3 Day Homes 108
9.4 Drive Through Services 109
9.5 Home Occupations 110
9.6 Mixed Use Building 111
9.7 Accessory Suites 111
9.8 Show Homes and Sales Centres 113
9.9 Supportive Housing 114
9.10 Temporary Commercial Services 114

SECTION 10. **Signage Regulations** 115

10.1 Development Permits Required 116
10.2 Signs Not Requiring a Development Permit 116
10.3 Applications for Signs 117
10.4 General Requirements for Signs 118
10.5 Freestanding Signs 120
10.6 Fascia Signs 122
10.7 Projecting Signs 122
10.8 Portable Signs 122
10.9 Banner Signs 122
10.10 Back-Lit Signs 123
10.11 Digital Signs 123
10.12 Community Identification Signs 124
10.13 Specialized Signs 125
10.14 Sign Enforcement 126
10.15 Sign Definitions 126

SECTION 11. **Definitions** 128

11.1 Definitions 130

SECTION 12. **Land Use District Map** 153

12.1 Land Use District Maps 154

SECTION 13. **Schedules** 167

13.1 Schedule A: Minimum Specified Penalties 168
13.2 Schedule B: Digital Sign Overlay 169
13.3 Schedule C: Western Heritage Design Framework Overlay 170

SECTION CONTENTS


1.1 Title
1.2 Purpose
1.3 Application
1.4 Compliance with Other Bylaws, Regulation and Legislation
1.5 Effective Date and Transition
1.6 Severability
1.7 Lawfully Non-Conforming Buildings, Uses, and Lots
1.8 Fees and Charges
1.9 Interpretation
1.10 Development Authorities
1.11 Control of Development
1.12 Development Permits Not Required
1.13 Development Application Requirements
1.14 Development Permit Application Completeness
1.15 Notice of Application
1.16 Referrals
1.17 Decisions on Development Permit Applications
1.18 Conditions Attached to a Development Permit
1.19 Commencement and Completion of a Development Permit
1.20 Cancelled or Suspended Development Permits
1.21 Reapplication for a Development Permit
1.22 Similar Uses
1.23 Uses Permitted in All Districts
1.24 Uses Discretionary in All Districts
1.25 Amendments to the Land Use Bylaw
1.26 Amendment Application Requirements
1.27 Reapplication for an Amendment
1.28 Direct Control Districts
1.29 Establishment of Land Use Districts
1.30 Overlay District
1.31 Bylaw Contravention




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**:

a. Unduly interfere with the amenities of the neighbourhood; and

b. 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 53.5m2 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 10.0m2 | An **Accessory Building/Structure** with a **Gross Floor Area** of 10.0m2 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**. |

**TABLE 1. Development that does not Require a Development Permit**

| | |
|---|---|
| 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. |
| 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. |

**TABLE 1. Development that does not Require a Development Permit**

| | |
|---|---|
| Parking Pad | The development of Parking Pads with access from a Lane. |
| 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:<br>a) Such work is carried out pursuant to a **Subdivision Servicing Agreement**;<br>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<br>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 30m2, 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. A **Sign**; or

b. 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:

a. Provide notice of the decision to the applicant;

b. Publish notice of decision on the Town's website; and

c. 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 or 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 **Developments 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 Residental 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

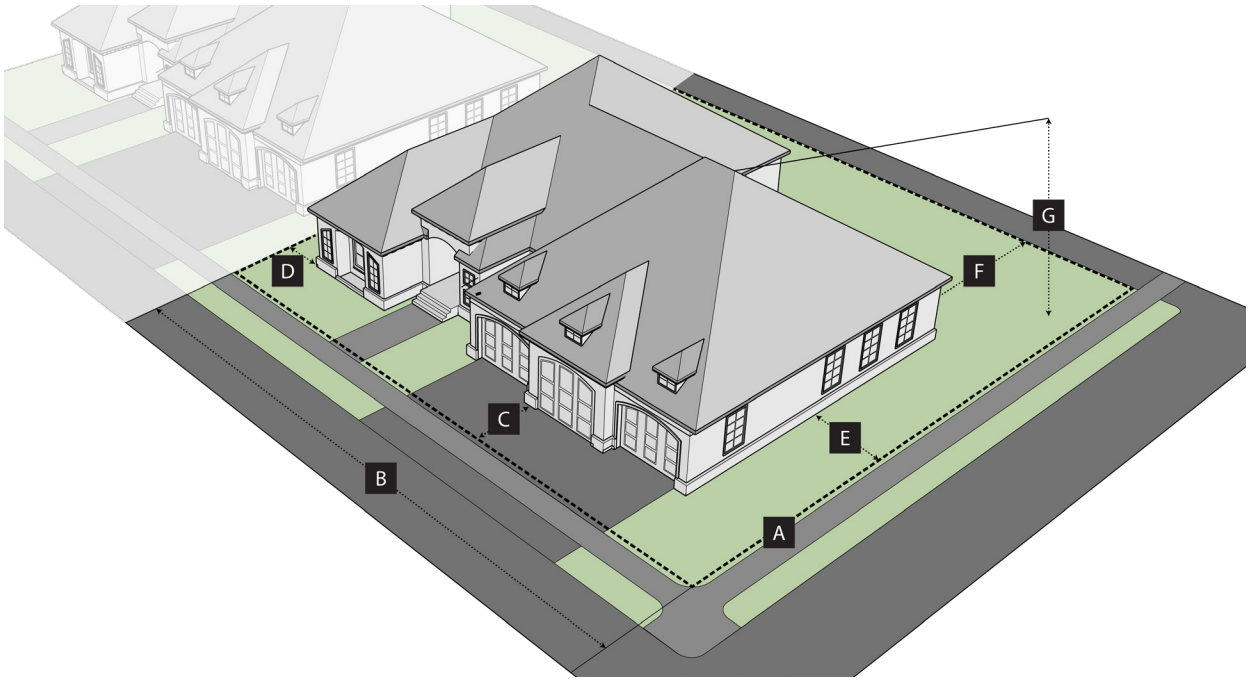
The purpose of this **District** is to provide for residential **Development** in the form of **Single Detached Dwellings** and other compatible **Uses** on large **Lots**. Consideration for **Accessory Suite Development** provides intensification opportunities in this **District**.

### 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 | 420m$^2$ | 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

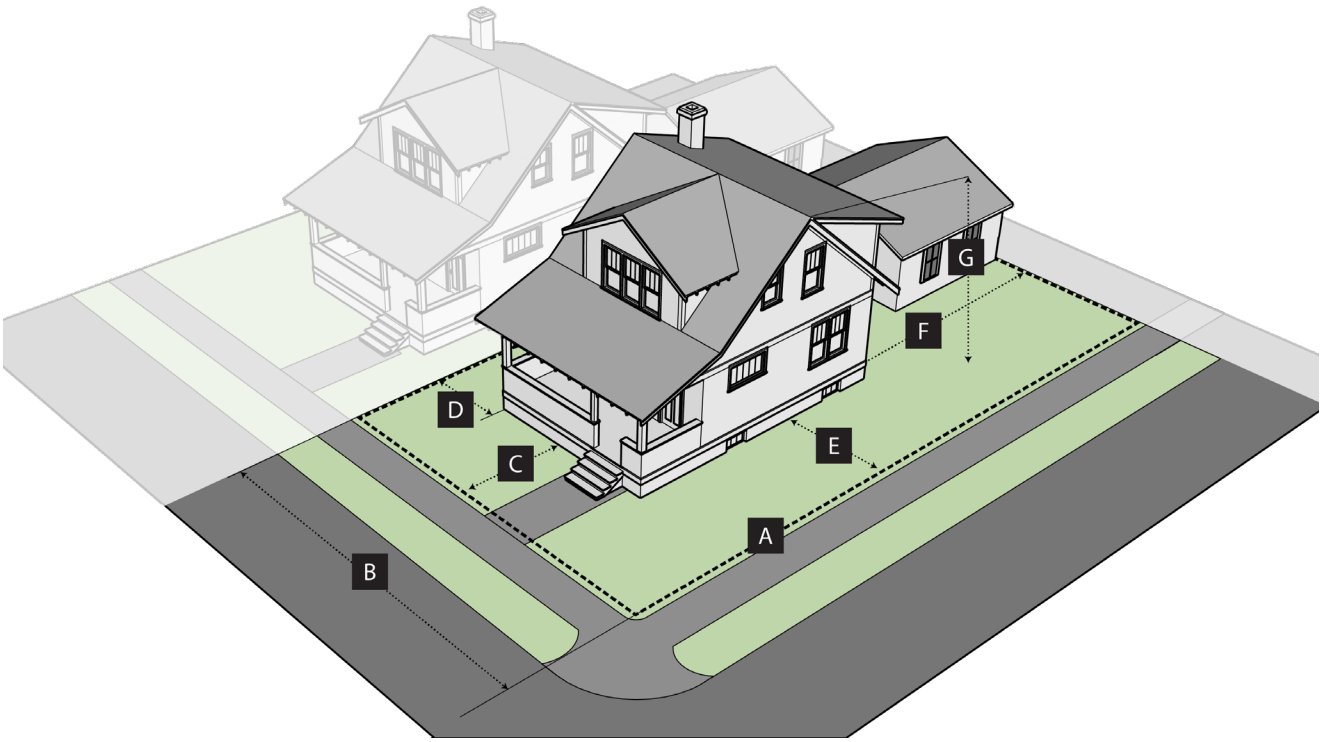
The purpose of this **District** is to provide for traditional residential **Development** in the form of **Single Detached Dwellings** and other compatible **Uses**. Consideration for **Accessory Suite Development** provides intensification opportunities in this **District**.

### 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

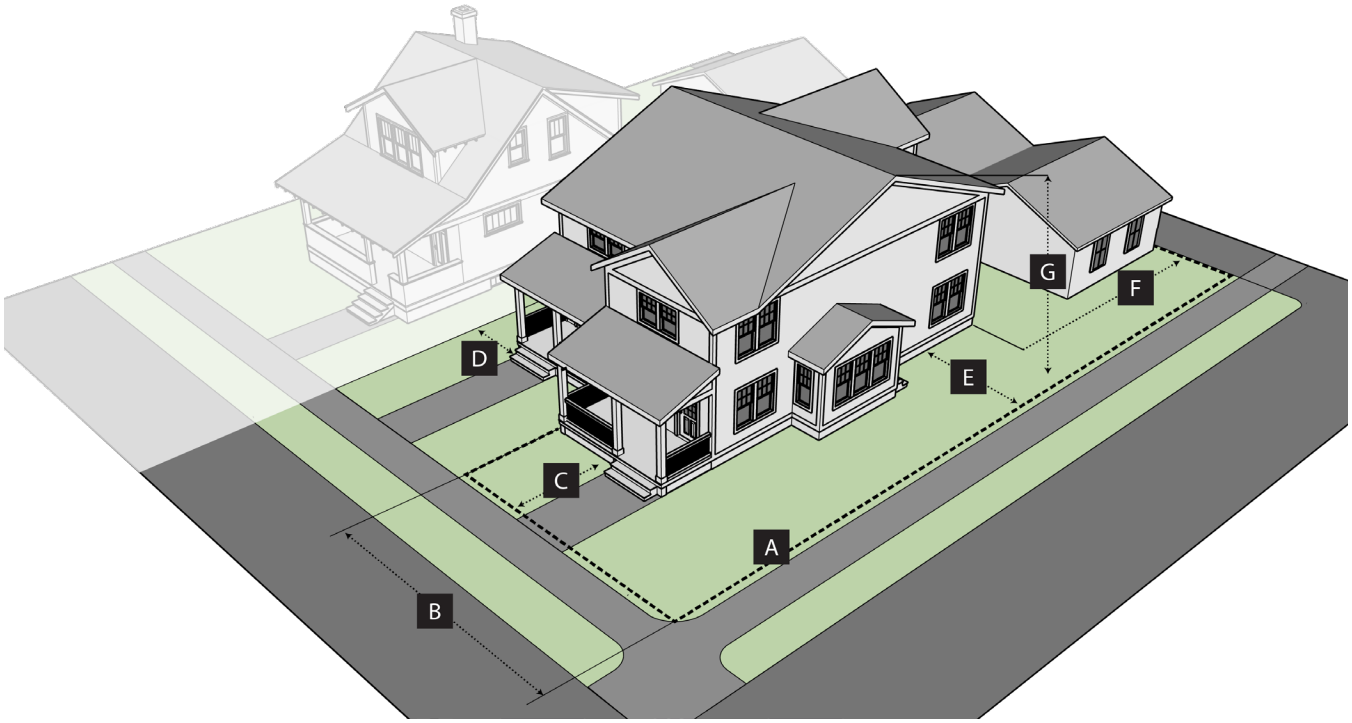
The purpose of this **District** is to accommodate a diversity of housing options in the form of single, two-dwelling and **Multi-Unit Dwellings**, as well as uses that are compatible with residential **Uses** in new areas, and appropriately scaled **Infill Development** in older neighbourhoods. This **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 | 270m² | 9.0m | 3.0m | 1.2m | 3.0m | 6.0m | 12.0m | 55% |
| Semi-Detached Dwelling | 210m² | 6.7m | 3.0m | 1.2m* | 3.0m | 6.0m | 12.0m | 55% |
| Duplex Dwelling | 270m² | 9.0m | 3.0m | 1.2m | 3.0m | 6.0m | 12.0m | 55% |
| Multi-Unit*** Dwelling (on a single parcel) | 495m² | 15.0m | 3.0m | 1.2m* | 3.0m | 6.0m | 13.0m | 60% |
| Multi-Unit*** Dwelling (with party wall on individual parcels) | 165m² | 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 REQUIRMENTS** | | | | | | | | |

*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

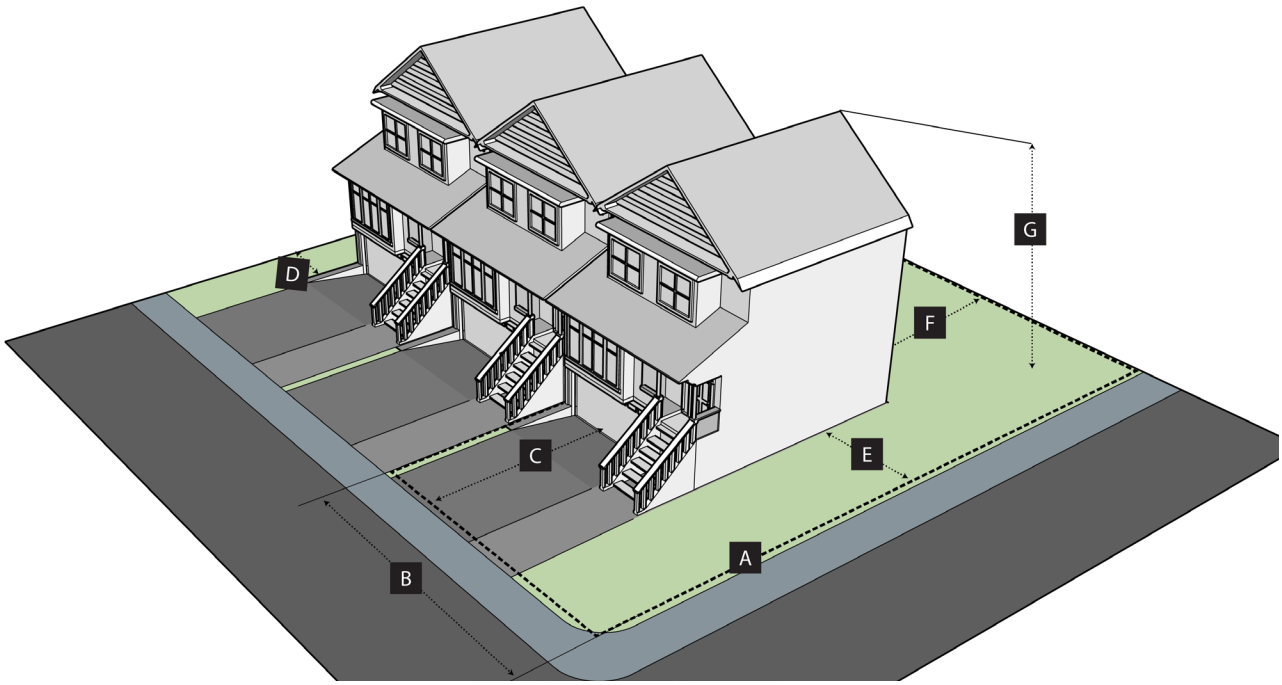
The purpose of this **District** is to provide for **Multi-Unit Dwelling Development** at a **Density** that would be compatible with either low-density or high-density **Adjacent Districts**. The predominant form of **Development** in this **District** is intended to be street-facing **Multi-Unit Dwellings** 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) | 495m² | 15.0m | 3.0m | 1.2m* | 3.0m | 6.0m | 15.0m** | 60% |
| Multi-Unit Dwelling*** (with party wall on individual parcels) | 165m² | 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**.

***** All **Development** in the Southbow Landing Neighbourhood Plan within a 20.0m distance from the north property line adjacent to The Willows of River Heights (portions of SW1/4 Sec 25-25-4-W5 & SW1/4 Sec 26-25-4-W5 (2B River Heights Drive)) shall be restricted to a maximum **Building Height** of 13.6m.

## 2.5 Residential High-Density District (R-HD)

### 2.5.1 Purpose

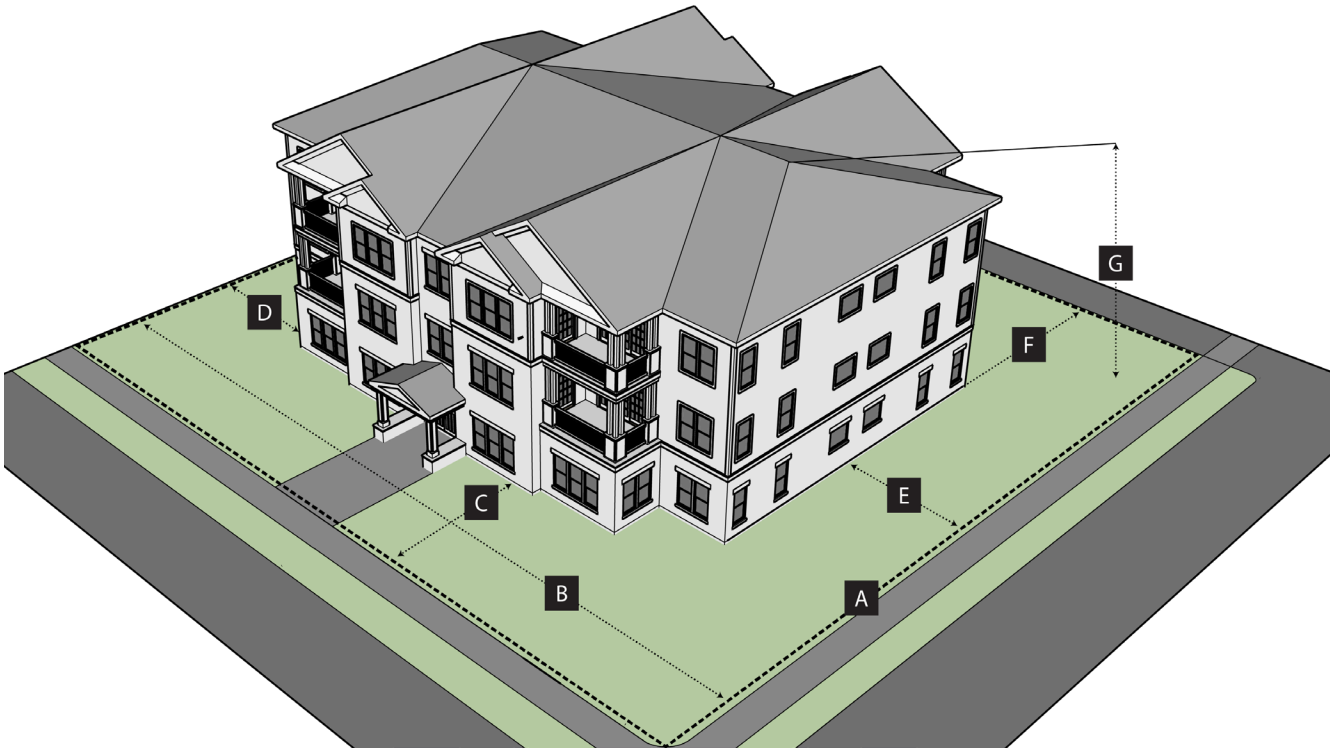
The purpose of this **District** is to accommodate high **Density Multi-Unit Dwellings,** with opportunities for neighbourhood-serving commercial **Uses**.

### 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) | 400.0m² | 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** | | | | | | | | |

*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.

**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.**

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**

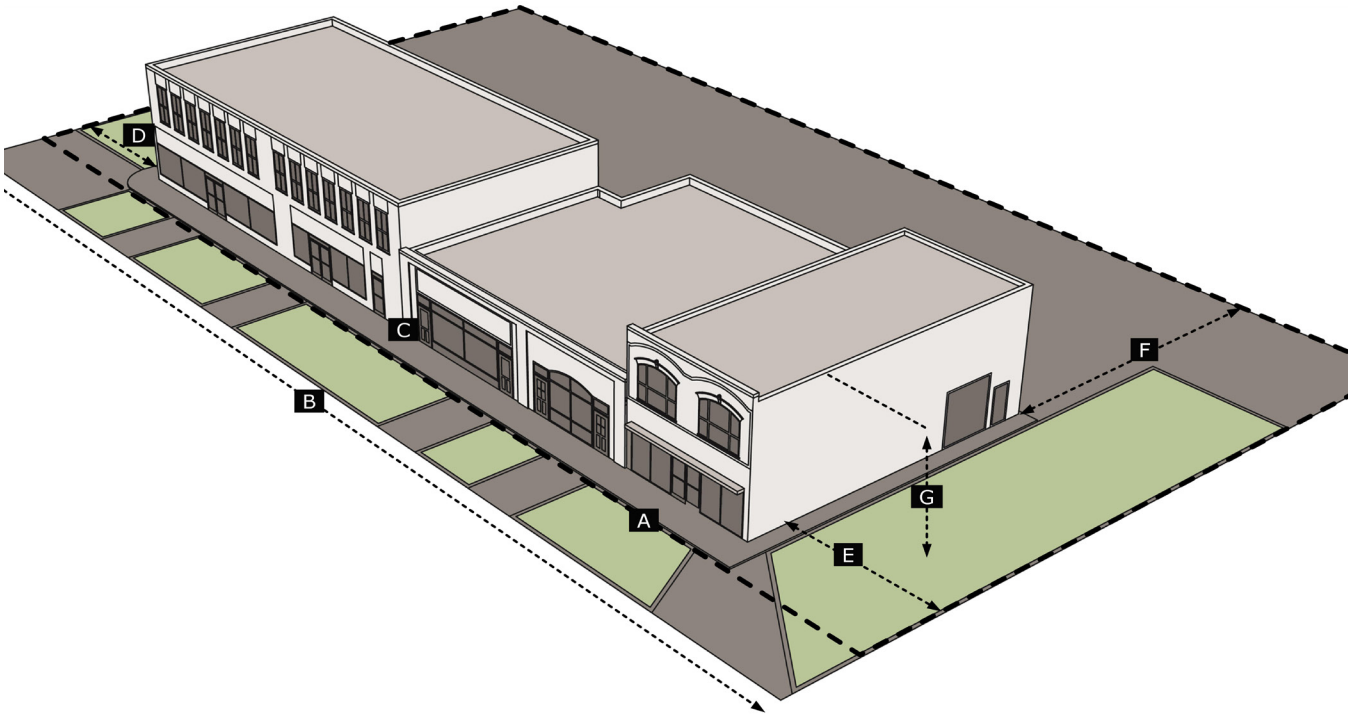



**TABLE 13. (C-T) Minimum Standards**

| | 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.

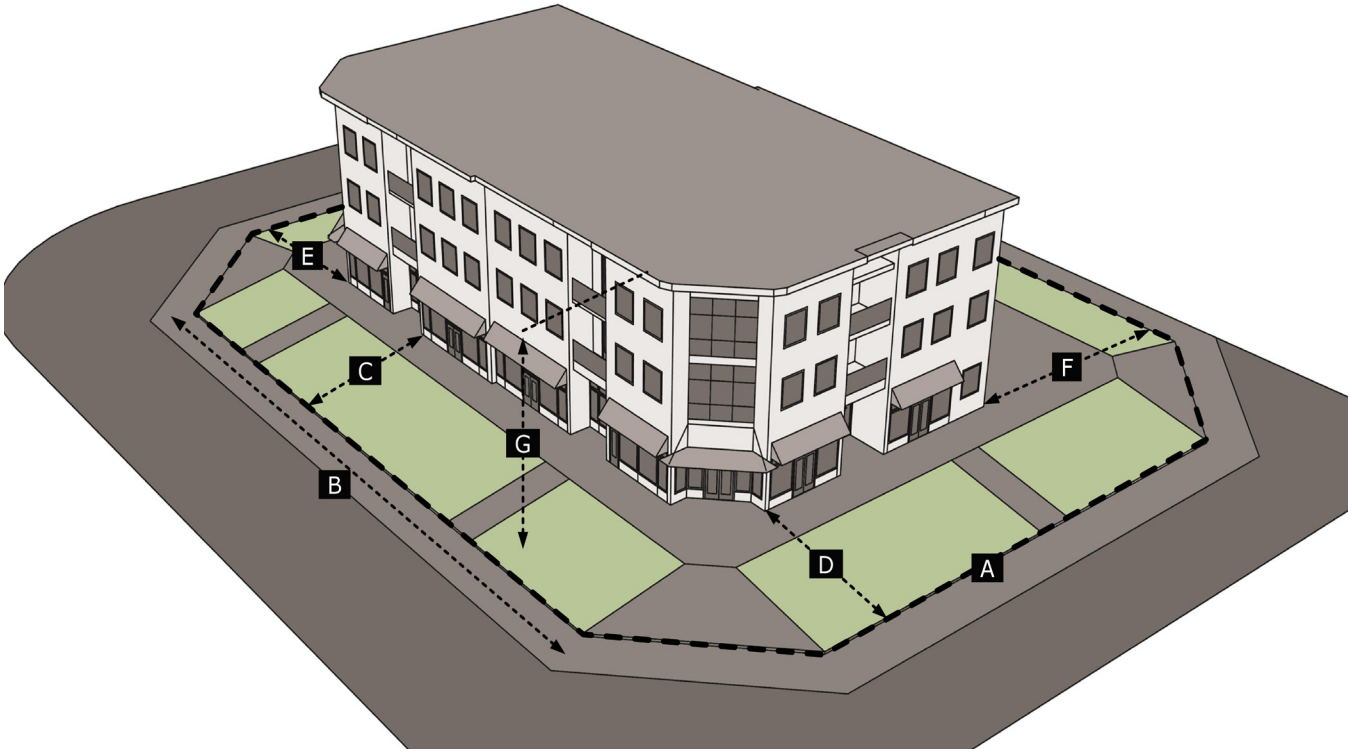
### 3.2.2 Uses

**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 |

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

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

*** A **Building** that combines **Dwelling Unit(s)** and commercial **Use(s)** may have a maximum **Building Height** of 4 **Storeys** .

**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

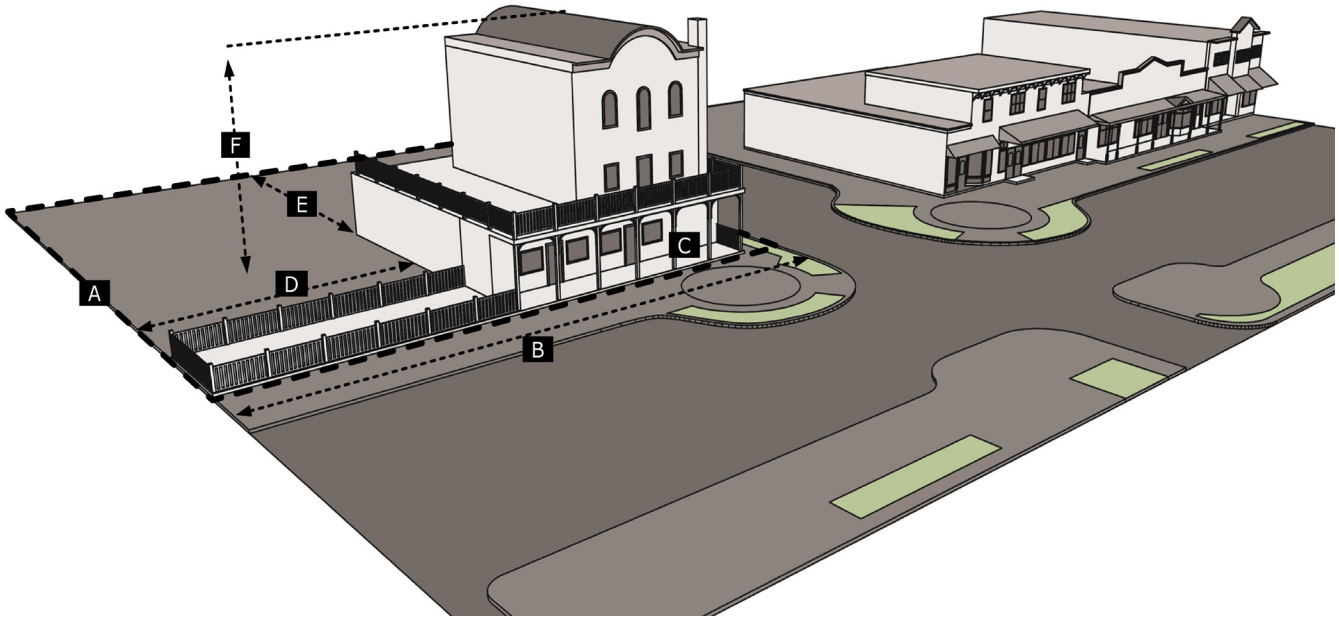
The purpose of this **District** is to provide pedestrian oriented commercial and mixed-use **Developments** in the heart of Cochrane. This **District** will contain a broad range of **Uses** that promote the downtown as Cochrane's primary area of community social interaction and focus of civic and cultural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

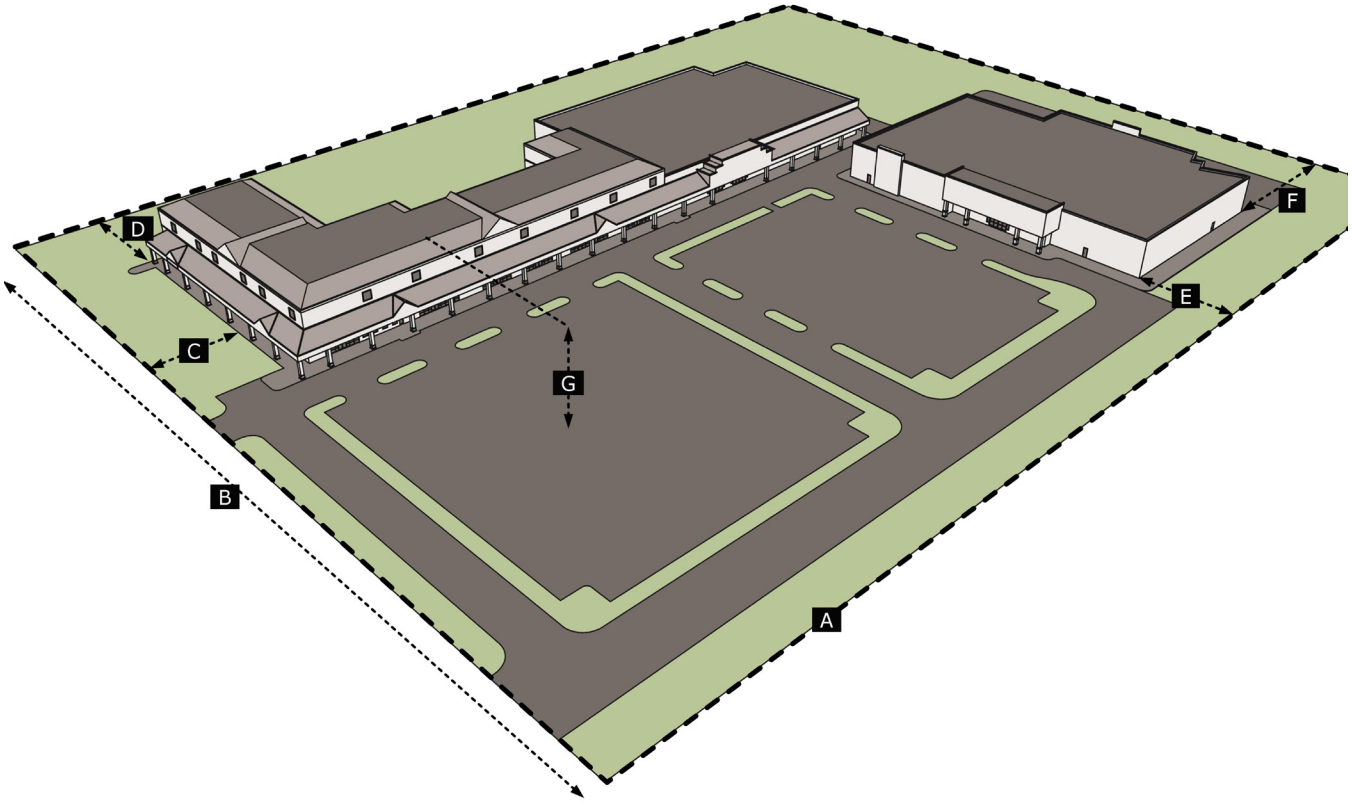
The purpose and intent of this **District** is to provide for a range of commercial, entertainment and professional office **Development**.

### 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 minium 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

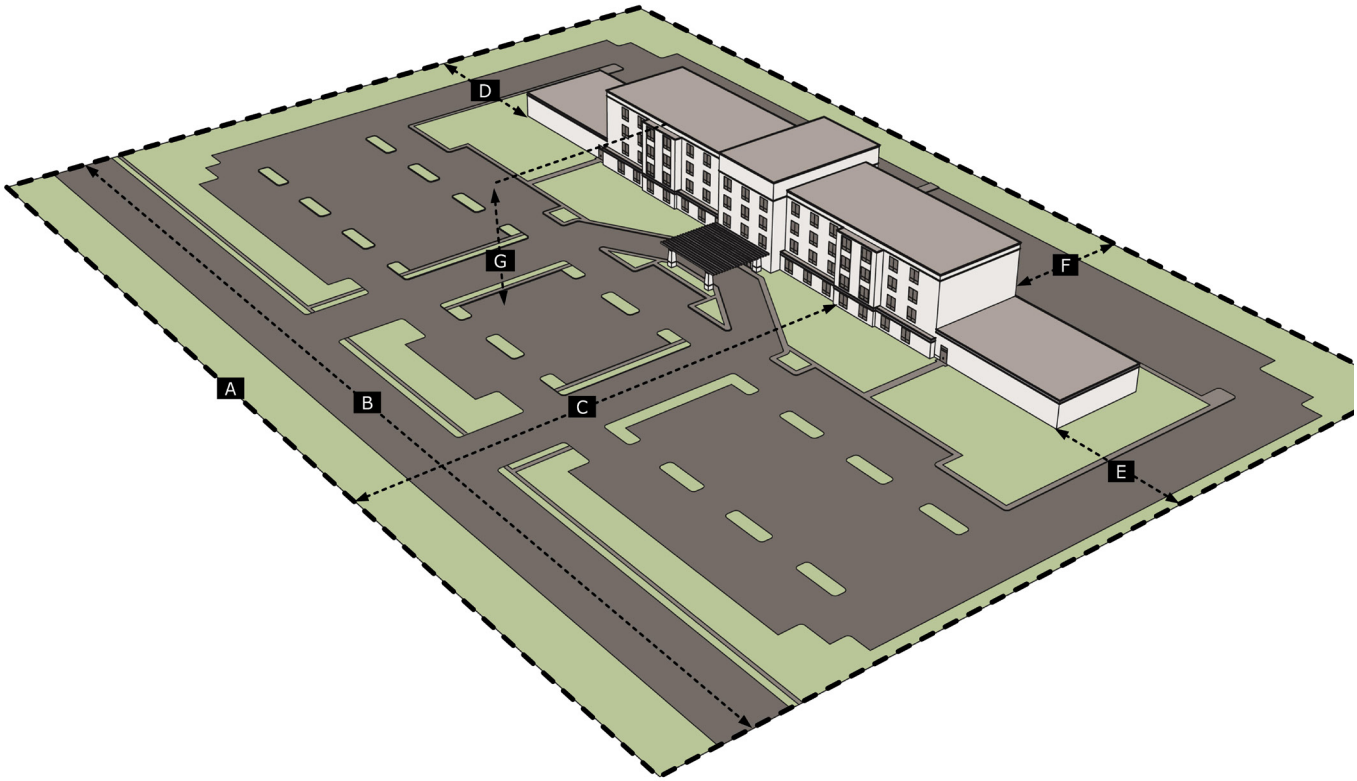
The purpose and intent of this **District** is to provide for a range of vehicle oriented commercial **Uses Adjacent** to arterial roadways and highways, in order to promote convenient access for residents and the travelling public.

### 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**

| | 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 | 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 not **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

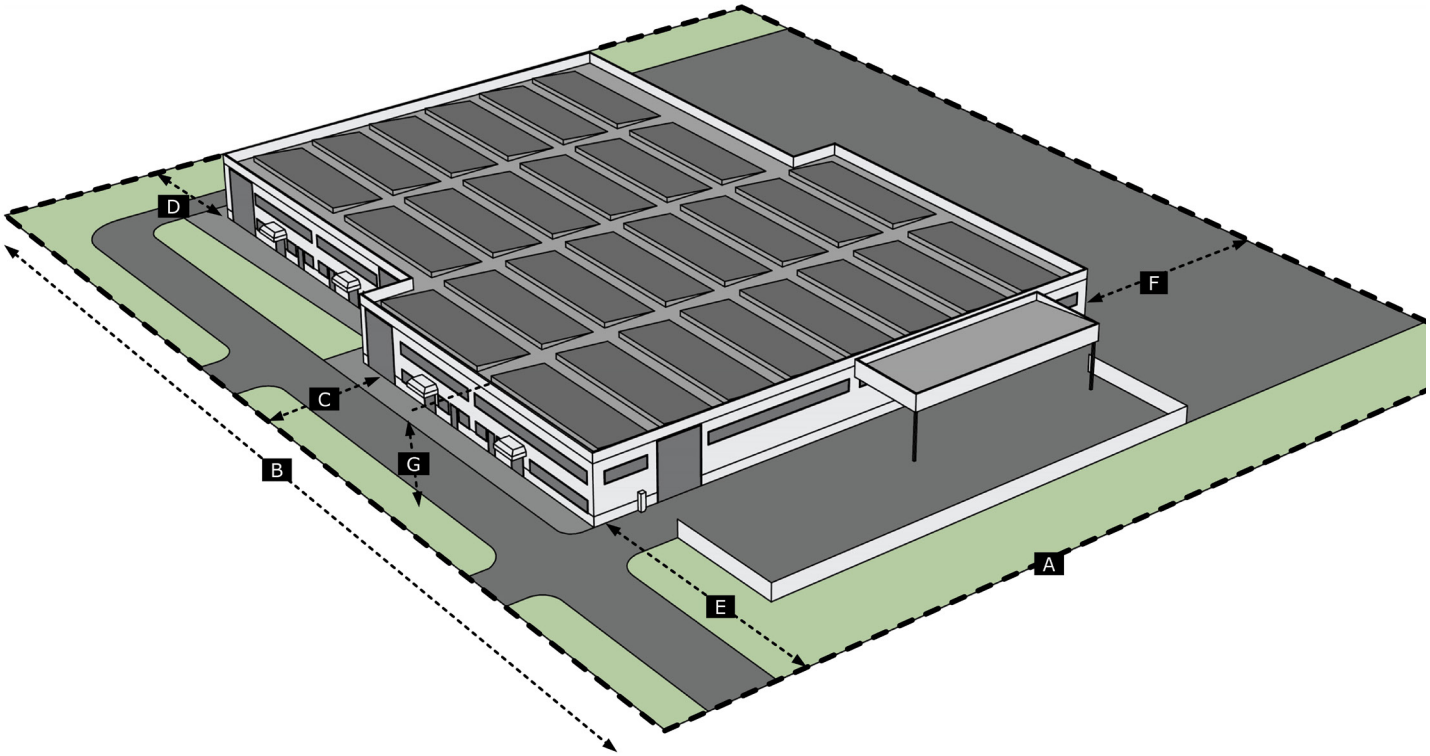
The purpose of this **District** is to provide a mix of light industrial and commercial **Uses** which do not create nuisance outside of an **Enclosed Building**, and which are compatible with any **Adjacent** non-industrial **District**. This **District** should be located in highly visible locations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

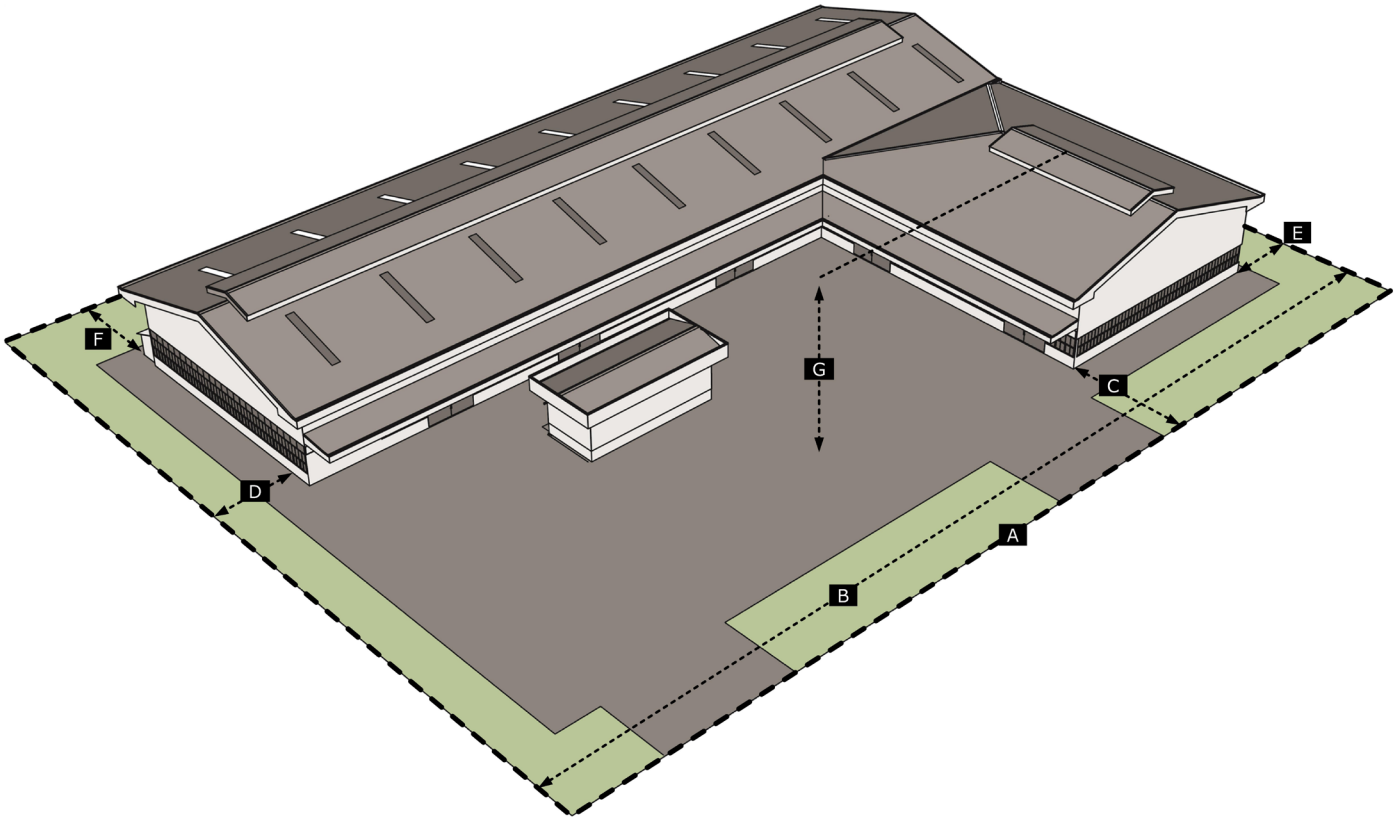
This **District** accommodates a broad range of industrial **Uses** that may carry out a portion of their operation outdoors or require outdoor storage areas. This **District** should not be located **Adjacent** to residential areas, and any nuisance associated with **Uses** should not extend beyond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

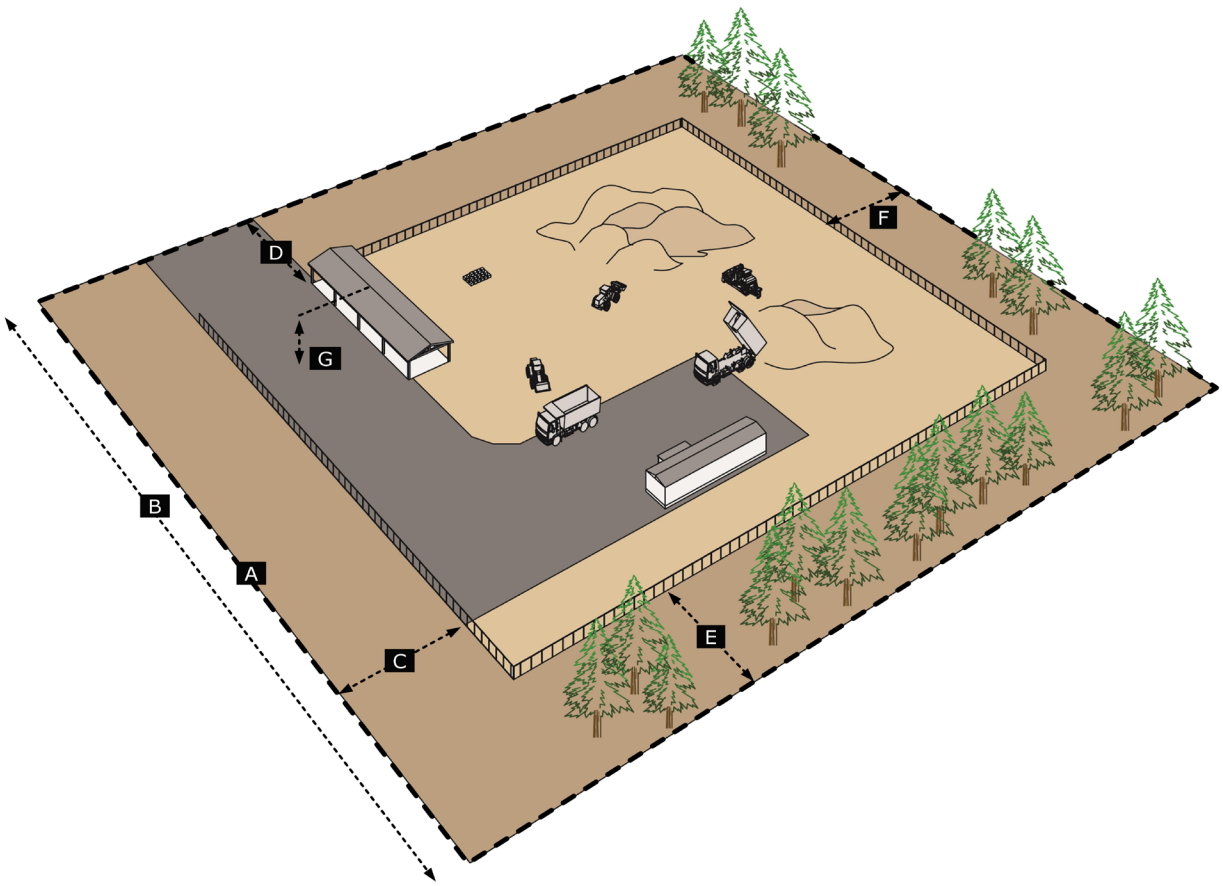
The purpose of this **District** is to provide for the **Development** of industrial **Uses** related to **Natural Resource Extraction and Processing**. This **District** should not be applied to any new **Lots** following the adoption of this **Bylaw**.

### 4.3.2 Uses

**TABLE 26. (I-S) Uses**

| PERMITTED USES | DISCRETIONARY USES |
|---|---|
| Accessory Building (less than 250m²) | Accessory Building (greater than 250m²) |
| | 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

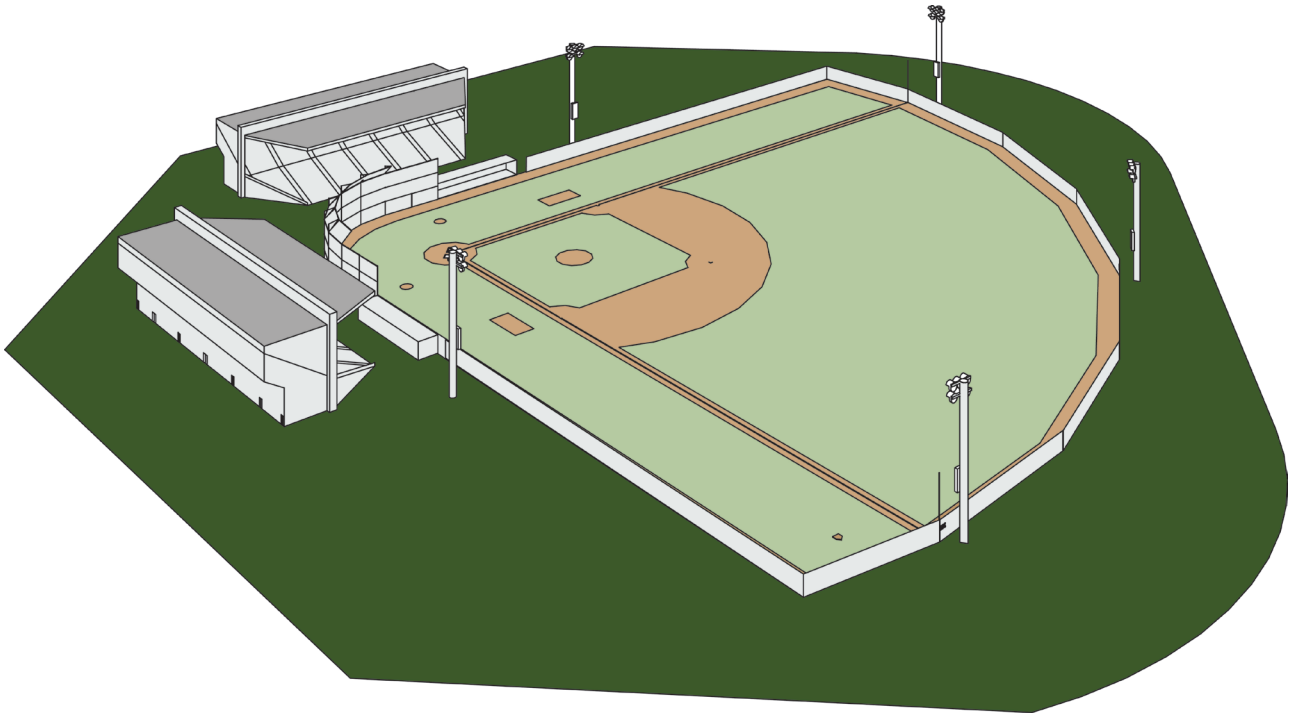
The purpose of this **District** is to provide for the **Development** of **Parks** to meet the passive and active recreational pursuits of the public.

### 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 | | | | | | | | |
| **a. Drinking Establishment, Eating Establishments** and **Retail Service** uses will only be allowed in association with a **Permitted Use** on the same **Parcel.** | | | | | | | | |
| **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**. | | | | | | | | |

## 5.2 Community Service District (CS)

### 5.2.1 Purpose

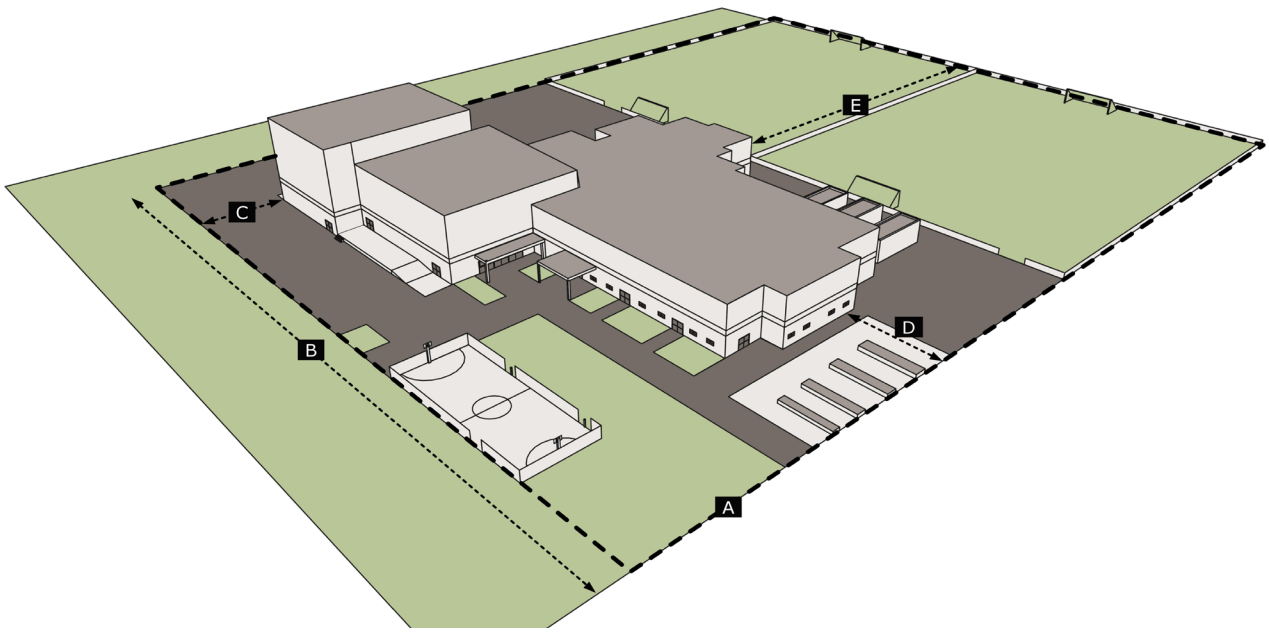
The purpose of this **District** is to provide for the **Development** of major publicly and privately-owned facilities intended for the delivery of community, educational, health, recreation and **Government Services.**

### 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**

**a. Drinking Establishment**, **Eating Establishments** and **Retail Service** uses will only be allowed in association with a **Permitted Use** on the same **Parcel.**

**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**.

## 5.3 Urban Holdings District (UH)

### 5.3.1 Purpose

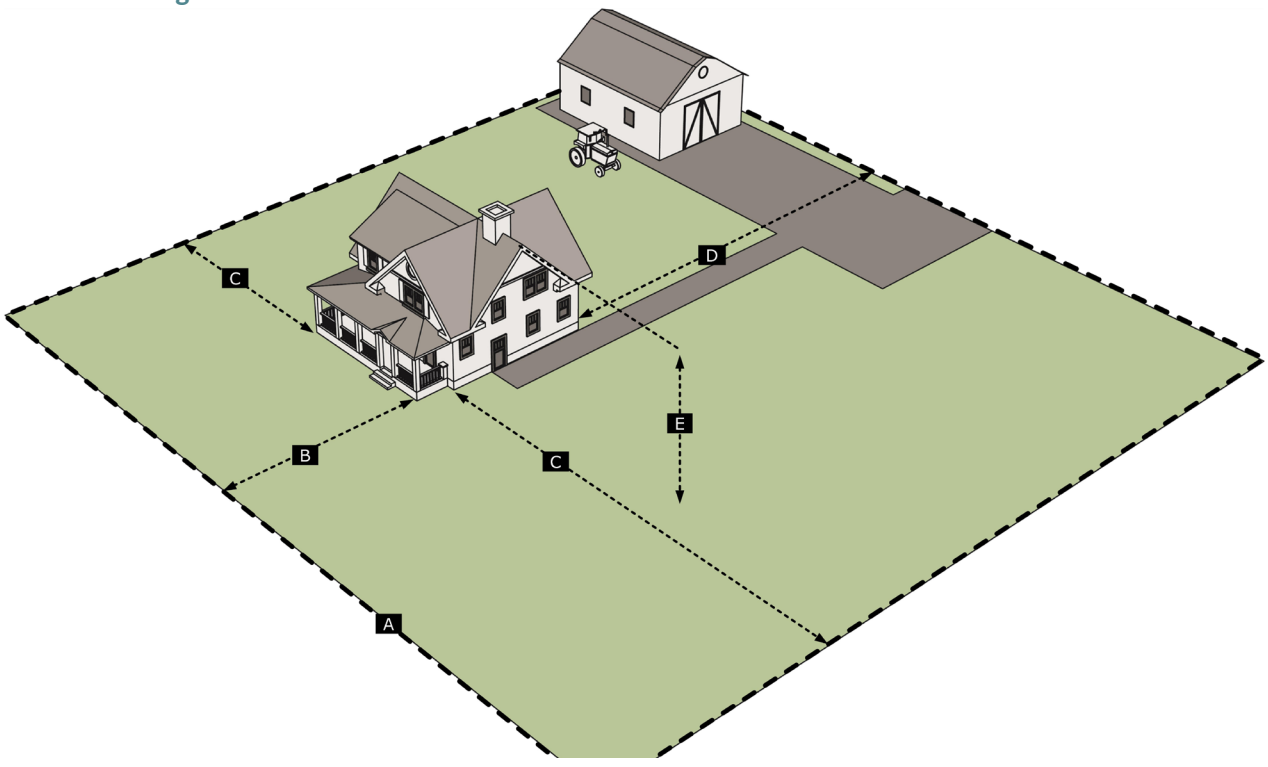
The purpose of this **District** is to protect land intended for future **Development** from premature **Subdivision** and **Development** until urban **Development** can proceed in an orderly fashion consistent with the Municipal Development Plan and other statutory plans.

### 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 |

* 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.

* The minimum **Lot Area** requirements shall not apply to municipal, school and environmental reserve **Lots** and public **Utility Lots**.

**SPECIAL DISTRICT REQUIREMENTS**

**a.** A Council approved Area Structure Plan shall be required prior to subdivision in this **District** or re-zoning from this **District**.

**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.

**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.

**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.

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**

**a.** A Council approved Area Structure Plan shall be required prior to subdivision in this **District** or rezoning from this **District**.

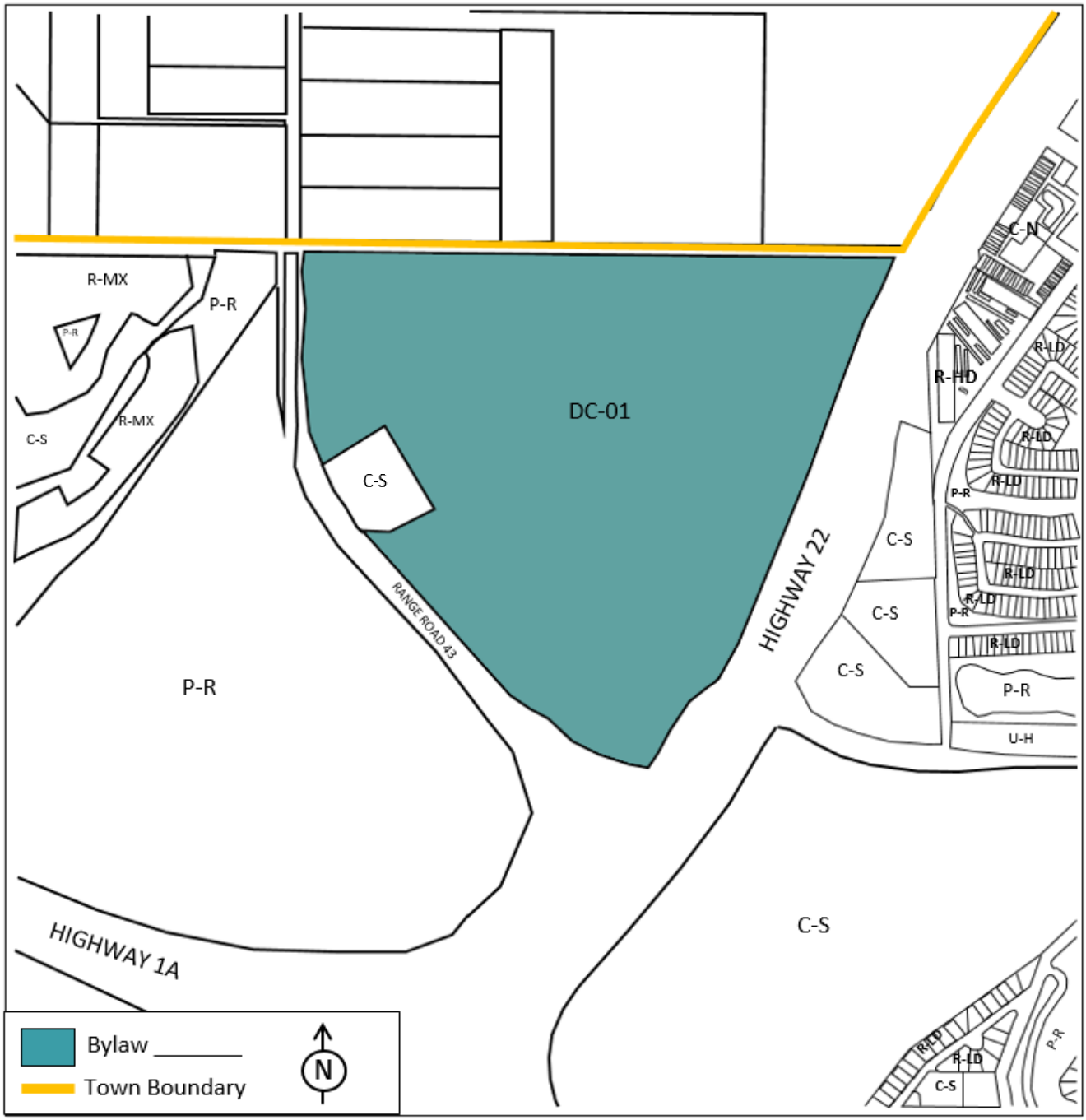
**b.** In addition to an Area Structure Plan as required in Subsection a.) and prior to rezoning from this **District**, the **Development Authority** may require a neighbourhood plan in accordance with the Municipal Development Plan.

**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.

**TABLE 35. (DC-01) Minimum Standards**

| 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**.** |

6.1.4 Map



## 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

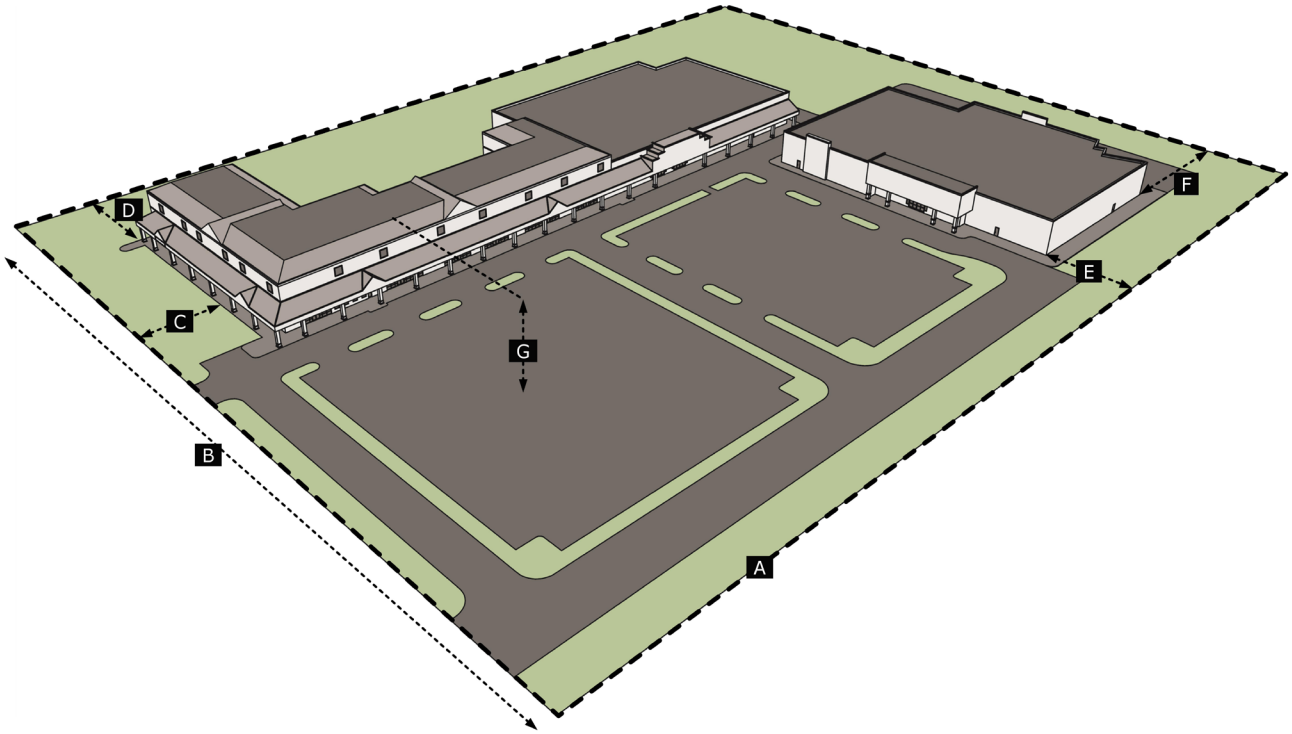
**TABLE 36. (DC-02) Uses**

| 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 | 900.0m2 | 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**

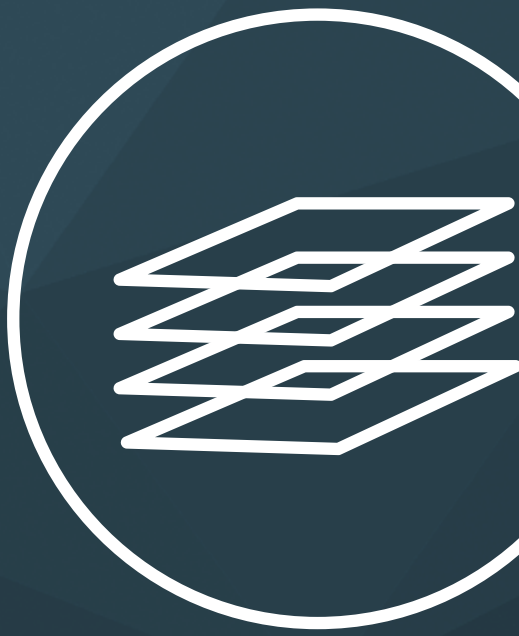
| SPECIAL DISTRICT REQUIREMENTS |
|---|
| a. Parking areas shall not be located in the **Front Yard** or **Corner Side Yard** of a **Site**. |
| b.**Dwelling Unit(s)** shall be located above ground floor commercial **Uses**. |
| c.Notwithstanding Subsection b.) **Dwelling Unit(s)** may be located on 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 wich 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 wich 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**.

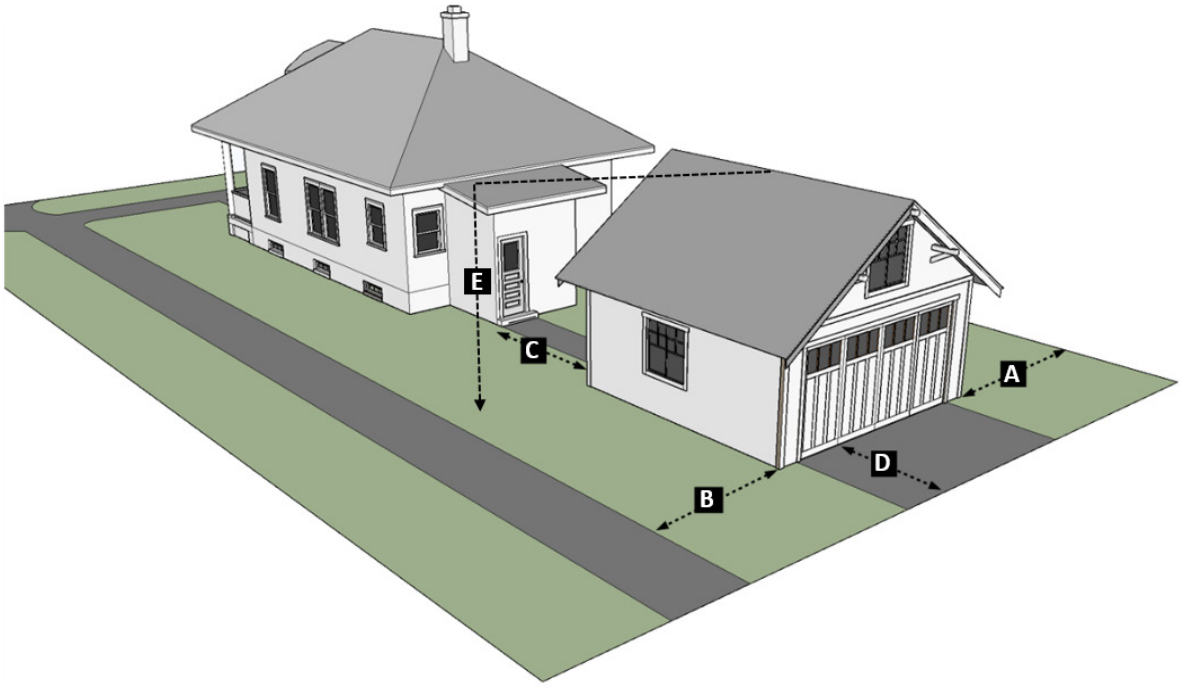
### Accessory Buildings in Residential Districts

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 | | |
|---|---|---|
| | Mimimum 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 Setbacks | 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**:<br>a. Is less than 10.0m2 in area;<br>b. Does not have a permanent foundation; and<br>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 (Enclosed)* | 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.<br>**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:

a. Be setback at least 150m from the **Property Line** of any residential parcel;

b. Be certified by the Canadian Standards Association (CSA);

c. Be supported by any required studies at the discretion of the **Development Authority**; and

d. 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**:

a. 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

b. 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:

a. Have a turbine height (including the rotor blade) that is less than 12.0m;

b. Have a minimum distance of 36.0m to the nearest **Property Line;**

c. Have a minimum distance of 12.0m to the nearest play structure;

d. 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;

e. Have a maximum capacity of 100.00 kW;

f. Be certified by the Canadian Standards Association (CSA); and

g. 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 **Develoment 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 **Develoment 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:

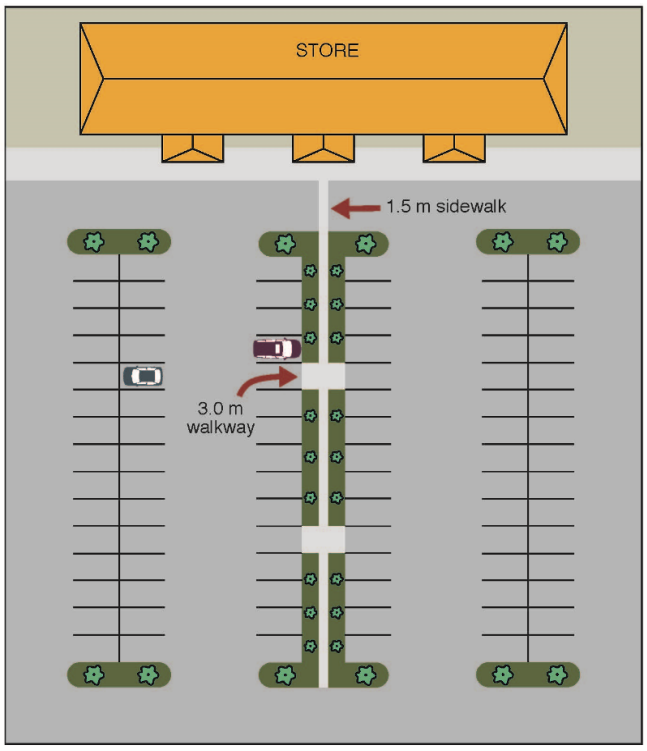
a. A minimum total width of 3.0m;

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:

a. Be directed towards or adversely illuminate **Abutting, Adjacent,** or nearby lands; or

b. 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**:

a. **Livestock,** except in accordance with a lawful **Agriculture Use**;

b. Any **Large Vehicle** on a **Lot** longer than reasonably necessary to load or unload;

c. 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:

a. The **Lot Width** is less than 12.0m;

b. The **Lot** is not a **Corner Lot**; and

c. 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. A **Driveway** shall be provided;

b. The **Driveway** shall be **Hard Surfaced**;

c. 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

d. 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:

a. The **Parking Pad** shall be **Hard Surfaced**;

b. 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

c. 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. A **Garage** or **Parking Pad** shall be provided with access from the **Lane**;

b. The minimum distance from the **Rear Lot Line** to a **Garage** shall be 1.2m;

c. 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

d. 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:

a. Entrances and exits;
b. **Driveways**;
c. **Internal Private Roadways**;
d. Aisles and ramps; and
e. 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:

a. Be clear of any obstructions;
b. 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
c. 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:

a. 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 Accessory 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<br>1 per employee | |
| **Home Occupation- Class 2** | 1 per Home Occupation- Class 2 business<br>1 per employee | |
| **All Other Uses** | At the disrection 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.

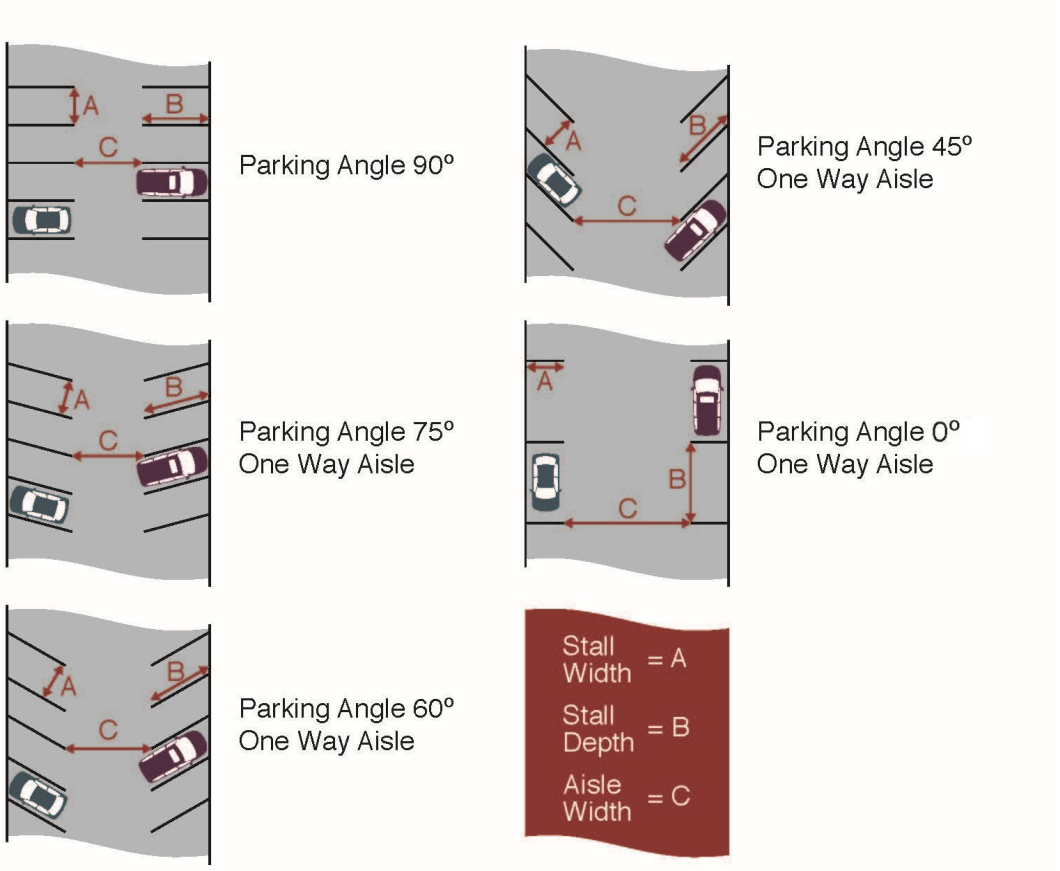
8.19.12 The minimum dimensions of **Parking Stalls** and drive aisles shall be in accordance with Table 41.

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 500m2 of Gross Floor Area plus 1 per every additional 500m2 of Gross Floor Area |
| **Public Storage Facilities** | 1 loading space per 200m2 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. 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

b. 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:

a. Not occupy or obstruct access to any required **Parking Stalls**;

b. Not be used for sleeping, food preparation or personal hygiene while parked or stored on a **Site**; and

c. 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:

a. Slopes equal to or in excess of 15% grade;

b. **Top of Escarpment** and **Bottom of Escarpment** line where the slope changes to less than 15% grade; and

c. 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
9.5 Home Occupations
9.6 Mixed Use Building
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 0.5m$^2$, 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:

a. Screen any drive through aisles that are adjacent to a residential **District** or **Street**;

b. **Fence** any drive through aisles, where necessary, to prevent access to a **Lane** or **Street**;

c. 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:

a. Locate any drive through aisles in a setback area; and

b. 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:

a. Be subordinate to the residential **Use** of the **Dwelling Unit**;

b. Be conducted entirely within the **Dwelling Unit** or **Accessory Building** on the **Site**;

c. Be limited to a maximum of 30% of the **Gross Floor Area** of the **Principal Dwelling**;

d. Not include the exterior storage of goods related to the business;

e. Not create any nuisance by way of noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance;

f. Not adversely affect the privacy and enjoyment of **Adjacent Dwellings** or the amenities of the neighbourhood;

g. Not require alterations to the **Building** that alter the residential character of the **Building**; and

h. 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 0.5m$^2$, 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**:

a. Businesses that require **Utility** or mechanical servicing beyond what would generally be expected for a residential **Use**; and

b. 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 30.0m$^2$;

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 80.0m$^2$;

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:

a. Ensure appropriate and safe access to the **Site** for clients, construction activity, and emergency access at all times;

b. Be compatible in appearance and with the character of other **Buildings** in the area;

c. 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

d. 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:

a. 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

b. 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


10.1 Development Permits Required
10.2 Signs Not Requiring a Development Permit
10.3 Applications for Signs
10.4 General Requirements for Signs
10.5 Freestanding Signs
10.6 Fascia Signs
10.7 Projecting Signs
10.8 Portable Signs
10.9 Banner Signs
10.10 Back-Lit Signs
10.11 Digital Signs
10.12 Community Identification Signs
10.13 Specialized Signs
10.14 Sign Enforcement
10.15 Sign Definitions


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 1.0m2. |
| 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 3.00m2 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 6.0m2 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 2.5m$^2$;

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 4.5m$^2$ ; 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:

a. The total amount of existing or proposed light on the property;
b. The total number of **Signs** proposed on the property;
c. The number of existing and proposed **Signs** per **Building**; and
d. 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 5.5m$^2$.

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 2.0m$^2$ 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 10.0m$^2$.

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 collecto 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

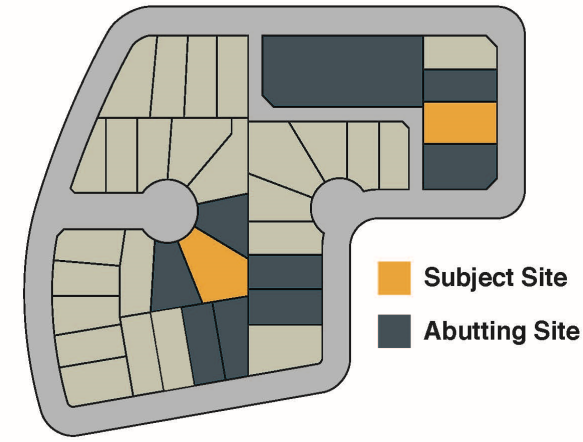
# Definitions



## 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.



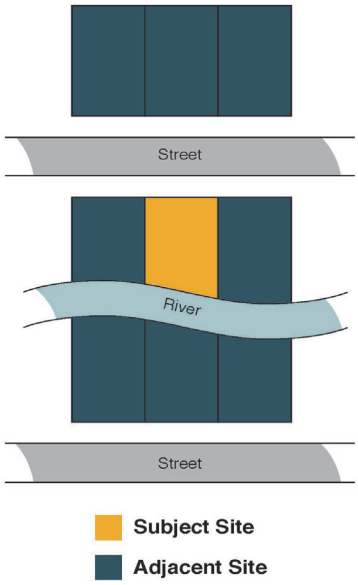

**Act** means the *Municipal Government Act*, R.S.A 2000, c.M-26, as amended.

**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.

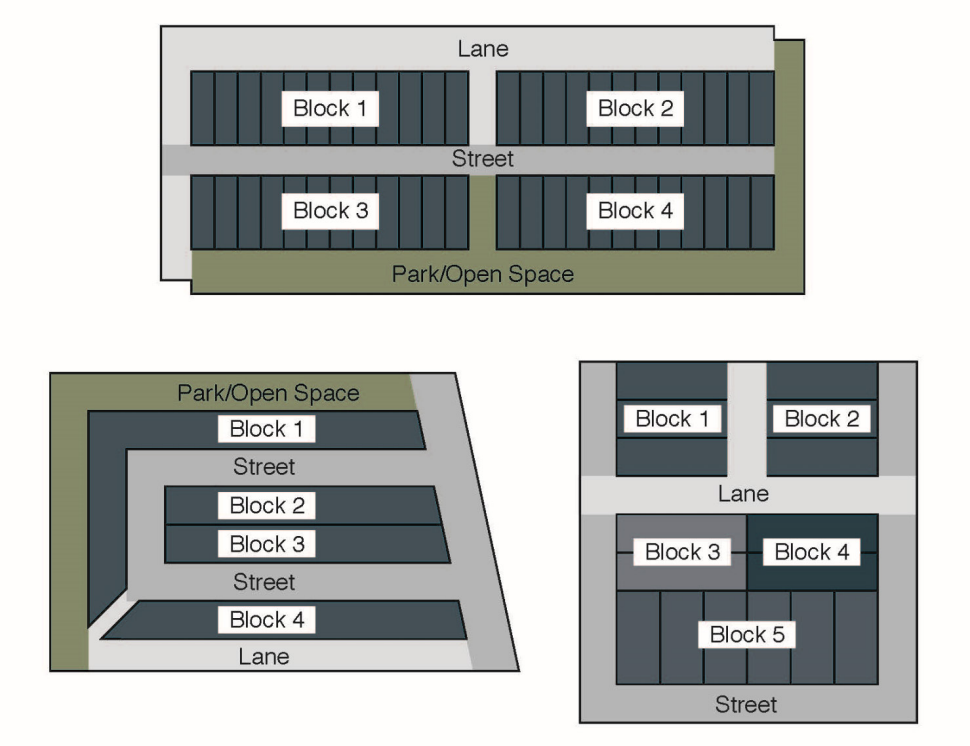
## B

**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.

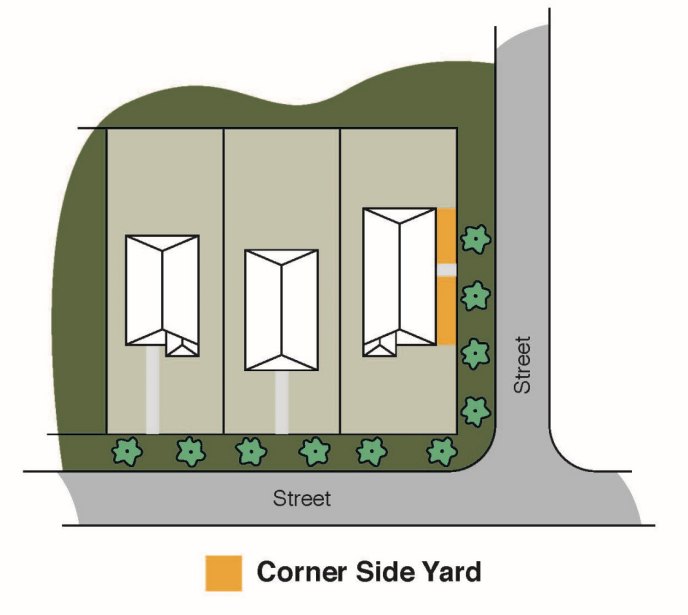
**Cemetery** means a Development for the entombment of the deceased, which may include, but is not limited to columbariums, mausoleums, and pet cemeteries.

**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.



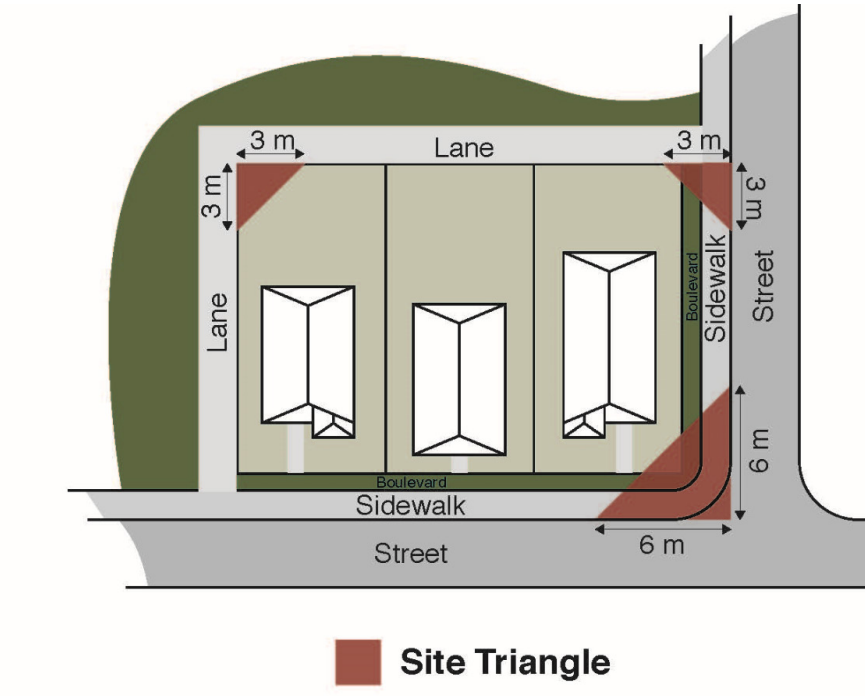

**Corner Lot** means a Lot located at the intersection of Streets.

**Corner Visibility Triangles** are determined as follows:

a. 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.

b. 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.

c. 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.




**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.

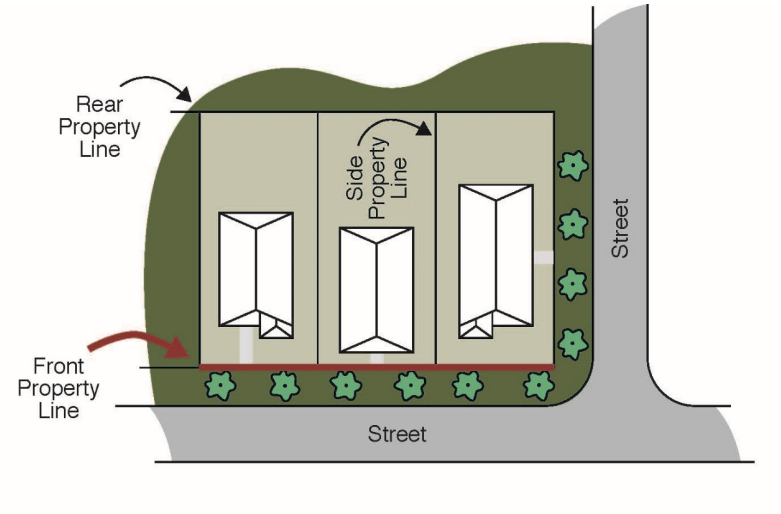
**Floodway** means the Floodway in a Flood Hazard Area as determined by the Province of Alberta.

**Frontage** means:

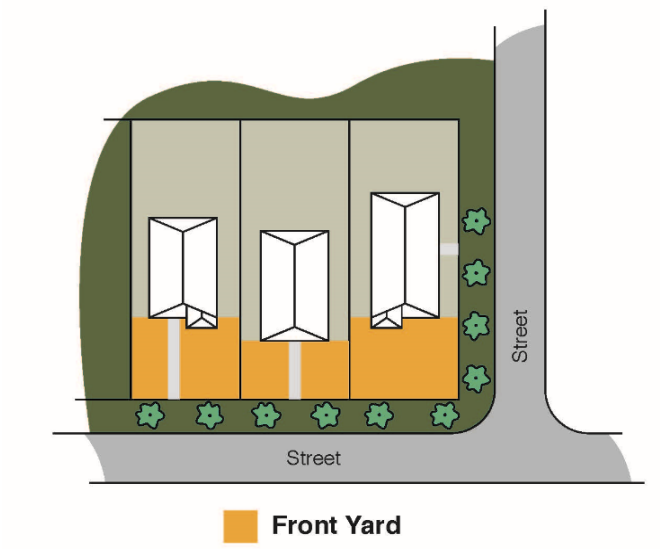
a. Where used with reference to residential Developments, the length of the Front Property Line of the Site; and

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.

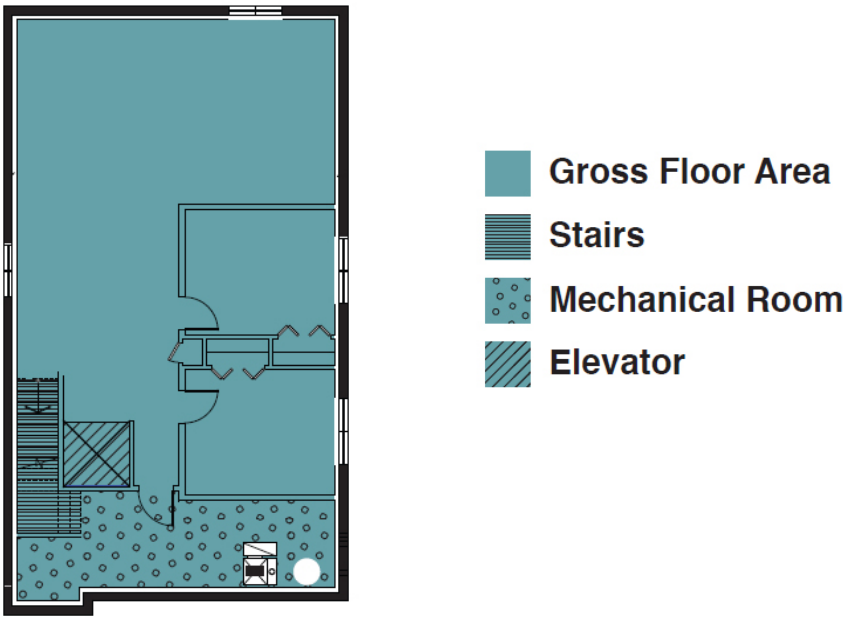
**Government Service** means the use of land by the Municipal, Provincial or Federal Governments for the purposes of providing services to the public. Typical uses include government offices, postal service outlets, social service centres, and transit services, but does not include Emergency Protective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

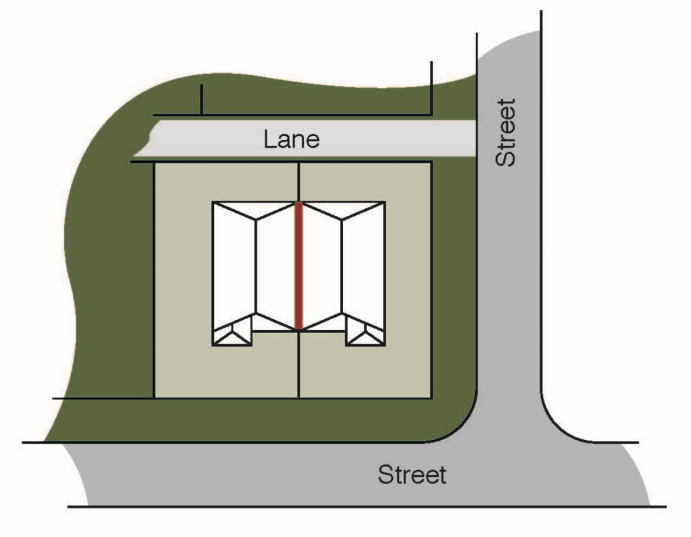
**Park** means land developed for public recreational activities that do not require major buildings or facilities, and includes picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas, associated public washrooms and maintenance facilities.

**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.

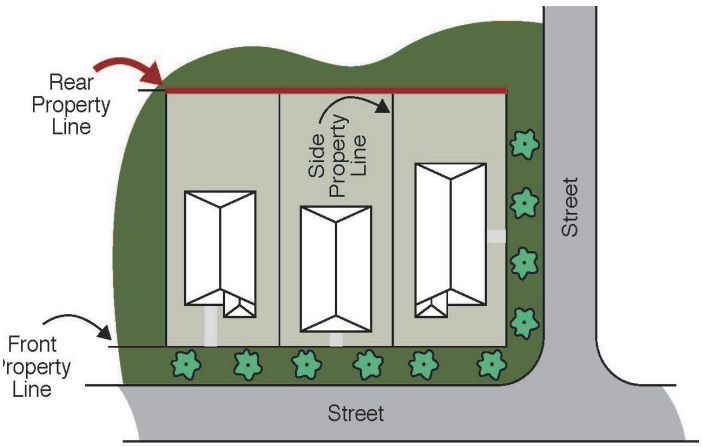
## Q

**Queue** means a line of waiting people or vehicles.

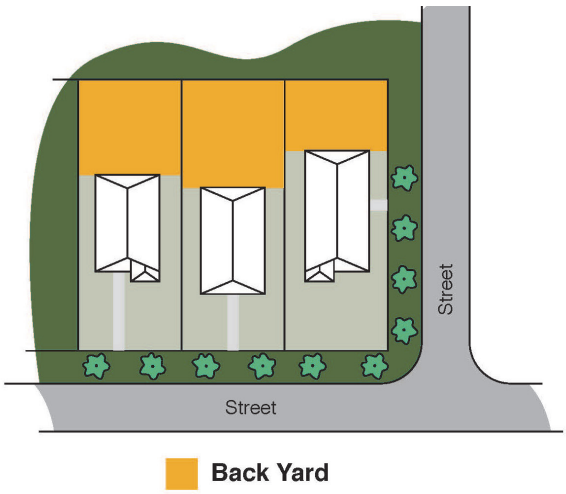
**Queuing Space** means the space designated for the temporary storage of a motor vehicle waiting in a Queue where the operator of the vehicle does not leave the vehicle unattended.

## 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.



**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.

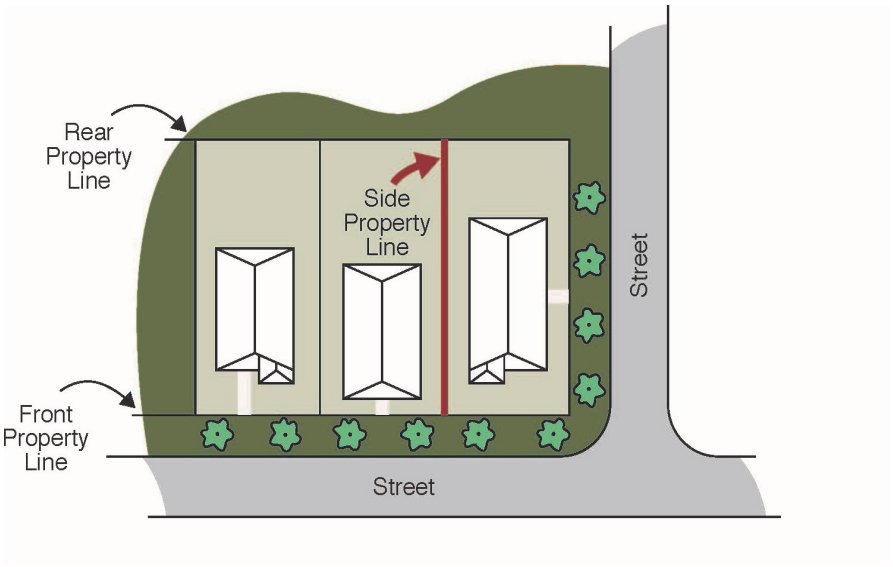
**Service Window** means the window through which the customer receives goods or service from a Drive-Through Service.

**Setback** means a Front, Side or Rear Yard Setback.

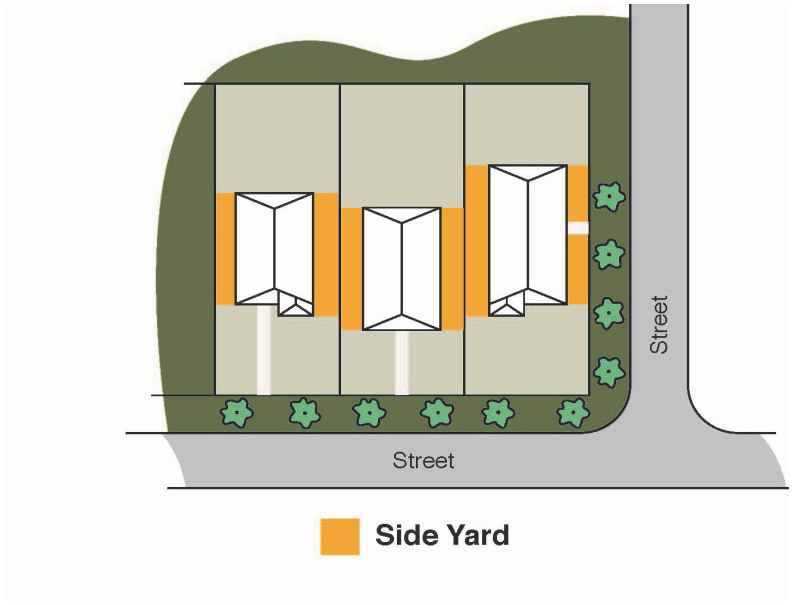
**Shipping/Storage Container** means a seacan or any other form of container that was or could be used for transport of goods by means of rail, truck, or by sea. Shipping/Storage Containers are typically rectangular in shape and are generally made of metal and vary in dimensions.

**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

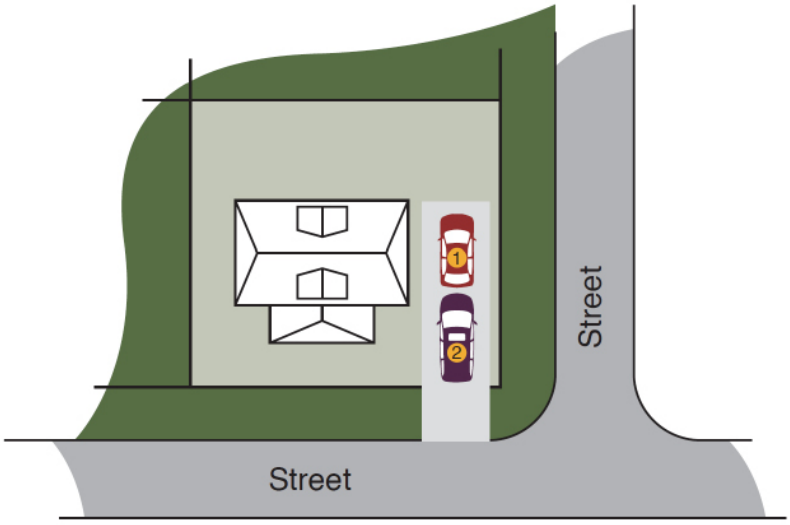
**Street** means any public road, including the boulevards, sidewalks and improvements, but excluding a Lane or walkway.

**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

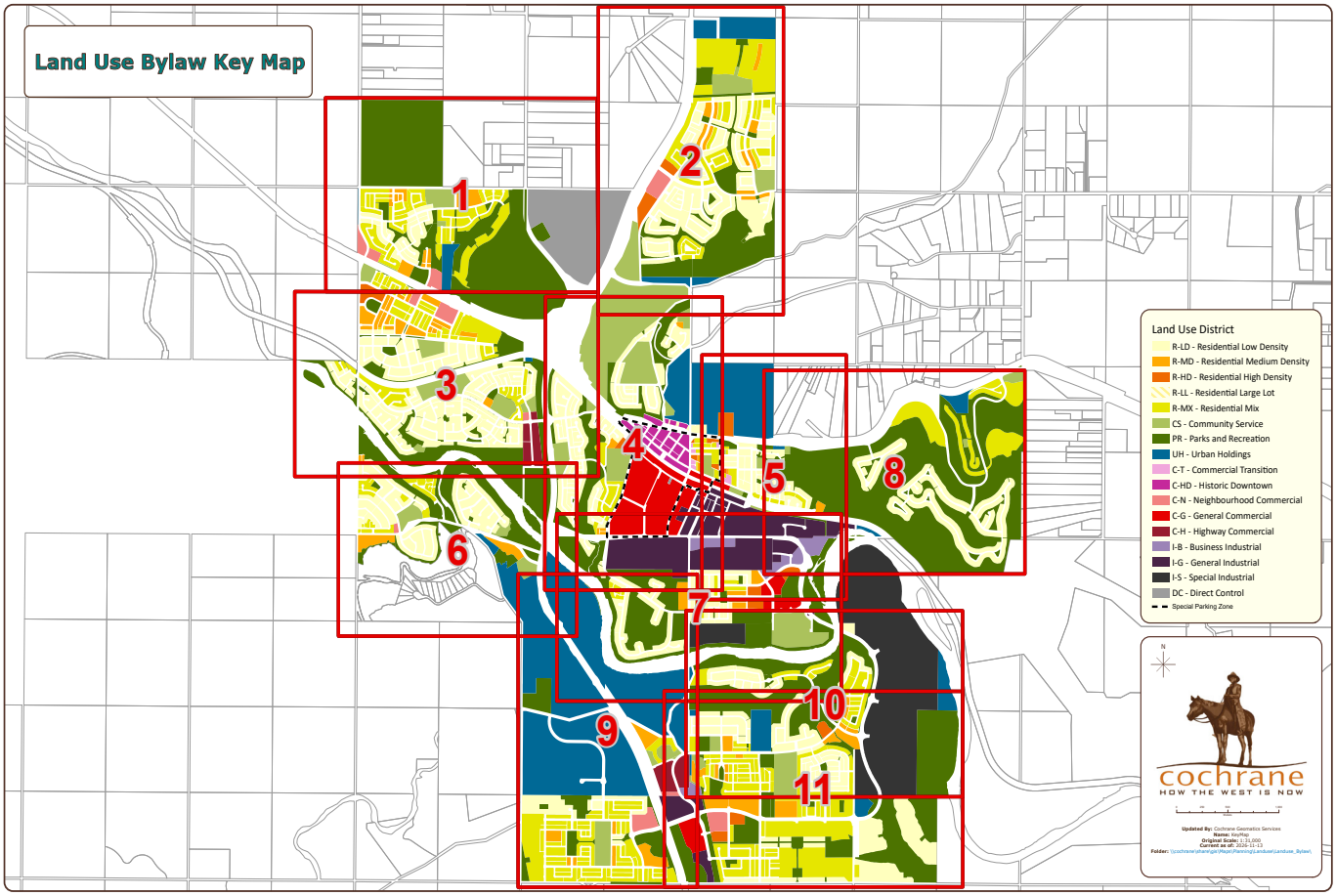
12.1 Land Use District Maps

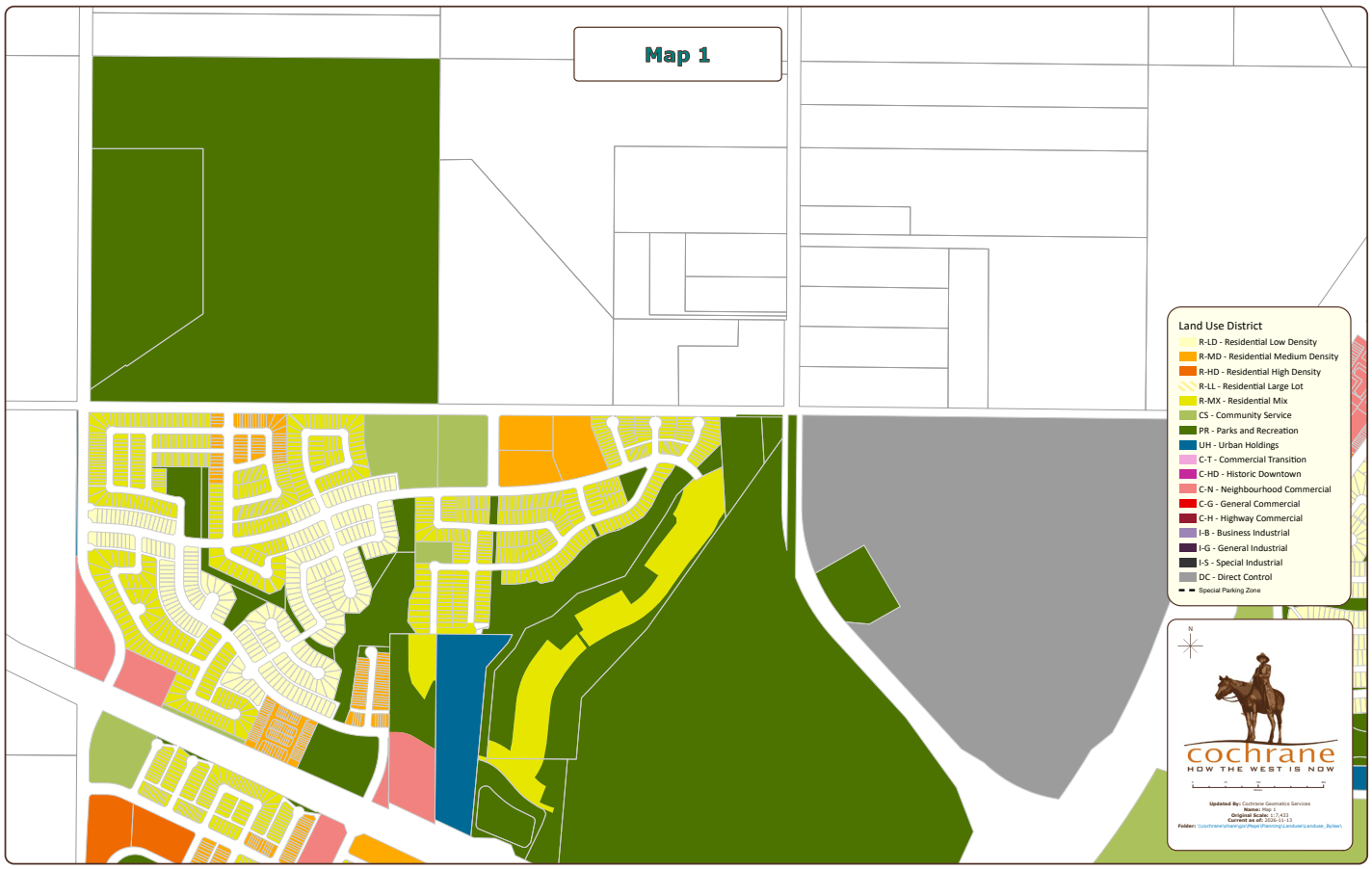
PART TWELVE

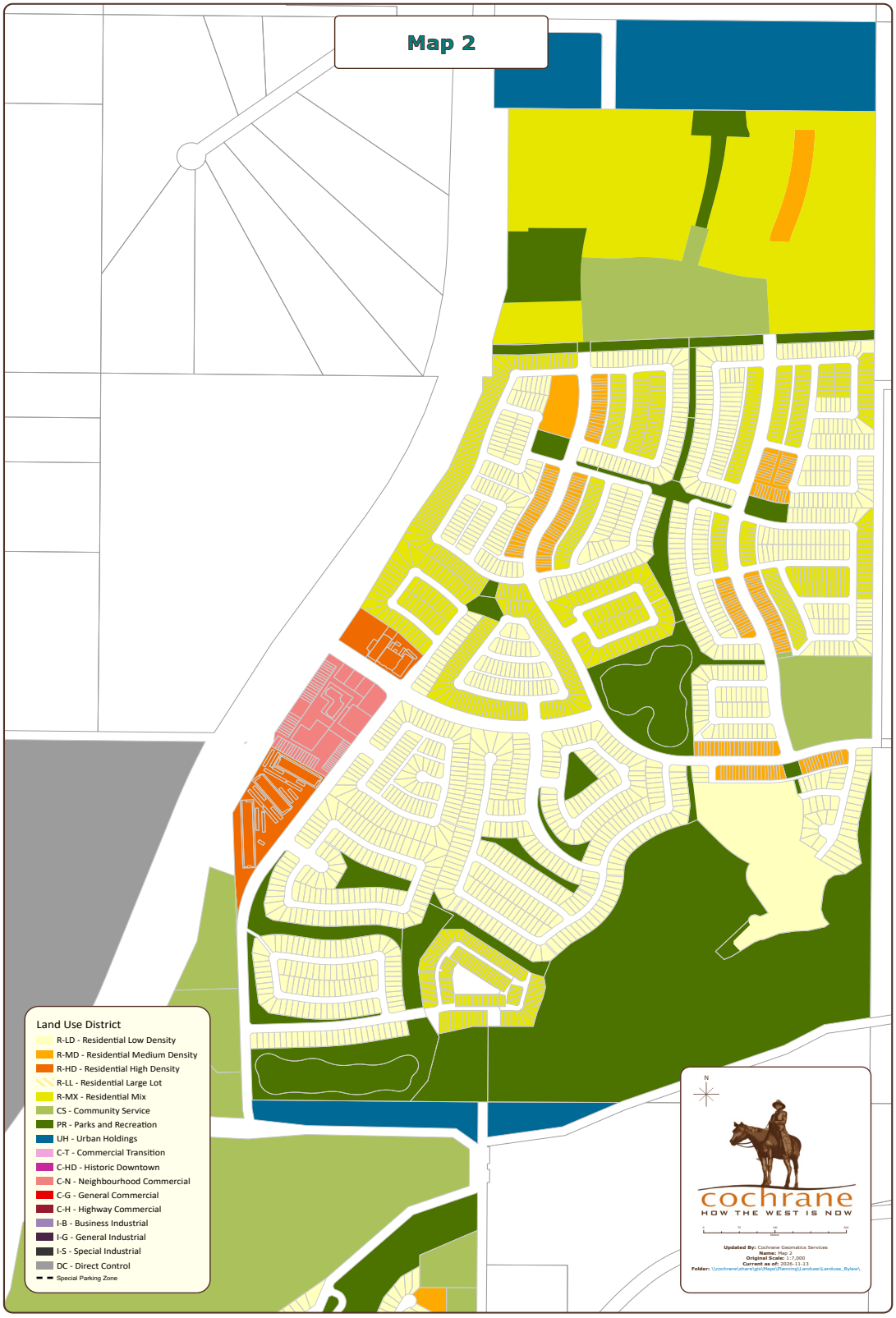
# Land Use District Maps



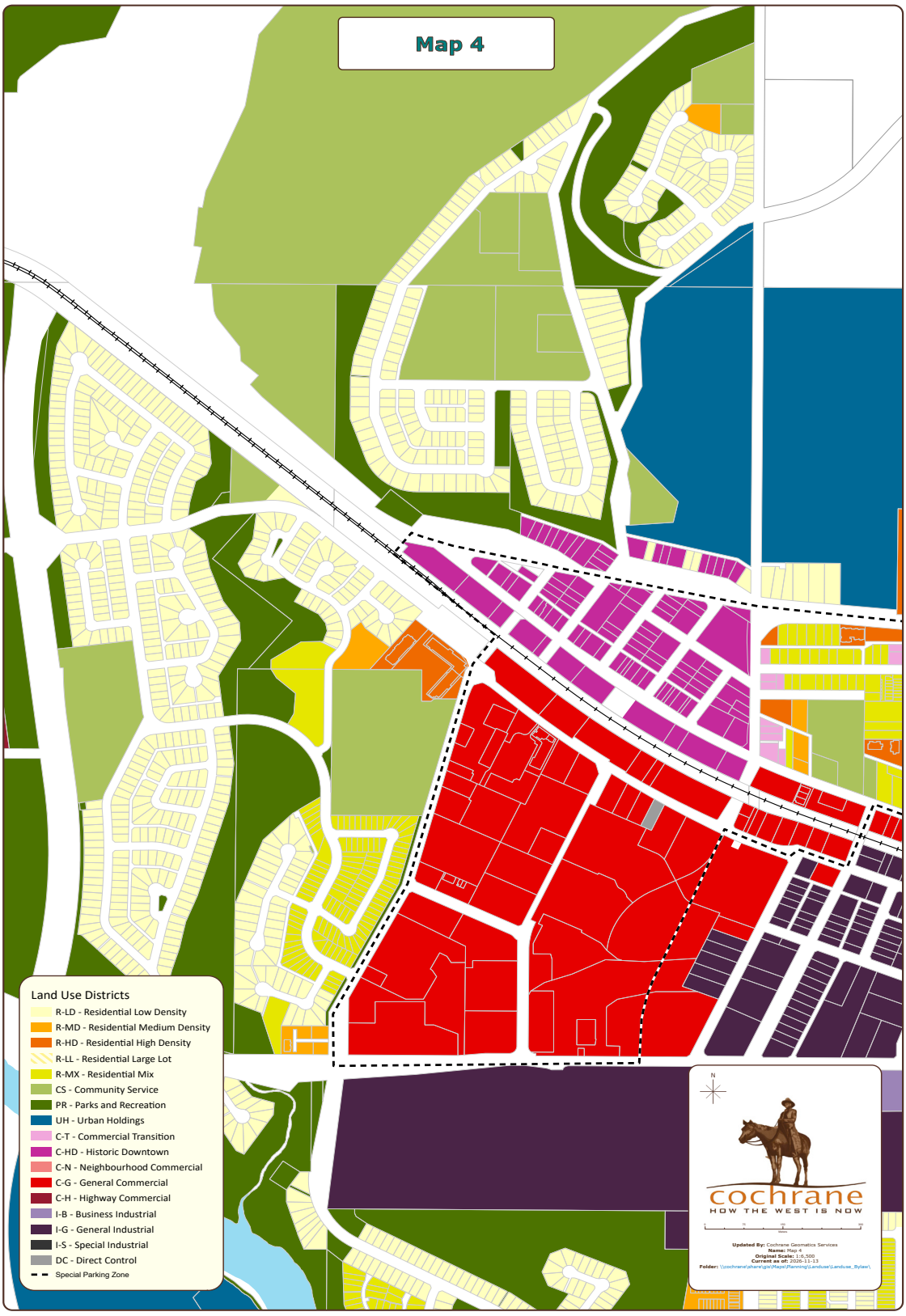
## 12.1 Land Use District Maps

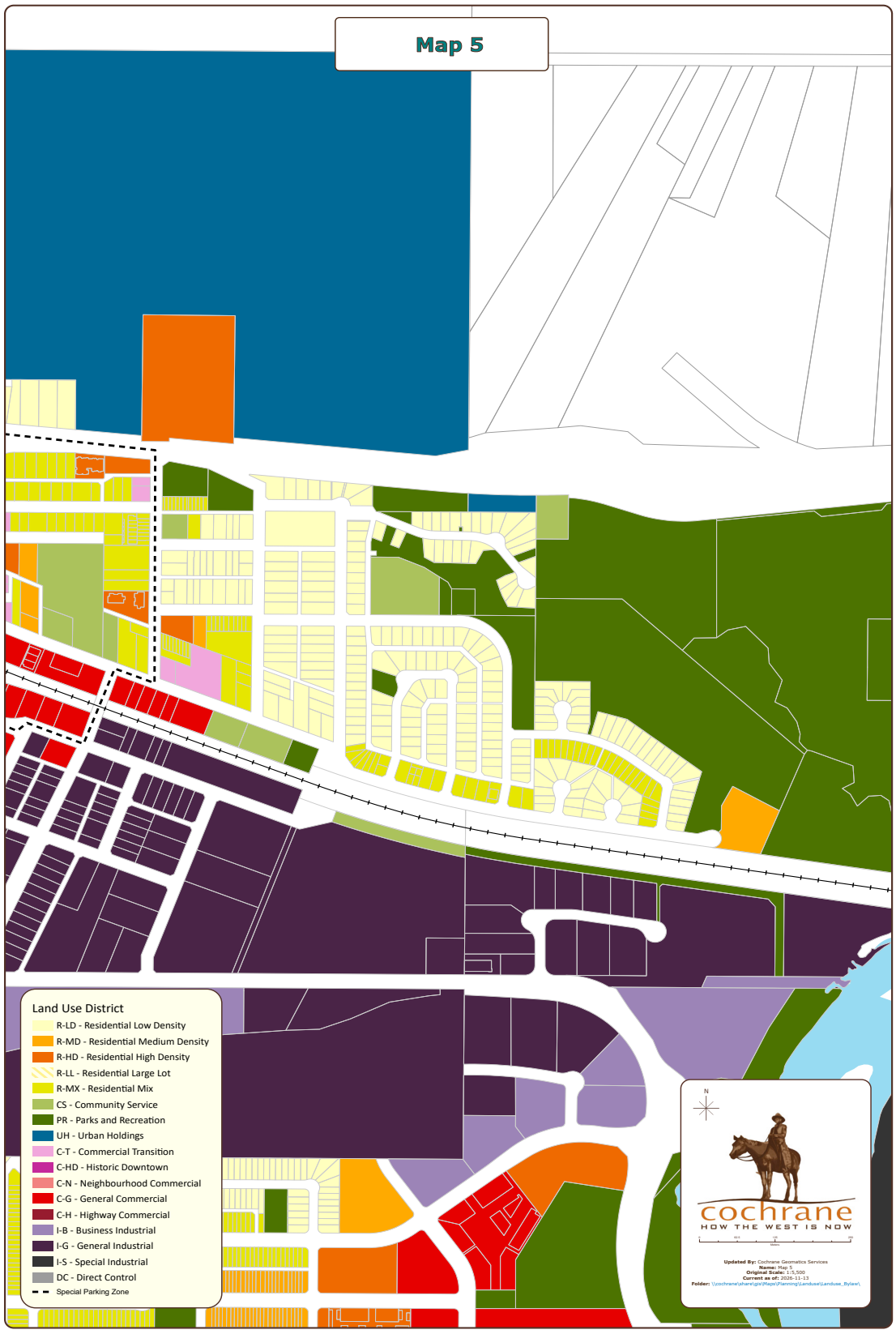



Map 1
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW

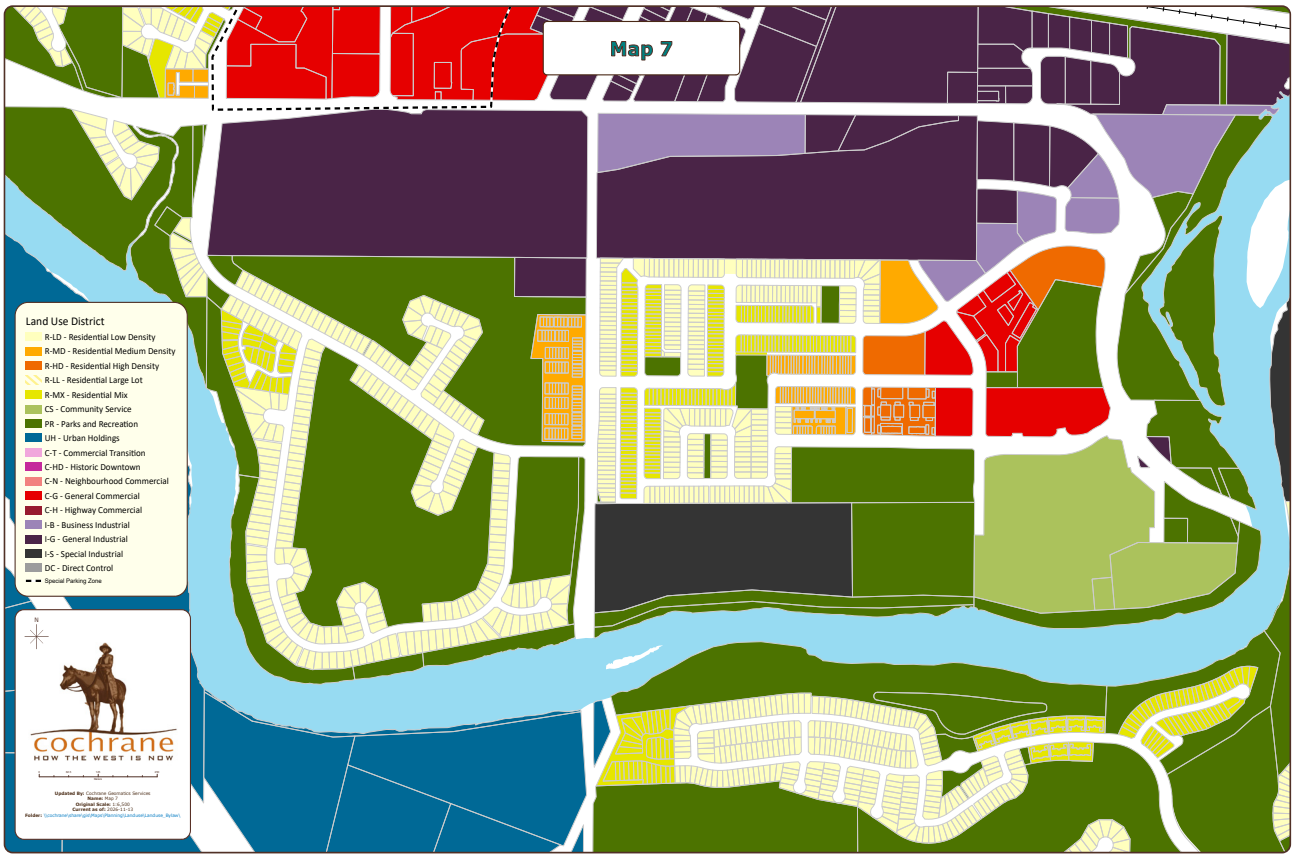

Map 2
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW
Updated By: Cochrane Geomatics Services
Name: Map 2
Original Scale: 1:7,000
Current as of: 2026-11-13
Folder: \\cochrane\shared\gis\Maps\Planning\Landuse\Landuse_Bylaw\


Map 3
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
cochrane
HOW THE WEST IS NOW

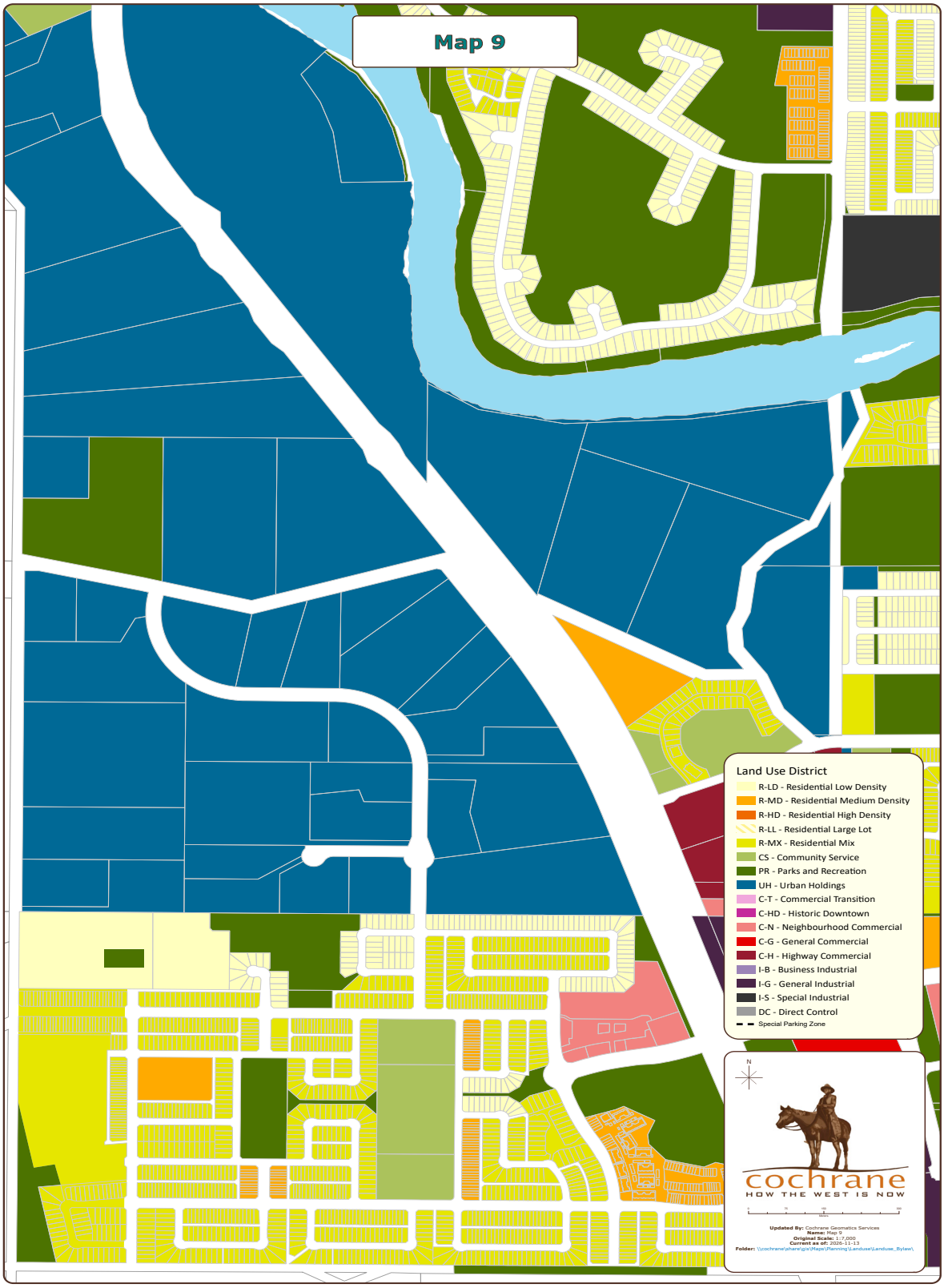

Map 4
Land Use Districts
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW


Map 5
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW

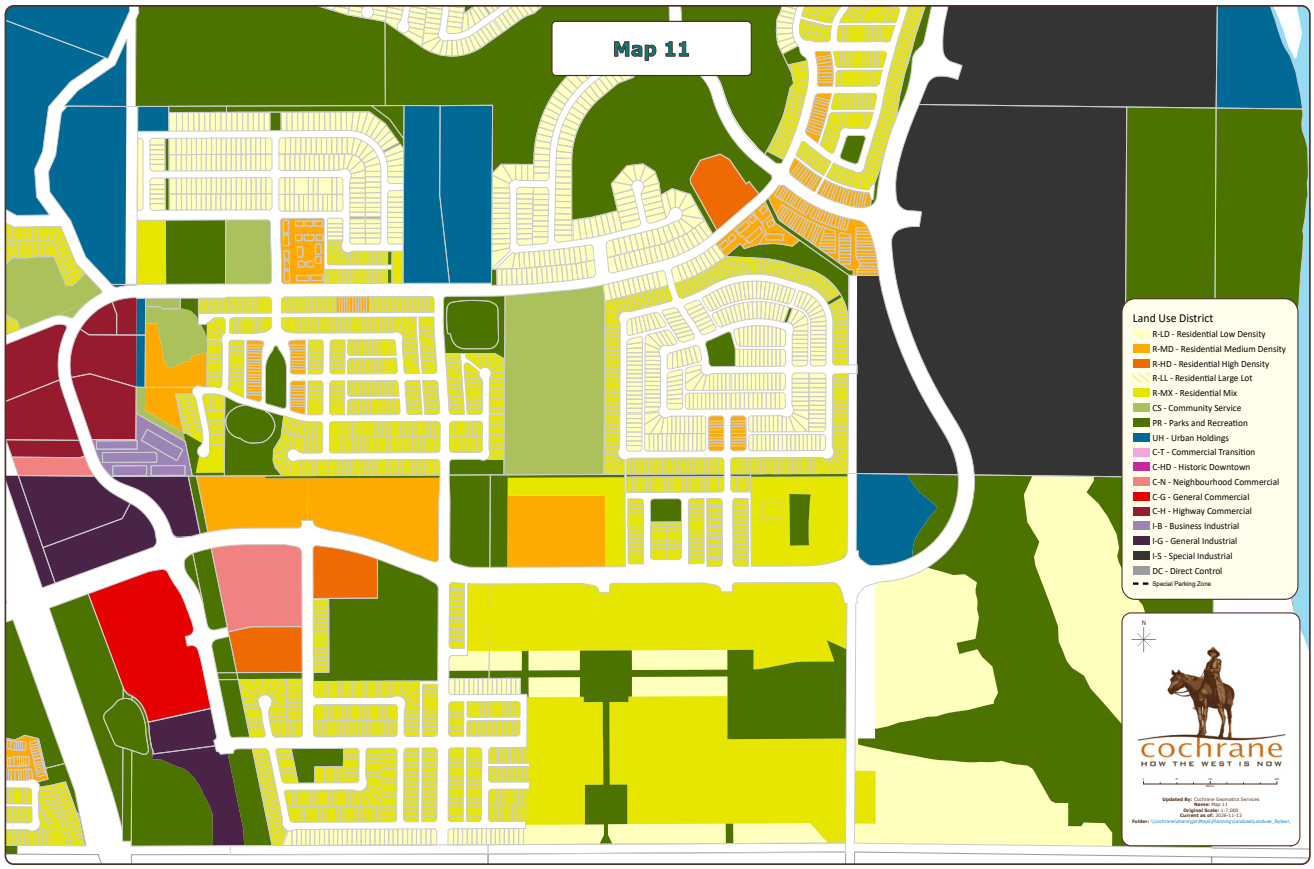

Map 6
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
cochrane
HOW THE WEST IS NOW


Map 7
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW


Map 8
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW


Map 9
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW


Map 10
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
cochrane
HOW THE WEST IS NOW


Map 11
Land Use District
R-LD - Residential Low Density
R-MD - Residential Medium Density
R-HD - Residential High Density
R-LL - Residential Large Lot
R-MX - Residential Mix
CS - Community Service
PR - Parks and Recreation
UH - Urban Holdings
C-T - Commercial Transition
C-HD - Historic Downtown
C-N - Neighbourhood Commercial
C-G - General Commercial
C-H - Highway Commercial
I-B - Business Industrial
I-G - General Industrial
I-S - Special Industrial
DC - Direct Control
Special Parking Zone
N
cochrane
HOW THE WEST IS NOW

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

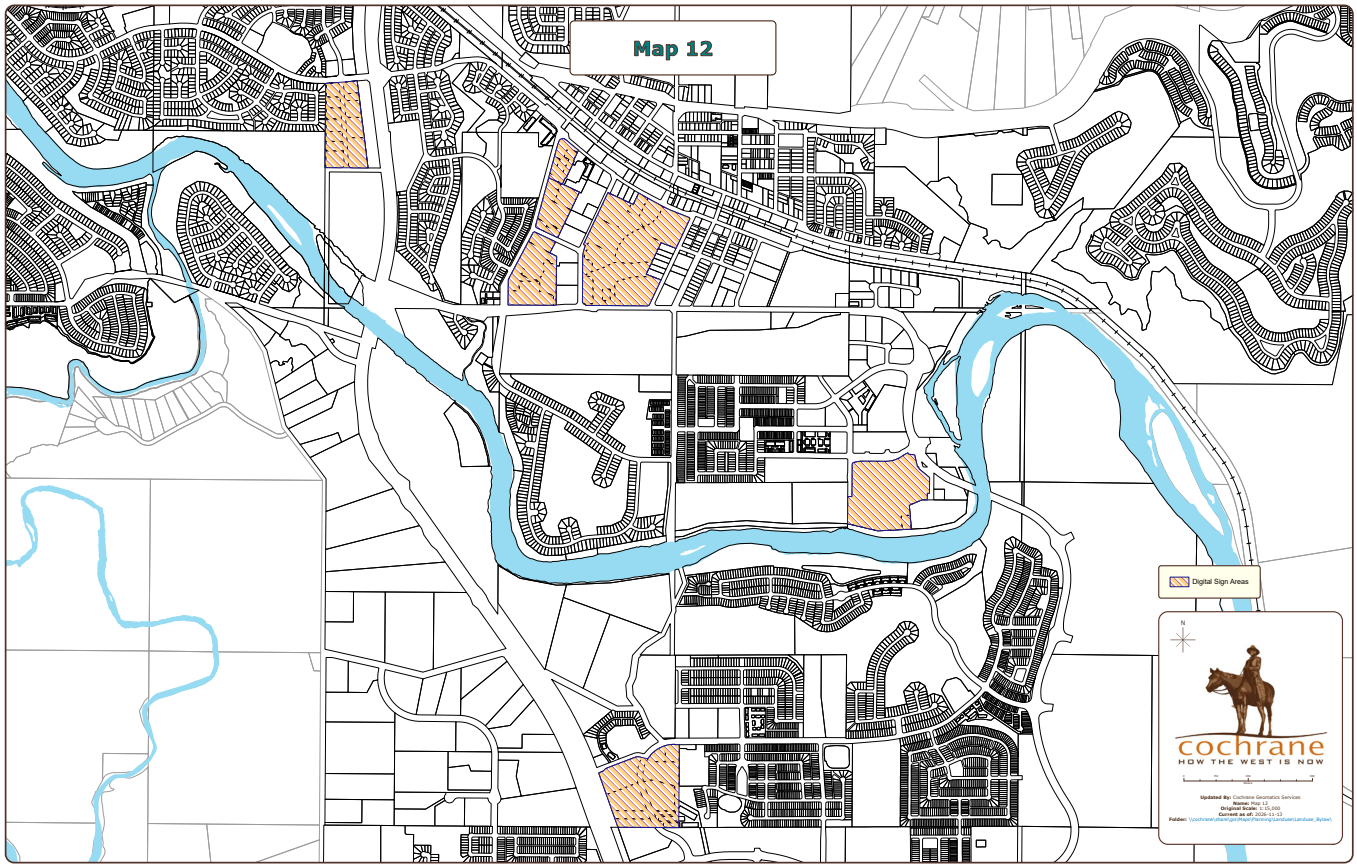


## 13.1 Schedule A: Minimum Specified Penalities

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** conditions | 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

TOWN OF COCHRANE

# WESTERN HERITAGE DESIGN FRAMEWORK

**FALL 2022**



TOWN OF COCHRANE

# WESTERN HERITAGE DESIGN FRAMEWORK

## PREPARED FOR:

Town of Cochrane
101 RancheHouse Road
Cochrane, AB
T4C 2K8

## PREPARED BY:

ERA Architects Inc.
625 Church Street, Suite 600
Toronto, ON
M4Y 2G1

## FALL 2022

**ERA PROJECT #** 19-260-01
**PREPARED BY** PE / SL / EA / SC / ZC

*Cover: ERA 2020*

# TABLE OF CONTENTS


**1.0 INTRODUCTION 1**

1.1 Intro to the Western Heritage Design Framework (2022) 1

1.2 How to Use this Framework 2

1.3 Municipal Policy Framework 3

1.4 Complementary Policies & Initiatives 4

**2.0 WHAT IS WESTERN HERITAGE? 7**

2.1 Understanding Western Heritage 7

2.2 Core Elements of Western Heritage 8

**3.0 WESTERN HERITAGE CHARACTER AREAS 11**

3.1 The Old Town 12

3.2 The Railway Transition Zone 14

3.3 Cochrane's Corridors 16

**4.0 DESIGN OBJECTIVES & GUIDELINES 19**

4.1 Old Town: Objectives & Guidelines 20

For Property Owners 21

For Town of Cochrane 30

4.2 Railway Transition Zone: Objectives & Guidelines 38

For Property Owners 39

For Town of Cochrane 48

4.1 Cochrane's Corridors: Objectives & Guidelines 57

For Property Owners 58

For Town of Cochrane 61

**5.0 IMPLEMENTATION 65**

5.1 The Development Review Process 65

**6.0 DEFINITIONS 67**

**SCHEDULES 72**

A Old Town Map

B Railway Transition Zone Maps

C Cochrane's Corridors Maps



*Fig. 2: Tim Hall*

# 1.0 INTRODUCTION

## 1.1 Intro to the Western Heritage Design Framework (2022)

The Western Heritage Design Framework (2022) is an update to the Town of Cochrane's Western Heritage Design Guidelines (November 2000).

In 2019, the Town of Cochrane initiated a comprehensive review of the Western Heritage Design Guidelines to ensure that they would remain current and effective.

The intent of the updated Western Heritage Design Framework is to guide the expression of Western Heritage in the public realm and on private properties in order to foster strategic placemaking throughout all of Cochrane.

**What is Western Heritage?**

Western Heritage is an *approach to the design of the built environment* that is intended to communicate Cochrane's identity as a unique place.

Prior to 2022, Western Heritage was understood as a single architectural style. Based on a series of public engagement exercises in 2019, the concept of Western Heritage has been revised to reflect two core elements: *Cochrane's History*, and *Small-Town Character*.

The Western Heritage design approach is intended to convey these two core elements throughout the built environment, through a variety of design strategies for buildings, streetscapes, and outdoor spaces.

Its goal is to balance the expression of Western Heritage with the evolution of Cochrane as a contemporary place in the 21st century.

The Western Heritage Design Framework recognizes that Cochrane is a place that is growing and evolving to meet the contemporary needs of locals and visitors; and that the expression of Western Heritage defines Cochrane as a unique place to live, work and play.

**Why the Western Heritage Design *Framework*?**

The Western Heritage Design Framework is more than a set of detailed guidelines to establish and maintain an architectural style. This document is a framework that:

a. recognizes the two core elements of Western Heritage;

b. establishes Character Areas where those elements of Western Heritage will be expressed in distinct ways;

c. sets out Design Objectives that must be met to achieve the expression of Western Heritage in each Character Area;

d. offers supplementary Design Guidelines to help users understand how to achieve each Objective.

## 1.2 How to Use this Framework

The Western Heritage Design Framework exists to ensure that Cochrane's identity as a unique place is conserved and communicated as Cochrane grows and evolves.

To achieve this goal, this document provides direction for all non-residential and mixed-use (residential-commercial) development projects in three Character Areas:

- The Old Town;
- The Railway Transition Zone; and
- Cochrane's Corridors.

Any development project proposed in these Character Areas will be evaluated by the Town of Cochrane using the Western Heritage Design Framework.

Public and private development proposals and plans submitted to the Town of Cochrane will be expected to meet the Design Objectives in this document.

**Development Projects**

- new construction
- additions on existing buildings
- alterations to existing buildings
- public works
- creation or renovation of public spaces

**How does the Western Heritage Design Framework apply to my property?**

Section 3.0 maps the three **Character Areas** for the expression of Western Heritage in Cochrane. Use the maps in this section to identify whether your property is located in one of the three Character Areas.

Section 4.0 identifies the **Design Objectives** that apply to each Character Area. All development projects are expected to meet the Design Objectives for the Character Area in which they are located.

Supplementary **Design Guidelines** are provided with each Objective to assist in understanding how the Objectives can be achieved. Compliance with the Design Guidelines is not mandatory as long as the proposal can demonstrate that all of the Character Area's Design Objectives that are applicable to the proposal are achieved.

For assistance interpreting any of the terms used throughout this document, see the **Definitions** in Section 6.0.

## 1.3 Municipal Policy Framework

The Western Heritage Design Framework is one of several planning documents that directs how Cochrane will look, grow and evolve in the coming decades.

It is an appendix to Cochrane's Land Use Bylaw, with a scoped objective to support placemaking via heritage conservation and interpretation in strategic locations throughout the town of Cochrane.

The Western Heritage Design Framework is nested within a greater policy framework, including:

**Cochrane Municipal Development Plan (2008)**

The Municipal Development Plan (2008) sets out a direction for land use and future growth in the town of Cochrane, and provides policies to achieve this direction.

Section 12 of the Municipal Development Plan provides the policy framework for the conservation of historic resources throughout Cochrane.

It directs the Town to encourage historic resource conservation through a series of programs and initiatives, including the Cochrane Heritage Register, and provides for municipal historic resource designation and heritage development review processes in accordance with the *Alberta Historical Resources Act*.

**Cochrane Land Use Bylaw (2022)**

The Land Use Bylaw (2022) implements the vision in the Municipal Development Plan (2008) by providing land use designations and built form direction for all properties in Cochrane.

The Land Use Bylaw provides specific zoning direction on permitted heights, maximum gross floor areas, building setbacks, parking requirements, and more.

The Western Heritage Design Framework is appended to the Land Use Bylaw (2022). Where there are conflicts between the Land Use Bylaw and the Western Heritage Design Framework, the stricter regulation shall prevail.

**Cochrane Integrated Neighbourhood Design Guidelines (2013)**

The Integrated Neighbourhood Design Guidelines (2013) provide a set of design guidelines for new and existing residential neighbourhoods in Cochrane.

They guide the development of Area Structure Plans, Neighbourhood Plans, and site-specific Development Permits to achieve great neighbourhoods throughout Cochrane.

There may be sites where the Integrated Neighbourhood Design Guidelines apply to properties within the Western Heritage Design Framework Character Areas. These documents do not provide conflicting direction, and in such cases, both policy frameworks would apply.

## 1.4 Complementary Policies & Initiatives

There are two key initiatives that the Town of Cochrane may explore to accompany the 2022 Western Heritage Design Framework.

**Heritage Interpretation Fund**

The Town of Cochrane may explore developing a policy establishing and governing the administration of a Heritage Interpretation Fund (HIF) program.

The Heritage Interpretation Fund policy would address:

- A method of calculating cash contributions in lieu of on-site heritage interpretation in the Railway Transition Zone and Cochrane's Corridors;
- A schedule for the commitment to and collection of a Heritage Interpretation contribution within the development application process;
- A method of administration of the HIF;
- A decision process for the allocation of HIF funding to public interpretive installations;
- A recommended formalized relationship between the HIF and a town-wide Heritage Interpretation Plan (to be developed).

A Heritage Interpretation Fund is not proposed at this time, but should be considered as a future initiative to contribute in implementing town-wide heritage interpretation.

**Heritage Thematic Framework & Interpretation Plan**

The Town of Cochrane is recommended to develop a town-wide Thematic Framework and Interpretation Plan.

A Heritage Thematic Framework is an historical analysis that synthesizes the valued themes of Cochrane's history. The Framework will review and reflect histories associated with Cochrane's existing historical resources, lost historic features, and intangible historic themes, practices and traditions.

A Thematic Framework can be used to inform:

- The identification of **properties for Cochrane's Heritage Register**, and properties that are recommended for municipal historic resource designation;
- The development of **on-site interpretive installations by private properties owners** in the Railway Transition Zone and Cochrane's Corridors;
- The development of a **Heritage Interpretation Plan for Cochrane**, which would establish key locations for interpretive installations to be developed using an HIF. These could include, for example, major public realm installations to mark First Street as an historic corridor, or large gateway artworks along Cochrane's Corridors.

Thematic Frameworks are developed through a combination of historical research and analysis, and meaningful public engagement, so that stakeholders can share the histories they value.

The Town of Cochrane is encouraged to partner with diverse public stakeholders (including but not limited to CHAPS, Stockman's Memorial Foundation, local Community Associations, local First Nations, and Cochrane Tourism) to develop the Thematic Framework and Interpretation Plan.



*Fig. 3: Northwest corner of First Street West and Second Avenue West, circa 1911 (Glenbow Archives PA-1365-1)*




*Fig. 4: Cochrane Station, 1900s (Glenbow Archives, NA-3885-35)*

# 2.0 WHAT IS WESTERN HERITAGE?

## 2.1 Understanding Western Heritage

The Western Heritage Design Framework (2022) is intended to guide the expression of Western Heritage to foster strategic placemaking throughout all of Cochrane.

**Western Heritage is an approach to the design of the built environment that is intended to communicate Cochrane's identity as a unique place.**

Prior to 2022, Western Heritage was understood as a single architectural style, inspired by the boomtown-style architecture of Cochrane's early settlement era.

A series of public engagement exercises in 2019 explored the meaning of Western Heritage for locals in the town of Cochrane. In identifying what they valued about Cochrane, stakeholders described two core elements of Western Heritage: **Cochrane's History**, and **Small-Town Character**.

The concept of Western Heritage has now been revised so that these two core elements will be reflected throughout the built environment, using not just building design, but also a variety of design strategies and installations for streetscapes and outdoor spaces.

Western Heritage will be communicated primarily through heritage interpretation. Heritage interpretation refers to the range of strategies (building/public realm design, installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation facilitates the communication of histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.

The two core elements of Western Heritage (Cochrane's History, and Small-Town Character) are explored further in Section 2.2.

**Who is the audience for Western Heritage?**

The expression of Western Heritage is aimed at both locals and visitors.

- For locals, Western Heritage makes Cochrane a liveable place and helps to reinforce its civic identity, allowing for the recognition of local histories throughout the public realm.
- For visitors, Western Heritage marks Cochrane as a unique place, distinct from other municipalities, with its own valued story that Cochranites are proud to share.

## 2.2 Core Elements of Western Heritage

There are two core elements of Western Heritage: Cochrane's History, and Small-Town Character.

**Cochrane's History**

The Western Heritage design approach involves, in part, the *expression of the valued themes of Cochrane's history and cultural identity (its cultural heritage values)* throughout town.

Cochrane is situated along the Bow River on the ancestral lands of diverse indigenous peoples, including the Piikani, Blood, Siksika, Stoney/Nakoda and Tsuu T'ina Nations.

Ceded to the Dominion of Canada under Treaty 7 in 1877, the area's first colonial settlement came in 1881, when Senator Matthew Cochrane established the Cochrane Ranche Co. Ltd. on over 100,000 acres adjacent to the future Canadian Pacific Railway (CPR).

In 1885, the Cochrane town site was granted to the CPR, and subdivided into urban town lots on a grid structure on the railway's north edge. South of the railway, early industries were established to serve the surrounding ranch country, including four brickyards, coal mines, a quarry and a sawmill.

Cochrane's growth slowed during the interwar period, but in the 1950s began to expand beyond the original town site, with new residential neighbourhoods in the east, and industrial services south of the railway.

With sustained growth through the late 20th-early 21st century, Cochrane remains a contemporary commercial service centre for the surrounding ranching communities.



*Fig. 5: Cochrane Rail Station, c. 1910. (Glenbow Archives NA-4811-2)*

Key themes of Cochrane's history will be identified and synthesized through research and public engagement processes (see Section 1.4). Based on the existing historical narrative, they may include First Nations histories, early town settlement, and regional commerce and industry fostered by transportation routes like the Canadian Pacific Railway and major Albertan highways.

These themes could be understood as the community's current cultural heritage values. Cultural heritage values are not static; they evolve over time, as community values change. For example, they may shift over time to recognize the contributions of certain cultural communities, or of recent eras of architecture and design.

The Town of Cochrane's future Heritage Thematic Framework will engage stakeholders to define the key themes of Cochrane's history as they are understood and valued today.

## Small-Town Character

The Western Heritage design approach also involves, in part, the *expression of small-town character* in strategic locations throughout town. It recognizes the historic town site as a priority area for the celebration of small-town character.

The historic urban town site of Cochrane was surveyed and planned in 1885, and settled beginning in the late 1880s.

Located between the Canadian Pacific Railway (south), the Big Hill (north), the Cochrane Ranche (west), and Baird Avenue (east), Cochrane's original town site is notable for its representation of pre-World War Two urban development. Attributes of this character include:

- A rectilinear street grid;
- A small-scale, walkable block structure;
- Small-scale urban town lots;
- A mix of typical residential and commercial built forms in close proximity, ranging between 1-2 storeys in height.

Cochrane's growth in the post-World War Two period is equally representative of its era. The suburban development of the era was more automobile oriented, with commercial sites designed with parking lots as key features. Residential neighbourhoods featured curvilinear streets and cul-de-sacs to limit vehicle traffic. The dichotomy of this distinctly suburban character makes it easy to recognize Cochrane's historic urban town site.

Today, as a service centre, Cochrane's contemporary development is still designed to be accessed by vehicle. However, Cochranites value the walkability inherent in the original town site's grid structure and small scale.

Walkable small-town character and a comfortable pedestrian experience has been identified by stakeholders as a central value to inform Western Heritage. Although it is encouraged to be expressed in all new development in Cochrane, it is to be conserved and supported strategically throughout the historic town and in transition zones to contemporary commercial areas.



*Fig. 6: Small town of Cochrane north of the railway, c. 1960. (Glenbow Archives PA-2807-4139)*




*Fig. 7: ERA 2020*

# 3.0 WESTERN HERITAGE CHARACTER AREAS

The Western Heritage Design Framework identifies three Character Areas where Western Heritage will be prioritized in the town of Cochrane.

- Character Area 1: The Old Town
- Character Area 2: The Railway Transition Zone
- Character Area 3: Cochrane's Corridors

The two core elements of Western Heritage (Cochrane's History, and Small-Town Character) will be expressed in different ways in each of the three Character Areas.




*Fig. 8: Key map of the three Western Heritage Character Areas. (ERA 202)*

## 3.1 The Old Town

The Old Town is Cochrane's original town site, based on the location of the historic settlement in the late 19th-early 20th century. It is intended as the priority zone for the celebration of Cochrane's Western Heritage for locals and visitors.

The Old Town is a triangular area located between the rail corridor (south), the east side of Baird Avenue (east), and the north sides of Second Street West, Third Street West and Highway 1A (north). A map is included on the following page.

The use of the Western Heritage design approach in the Old Town will result in:

a. the conservation of **physical historic features** like buildings;

b. the interpretation of **lost historic features** and **intangible historic themes**;

c. the enhancement of **small-town urban character** through building design and public realm design.

For a large-scale detailed map of the Old Town, see Schedule A.

For Objectives and Guidelines for development projects in the Old Town, see Section 4.1.

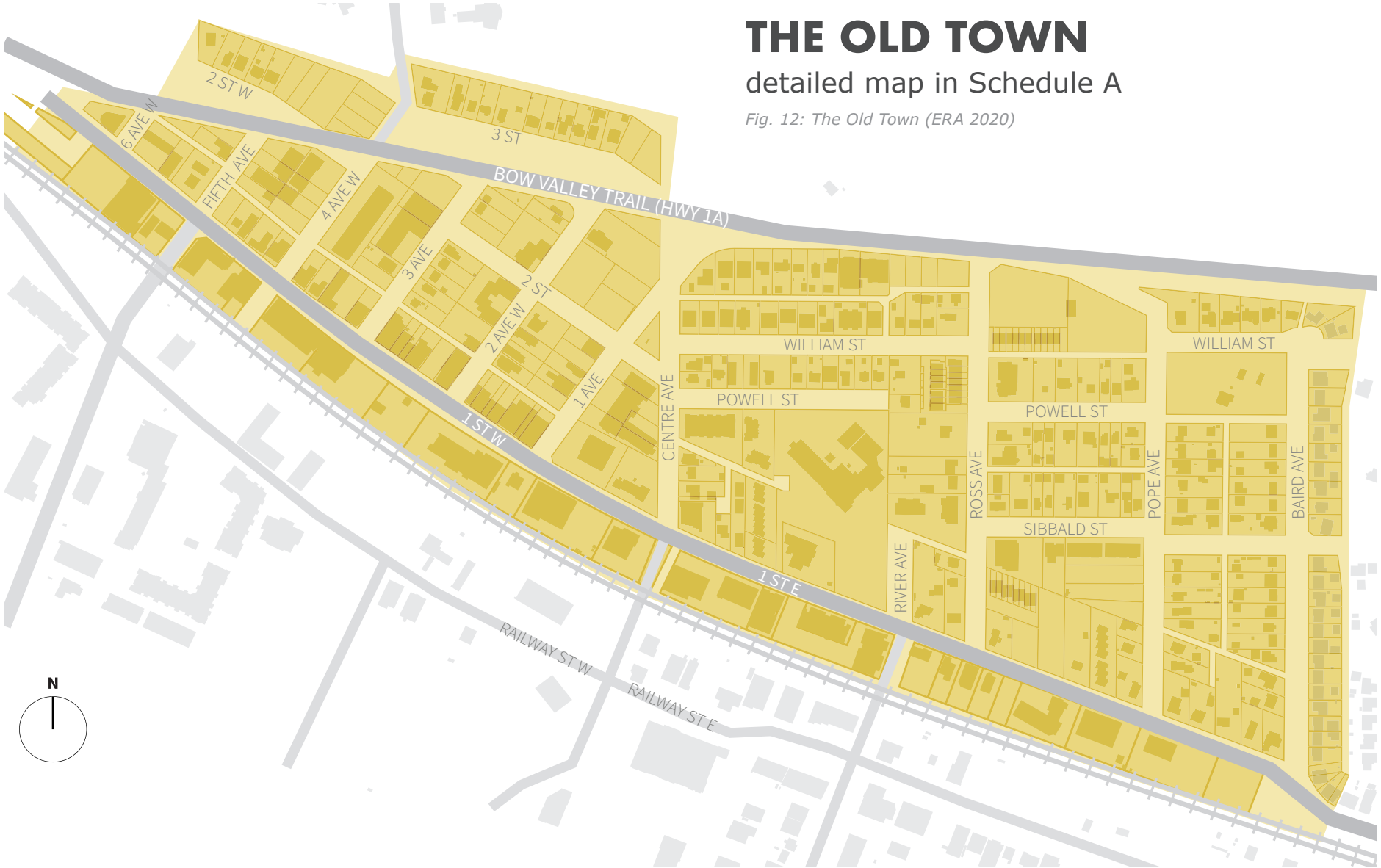


*Figs. 9-11: Snapshots of the Old Town (ERA 2020)*

# THE OLD TOWN

## detailed map in Schedule A

*Fig. 12: The Old Town (ERA 2020)*



## 3.2 The Railway Transition Zone

The Railway Transition Zone borders the Canadian Pacific Rail corridor on its south side, immediately south of the Old Town. It is intended as a place to celebrate the railway as a key historic character-defining element in Cochrane; and to transition from the small-scale urban Old Town to the larger-scale contemporary character south of the railway.

The Railway Transition Zone includes all development lots located adjacent to the railway right-of-way (south side) between the rail corridor (north), Railway Street/Glenbow Drive/Griffin Road (south), Glenbrook Road (west) and the Cochrane town limit (east). A map is included on the following page.

The use of the Western Heritage design approach in the Railway Transition Zone will result in:

a. the conservation and celebration of **the presence of the railway** as a character-defining element of Cochrane;

b. the interpretation of **lost historic features** and **intangible historic themes**;

c. the expansion of **urban character, at a larger scale than the Old Town**, to provide a transition to the contemporary urban and suburban character south of Cochrane's Old Town.

For a large-scale detailed map of the Railway Transition Zone, see Schedule B. For Objectives and Guidelines for development projects in the Railway Transition Zone, see Section 4.2.

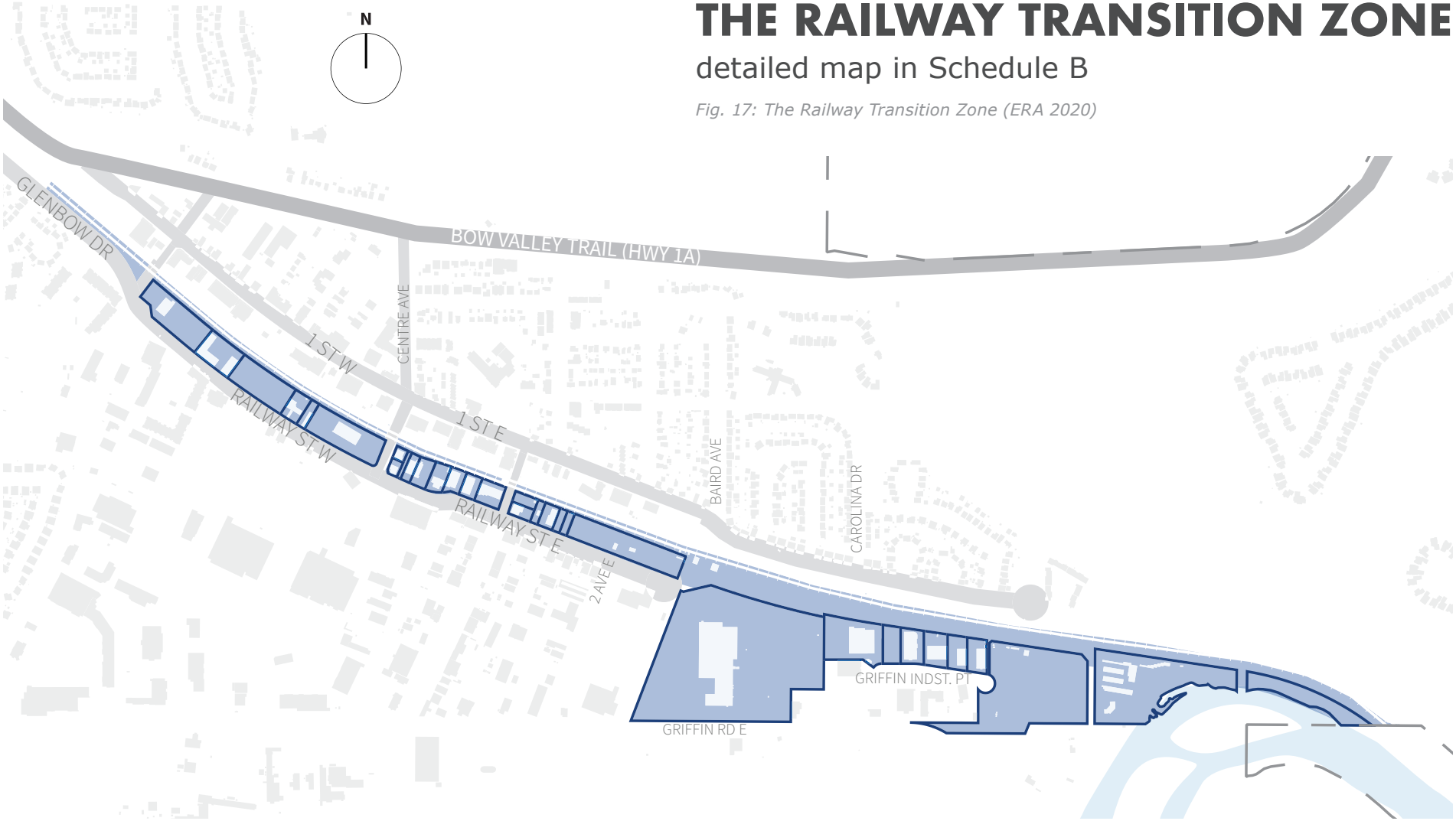



*Figs. 13-16: Snapshots of the Railway Transition Zone. (ERA 2020)*

# THE RAILWAY TRANSITION ZONE

detailed map in Schedule B

*Fig. 17: The Railway Transition Zone (ERA 2020)*



## 3.3 Cochrane's Corridors

The Cochrane's Corridors zone consists of properties bordering Highway 1A (Bow Valley Trail), Highway 22 (Cowboy Trail), and Griffin Road.

It is intended as a zone to communicate Cochrane's unique identity to visitors and commuters passing through town, to identify Cochrane as an engaging place to spend time, and to draw potential visitors into the Old Town.

The Cochrane's Corridors zone includes all lots located adjacent to Highway 1A, Highway 22 and Griffin Road, that are not located within the Old Town or Railway Transition Zone boundaries. These lots are shown in the map on the following page highlighted in rust.

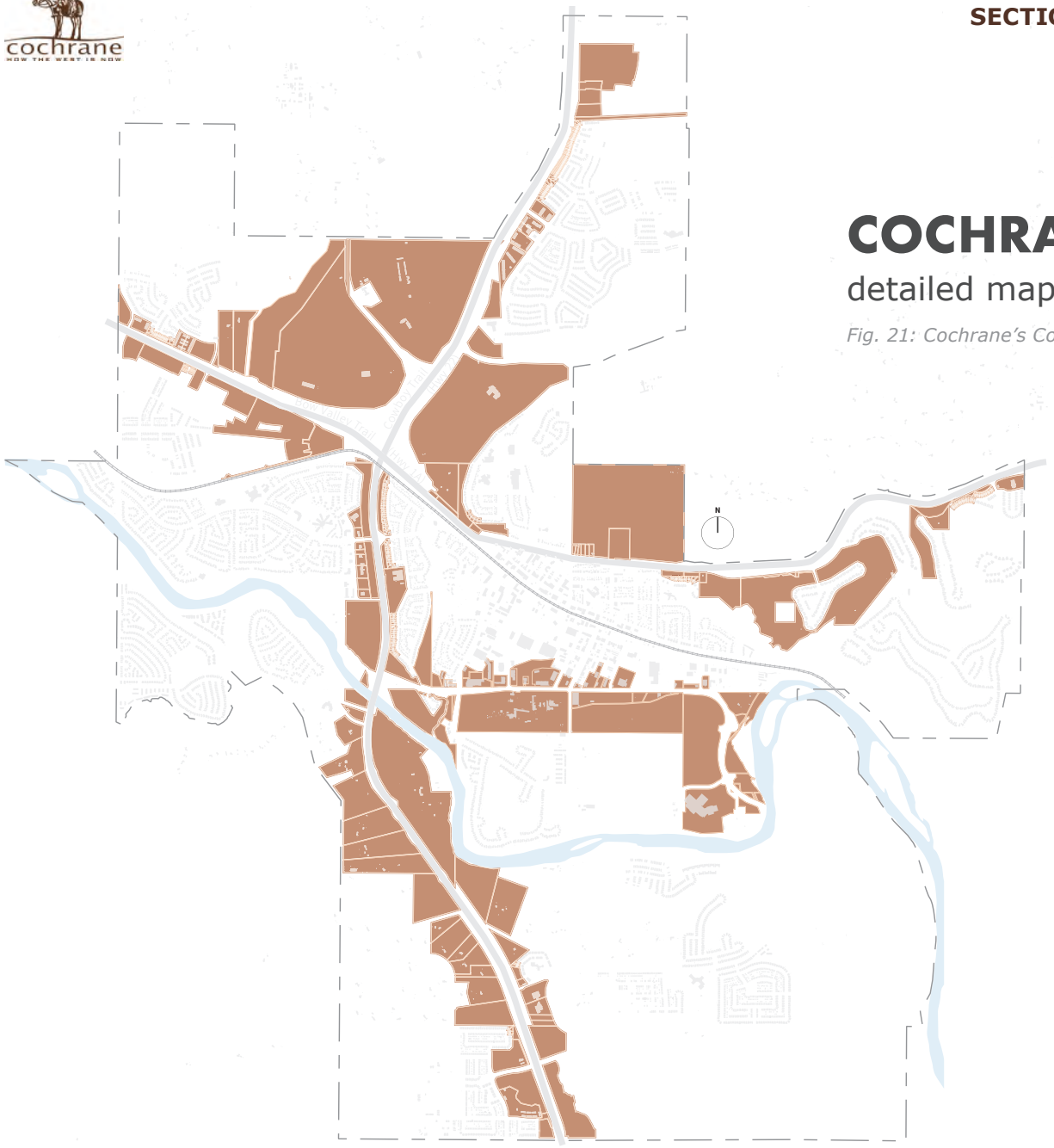
Along Cochrane's Corridors, the Western Heritage design approach is intended to facilitate the communication of Cochrane's identity through the **interpretation of lost historic features and intangible historic themes.**

For large-scale detailed maps of Cochrane's Corridors, see Schedule C.

For Objectives and Guidelines for development projects along Cochrane's Corridors, see Section 4.3.




*Figs. 18-20: Snapshots of Cochrane's Corridors. (ERA 2020)*



# COCHRANE'S CORRIDORS

detailed maps in Schedule C

*Fig. 21: Cochrane's Corridors (ERA 2020)*

Note: *The Cochrane's Corridors map should be revised in the future as large lots adjacent to these roads are subdivided.*

*In such cases, the subdivided lots that remain adjacent to Highway 1A, Highway 22 or Griffin Road will remain in the Cochrane's Corridors zone, while subdivided lots that are no longer adjacent to any of these three roads will be removed from the zone.*




*Fig. 22: ERA 2020*

# 4.0 DESIGN OBJECTIVES & GUIDELINES

The Western Heritage Design Framework includes a series of Design Objectives for each of the three Character Areas outlined in Section 3.0.

The Design Objectives offer direction for the expression of Western Heritage on public and private lands in each Character Area.

The **Design Objectives are mandatory** and must be achieved by all non-residential and mixed-use (residential-commercial) development projects in these Character Areas.

Through a Design Brief submitted with a development application, proponents and their consultants will be expected to demonstrate clearly how their proposal meets the set of Design Objectives applicable to their site.

Development projects include:

- New construction
- Additions on existing buildings
- Alterations to existing buildings
- Public works
- Public spaces

**There may be many ways to meet a given Design Objective.** The Town of Cochrane will give due consideration to proponents' creative strategies in achieving the applicable Design Objectives.

In Section 4.0, the Design Objectives are accompanied by supplementary Design Guidelines, which are provided to assist proponents in understanding how to meet the Objectives. **The Guidelines are intended to be assistive, and are not mandatory.**

It may be helpful to engage an architect or designer to develop a strategy to meet the applicable Objectives on a given site.




*Fig. 23: ERA 2020*

# DESIGN OBJECTIVES: THE OLD TOWN

*Development projects on private properties are expected to meet the following Objectives in the Old Town. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

### For Development Projects on Private Properties

4.1.1 Development projects shall make every effort to retain and conserve any buildings on Cochrane's Heritage Register that exist on site.

4.1.2 New construction shall be designed to be compatible with, and responsive to, any adjacent and nearby buildings on Cochrane's Heritage Register.

4.1.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

4.1.4 New construction shall contribute to the variation in small-scale, close-knit building forms that conveys the quality of Cochrane's historic small-town character.

4.1.5 New construction on the south side of First Street shall conserve the visual and physical presence of the rail corridor from the public realm.

*The Town of Cochrane is expected to meet the following Objectives for projects undertaken in public spaces throughout the Old Town. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

### For Projects in Public Spaces

4.1.6 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage in the Old Town, and along First Street.

4.1.7 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Old Town, and along First Street.

4.1.8 Public works along the south side of First Street shall conserve the visual and physical presence of the rail corridor from the public realm.

## 4.1.1 Development projects shall make every effort to retain and conserve any buildings on Cochrane's Heritage Register that exist on site.

a. Buildings identified on the Town of Cochrane's Heritage Register are encouraged to be adapted for new uses if their existing uses are no longer viable.

b. Renovations to buildings on the Heritage Register are encouraged to use archival photographs and other physical and documentary evidence to identify the building's earlier condition and select appropriate materials for restoration.

Where no documentary evidence is available, it is acceptable to make educated estimates based on historical evidence of the context, and an understanding of the building's architectural era and style.



**4.1.1(a)** Heritage Register buildings are encouraged to be retained and adapted for new uses if their existing uses are no longer viable. When private residences are adapted with public-facing uses, more people are able to share in Cochrane's built heritage *(Fig. 24: ERA 2020)*

**What is Conservation?**

Conservation encompasses a range of strategies or treatments to retain (and enhance) historic places' heritage value and to extend their physical life.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recognize three main treatments: preservation, rehabilitation and restoration. One of these approaches usually dominates in a conservation project, although aspects of each may play a role.

(from *Managing Historic Places* manual, Province of Alberta)

**Preservation:** protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Restoration:** accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

(from the *Standards and Guidelines for the Conservation of Historic Places in Canada*)



**4.1.1(b)** Use archival photos and other physical and documentary evidence to select appropriate materials for restoration. *(Fig. 25: Glenbow Archives, PA-2807-4140)*

## 4.1.1 Development projects shall make every effort to retain and conserve any buildings on Cochrane's Heritage Register that exist on site.

c. Renovations to buildings on the Heritage Register are encouraged to accurately restore earlier features and conditions if possible. Building materials (brick, windows, ornamental features) should be replaced in kind.

d. Renovations to buildings in the Old Town should not mimic historical architectural styles, as this may create a false sense of Cochrane's historical development and may detract from the value of authentic historic resources. Facade improvements that have been made to mimic historical architectural styles should be reversed where possible.

e. Alterations, additions and facade improvements to properties on the Heritage Register are encouraged to consult the *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)* for guidance on appropriate techniques in restoration, rehabilitation and reuse.

f. Additions to buildings on the Heritage Register should be distinguishable as contemporary construction to conserve the integrity of Cochrane's early building stock.








**4.1.1(b)** It is recommended to use archival photos to identify and restore a building's earlier condition. Renovations could aim to restore the building's original condition, or a later condition that is also considered to convey the property's heritage value. *(Figs. 26-28, clockwise from left: Glenbow Archives NA-966-1 / PA-1365-1 / NC-26-206)*



**4.1.1(c)** The peach-tinted buff brick from local brickyards became a common early building material in Cochrane and the region. Original brick should be salvaged wherever possible to provide for restorations to other brick buildings using matching materials. *(Fig. 29: ERA 2020)*

## 4.1.2 New construction shall be designed to be compatible with, and responsive to, any adjacent and nearby buildings on Cochrane's Heritage Register.

a. New buildings should be constructed at a scale designed to appear consistent with any adjacent or nearby buildings on Cochrane's Heritage Register (including commercial, residential, institutional or other Heritage Register buildings).

- Taller buildings can use strategies to minimize the appearance of their height, like upper-storey stepbacks, or distinct changes in material beyond the existing streetwall height.
- Wider buildings can use strategies to break up their massing, like the use of vertical columns or piers to articulate storefronts at the ground floor, or a change in materials at regular intervals.

b. New construction near buildings on Cochrane's Heritage Register should use the adjacent context as guidance for front and side setbacks:

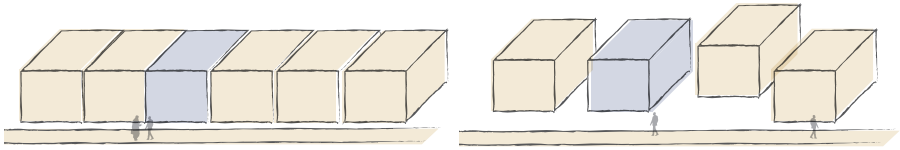
- Where there is a continuous street wall, new buildings should continue the street wall.
- Where there are varying front setbacks and/or spaces between buildings, new construction should be consistent with this pattern.
- Avoid using existing strip malls as a guide for front setbacks, even if they are located in the property's immediate context.



**4.1.1(a)** Upper-storey stepbacks used to accommodate additional height while fitting in with the older building next door *(Fig. 30: 3144 Architects, 2019)*



**4.1.1(a)** Vertical columns and pedestrian-scale overhangs to convey small storefronts at ground level, and an upper-storey stepback used to accommodate additional height *(Fig. 31: Arch11 2020)*



**4.1.2(b)** New buildings (in blue) designed and sited to fit in with the existing context of front and side setbacks *(Fig. 32: ERA 2020)*

## 4.1.2 New construction shall be designed to be compatible with, and responsive to, any adjacent and nearby buildings on Cochrane's Heritage Register.

c. New buildings should be distinguishable as contemporary construction to conserve the integrity of Cochrane's early building stock. They should not mimic historical architectural styles. They should avoid creating a false sense of historical development.

d. New buildings should use creative strategies to be compatible with adjacent or nearby buildings on Cochrane's Heritage Register. Example strategies include:

- A colour or material palette that includes wood or buff (yellow) brick;
- An upper-storey window pattern that responds to the adjacent ratio of solids-to-voids;
- Datum lines that contribute to consistency or slight variation along the street wall;
- Reference to the existing rhythm of bays and entrances along the street;
- Contemporary interpretations of turn-of-the-20th-century building shapes and forms (including flat and pitched roofs).




**4.1.2(d)** The traditional-style building sketch on the right successfully responds to the adjacent Heritage Register building using (1) buff brick cladding; (2) punched windows of a similar scale and orientation; (3) consistent datum lines; (4) retail bays of a similar width; and (5) a flat roof. *(Fig. 33: ERA 2020)*




**4.1.2(d)** The contemporary-style building sketch on the right successfully responds to the adjacent Heritage Register building using (1) buff brick cladding; (3) consistent datum lines; and (5) a flat roof. *(Fig. 34: ERA, 2020)*

## 4.1.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

a. Buildings should convey the appearance of heights of 1-3 storeys.

   If taller buildings or upper-storey additions are permitted under the land-use bylaw, they should use strategies to minimize the appearance of their height, like upper-storey stepbacks, or distinct changes in material above the existing streetwall height.

b. Buildings should be constructed with little-to-no setback from the **front** property line.

   Use the adjacent and nearby building pattern to determine whether a zero-lot-line setback is appropriate, or whether a minimal setback is more consistent with the existing streetscape. Larger setbacks may be appropriate to accommodate a street-facing porch or patio.

c. Any on-site parking should be located at the rear of the property. On-site parking lots should incorporate landscaped buffers and prominent pedestrian connections to the public sidewalk.

d. It is encouraged to retrofit properties with large setbacks or front-yard parking (e.g. strip malls) by relocating parking to the rear of the property, and/or to converting and animating front-yard parking lots with active uses. Examples could include patios, pop-up markets, or winter skating surfaces.



**4.1.3(c)** Locate on-site parking lots at the rear, with landscaped buffers and safe pedestrian connections back to public sidewalks *(Fig. 35: ERA 2020)*



**4.1.3(d)** Strip-mall parking retrofitted with public amenities and animated with public uses *(Fig. 36: Cait Kramer, 2019)*

## 4.1.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

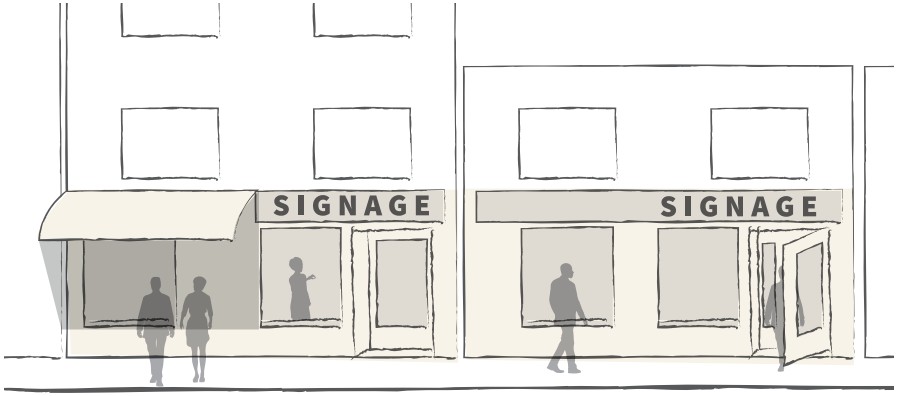
e. Buildings are encouraged to locate public-facing uses at ground level. These might include retail businesses, restaurants or professional services.

f. New buildings should be designed with storefronts at ground level. They should incorporate visual interest through functional entrances, large permeable glazing to display interior wares and/or activities, signage positioned at a pedestrian scale, and engaging outdoor features like menus, flower baskets or bench seating.

g. Buildings with street frontage wider than 20m are encouraged to convey the appearance of multiple smaller storefronts facing the street, e.g. through vertical articulation, small jogs in the facade, changes in materiality.

h. Consider how subtle texture and visual interest can be incorporated into a new building's principal façade through materiality, openings, permeability, and architectural articulation.

i. Buildings with multiple frontages onto the public realm (e.g. corner buildings, buildings adjacent to public spaces) should provide visual interest along each elevation, avoiding blank walls, but maintaining a distinct visual hierarchy between the principal façade and secondary public-facing façade.




**4.1.3(f)** Storefront elements include retail entrances, permeable glazing, and signage positioned at heights designed for pedestrians to read *(Fig. 37: ERA 2020)*




**4.1.3(h)** Consider how contemporary design elements can be used to achieve visual interest. Here, irregular contemporary windows are juxtaposed with brick imprints of earlier historic window forms. *(Fig. 38: Diamond Schmitt 2020)*




**4.1.3(f)** Consider the use of permeable garage-style doors, which can be opened in warm weather to allow interior activity to spill into the public realm. *(Fig. 39: Park Distillery)*

## 4.1.4 New construction shall contribute to the variation in small-scale, close-knit building forms that conveys the quality of Cochrane's historic small-town character.

a. Buildings should convey the appearance of heights of 1-3 storeys.

Where taller buildings or upper-storey additions are permitted under the land use bylaw, they should use strategies to reference a 1-3 storey building form, like an upper-storey stepback, or a distinct change in material beyond the existing streetwall height.

b. Buildings should be constructed with little-to-no setback from the **front** property line.

Use the adjacent and nearby building pattern to determine whether a zero-lot-line setback is appropriate, or whether a minimal setback is more consistent with the existing streetscape. Larger setbacks may be appropriate to accommodate a street-facing porch or patio.

c. Buildings should be constructed with little-to-no setback from the **side** property lines.

Use the adjacent and nearby building pattern to determine whether a zero-lot-line side setback is appropriate, e.g. if there is already a continuous streetwall. Minimal side setbacks may be appropriate where there are adjacent or nearby house-form buildings.



**4.1.4(a)** A distinct material change is one way to convey the appearance of a smaller-scale building at the streetwall *(Fig. 40: Globe and Mail, 2018)*



**4.1.4(a)** An upper-storey stepback is one way to convey the appearance of a smaller-scale building at the streetwall *(Fig. 41: HOLST Architects, 2006)*



**4.1.4(b-c)** The streetwall along the 200-300 blocks of First St W, like many historic commercial streets, consists of buildings built up to the front and side property lines, with no spaces between buildings. *(Fig. 42: ERA, 2020)*



**4.1.4(b-c)** The rest of the historic town consists of former residential lots converted for commercial uses. In these areas, the dominant streetwall consists of buildings with small front lawns, and small spaces between buildings. *(Fig. 43: ERA, 2020)*

## 4.1.4 New construction shall contribute to the variation in small-scale, close-knit building forms that conveys the quality of Cochrane's historic small-town character.

d. New buildings should choose from the variety of roof forms found in the Old Town, including flat roofs and pitched roofs.

Contemporary interpretations of false-front parapets on pitched-roof buildings may be acceptable if they are distinguishable as new construction and do not create a false sense of historical development.

e. New construction should not seek to replicate the appearance of any existing building or facade within the Old Town, unless the proposal represents a contemporary interpretation of an historic building facade.



**4.1.4(d)** A false-front parapet was an historic method of converting a residential building (with a pitched roof) into a commercial storefront. The false front was meant to make the building appear as though it had a flat roof. *(Fig. 44: Glenbow Archives, PA-1599-573-107)*



**4.1.4(d)** Consider the history of diverse roof pitches and styles in Cochrane's Old Town, seen here from the northwest in 1910, when designing a new building. *(Fig. 45: Cochrane Historical and Archival Preservation Society)*




**4.1.4(e)** An imprinted screen on the upper floors of a contemporary building references the facade of an earlier building on site, since lost *(Fig. 46: Quadrangle, 2016)*

## 4.1.5 New construction on the south side of First Street shall conserve the visual and physical presence of the rail corridor from the public realm.

a. New construction on the south side of First Street is encouraged to frame or provide glimpses to the rail corridor.

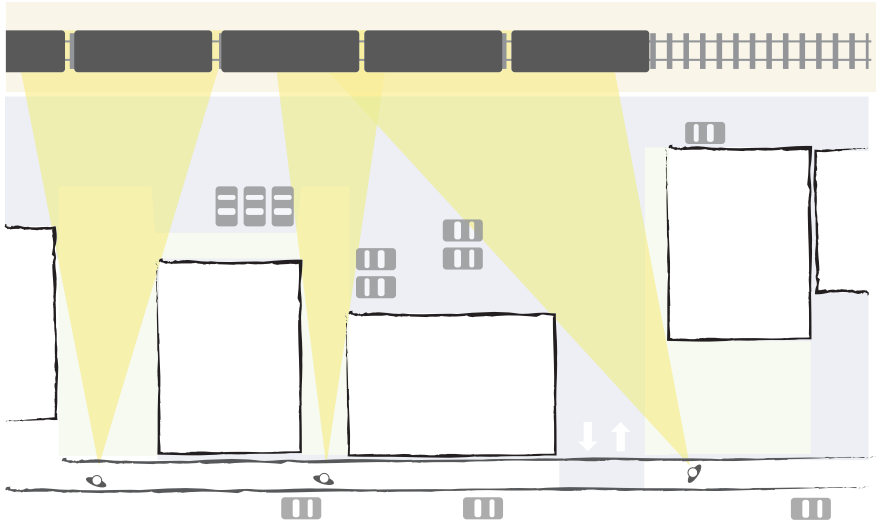
This could be achieved through creative design approaches to:

- building setbacks;
- orientation;
- form;
- massing; and
- glazing for transparency.

b. Safety barriers to the rail corridor are encouraged to be upgraded with creative aesthetic treatments, e.g. framing or highlighting views to the rail corridor, or using materials that interpret the district's rail heritage (wood, weathering steel).

c. Wherever possible within existing safety requirements and other constraints, privately-owned parking lots and open spaces adjacent to the railway should be retrofitted and landscaped as public gathering places.

The retrofitted spaces should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.



**4.1.5(a)** When designing new buildings, consider how their placement, orientation, and design could frame or highlight views to the rail corridor. *(Fig. 47: ERA 2020)*



**4.1.5(b)** Upgrade barriers with creative aesthetic treatments to frame, highlight and celebrate rail corridor views. *(Fig. 48: ERA 2020)*

## 4.1.5 New construction on the south side of First Street shall conserve the visual and physical presence of the rail corridor from the public realm.



**4.1.5(a)** This sketched building has been sited and designed to offer framed views of the rail corridor. It also supports the character of the Railway Transition Zone through cladding materials that interpret the railway's industrial character. *(Fig. 49: ERA 2020)*

## 4.1.6 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**

a. The Town of Cochrane should explore a Heritage Interpretation Fund (Section 1.4) to deliver and facilitate interpretation in the Old Town, and elsewhere in Cochrane.

b. The Town of Cochrane will engage with diverse stakeholders to develop a Heritage Thematic Framework, which will synthesize the themes of valued cultural heritage in Cochrane.

Future Town-led interpretation should rely on both the Thematic Framework and site-specific studies to determine the most appropriate histories for interpretation on a given site.

c. The Town of Cochrane should employ diverse media for interpretation within the public realm. These could include:

- Artifact displays
- Audio/video clips
- Images/photographs
- Interpretive design of public-realm elements
- Plaques/panels
- Public art
- Public programming: tours, events, festivals
- Smartphone apps
- Websites

**What is Interpretation?**

Heritage Interpretation refers to the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows us to communicate histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.

**What's a Thematic Framework?**

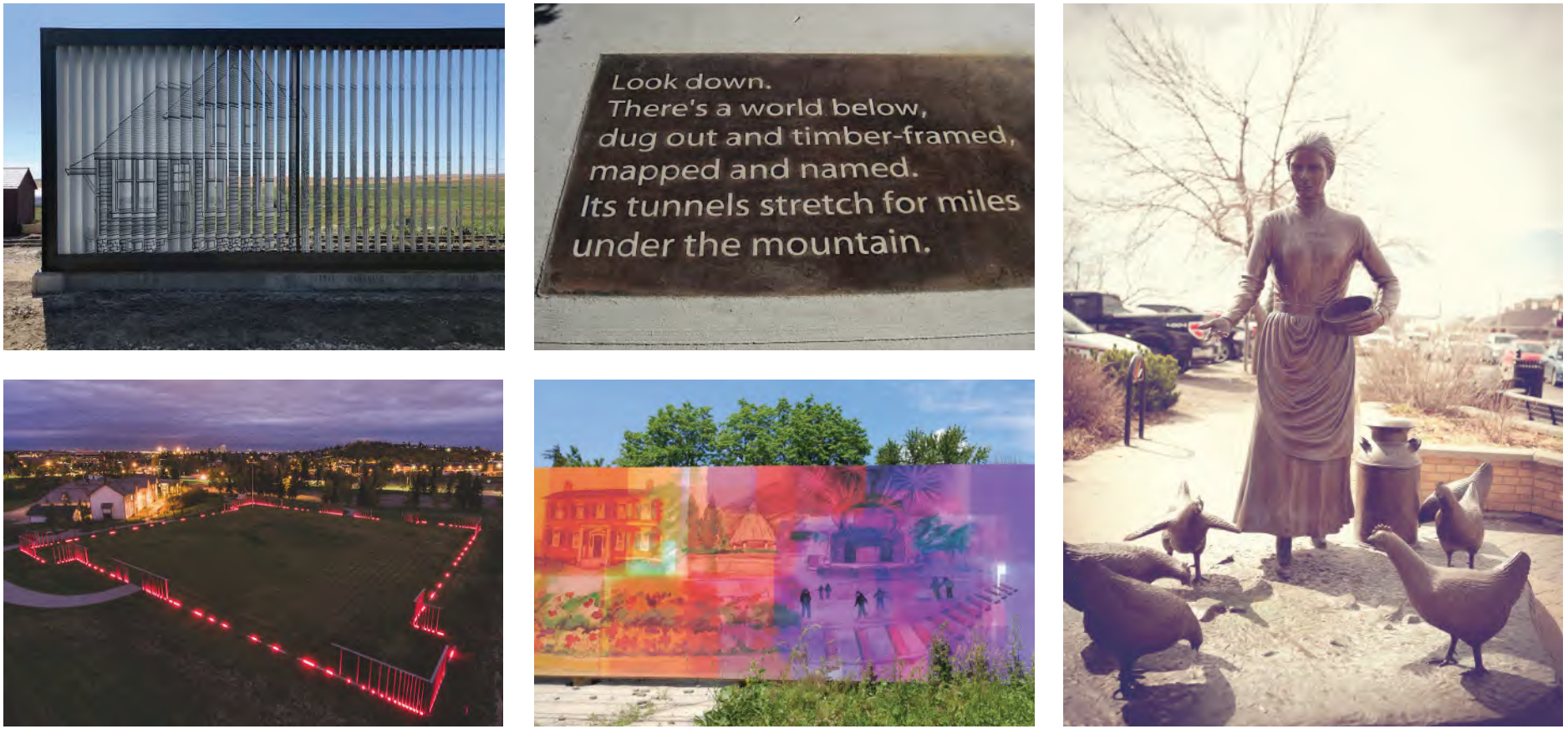
A Heritage Thematic Framework is an historical analysis that synthesizes the valued themes of a place's history. It is developed through historical research and analysis, and meaningful public engagement. It can be used as a tool to ensure that conservation decisions and the development of interpretive media.




**4.1.6(c)** Employ diverse media, like large-scale panel installations, to interpret Cochrane's histories within the public realm *(Fig. 50: Cloud Gehshan)*

## 4.1.6 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**




**4.1.6(c)** A diversity of interpretive **public art installations**: standing sculptural pieces, murals, poetry embedded in the sidewalk. *(Figs. 51-55, clockwise from top left: Spencer Purdy / J. F. Manzo, 2009 / Town of Cochrane, 2016 / ERA, 2017 / CODAWORX, 2015 )*

## 4.1.6 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**



**4.1.6(c) Interpretive building and landscape design**: public buildings and spaces can be designed with the intent of interpreting key themes in Cochrane's history. *(Figs. 56-60, clockwise from top left: Yellow Camera / J. J. Tiziou, Landezine / S9 Architecture / Yellow Camera / Yellow Camera )*

## 4.1.6 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**

d. The Town of Cochrane should recognize heritage interpretation as an opportunity to convey the histories that are no longer apparent in the town's built form, including the traditional practices of First Nations, and the histories of important sites or institutions that are no longer standing in town.

e. The Town of Cochrane should recognize events and programs as methods for heritage interpretation. These could range from historical walking tours to contemporary events and festivals that serve to animate and draw visitors to the Old Town.

f. The Town of Cochrane should capitalize on public spaces and pedestrian trails as key locations for interpretive installations. Consider not only standing installations (panels, sculptures, murals) but public art works inlayed into the ground and/or an interpretive design for the public spaces or trails themselves (e.g. route, landscape materials).

g. The Town of Cochrane is encouraged to partner with diverse stakeholders to implement and deliver interpretation in the public realm. Relevant stakeholder groups may include First Nations groups, museums, libraries and archives, local business owners, local artists, community organizations, and property owners and developers.

h. The Town of Cochrane is strongly encouraged to partner with local First Nations to develop an in-depth understanding of the valued cultural heritage associated with the town site and the broader region.





**4.1.6(f)** Capitalize on public spaces and pedestrian trails as key locations for interpretive installations, like panels (left) and interactive art works (right). *(Figs. 61-62, from left to right: Entro / Martin Reis)*

## 4.1.7 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**

a. The Town of Cochrane should implement key elements to support walkability on new and existing streets, including:

- Sidewalks on both sides of the street
- Small-block street grids
- Regularly-spaced, well-marked pedestrian crosswalks at all intersections, and mid-block crosswalks on larger blocks
- Pedestrian-scale street lighting
- Vehicle-traffic calming measures like curb bumpouts, street trees and crosswalks enhanced with paint or pavers
- Landscaped buffers between sidewalks and the roadway
- Street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding)

b. The Town of Cochrane is encouraged to consider enhanced public-realm strategies for First Street, designed to mark it as a central gathering place for locals and visitors. These could include a distinct roadway paving treatment (e.g. brick pavers) or a woonerf approach.

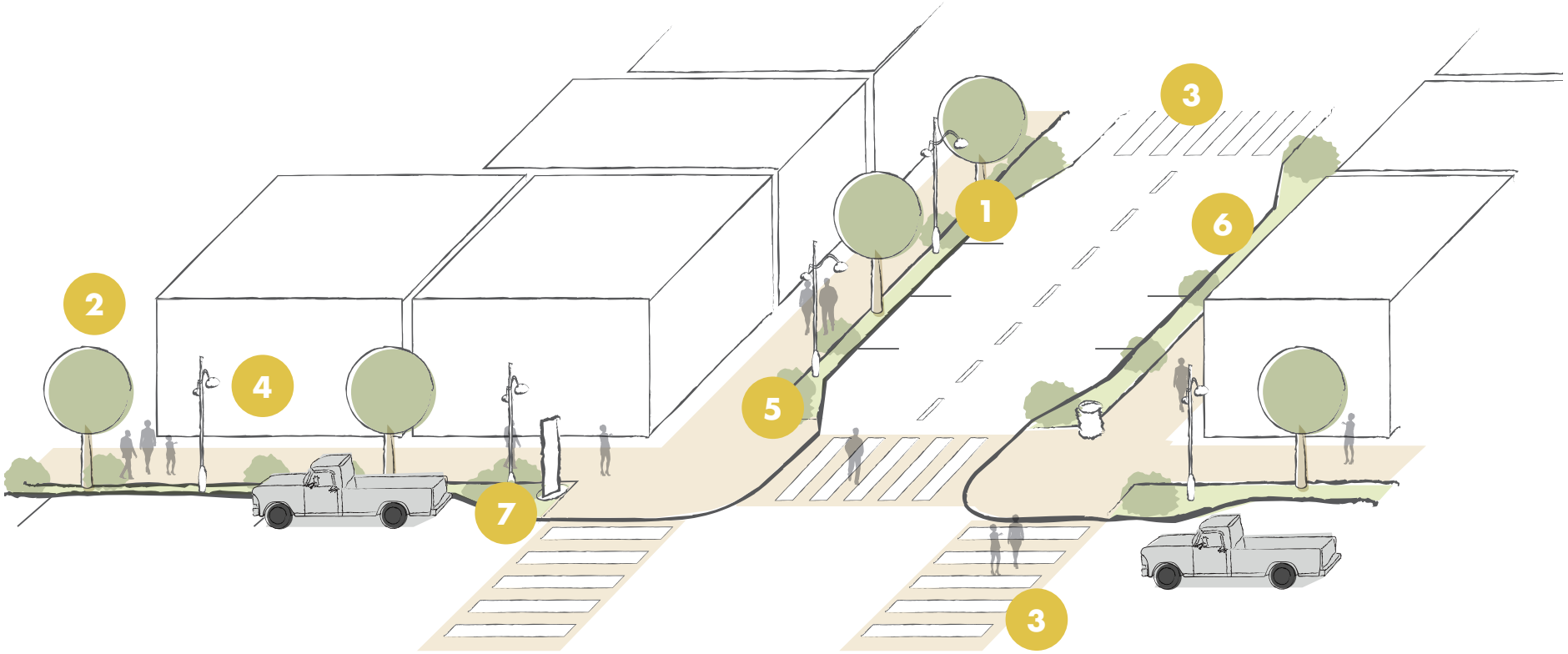





**4.1.7(b)** Consider enhanced public realm strategies -temporary or permanent- for First Street to mark it as a central gathering place *(Figs. 63-64, from top to bottom: Nice Right Now / Activate YYC)*

## 4.1.7 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**




**4.1.7(a)** New and existing streets should support walkability through: (1) sidewalks on both sides; (2) small-block street grids; (3) regular and well-marked pedestrian crosswalks; (4) pedestrian-scale street lighting; (5) traffic calming measures like curb bumpouts, street trees, and painted crosswalks; (6) landscaped buffers between sidewalks and the roadway; and (7) street furniture and amenities. *(Fig. 65: ERA 2020)*

## 4.1.7 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**

c. The Town of Cochrane is encouraged to continue to develop and implement a cohesive design language for street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding).

d. The Town of Cochrane should build on its existing street art program with a town-wide signage/wayfinding strategy that recognizes and celebrates Cochrane's Old Town site as a gathering place for locals and visitors, with:

- Gateway markers;
- Interpretive design that references Cochrane's heritage through imagery and materiality.

e. Public spaces should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.

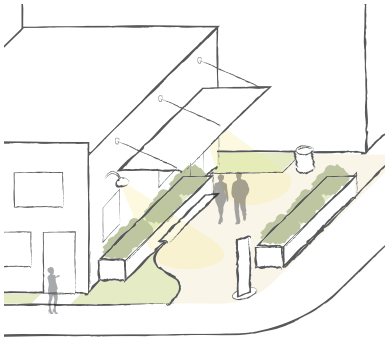
f. The Town of Cochrane is encouraged to provide street parking throughout the Old Town.

g. Publicly-owned street-fronting parking lots are encouraged to be retrofitted with clearly-marked pedestrian paths and connections to public sidewalks. These paths should be equipped with pedestrian-scale lighting to facilitate their use at all hours.

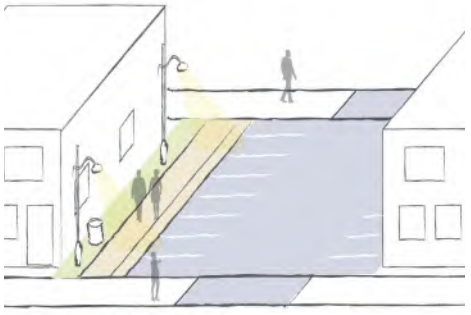





**4.1.7(d)** Build on the success of the existing Street Art panels and banners, and consider how they can be scaled across Cochrane while prioritizing the Old Town as a Cochrane's key gathering place. *(Figs. 66-67: Town of Cochrane / ERA 2020)*



**4.1.7(e)** Equip public spaces with street furniture, amenities, electrical connections, all-season design. *(Fig. 68: ERA, 2020)*



**4.1.7(g)** Retrofit parking lots with clearly-marked, well-lit pedestrian paths, with safe connections to public sidewalks *(Fig. 69: ERA, 2020)*

## 4.1.7 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Old Town, and along First Street.

**OBJECTIVE FOR PUBLIC SPACES**

h. The Town of Cochrane is encouraged to incentivize and partner with private property owners, businesses and organizations to animate surface parking lots with installations or community events (e.g. pop-up markets, winter skating surfaces).



**4.1.7(h)** Consider how public programming like a pop-up installation can be used to animate gaps (e.g. parking lots) in the Old Town's streetwall. *(Fig. 70: ERA, 2020)*



**4.1.7(h)** Consider how public programming like a farmer's market can be used to animate gaps (e.g. parking lots) in the Old Town's streetwall. *(Fig. 71: Town of Cochrane)*

## 4.1.8 Public works along the south side of First Street shall conserve the visual and physical presence of the rail corridor from the public realm.

**OBJECTIVE FOR PUBLIC SPACES**

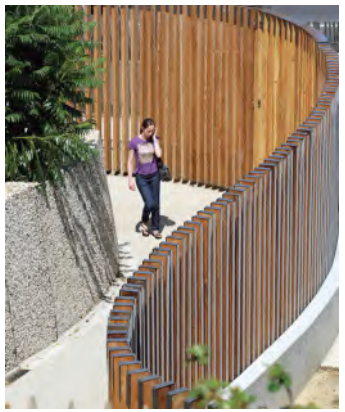
a. Any development or alteration of public spaces on the south side of First Street should conserve expansive views of the rail corridor.

b. Safety barriers to the rail corridor are encouraged to be upgraded with creative aesthetic treatments, e.g. framing or highlighting views to the rail corridor, or using materials that interpret Cochrane's rail heritage (wood, weathering steel).

c. Wherever possible within existing safety requirements and other constraints, publicly- owned parking lots and open spaces on the south side of First Street should be retrofitted and landscaped as public gathering places.

They should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.





**4.1.8(b)** Upgrade barriers with creative aesthetic treatments to frame, highlight and celebrate rail corridor views. *(Figs. 72-73, from left to right: ERA 2020 / Agence Territoires)*



**4.1.8(c)** Retrofitting parking lots and open spaces with street furniture and electrical connections allows them to be used for temporary activations like food markets, winter light installations, and more. *(Fig. 74: Town of Cochrane)*




*Fig. 75: ERA 2020*

# DESIGN OBJECTIVES: RAILWAY TRANSITION ZONE

*Development projects on private properties are expected to meet the following Objectives in the Railway Transition Zone. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

**For Development Projects on Private Properties**

4.2.1 New construction shall conserve the visual and physical presence of the rail corridor from the public realm.

4.2.2 New construction shall contribute to the interpretation of Cochrane's rail heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

4.2.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

*The Town of Cochrane is expected to meet the following Objectives for projects undertaken in public spaces throughout the Railway Transition Zone. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

**For Projects in Public Spaces**

4.2.4 Public works shall conserve the visual and physical presence of the rail corridor in the Railway Transition Zone, and along Railway Street.

4.2.5 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's rail heritage in the Railway Transition Zone, and along Railway Street.

4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along First Street and Railway Street.

## 4.2.1 New construction shall conserve the visual and physical presence of the rail corridor from the public realm.

a. New construction is encouraged to frame or provide glimpses to the rail corridor.

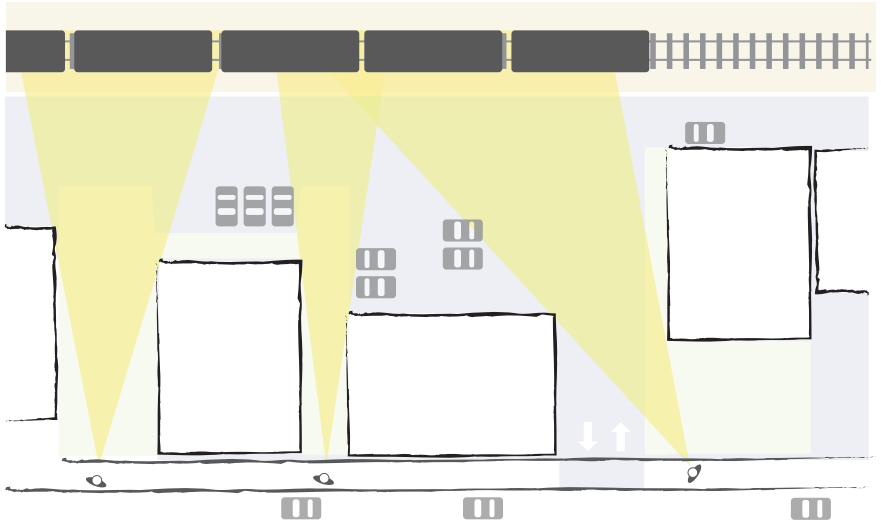
This could be achieved through creative design approaches to:

- building setbacks;
- orientation;
- form;
- massing; and
- glazing for transparency.

b. Safety barriers to the rail corridor are encouraged to be upgraded with creative aesthetic treatments, e.g. framing or highlighting views to the rail corridor, or using materials that interpret the district's rail heritage (wood, weathering steel).

c. Wherever possible within existing safety requirements and other constraints, privately-owned parking lots and open spaces adjacent to the railway should be retrofitted and landscaped as public gathering places.

The retrofitted spaces should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.



**4.2.1(a)** When designing new buildings, consider how their placement, orientation, and design could frame or highlight views to the rail corridor. *(Fig. 76: ERA 2020)*




**4.2.1(b)** Upgrade barriers with creative aesthetic treatments to frame, highlight and celebrate rail corridor views. *(Fig. 77: ERA 2020)*

## 4.2.1 New construction shall conserve the visual and physical presence of the rail corridor from the public realm.



**4.2.1(a)** This sketched building has been sited and designed to offer framed views of the rail corridor. It also supports the character of the Railway Transition Zone through cladding materials that interpret the railway's industrial character. *(Fig. 78: ERA 2020)*

## 4.2.2 New construction shall contribute to the interpretation of Cochrane's rail heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

a. A development's interpretive contribution will be provided through an on-site interpretive installation valued at 2.0% of the project's construction costs.

b. Property owners are expected to familiarize themselves with their site's and area's history and relevant historic themes, using resources including archaeological studies, site-specific historical records, and others made available by the Town of Cochrane, CHAPS and/or the Stockmen Memorial Library.
This is encouraged early in the development process so that interpretation may be holistically integrated into the site or building design where appropriate.

c. Property owners are encouraged to consider creative interpretation strategies in lieu of typical plaques and panels. These might include:

- Art (e.g. sculptures, murals)
- Audio/video clips
- Images/photographs
- Interpretive design of buildings or landscape features to evoke themes of the site's history

**What is Interpretation?**

Heritage Interpretation refers to the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows us to communicate histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.




**4.2.1(b)** Engage with CHAPS and other resources (e.g. Glenbow Western Research Centre at the University of Calgary) to learn about Cochrane's rail heritage, and the building typologies and industries the railway fostered south of the historic town. *(Fig. 79: Glenbow Achives, NC-26-209)*

## 4.2.2 New construction shall contribute to the interpretation of Cochrane's rail heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

d. On-site interpretation strategies might reference the imagery, materials, forms, motifs and other physical characteristics associated with a site's significant histories and historical themes. Architects, artists and landscape designers are encouraged to consider how these might be subtly integrated into the contemporary development on site.

e. Property owners are encouraged to engage or partner with local artists (including sculptors, painters, poets, writers, or filmmakers), community organizations, historians and other professionals to develop the interpretive media.

   New installations are strongly recommended to embrace understated and/or sophisticated reference to the stories they tell; this is best achieved by engaging a professional artist or designer in their development.

f. On-site interpretive installations should avoid visual noise and competition with adjacent or nearby installations. Consider nearby interpretive installations early in the design process, and develop a strategy that either complements them, or otherwise does not detract from them and/or overwhelm the streetscape.



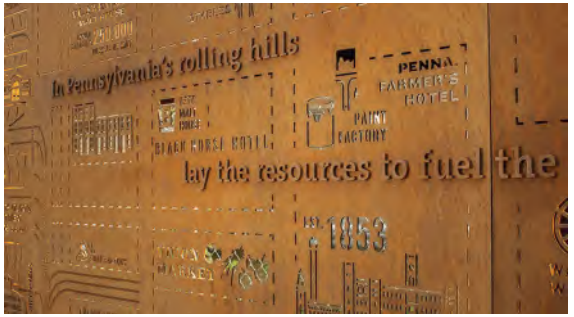
**4.2.2(c)** Buildings (and site landscapes) can be designed to create subtle interpretations of historic forms and themes, e.g. an interpretation of industrial railway-side building forms. *(Fig. 80: Robert Lemermeyer, 2019)*



**4.2.2(d)** Consider how metals, weathered steel and other industrial materials can be used to evoke rail heritage and celebrate the Railway Transition Zone as an historically industrial district. *(Fig. 81: Design Milk 2020)*

## 4.2.2 New construction shall contribute to the interpretation of Cochrane's rail heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.







**4.2.2(c)** Plaques and panels are the most common form of heritage interpretation, but are not considered to be the most successful method of engaging a diverse range of public audiences. Property owners who choose to commission plaques / panels for their interpretive contribution should incorporate engaging graphics (e.g. maps, photographs) and/or interactive features. *(Fig. 82-84, clockwise from top left: GML Heritage / Cloud Gehshan / Wayne Prout)*

## 4.2.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

a. Buildings should convey the appearance of heights of 2-4 storeys.

Where taller buildings or upper-storey additions are permitted under the land use bylaw, they should use strategies to reference a 2-4 storey building form, like an upper-storey stepback, or a distinct change in material beyond the existing streetwall height.

b. Buildings should be constructed with little-to-no setback from the **front** property line.

Use the adjacent and nearby building pattern to determine whether a zero-lot-line setback is appropriate, or whether a minimal setback is more consistent with the existing streetscape. Larger setbacks may be appropriate to accommodate a street-facing porch or patio.

c. Any on-site parking should be located at the rear of the property. If this is not possible due to proximity to the rail corridor, parking areas may be located along the side of the property, providing sightlines to the rail corridor.

d. On-site parking lots should incorporate landscaped buffers and prominent pedestrian connections to the public sidewalk.

e. It is encouraged to retrofit properties with large setbacks or front-yard parking (e.g. strip malls) by relocating parking to the rear of the property, and/or converting and animating front-yard parking lots with active uses. Examples could include patios, pop-up markets, or winter skating surfaces.




**4.2.3(a-b)** Site buildings with little-to-no setback from the front property line, and use strategies like upper-storey stepbacks to minimize heights greater than 4 storeys. *(Fig. 85: Daniels Gateway Rental Communities)*



**4.2.3(c-d)** Locate on-site parking lots at the rear, with landscaped buffers and safe pedestrian connections back to public sidewalks *(Fig. 86: Norbert Tukaj, Arch Daily)*

## 4.2.3 New construction shall be designed to contribute to a comfortable and engaging pedestrian experience through pedestrian-scale design and ground-level activation.

f. Buildings are encouraged to locate public-facing uses at ground level. These might include retail businesses, restaurants or professional services.

g. New buildings should be designed with storefronts at ground level. They should incorporate visual interest through functional entrances, large permeable glazing to display interior wares and/or activities, signage positioned at a pedestrian scale, and engaging outdoor features like menus, flower baskets or bench seating.

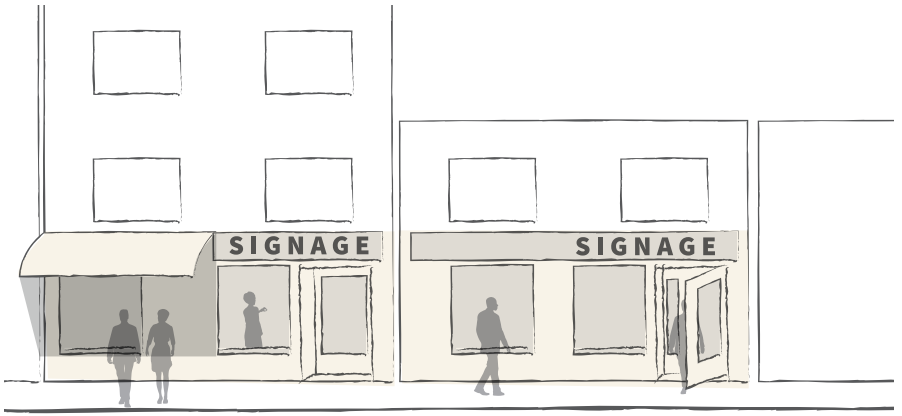
h. Buildings with street frontage wider than 20m are encouraged to convey the appearance of multiple smaller storefronts facing the street, e.g. through vertical articulation, small jogs in the facade, changes in materiality.

i. Consider how subtle texture and visual interest can be incorporated into a new building's principal façade through materiality, openings, permeability, and architectural articulation.

j. Buildings with multiple frontages onto the public realm (e.g. corner buildings, buildings adjacent to public spaces) should provide visual interest along each elevation, avoiding blank walls, but maintaining a distinct visual hierarchy between the principal façade and secondary public-facing façade.



**4.2.3(e)** Private parking lot owners should consider retrofitting street-fronting parking lots with animated uses *(Fig. 87: Tristan Lorei, 2020)*




**4.2.3(f-g)** Locate public-facing uses at ground level, and design them with active storefronts. Storefront elements include retail entrances, permeable glazing, and signage positioned at heights designed for pedestrians to read. *(Fig. 88: ERA 2020)*

## 4.2.4 Public works shall conserve the visual and physical presence of the rail corridor in the Railway Transition Zone, and along Railway Street.

**OBJECTIVE FOR PUBLIC SPACES**

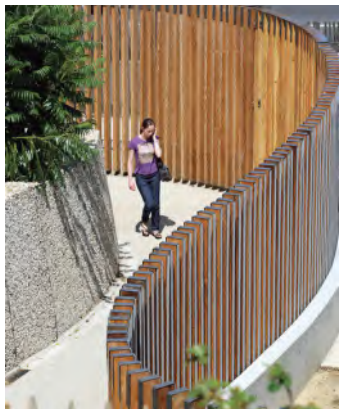
a. Any development or alteration of public spaces in the Railway Transition Zone should conserve expansive views of the rail corridor.

b. Safety barriers to the rail corridor are encouraged to be upgraded with creative aesthetic treatments, e.g. framing or highlighting views to the rail corridor, or using materials that interpret the district's rail heritage (wood, weathering steel).

c. Wherever possible within existing safety requirements and other constraints, publicly- owned parking lots and open spaces in the Railway Transition Zone should be retrofitted and landscaped as public gathering places.

They should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.





**4.2.4(b)** Upgrade barriers with creative aesthetic treatments to frame, highlight and celebrate rail corridor views. *(Figs. 89-90, from left to right: ERA 2020 / Agence Territoires)*



**4.2.4(c)** Retrofitting parking lots and open spaces with street furniture and electrical connections allows them to be used for temporary activations like food markets, winter light installations, and more. *(Fig. 91: Town of Cochrane)*

## 4.2.5 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's rail heritage in the Railway Transition Zone, and along Railway Street.

**OBJECTIVE FOR PUBLIC SPACES**

a. The Town of Cochrane should explore a Heritage Interpretation Fund (Section 1.4) to deliver and facilitate interpretation in the Railway Transition Zone, and elsewhere in Cochrane.

b. The Town of Cochrane should engage with diverse stakeholders to develop a Heritage Thematic Framework, which will synthesize the themes of valued cultural heritage in Cochrane.

Future Town-led interpretation should rely on both the Thematic Framework and site-specific studies to determine the most appropriate histories for interpretation on a given site.

c. The Town of Cochrane should employ diverse media for interpretation within the public realm. These could include:

- Artifact displays
- Audio/video clips
- Images/photographs
- Interpretive design of public-realm elements
- Plaques/panels
- Public art
- Public programming: tours, events, festivals
- Smartphone apps
- Websites

**What is Interpretation?**

Heritage Interpretation refers to the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows us to communicate histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.

**What's a Thematic Framework?**

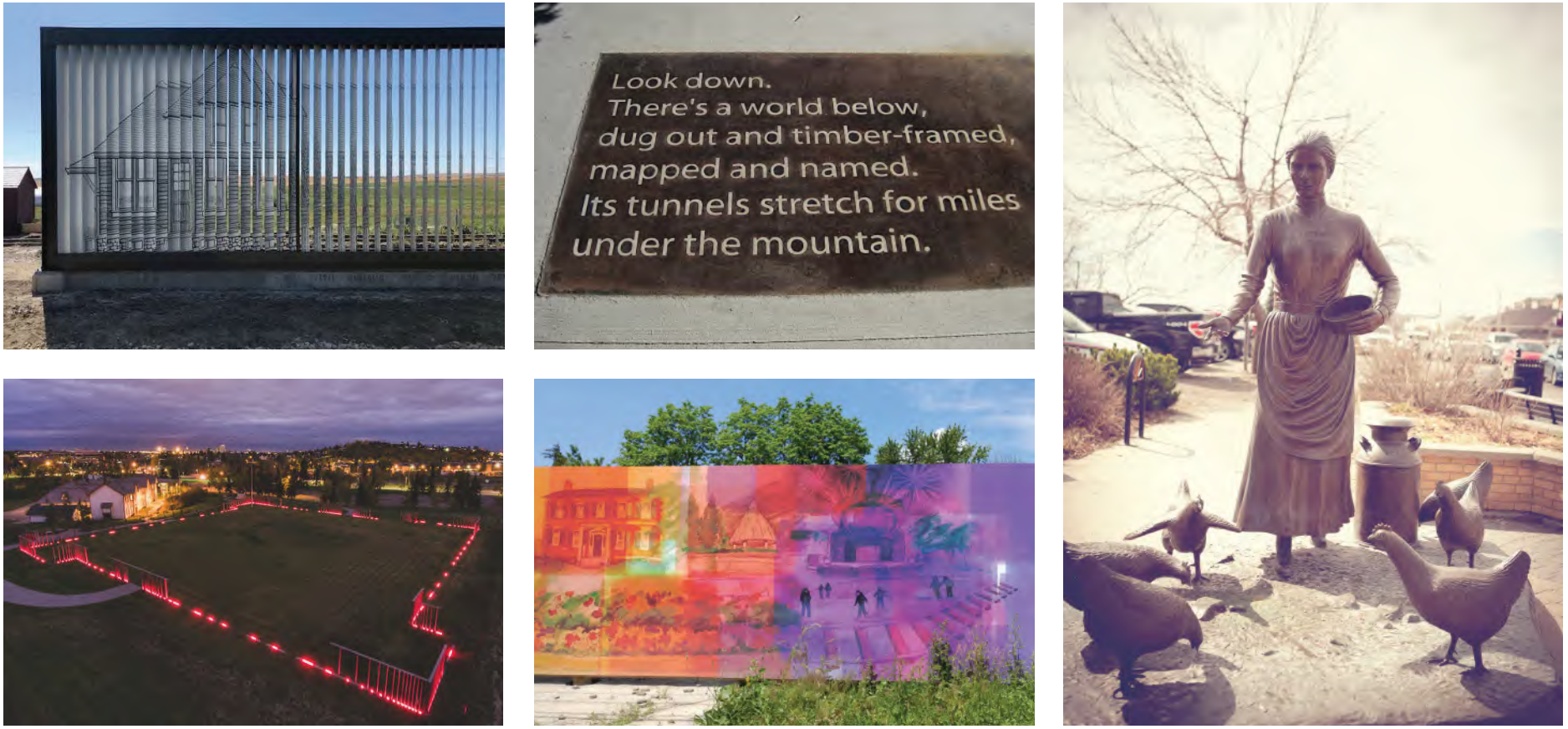
A Heritage Thematic Framework is an historical analysis that synthesizes the valued themes of a place's history. It is developed through historical research and analysis, and meaningful public engagement. It can be used as a tool to inform conservation decisions and the development of interpretive media.




**4.1.5(c)** Employ diverse media, like large-scale panel installations, to interpret Cochrane's histories within the public realm *(Fig. 92: Cloud Gehshan)*

## 4.2.5 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's rail heritage in the Railway Transition Zone, and along Railway Street.

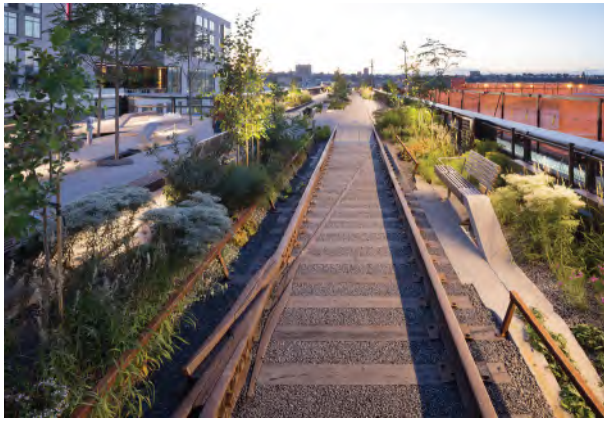
**OBJECTIVE FOR PUBLIC SPACES**




**4.2.5(c)** A diversity of interpretive **public art installations**: standing sculptural pieces, murals, poetry embedded in the sidewalk. *(Figs. 93-97, clockwise from top left: Spencer Purdy / J. F. Manzo, 2009 / Town of Cochrane, 2016 / ERA, 2017 / CODAWORX, 2015 )*

## 4.2.5 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's rail heritage in the Railway Transition Zone, and along Railway Street.

**OBJECTIVE FOR PUBLIC SPACES**







**4.2.5(c) Interpretive building and landscape design**: public buildings and spaces can be designed with the intent of interpreting key themes in Cochrane's history.
*(Figs. 98-102, clockwise from top left: Iwan Baan, 2014 / J. J. Tiziou, Landezine / S9 Architecture / Ben Rahn, 2018 / Pascale Llobat, 2008 )*

## 4.2.5 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's rail heritage in the Railway Transition Zone, and along Railway Street.

**OBJECTIVE FOR PUBLIC SPACES**

d. The Town of Cochrane should recognize heritage interpretation as an opportunity to convey the histories that are no longer apparent in the town's built form, including the traditional practices of First Nations, and railway histories (e.g. location of the former rail station).

e. The Town of Cochrane should recognize events and programs as methods for heritage interpretation. These could range from historical walking tours to contemporary events and festivals that serve to animate and draw visitors to key hubs in Cochrane.

f. The Town of Cochrane should capitalize on public spaces and pedestrian trails as key locations for interpretive installations. Consider not only standing installations (panels, sculptures, murals) but public art works inlayed into the ground and/or an interpretive design for the public spaces or trails themselves (e.g. route, landscape materials).

g. The Town of Cochrane is encouraged to partner with diverse stakeholders to implement and deliver interpretation in the public realm. Relevant stakeholder groups may include First Nations groups, museums, libraries and archives, local business owners, local artists, community organizations, and property owners and developers.

h. The Town of Cochrane is strongly encouraged to partner with local First Nations to develop an in-depth understanding of the valued cultural heritage associated with the town site and the broader region.



**4.2.5(f)** Capitalize on public spaces and pedestrian trails as key locations for interpretive installations, like engaging panels (left) and ground inlays (right). *(Figs. 103-104, from left to right: Geoff Schwartz, 2020 / ERA, 2018)*

## 4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along Railway St.

**OBJECTIVE FOR PUBLIC SPACES**

a. The Town of Cochrane should implement key elements to support walkability on new and existing streets, including:

- Sidewalks on both sides of the street
- Small-block street grids
- Regularly-spaced, well-marked pedestrian crosswalks at all intersections, and mid-block crosswalks on larger blocks
- Pedestrian-scale street lighting
- Vehicle-traffic calming measures like curb bumpouts, street trees and crosswalks enhanced with paint or pavers
- Landscaped buffers between sidewalks and the roadway
- Street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding)

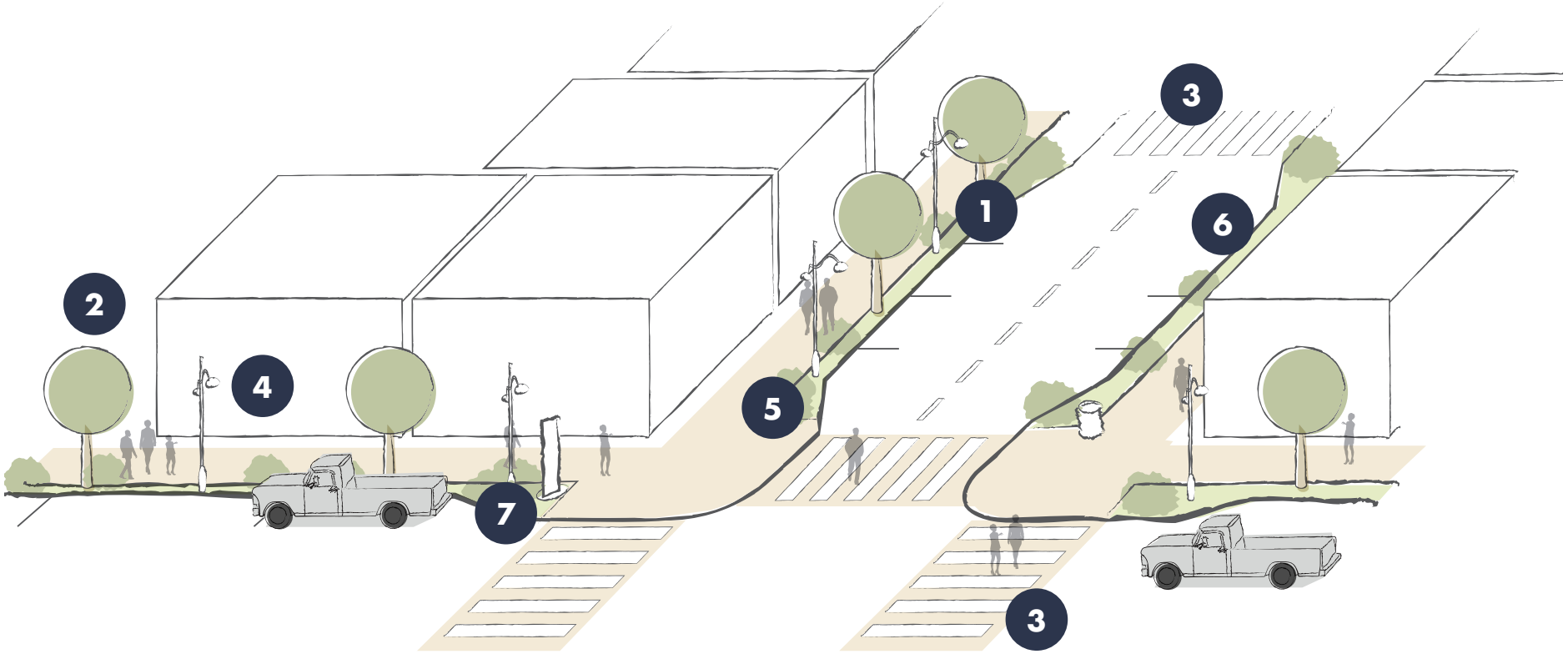
b. The Town of Cochrane is encouraged to consider enhanced public-realm strategies for streets connecting north to First Street, designed to lead toward First Street as a central gathering place for locals and visitors. These might include a distinct roadway paving treatment (e.g. brick pavers) or a curbless woonerf approach where appropriate.



**4.2.6(b)** Consider enhanced public realm strategies for streets connecting up to First Street, with the intent of leading visitors toward First Street as a central gathering place *(Fig. 105: Nice Right Now)*

## 4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along Railway St.

**OBJECTIVE FOR PUBLIC SPACES**




**4.2.6(a)** New and existing streets should support walkability through: (1) sidewalks on both sides; (2) small-block street grids; (3) regular and well-marked pedestrian crosswalks; (4) pedestrian-scale street lighting; (5) traffic calming measures like curb bumpouts, street trees, and painted crosswalks; (6) landscaped buffers between sidewalks and the roadway; and (7) street furniture and amenities. *(Fig. 106: ERA 2020)*

## 4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along Railway St.

**OBJECTIVE FOR PUBLIC SPACES**

c. The Town of Cochrane is encouraged to continue to develop and implement a cohesive design language for street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding).

d. The Town of Cochrane should build on its existing street art program with a town-wide signage/wayfinding strategy that recognizes and celebrates Cochrane as a gathering place for locals and visitors, with:

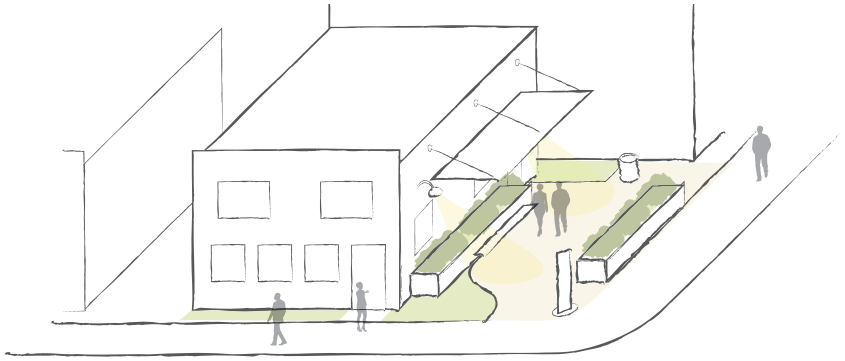
- Gateway markers;
- Interpretive design that references Cochrane's heritage through imagery and materiality.

e. Public spaces should be equipped with street furniture and amenities (e.g. seating, lighting, waste receptacles, signage/wayfinding), electrical connections and all-season design to facilitate public use.






**4.2.6(d)** Build on the success of the existing Street Art panels and banners, and consider how they can be scaled to the Railway Transition Zone while prioritizing the Old Town as Cochrane's key gathering place. *(Figs. 107-108: Town of Cochrane / ERA 2020)*



**4.2.6(e)** Promote the active use of public spaces with street furniture and amenities, electrical connections, and all-season design. *(Fig. 109: ERA, 2020)*

## 4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along Railway St.

**OBJECTIVE FOR PUBLIC SPACES**





**4.2.6(e)** Promote the active use of public spaces with street furniture, amenities and other installations designed to engage passersby. *(Fig. 110-111, from top to bottom: Landscape Forms / Breathe Architecture)*



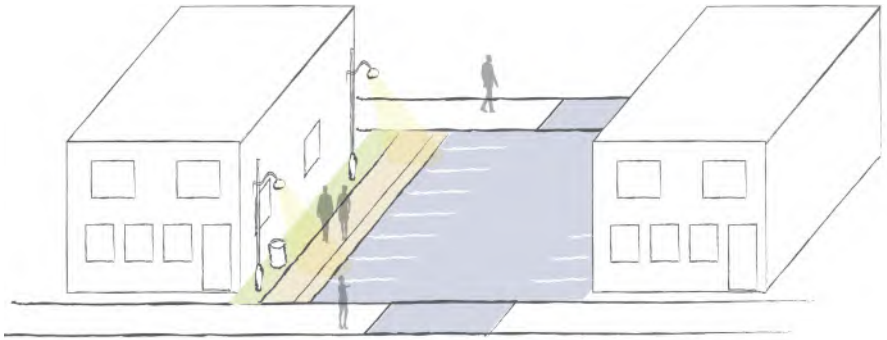

**4.2.6(e)** Consider how to make public spaces engaging and comfortable in all seasons, e.g. through light installations, which may require electrical connections. *(Fig. 112: ERA, 2020)*

## 4.2.6 The public realm and public spaces shall be designed to offer a comfortable pedestrian experience and to facilitate pedestrian-oriented activities in the Railway Transition Zone, and along Railway St.

**OBJECTIVE FOR PUBLIC SPACES**

f. Publicly-owned street-fronting parking lots are encouraged to be retrofitted with clearly-marked pedestrian paths and connections to public sidewalks. These paths should be equipped with pedestrian-scale lighting to facilitate their use at all hours.

g. The Town of Cochrane is encouraged to incentivize and partner with private property owners, businesses and organizations to animate surface parking lots with installations or community events (e.g. pop-up markets, winter skating surfaces).



**4.2.6(f)** Retrofit parking lots with clearly-marked, well-lit pedestrian paths, with safe connections to public sidewalks *(Fig. 113: ERA, 2020)*



**4.2.6(g)** Develop regular activation of the open spaces along the rail corridor, particularly north of the railway, to bring public activity to the Old Town. *(Fig. 114: ERA, 2020)*



**4.2.6(g)** Develop regular activation of the open spaces along the rail corridor, particularly north of the railway, to bring public activity to the Old Town. *(Fig. 115: Town of Cochrane)*



*Fig. 116: Tim Hall*

# DESIGN OBJECTIVES: COCHRANE'S CORRIDORS

*Development projects on private properties are expected to meet the following Objectives throughout Cochrane's Corridors. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

**For Development Projects on Private Properties**

4.3.1 New construction shall contribute to the interpretation of Cochrane's heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

*The Town of Cochrane is expected to meet the following Objectives for projects undertaken in public spaces throughout Cochrane's Corridors. The pages that follow provide Guidelines and visual aids for each Objective to help users interpret and achieve them.*

**For Projects in Public Spaces**

4.3.2 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage at key sites along Cochrane's Corridors, and elsewhere in Cochrane.

## 4.3.1 New construction shall contribute to the interpretation of Cochrane's heritage through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

a. A development's interpretive contribution will be provided through an on-site interpretive installation valued at 2.0% of the project's construction costs.

b. Property owners are expected to familiarize themselves with their site's and area's history and relevant historic themes, using resources including archaeological studies, site-specific historical records, and others made available by the Town of Cochrane, CHAPS and/or the Stockmen Memorial Library.
This is encouraged early in the development process so that interpretation may be holistically integrated into the site or building design where appropriate.

c. Property owners are encouraged to consider creative interpretation strategies in lieu of typical plaques and panels. These might include:

- Art (e.g. sculptures, murals)
- Images/photographs
- Interpretive design of buildings or landscape features to evoke themes of the site's history

**What is Interpretation?**

Heritage Interpretation refers to the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows us to communicate histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.



**4.3.1(b)** Engage with CHAPS and other resources (e.g. Glenbow Western Research Centre at the University of Calgary) to learn about Cochrane's history along its intercommunity highways. *(Fig. 117: Town of Cochrane, 2016)*

## 4.3.1 New construction shall contribute to the interpretation of Cochrane's heritage through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

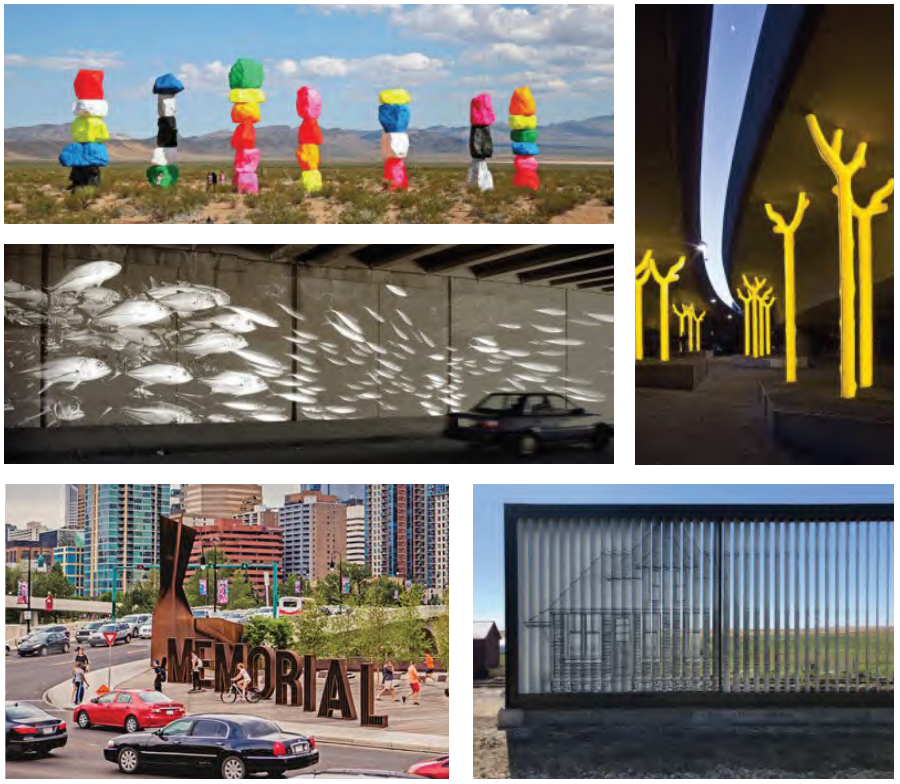
d. On-site interpretive installations along Cochrane's Corridors should be located on the property edge adjacent to Highway 1A, Highway 22 or Griffin Road in order to be visually accessible to both local audiences and commuters / tourists.

e. On-site interpretive installations along Cochrane's Corridors should be designed to be appreciated by a driving audience. Consider the speed at which viewers will be passing.

f. On-site interpretation strategies might reference the imagery, materials, forms, motifs and other physical characteristics associated with a site's significant histories and historical themes. Architects, artists and landscape designers are encouraged to consider how these might be subtly integrated into the contemporary development on site.

g. Property owners are encouraged to engage or partner with local artists (including sculptors, painters, poets, writers, or filmmakers), community organizations, historians and other professionals to develop the interpretive media.

   New installations are strongly recommended to embrace understated and/or sophisticated reference to the stories




**4.3.1(d)** Design interpretive installations along Highways 1A and 22 and Griffin Road to be appreciated by a driving audience. Installations should be eye-catching to audiences moving at high speeds. *(Figs. 118-121, clockwise from top left: Travel Nevada / City Art Sydney / Spencer Purdy / Travel Alberta / Brian Smith)*

## 4.3.1 New construction shall contribute to the interpretation of Cochrane's heritage through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations.

they tell; this is best achieved by engaging a professional artist or designer in their development.

h. On-site interpretive installations should avoid visual noise and competition with adjacent or nearby installations. Consider nearby interpretive installations early in the design process, and develop a strategy that either complements them, or otherwise does not detract from them and/or overwhelm the streetscape.



**4.3.1(f)** On-site interpretation strategies may include building or landscape design to evoke themes of the site's history, e.g. an interpretation of early land forms on site. *(Fig. 122: Kearns Mancini Architects, 2015)*

## 4.3.2 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage at key sites along Cochrane's Corridors, and elsewhere in Cochrane.

**OBJECTIVE FOR PUBLIC SPACES**

a. The Town of Cochrane should explore a Heritage Interpretation Fund (Section 1.4) to deliver and facilitate interpretation along Cochrane's Corridors, and elsewhere in Cochrane.

b. The Town of Cochrane should engage with diverse stakeholders to develop a Heritage Thematic Framework, which will synthesize the themes of valued cultural heritage in Cochrane.

Future Town-led interpretation should rely on both the Thematic Framework and site-specific studies to determine the most appropriate histories for interpretation on a given site.

c. The Town of Cochrane should employ diverse media for interpretation within the public realm. These could include:

- Artifact displays
- Audio/video clips
- Images/photographs
- Interpretive design of public-realm elements
- Plaques/panels
- Public art
- Public programming: tours, events, festivals
- Smartphone apps
- Websites

**What is Interpretation?**

Heritage Interpretation refers to the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows us to communicate histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.

**What's a Thematic Framework?**

A Heritage Thematic Framework is an historical analysis that synthesizes the valued themes of a place's history. It is developed through historical research and analysis, and meaningful public engagement. It can be used as a tool to inform conservation decisions and the development of interpretive media.



**4.3.2(c)** Employ diverse media, like large-scale mural installations, to interpret Cochrane's histories within the public realm *(Fig. 123: Scott Nagy)*

## 4.3.2 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage at key sites along Cochrane's Corridors, and elsewhere in Cochrane.

**OBJECTIVE FOR PUBLIC SPACES**

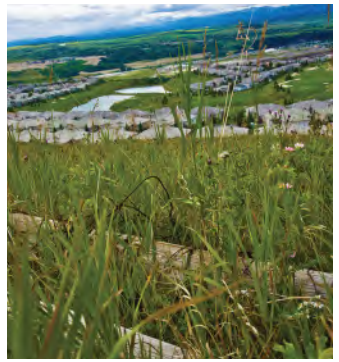
d. The Town of Cochrane should recognize heritage interpretation as an opportunity to convey the histories that are no longer apparent in the town's built form, including the traditional practices of First Nations, historic economic drivers (e.g. brick yards, quarries, ranch sites), and inter-community transportation routes

e. The Town of Cochrane should capitalize on interpretation opportunities adjacent to Highways 1A and 22, and Griffin Road, to convey Cochrane's western heritage to an audience of travelers and commuters. It could include elements like murals or sculptures designed to be legible from moving vehicles, or rural-style landscape design (e.g. ranch fencing, green fields).

f. The Town of Cochrane should capitalize on public spaces and pedestrian trails as key locations for interpretive installations. Consider not only standing installations (panels, sculptures, murals) but public art works inlayed into the ground and/or an interpretive design for the public spaces or trails themselves (e.g. route, landscape materials).

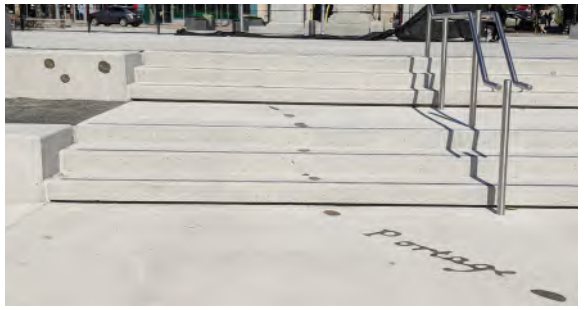
g. The Town of Cochrane should explore the interpretation of histories associated with significant natural features in town like the Bow River and the Big Hill.





**4.3.2(e)** Simple interpretive installations like ranch fencing and native grass landscaping will go a long way in cultivating a picturesque rural environment along Highways 1A and 22. Consider how well-designed landscaping may be used creatively to highlight or screen building forms. *(Figs. 124-125: Town of Cochrane)*





**4.3.2(f)** Capitalize on public spaces and pedestrian trails as key locations for interpretive installations, like engaging panels (left) and ground inlays (right). *(Figs. 126-127, from left to right: Geoff Schwartz, 2020 / ERA, 2018)*

## 4.3.2 The Town of Cochrane shall use diverse media to deliver and facilitate the interpretation of Cochrane's heritage at key sites along Cochrane's Corridors, and elsewhere in Cochrane.

**OBJECTIVE FOR PUBLIC SPACES**

h. The Town of Cochrane is encouraged to build on its street art program with a town-wide signage/wayfinding strategy. It should be expressed along Cochrane's Corridors in a design language consistent with the Old Town and Railway Transition Zone.

Signage and wayfinding should be implemented at:

- Gateways into Cochrane;
- Key highway locations to direct visitors to Cochrane's historic town site. The strategy will capitalize on the value of the Old Town and Railway Transition Zone in conveying Cochrane's early settlement history and rail heritage.

i. The Town of Cochrane is encouraged to partner with diverse stakeholders to implement and deliver interpretation in the public realm. Relevant stakeholder groups may include First Nations groups, museums, libraries and archives, local business owners, local artists, community organizations, and property owners and developers.

j. The Town of Cochrane is strongly encouraged to partner with local First Nations to develop an in-depth understanding of the valued cultural heritage associated with the town site and the broader region.






**4.2.7(d)** Build on the success of the existing Street Art panels and banners, and consider how they can be scaled to Cochrane's Corridors in ways that send visitors to the Old Town as Cochrane's key gathering place. *(Figs. 128-129: Town of Cochrane / ERA 2020)*




*Fig. 130: CHAPS CH 010-0203*

# 5.0 IMPLEMENTATION

## 5.1 The Development Review Process

In Cochrane, proposed developments are subject to a review process, during which the Town of Cochrane will determine whether a proposed development successfully meets the Western Heritage (WH) Design Objectives to which it may be subject.

The proponent of a development project is recommended to begin the process by initiating a Pre-Application Meeting, where a Town of Cochrane Development Officer will identify all regulations and policies with which the proposed project is expected to comply, including any applicable WH Objectives.

**Any development application that falls within a WH Character Area must include a Design Brief**, where the proponent or their consultant must demonstrate how the application meets the Design Objectives.

Once an application is submitted, the Development Officer will review the application against all applicable regulations, including the WHDF, and will circulate the application to any other relevant departments for comment.

Applications involving a permitted use that meet all regulations of the Land Use Bylaw, including the WH Objectives, will be approved by the Development Officer.

Applications that do not meet the WH Design Objectives, under the Development Officer's interpretation, will be refused. The Development Officer will work to help the applicant understand how the proposal may be revised.

Applications involving a discretionary use / variance under the Land Use Bylaw may be sent by the Development Officer to Cochrane Planning Commision (CPC) for review.

A Development Officer may also send an application to CPC if it is unclear whether the proposal meets the WH Objectives.

CPC may issue or refuse a development permit.

Any property owner affected by a decision of a Development Officer or CPC may appeal to the Subdivision & Development Appeal Board.

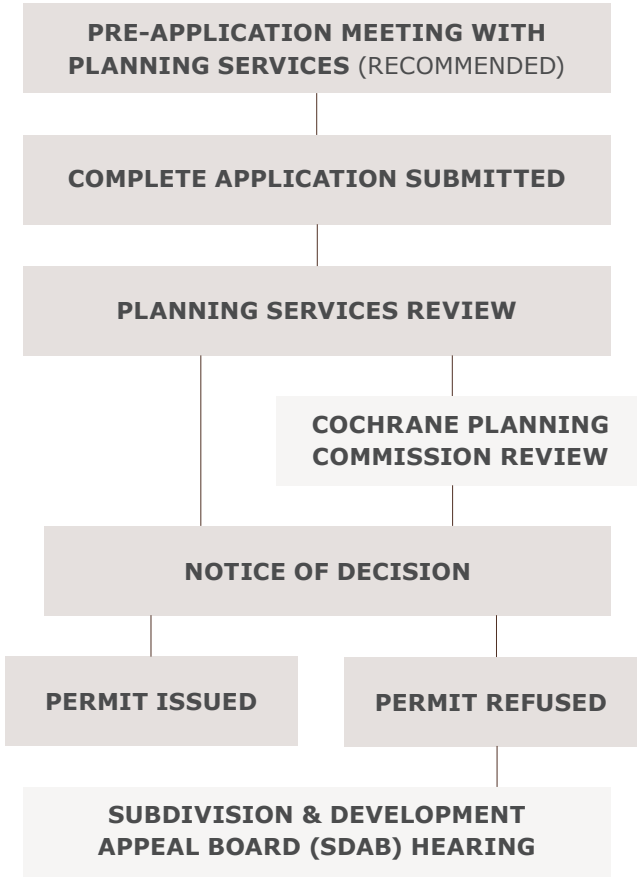



*Fig. 131: ERA 2020*




*Fig. 132: Town of Cochrane*

# 6.0 DEFINITIONS

The following defined terms may assist users in understanding the Western Heritage Design Framework (2022).

**Addition:** a physical or structural extension of an existing building.

**Adjacent:** land that is contiguous to a parcel of land, and includes:

i) land that would be contiguous if not for a highway, road, river or stream, and,

ii) any other land identified in the land use bylaw as adjacent land.

*(Town of Cochrane Land Use Bylaw)*

**All-Season Design:** physical features or amenities that facilitate use of a space throughout the year, e.g. shade structures, water fountains, splash pads, electrical outlets, landscaping to provide shade or windbreaks.

**Alteration:** any renovation or change to an existing building.

**Animated:** spaces that are designed and/or programmed to appear active or engaging to passersby.

**Bay (building):** any division of a building between vertical lines or planes.

**Character-Defining Elements:** the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Cochrane Heritage Register:** a inventory of properties containing historic resources that have been found to carry cultural heritage value and have been recognized by the Town of Cochrane as priorities for retention and conservation, but have not been designated as Municipal Historic Resources.

**Cochrane Planning Commission:** a seven-member body (five public appointees, and two members of Council) responsible for exercising development powers and duties on behalf of the Town of Cochrane. *(Cochrane Planning Commission Terms of Reference)*

**Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve 'Preservation,' 'Rehabilitation,' 'Restoration,' or a combination of these actions or processes. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Datum Line:** a continuous horizontal element or plane on a building that serves as a reference point for the design of vertical building elements.

**Design Brief:** for the purposes of the *Western Heritage Design Framework (2022)*, a written memo that accompanies architectural / landscape drawings to identify or describe aspects of a design proposal.

**Design Guideline:** for the purposes of the *Western Heritage Design Framework (2022)*, a non-mandatory suggestion or recommendation intended to assist users in understanding how to achieve the associated mandatory Design Objective.

**Design Objective:** for the purposes of the *Western Heritage Design Framework (2022)*, a mandatory direction that public and private development projects are required to meet. Design Objectives are phrased to be high-level and open-ended to allow for diverse strategies in achieving them. Development approval authorities will employ their judgement and consult the associated Design Guidelines to help determine whether the Design Objective is successfully achieved.

**Development Project:** for the purposes of the *Western Heritage Design Framework (2022)*, Development Projects include new construction, additions on existing buildings, alterations to existing buildings, public works, and the creation or renovation of public spaces.

**Documentary Evidence:** in heritage restoration, evidence of a building or site's previous appearance that has been documented through resources like archival photographs and original architectural drawings and specifications.

**Front Setback:** see Setback (front).

**Heritage Interpretation:** the range of strategies (installations, media, activities) that may be used to enhance the public's awareness and understanding of an historic place. Interpretation allows for the communication of histories that cannot be understood from the existing built environment, like built features that have since been lost, or intangible cultural traditions and practices.

**In kind:** matching, i.e. with the same form, material and detailing as seen in the existing elements. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Intangible Cultural Heritage:** the practices, representations, expressions, knowledge, skills - as well as the instruments, objects, artefacts and cultural spaces associated therewith - that communities, groups, and in some cases, individuals recognize as part of their cultural heritage. *(International Council on Monuments and Sites)*

**Integrity:** the degree to which the property has been altered since originally constructed and designed. The reversibility of alterations should also be taken into account. *(Cochrane Heritage Register, 2002)*

**Interpretation:** see Heritage Interpretation.

**Interpretive Media:** media used to enhance the public's awareness and understanding of an historic place. Interpretive media can include (but may not be limited to) artifact displays, audio/video clips, images and photographs, interpretive design of public realm elements, plaques and panels, public art installations, public programming like tours, events and festivals, smartphone apps, and websites.

**Mixed Use:** developments incorporating a mix of land uses, typically residential units with commercial units at grade.

**Parapet (roof):** a low wall built along the edge of a roof. Parapets are a typical feature of Western boomtown-era architecture.

**Pedestrian scale:** building- and public-realm elements designed at a scale (size, height) suited to pedestrians, rather than drivers. Examples include the positioning of retail signage at pedestrian eye levels, or the selection of street lights scaled to light sidewalks as well as roads.

**Permeable/permeability:** in storefront design, the use of glazing (windows) to allow clear views into the ground-floor unit(s) from the public realm. Permeable storefronts are considered a key strategy in animating public streets for comfortable and engaging pedestrian use.

**Physical Evidence:** in heritage restoration, evidence of a building or site's previous appearance that can be determined through on-site investigations, e.g. paint analyses.

**Pitched Roof:** a roof that is sloped, rather than flat. Examples of pitched roof styles include gabled roofs, hipped roofs, and mansard roofs.

**Preservation:** the actions or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Public realm:** for the purposes of the *Western Heritage Design Framework (2022)*, publicly-owned outdoor lands, including sidewalks, roadways and laneways, other public thoroughfares, public parks and squares, and other publicly-owned outdoor areas.

**Public spaces:** for the purposes of the *Western Heritage Design Framework (2022)*, publicly-owned outdoor lands, typically in reference to public parks, parkettes and squares.

**Public works:** public infrastructural projects like roadway and servicing improvements, park revitalizations, and other projects undertaken in the public realm.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Restoration:** the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. *(Standards and Guidelines for the Conservation of Historic Places in Canada, 2010)*

**Retention (building):** for the purposes of the *Western Heritage Design Framework (2022)*, building retention ranges from the retention of one facade of the existing building, to full retention of all exterior elevations and interior features.

**Setback (front):** the space between a building's front wall and front property line.

**Setback (side):** the space between a building's side wall and side property line.

**Setback (zero-lot-line):** a condition where a building is built along the lot's property line.

**Stepback:** in architecture, a step-like recession in a building wall, often used to set a building's upper storeys further back from the property line or streetwall.

**Streetwall:** the vertical elements, typically a series of buildings, that form the edges of a street.

**Side Setback:** see Setback (side).

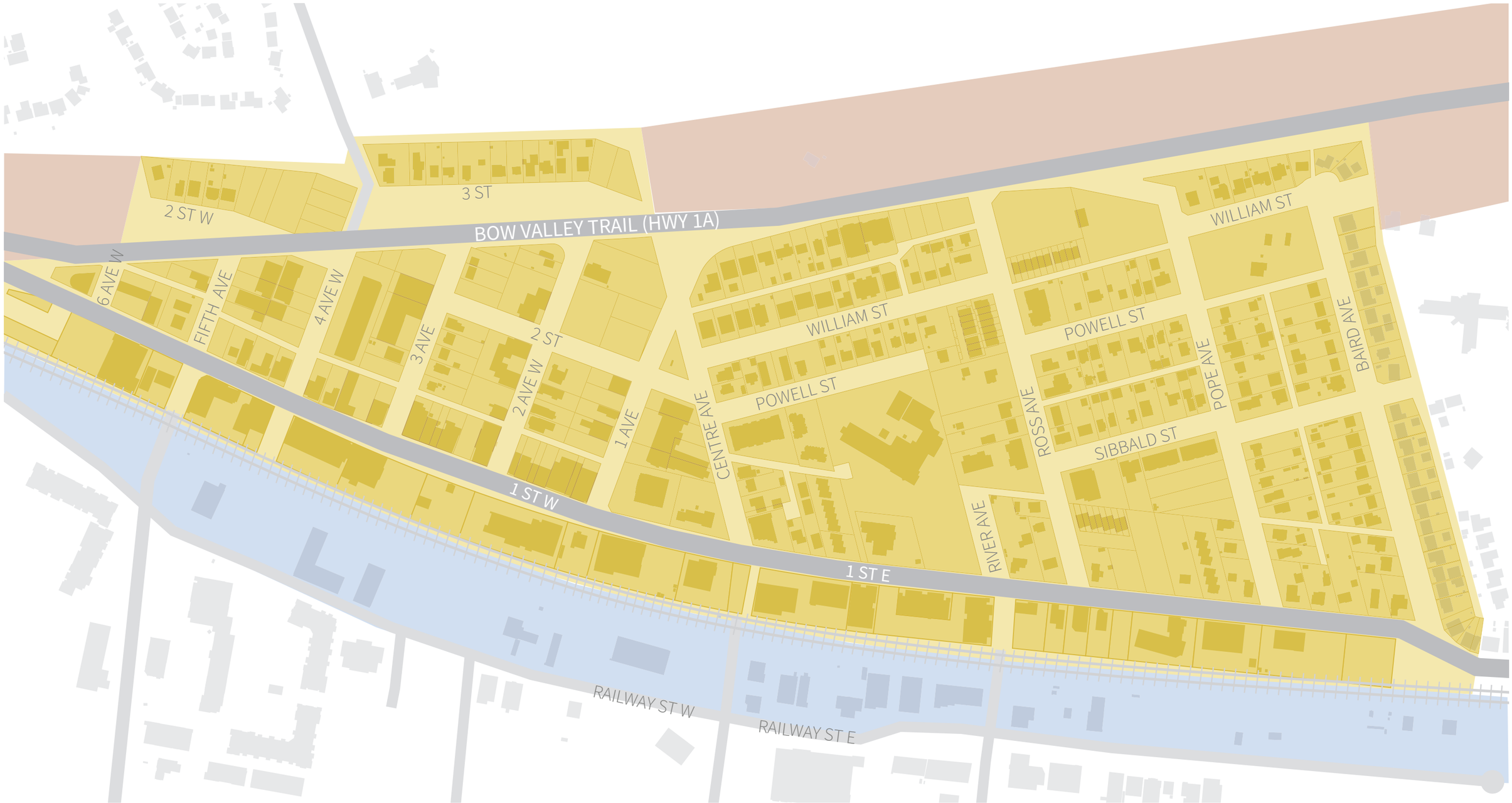
**Subdivision and Development Appeal Board:** an eight-member body (six public appointees, and two members of Council) responsible for hearing and determining appeals on behalf of the Town in respect to decisions of a Subdivision Authority or Development Authority. *(Cochrane Subdivision & Development Appeal Board Terms of Reference)*

**Woonerf:** also known as a "shared street," a curbless street designed for use by pedestrians, cyclists and vehicles at low speeds. Often includes various forms of vehicle traffic-calming measures, such as bollards, street furniture, planters, textured paving and lay-by street parking.

**Zero Lot Line Setback:** see Setback (zero-lot-line).



*Fig. 133: Tim Hall*




LEGEND

- OLD TOWN
- PROPERTIES WITHIN ZONE
- RAILWAY TRANSITION ZONE
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE'S CORRIDORS

# OLD TOWN

## SCHEDULE A - OLD TOWN

WESTERN HERITAGE DESIGN FRAMEWORK

N

cochrane
HOW THE WEST IS NOW




LEGEND

- RAILWAY TRANSITION ZONE
- PROPERTIES WITHIN ZONE
- OLD TOWN
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE'S CORRIDORS

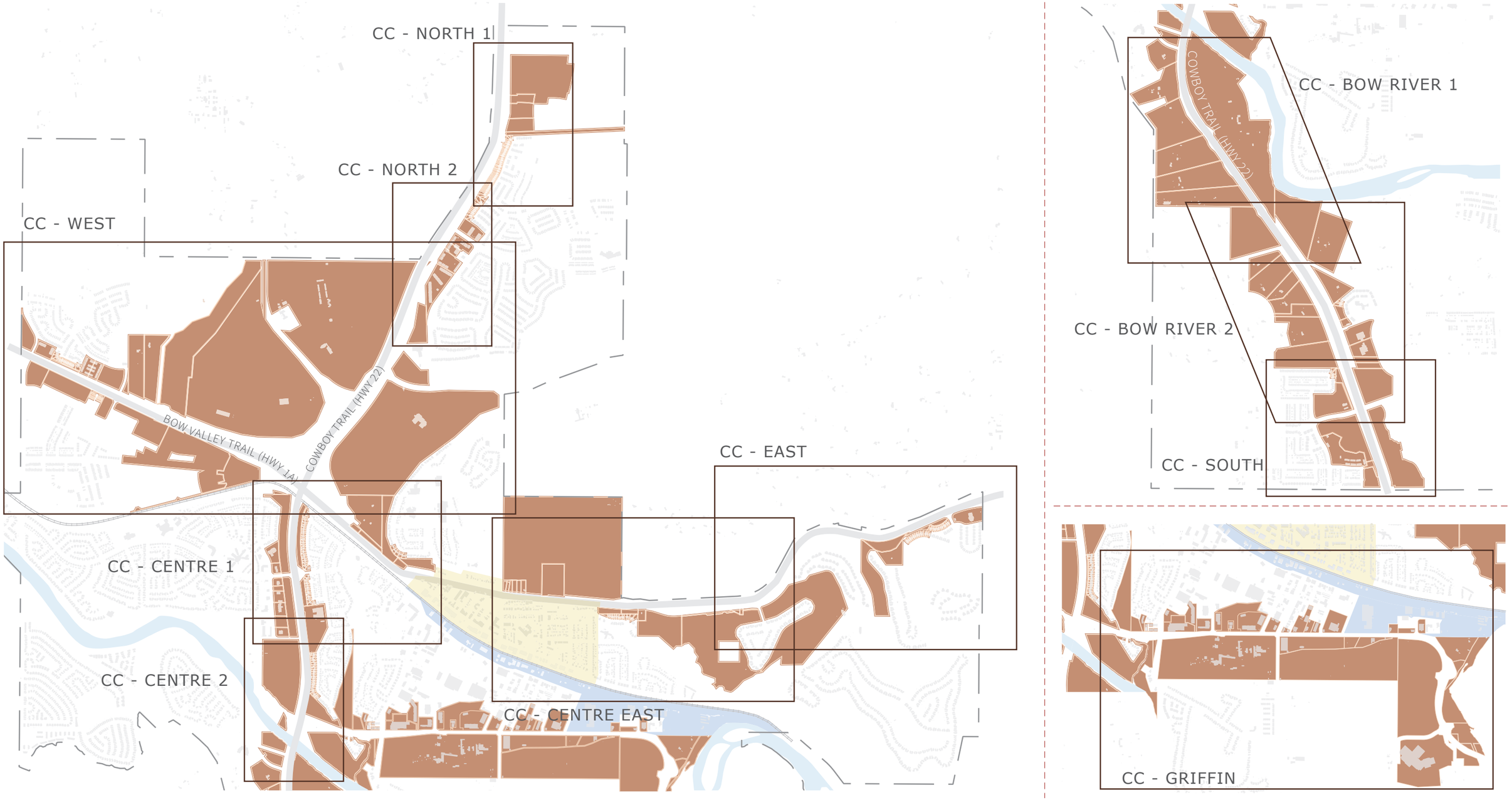
# RAILWAY TRANSITION ZONE

SCHEDULE B - RAILWAY TRANSITION ZONE

WESTERN HERITAGE DESIGN FRAMEWORK

N

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- OLD TOWN
- BUILDING FOOTPRINT
- RAILWAY
- RAILWAY TRANSITION ZONE
- COCHRANE BOUNDARY
- BOW RIVER

# CC - KEY MAP

APPENDIX C - COCHRANE'S CORRIDORS

N

WESTERN HERITAGE DESIGN FRAMEWORK

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

# CC - WEST

## APPENDIX C - COCHRANE'S CORRIDORS

N

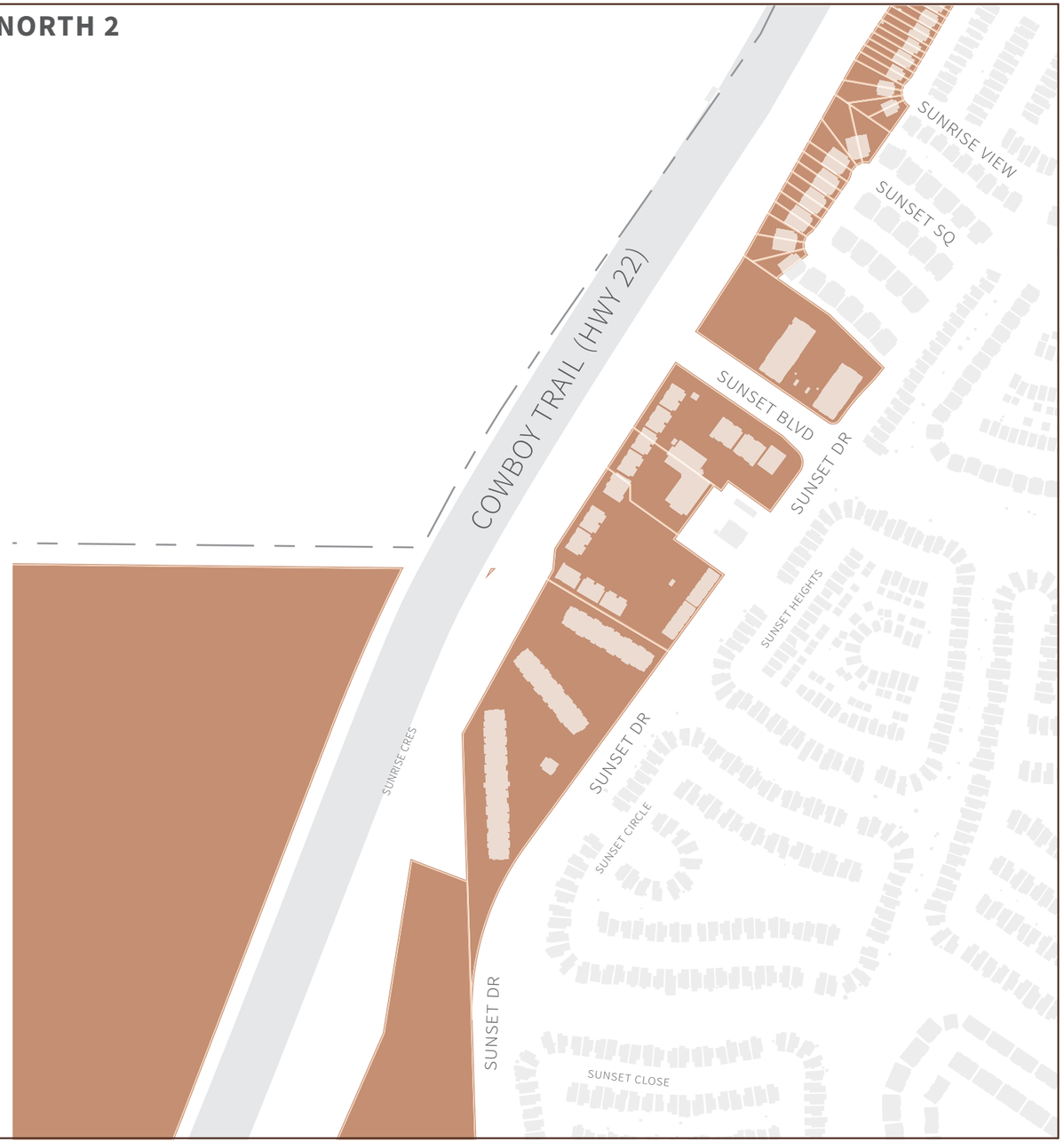
WESTERN HERITAGE DESIGN FRAMEWORK

cochrane
HOW THE WEST IS NOW

## NORTH 1




## NORTH 2




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

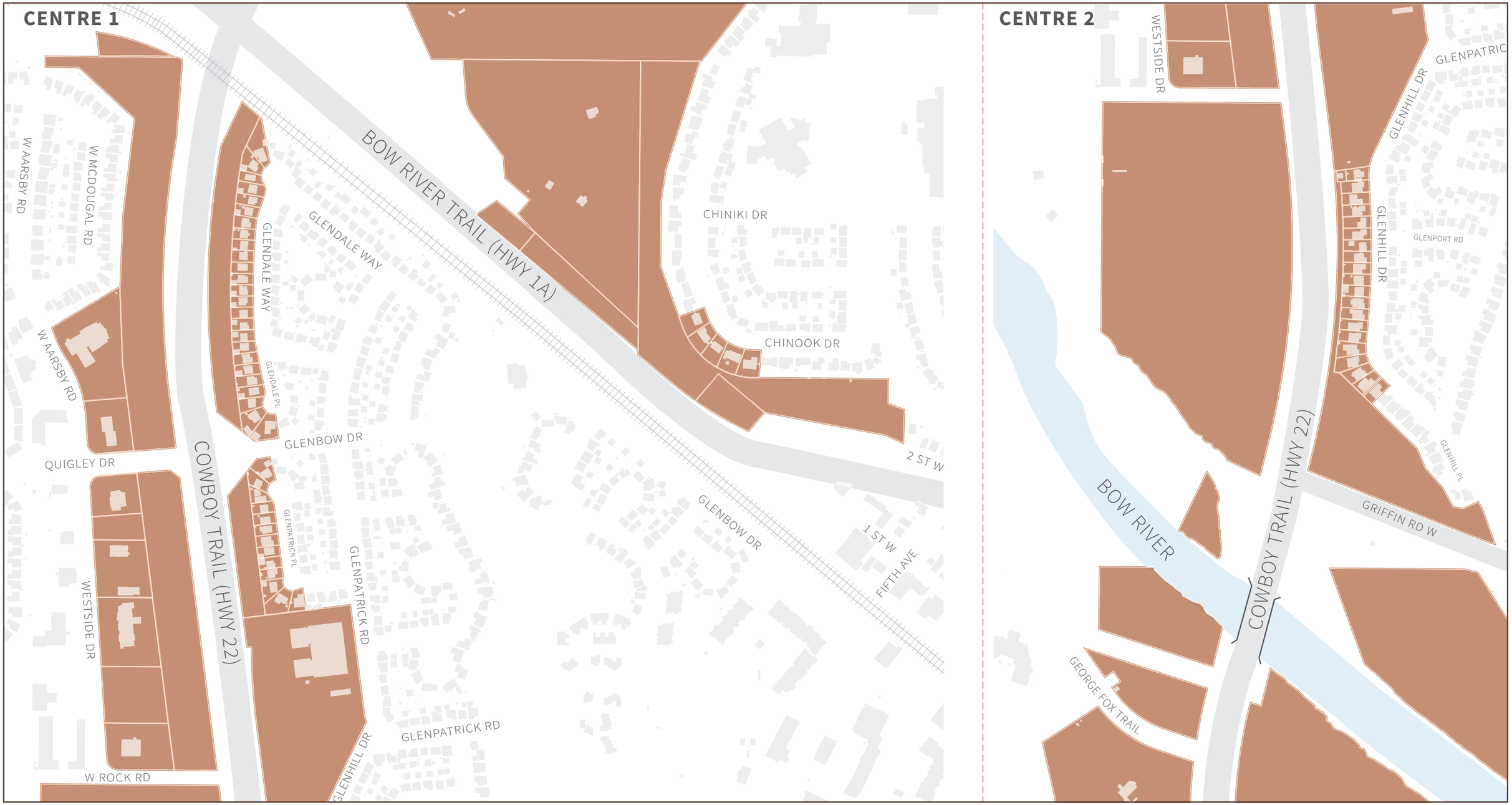
# CC - NORTH

APPENDIX C - COCHRANE'S CORRIDORS

WESTERN HERITAGE DESIGN FRAMEWORK

N

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

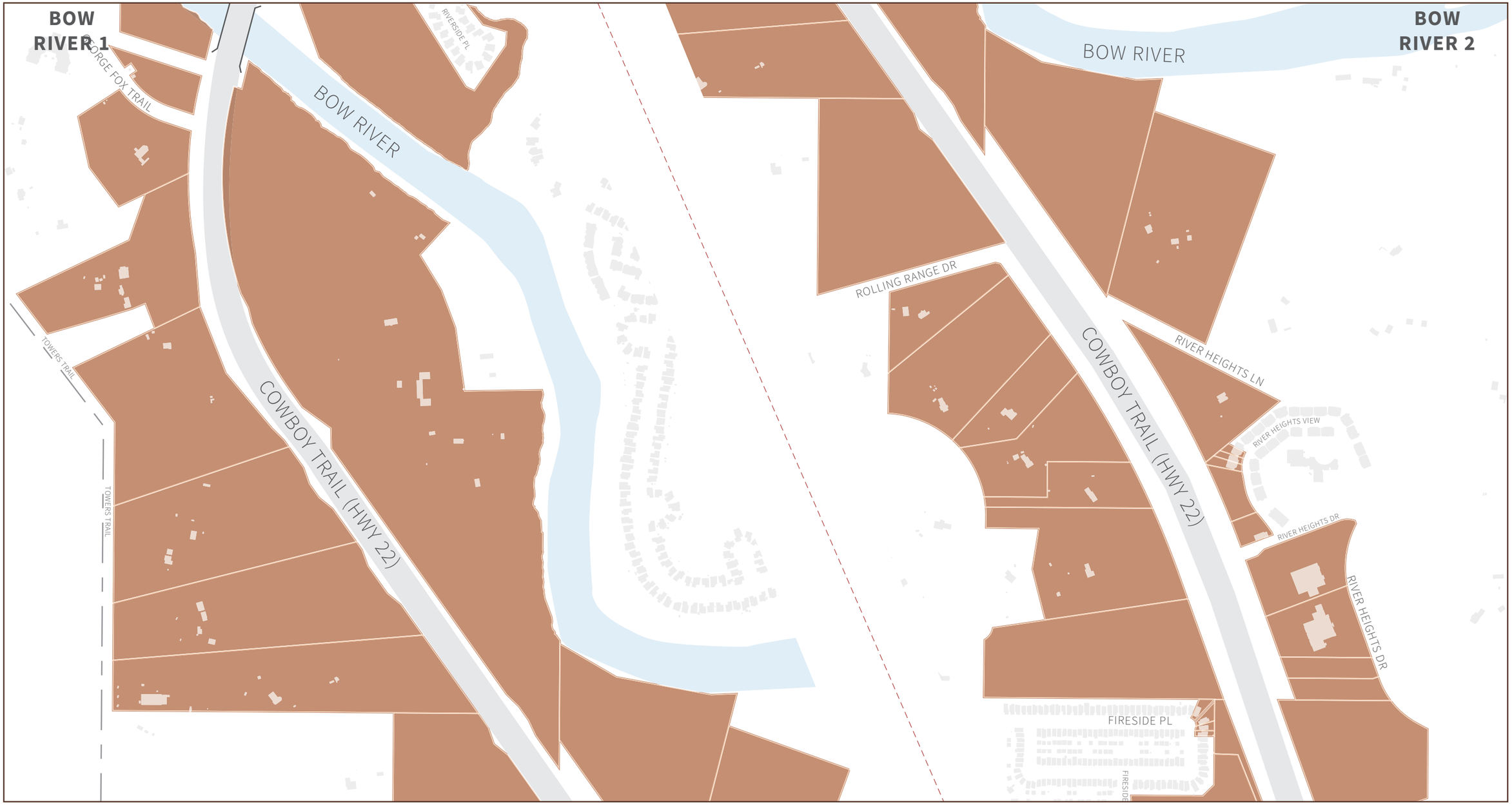
# CC - CENTRE

## APPENDIX C - COCHRANE'S CORRIDORS

WESTERN HERITAGE DESIGN FRAMEWORK

N

cochrane
HOW THE WEST IS NOW




**LEGEND**

- COCHRANE'S CORRIDORS
- PROPERTIES WITHIN ZONE
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

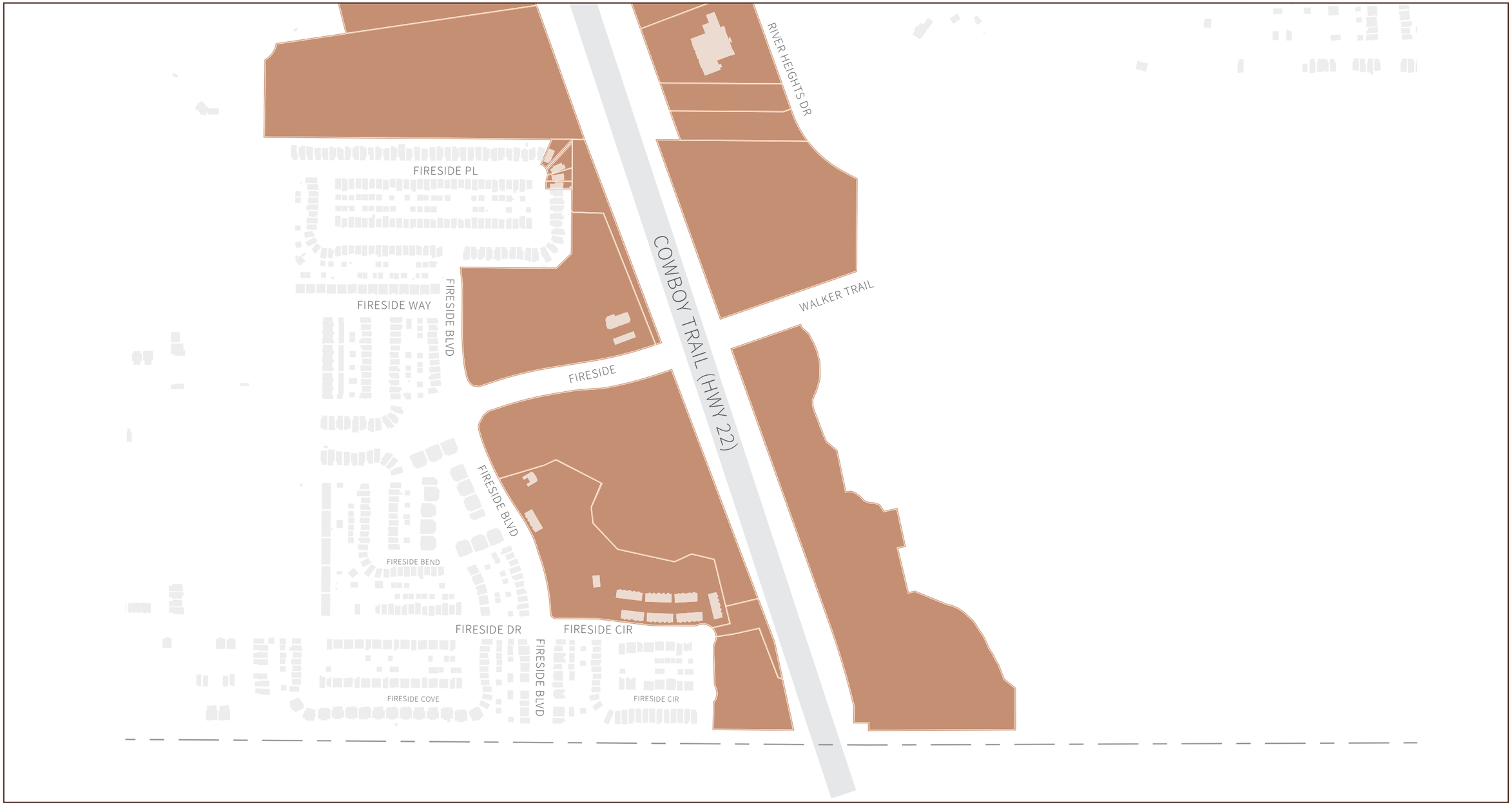
# CC - BOW RIVER

## APPENDIX C - COCHRANE'S CORRIDORS

N

WESTERN HERITAGE DESIGN FRAMEWORK

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

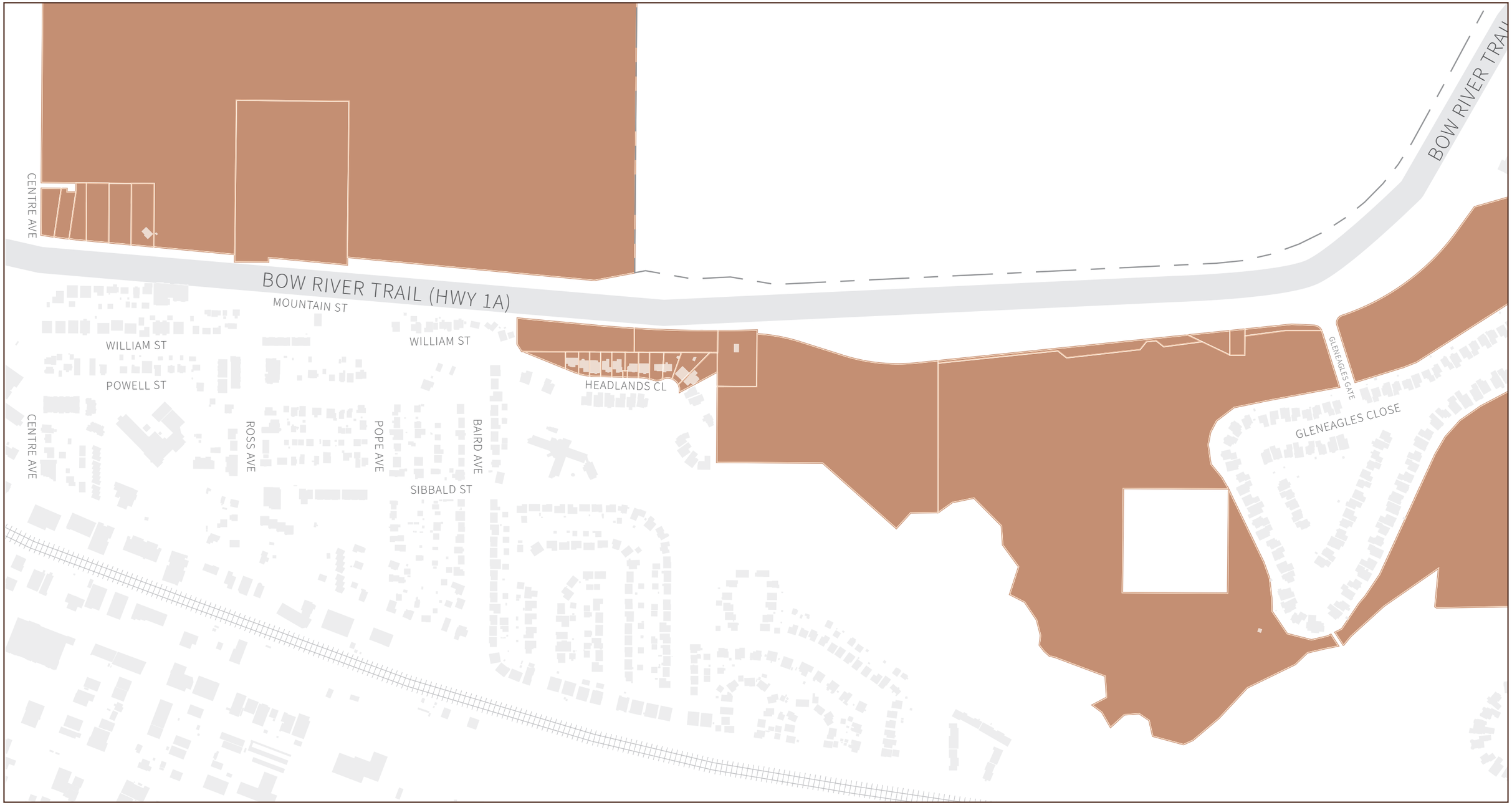
# CC - SOUTH

## APPENDIX C - COCHRANE'S CORRIDORS

WESTERN HERITAGE DESIGN FRAMEWORK

N

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

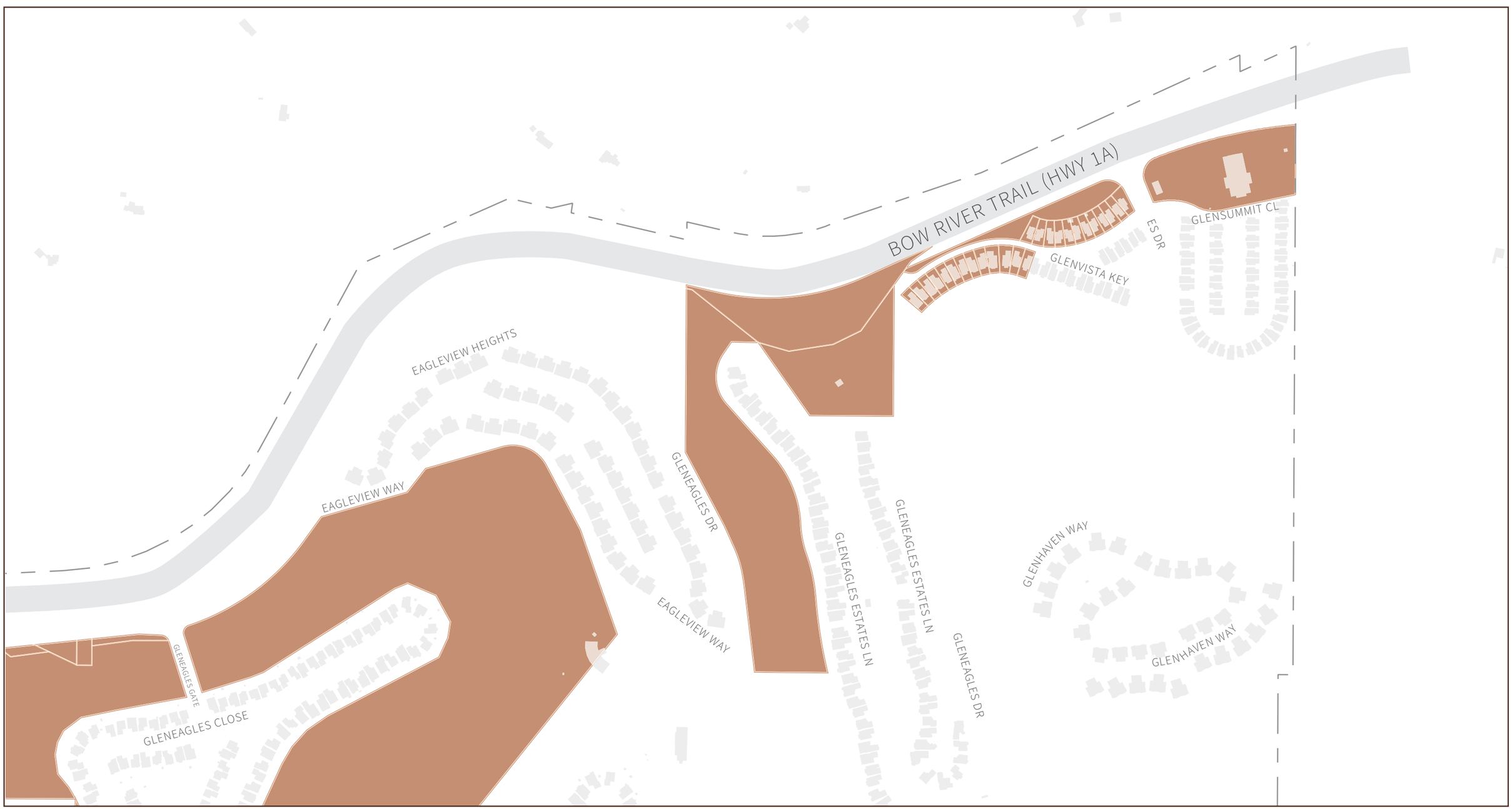
# CC - CENTRE EAST

## APPENDIX C - COCHRANE'S CORRIDORS

N

WESTERN HERITAGE DESIGN FRAMEWORK

cochrane
HOW THE WEST IS NOW




**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

# CC - EAST

## APPENDIX C - COCHRANE'S CORRIDORS

N

WESTERN HERITAGE DESIGN FRAMEWORK

cochrane
HOW THE WEST IS NOW




https://liveroof.com/technical/design/#wind

**LEGEND**

- PROPERTIES WITHIN COCHRANE'S CORRIDORS
- BUILDING FOOTPRINT
- RAILWAY
- COCHRANE BOUNDARY
- BOW RIVER

# CC - GRIFFIN

## APPENDIX C - COCHRANE'S CORRIDORS

N

cochrane
HOW THE WEST IS NOW