

CITY OF PRINCE ALBERT

BYLAW NO. 1 OF 2019



Zoning Bylaw

BYLAW NO. 1 OF 2019

Including the following amendments:

<u>AMENDMENTS</u>	<u>DATE PASSED</u>
Bylaw No. 12 of 2019	September 30, 2019
Bylaw No. 19 of 2019	January 27, 2020
Bylaw No. 6 of 2020	May 19, 2020
Bylaw No. 19 of 2020	July 27, 2020
Bylaw No. 16 of 2020	October 13, 2020
Bylaw No. 23 of 2020	October 13, 2020
Bylaw No. 4 of 2021	March 15, 2021
Bylaw No. 9 of 2021	May 25, 2021
Bylaw No. 19 of 2021	November 29, 2021
Bylaw No. 24 of 2021	January 24, 2022
Bylaw No. 26 of 2021	January 24, 2022
Bylaw No. 12 of 2022	May 16, 2022
Bylaw No. 13 of 2022	May 16, 2022
Bylaw No. 17 of 2022	September 6, 2022
Bylaw No. 22 of 2022	November 7, 2022
Bylaw No. 23 of 2022	November 28, 2022
Bylaw No. 2 of 2023	March 6, 2023
Bylaw No. 10 of 2023	March 27, 2023
Bylaw No. 11 of 2023	March 27, 2023
Bylaw No. 14 of 2023	June 12, 2023
Bylaw No. 16 of 2023	August 8, 2023
Bylaw No. 19 of 2023	September 5, 2023
Bylaw No. 20 of 2023	November 6, 2023
Bylaw No. 22 of 2023	November 6, 2023
Bylaw No. 23 of 2023	September 25, 2023
Bylaw No. 26 of 2023	November 27, 2023
Bylaw No. 7 of 2024	March 25, 2024
Bylaw No. 17 of 2024	May 13, 2024
Bylaw No. 18 of 2024	May 13, 2024
Bylaw No. 19 of 2024	June 24, 2024
Bylaw No. 21 of 2024	August 19, 2024
Bylaw No. 24 of 2024	August 19, 2024
Bylaw No. 31 of 2024	October 15, 2024
Bylaw No. 1 of 2025	January 27, 2025
Bylaw No. 4 of 2025	February 24, 2025
Bylaw No. 15 of 2025	August 25, 2025
Bylaw No. 25 of 2025	October 6, 2025
Bylaw No. 26 of 2025	November 17, 2025

Pursuant to subsection 76(1) of *The Planning and Development Act, 2007*, Bylaw No. 1 of 2019 of the City of Prince Albert is approved on the condition that the City of Prince Albert effect amendments to:

- Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500-year flood elevation of any watercourse or water body; and
 - Require flood-proofing of new buildings and additions to buildings to an elevation 0.5 meters above the 1:500-year flood elevation of any watercourse or water in the flood fringe.
 - Update the Zoning Map to reflect the 1:500 flood impacts, coordinated with the Official Community Plan.
- The amendments are to be completed by 2021, but it is understood that all new development will conform to the 1:500-year flood elevation standard.

Signed by Assistant Deputy Minister, Ministry of Government Relations, dated July 9, 2019.

CITY OF PRINCE ALBERT

BYLAW NO. 1 OF 2019

A Bylaw of The City of Prince Albert to control the use of land and provide for the amenities of the area within the Council's jurisdiction, and for the health, safety and general welfare of the inhabitants of the municipality.

WHEREAS pursuant to Section 46 of *The Planning and Development Act, 2007*, the Council of the City of Prince Albert authorizes the adoption of a Zoning Bylaw to control the use of land for providing for the amenity of the area within the Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the municipality;

AND WHEREAS Council has the right to regulate and control the erection and use of billboards and signs pursuant to Section 52 of *The Planning and Development Act, 2007*, and it is the desire of Council to incorporate provisions in respect to billboards and signs in the Zoning Bylaw;

NOW, THEREFORE, pursuant to Section 46 of *The Planning and Development Act, 2007*, the Council of the City of Prince Albert in the Province of Saskatchewan in Council assembled hereby enacts as follows:

1. This Bylaw shall be known as "The City of Prince Albert Zoning Bylaw, 2019".
2. This Bylaw shall apply to the entire areas within the corporate limits of the City of Prince Albert.
3. The City of Prince Albert hereby adopts the Zoning Bylaw set out in detail in Schedule "A" attached, hereto incorporated with, and forming part of this Bylaw.
4. This Bylaw shall come into force and effect on, from and after the final passing thereof and its approval by the Minister of Government Relations.
5. Bylaw No. 1 of 1987 and all amendments thereto are hereby repealed.

INTRODUCED AND READ A FIRST TIME THIS __28th__ DAY OF __January__, A.D., 2019.

READ A SECOND TIME THIS __25th__ DAY OF __February__, A.D., 2019 .

READ A THIRD TIME AND PASSED __25th__ DAY OF __February__, A.D., 2019 .

"Greg Dionne"
MAYOR

"Sherry Person"
CITY CLERK

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Introduction and Interpretation

Section 1: Introduction and Interpretation

1.1 Title

This Bylaw shall be known as “The City of Prince Albert Zoning Bylaw” and may be cited as the “Zoning Bylaw”.

1.2 Purpose

The purpose of the Zoning Bylaw is to regulate development within the City of Prince Albert in accordance with *The Planning and Development Act, 2007*, *The Cities Act*, and The City of Prince Albert Official Community Plan (OCP). The intention is to provide development regulations that align with the goals and policies set out in the OCP, in order to manage the general amenity, health, safety and welfare of the citizens of Prince Albert.

1.3 Interpretation

The Zoning Bylaw shall be interpreted and applied by the Development Officer in conjunction with the *Planning and Development Act, 2007*, *The Cities Act*, OCP, and any other relevant legislation.

For the purposes of the Zoning Bylaw, the definitions contained in the Glossary, and interpretations given by the Development Officer shall apply. Words in the present tense include the future tense; words in the singular include the plural; and words in the plural include the singular. The expression "shall" is to be construed as imperative, and the expression "may" as permissive. The words "used" and "occupied" shall also mean "intended or arranged and designed to be used or occupied". Words in the masculine gender shall include the feminine gender or any other gender identity, as required.

1.4 Scope

The regulations contained in this Bylaw shall apply to all development and land located within the corporate limits of the City of Prince Albert. All approved development shall conform to the provisions of this Bylaw, OCP and *The Planning and Development Act, 2007*.

1.5 Severability

A declaration by a court of competent jurisdiction that a section, clause or provision of this Bylaw, including anything shown on the Zoning Map is invalid, shall not affect the validity of this Bylaw or any part of this Bylaw other than the section, clause, or provision, or part of the Zoning Map declared to be invalid.

1.6 Conflict of Bylaws

In the event of any conflict between this Bylaw and any other Bylaw of The City of Prince Albert, the provisions of this Bylaw shall prevail unless otherwise determined by the Development Officer or where provincial or federal legislation dictates.

Zoning Districts and Zoning Map

Section 2: Zoning Districts and Zoning Map

2.1 Establishment of Zoning and Overlay Districts

For the purpose of this Bylaw, all land located within the corporate limits of the City of Prince Albert shall be divided into zoning districts, and may also be subject to additional overlay district regulations. The boundaries of the zoning and overlay districts shall be applied in accordance with Section 2.3 of this Bylaw. The zoning districts shall be shown on the Zoning Map, which forms a part of this Bylaw, and attached hereto and titled Appendix B. The overlay districts shall also be shown on a map(s), which forms a part of this Bylaw, attached hereto and titled Appendix C and D.

2.2 Overlay Districts

Overlay districts are established when a particular geographic area requires additional, specific regulations. Where an overlay district is established, all development shall comply with both the zoning district and overlay district regulations contained therein. If there is conflict between the regulations contained in a zoning district and an overlay district, the regulations contained in the overlay district shall prevail.

2.3 Boundaries of Zoning and Overlay Districts

1. The boundaries of the zoning districts shall be delineated as follows:

a) Streets, Lanes and Rights-of-Way

All streets, lanes and rights-of-way, shall be deemed to be in the same zoning district as the property immediately abutting such streets, lanes and rights-of-way. If the land abutting each side of a street, lane or right-of-way is located in a different zoning district, the center line of such street, lane or right-of-way shall be deemed to be the zoning district boundary.

b) Lot Lines

Where zoning district boundaries are not shown to be streets, lanes or rights-of-way, and where the zoning district boundary appears to correspond with a lot line, the lot line shall be considered the zoning district boundary. In a case where the zoning district boundary is provided by a dimension, as part of a specific bylaw amendment, the dimension shall establish the boundary of the zoning district.

Zoning Districts and Zoning Map

c) Riverbank and Other Geographical Features

Where any zoning district abuts the riverbank or any similar geographical feature that may divide the land, such zoning district shall either:

- i) be deemed to extend into the river and apply to any land created by changing river levels, landfill operations or by any other means; or
 - ii) be delineated pursuant to Section 2.3.1(a) or (b).
- 2. Where uncertainty exists with respect to the boundaries of a zoning district, the Development Officer shall determine the final location of the boundaries.
 - 3. Overlay district boundaries may or may not follow the same boundaries of zoning districts, and an overlay district may encompass different or multiple zoning districts. Where uncertainty exists with respect to the boundaries of an overlay district, the Development Officer shall determine the final location of the boundaries.

2.4 Developments with More than One Zoning District

Where a development site is comprised of more than one zoning district, it will be at the discretion of the Development Officer to determine whether or not rezoning is required, or whether a zoning designation boundary needs to be adjusted in accordance with Section 2.3 of this Bylaw.

2.5 Zoning and Overlay District Classifications

Residential Zoning Districts

- R1 Large Lot Residential
- R2 Small Lot Residential
- R3 Medium Density Residential
- R4 High Density Residential
- CR1 Low Density Country Residential
- CR2 High Density Country Residential

Commercial Zoning Districts

- C1 Downtown Commercial
- C2 Small Lot Arterial Commercial
- C3 Large Lot Arterial Commercial
- C4 Highway Commercial
- CMU Commercial Mixed Use
- RMU Residential Mixed Use

Zoning Districts and Zoning Map

Industrial Zoning Districts

- M1 Heavy Industrial
- M2 Small Lot Light Industrial
- M3 Large Lot Light Industrial
- M4 Airport Industrial

Institutional Zoning Districts

- I1 Institutional General
- I2 Institutional Medical Service

Special Zoning Districts

- AP Airport
- AG Agricultural
- CON Conservation
- P Park
- FUD Future Urban Development

Overlay Districts

- APO Airport Overlay
- FHO Fire Hazard Overlay
- FPO Flood Plain Overlay

Section 3: Administration**3.1 Authority and Responsibility of the Development Officer**

The Development Officer shall have the legal authority to interpret, administer and enforce the Zoning Bylaw as per Section 15(1) of *The Planning and Development Act, 2007*.

3.2 Compliance with Other Legislation

Compliance with any of the requirements contained in this Bylaw does not exempt or preclude further compliance with:

1. The requirements of any other relevant federal, provincial or municipal legislation or regulation; or
2. Any order, permit, license, permission, approval, easement, covenant, agreement, contract, or similar legal document affecting a development.

3.3 Permit Required

1. Except for developments identified in Section 3.4 of this Bylaw, no person shall undertake a development without having first obtained the necessary permit.
2. Where a development is not listed as Permitted, Discretionary Use – Development Officer, or Discretionary Use – Council in a zoning district, the use shall be considered prohibited and shall not be undertaken.

3.4 Developments Not Requiring a Permit

A development permit or sign permit may not be required prior to the commencement of any of the following, provided such development or sign complies with all applicable provisions of this Bylaw:

1. The relocation, construction, renovation or external addition to a One Unit, except where:
 - a) Such dwelling or proposed change is considered a discretionary use; or
 - b) Any proposed change increases the number of dwelling units within the building or on site to more than 2;
2. The construction of an Accessory Building in any Residential Zoning District in accordance with Section 4.2 of this Bylaw;

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3. The construction of an Accessory Building up to 10 square metres in area, or the placement of shipping containers, in accordance with Section 4.2 of this Bylaw;
4. A change of use, where the proposed use is permitted and the regulations pertaining to the permitted use are less than or equal to those of the previous use;
5. A Home Based Business in accordance with Section 6.1.8 of this Bylaw;
6. A Garage Suite or Secondary Suite in accordance with Sections 6.1.9 and 6.1.10 of this Bylaw;
7. The erection of any fence, wall or similar structure in accordance with Section 4.4 of this Bylaw;
8. A previously approved use that has been discontinued for less than 36 consecutive months where the intensity of use remains less than or equal to what was previously approved;
9. The maintenance or alteration of a building, excluding designated heritage properties, provided that such work does not result in an increase in intensity or a change of use;
10. The use of a temporary Accessory Building for the storage of tools or materials, incidental to the erection or alteration of a principal building, in accordance with Section 4.2 of this Bylaw;
11. The use of all or part of a building as a temporary polling station, returning officer's headquarters, candidates' campaign offices, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
12. The installation or maintenance of City services or utilities such as roads, traffic management projects, vehicular and pedestrian bridges, underground water, sewer and sanitary infrastructure, public park and boulevard landscaping, or any similar municipal project, at the discretion of the City's Director of Planning and Development Services;
13. The installation and maintenance of services and utilities by SaskPower, SaskEnergy, SaskTel, or any other similar public service provider, except for electrical transmission lines over 72,000 volts, or any other surface infrastructure over a certain size, which is at the discretion of the Development Officer;
14. Any road project conducted by the provincial government;

Administration

15. The excavation, stripping or grading of land up to 4,000 square metres in area, or when the excavation, stripping or grading of land is being undertaken as part of an approved development permit;
16. Street numbers or letters displayed on a building, which do not exceed 1.2 square metres;
17. Signs located inside a building and not intended to be viewed from the outside;
18. The replacement of existing panel(s) within a freestanding sign or fascia sign;
19. Menu boards, drive-through entrance signs, and on-site directional or traffic signage; or
20. The demolition of buildings, except for municipal heritage properties, in accordance with Section 4.26 of this Bylaw.
21. At the discretion of the Development Officer, any alteration to a site that impacts parking, vehicle circulation or other site features may require a Site Plan Review.

3.5 Permit Application Requirements

A completed application for a development permit or sign permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw, and along with the necessary fee(s) as stated in Appendix A.

3.6 Development Permit Review Procedure – Permitted Use

1. Applicants shall submit a complete development permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.
2. The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws and legislation.
3. The development permit may be approved if the development conforms to the requirements of the zoning district in which the development is proposed, and to any other applicable bylaws or legislation.
4. The Development Officer shall notify the applicant in writing of the decision by ordinary mail.

Administration

3.7 Development Permit Review Procedure – Discretionary Use - Development Officer

1. Applicants shall submit a complete development permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.
2. The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws and legislation.
3. Once the application has met the necessary requirements, public notice shall be issued, in accordance with the City Public Notice Bylaw.
4. Upon completion of the public notice, the Development Officer shall consider the application, along with any written submissions, and render a decision. The Development Officer may approve the application, and impose additional conditions as part of the approval, or deny the application.
5. If the Development Officer imposes additional conditions, these conditions shall be in accordance with Section 56(3) of *The Planning and Development Act, 2007*.
6. The Development Officer shall notify the applicant in writing of the decision, which shall include the applicant's right to appeal to City Council, in accordance with Section 58 and 59(2) of *The Planning and Development Act, 2007*.

3.8 Development Permit Review Procedure – Discretionary Use - Council

1. Applicants shall submit a complete development permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.
2. The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws and legislation.
3. Once the application has met the necessary requirements, public notice shall be issued in accordance with the Public Notice Bylaw.
4. Upon completion of the public notice, City Council shall consider the application along with any written submissions or verbal presentations, and render a decision. City Council may approve the application, and impose additional conditions as part of the approval, or deny the application.

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5. If an applicant disagrees with the additional conditions imposed by City Council, the applicant may appeal the decision to the Development Appeals Board, in accordance with Section 58 of *the Planning and Development Act, 2007*. The applicant shall not have the right to appeal an application that has been denied by City Council.
6. The Development Officer shall notify the applicant in writing of the decision, which shall include the applicant's right to appeal, in accordance with the Public Notice Bylaw.

3.9 Sign Permit Review Procedure – Development Officer

1. Applicants shall submit a complete sign permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.
2. The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws and legislation.
3. The application shall be approved for a sign that conforms to the requirements of Section 13 of this Bylaw, the zoning district in which the development is proposed to occur, and any other applicable bylaws or legislation.
4. The Development Officer shall notify the applicant in writing of the decision by ordinary mail.

3.10 Sign Permit Review Procedure – City Council

1. Applicants shall submit a complete sign permit application to the Development Officer, in accordance with Section 3.5 of this Bylaw.
2. The application shall be reviewed by the Development Officer, and any other party deemed necessary, for conformity to the OCP, this Bylaw and any other applicable bylaws or legislation.
3. Upon completion of a review by the Development Officer, the application will be forwarded to City Council for consideration. City Council may approve the application, and impose additional conditions as part of the approval, or deny the application.
4. The Development Officer shall notify the applicant in writing of the decision by ordinary mail.

Administration

3.11 Expiry of a Permit

1. A development permit or sign permit shall cease to be valid, or expire, 12 months from the date of approval, except where, prior to expiry, a building permit has been issued, work related to the development has begun, or the development is complete or operating.
2. If a development permit or sign permit expires, the Development Officer shall notify the applicant and the owner, if not the same, of the expiry in writing by registered mail.
3. Any person who causes, allows or continues to undertake any development with an expired permit, and the expiry notice is deemed to be received, shall be subject to the compliance and enforcement regulations contained in Section 3.12 of this Bylaw.
4. Notwithstanding the regulations contained in Section 3.12 of this Bylaw, if an active, approved, sign permit has been revoked, work may continue if it is deemed by the Development Officer, that the sign is a public safety hazard.

3.12 Compliance and Enforcement

1. Inspections of any land, building or premises by the Development Officer under this Bylaw shall be carried out in accordance with Section 242 of *The Planning and Development Act, 2007*.
2. In the event that non-conformity with this Bylaw is determined by the Development Officer, written notification shall be provided by ordinary mail to the applicant and owner, if not the same, that identifies:
 - a) The non-conformity;
 - b) The final date that the non-conformity shall be remedied by; and
 - c) That if the non-conformity is not addressed by the final date, an Order to Remedy Contravention shall be issued.
3. An Order to Remedy Contravention under this Bylaw shall be enforced in accordance with the provisions of Sections 242 to 244 inclusive of *The Planning and Development Act, 2007*.

3.13 Minor Variances

1. Unless otherwise determined by the Development Officer, an application for a minor variance shall be submitted to the Development Officer in accordance with Section 60 of *The Planning and Development Act, 2007*.

Administration

The applicant shall pay the fee(s) as stated in Appendix A at the time of application.

2. The Development Officer may approve a variance of up to 10% in either of the following instances:
 - a) The minimum required distance of a building from the lot line; or
 - b) The minimum required distance of a building to any other building.
3. The minor variance procedure shall be in accordance with Section 60 of *The Planning and Development Act, 2007*.

3.14 Development Appeals Board

1. In accordance with Sections 213 to 227 inclusive of *The Planning and Development Act, 2007*, City Council shall appoint:
 - a) A Development Appeals Board to undertake, and determine development appeals, as required; and
 - b) A Secretary of the board, who shall administer the development appeals processes, as required.
2. The development appeal procedure shall be in accordance with Sections 219 to 227 inclusive of *The Planning and Development Act, 2007*.

3.15 Non-Conforming Uses, Buildings and Sites

1. As per Section 88 of *The Planning and Development Act, 2007*, any use of land or any building or structure lawfully existing at the time of the passing of this Bylaw that is rendered “non-conforming” by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold.
2. The increase of intensity, enlargement, addition, or reconstruction of a non-conforming use, building or structure may be undertaken, at the discretion of the Development Officer, in accordance with Sections 88 to 93 of *The Planning and Development Act, 2007*.
3. Beyond the provision of accessible municipal records, the burden of establishing that a development, use, building or structure was lawfully established and remains as a legal non-conforming development, use, building or structure shall be upon the owner.
4. Notwithstanding Sections 3.15.1 through 3.15.3, no lawfully existing use, building or structure shall be deemed to be non-conforming as a result of the construction or widening of a registered road or right-of-way.

3.16 Zoning Bylaw Amendments

An application to amend the Zoning Bylaw may be made to the Development Officer in accordance with Section 75, 76, 207 to 212 inclusive of *The Planning and Development Act, 2007*. The applicant shall pay the fee as stated in Appendix A when applying for the amendment.

(16 of 2020, s.1.rrrr; 13 of 2022, s.1a.&b.; 19 of 2024, s.1b.&c.; 26 of 2025, s.1.a. to d.)

General Provisions

Section 4: General Provisions

4.1 Principal Use

All developments shall have a designated, single, principal use. If an application is made to add another use to a site, which is not accessory or secondary in nature to the principal use, the regulations that pertain to both the principal use and the new use shall be met.

4.2 Accessory Buildings, Structures and Uses

The following regulations shall apply to all accessory buildings, structures and uses:

1. Site coverage for Accessory Buildings shall be in accordance with the following:
 - a) Except for the CR1 – Low Density Country Residential and the CR2 – High Density Country Residential Zoning Districts, the maximum site coverage for Accessory Buildings located in the Residential or RMU – Residential Mixed Use Zoning Districts is 15%;
 - b) Notwithstanding Subsection 4.2.1 a), a private garage may have an area of up to 55.7 square metres provided:
 - i) The current principal building was constructed prior to June 29th, 1987; or
 - ii) The subject property is considered an Infill Lot in accordance with the regulations contained in Subsection 6.1.4 of this Bylaw; and
 - c) The maximum site coverage for all other Accessory Buildings shall be in accordance with the regulations contained in their respective zoning districts.
2. Accessory Buildings, Structures and Uses shall be ancillary to and located on the same site as the approved principal use. Any use undertaken within an Accessory Building or Structure shall be a permitted or discretionary use within the respective zoning district;
3. In addition to the regulations contained in each zoning district, Accessory Buildings, Structures and Uses shall be a minimum of 1.5 metres from the principal building;
4. Except in the CR1 – Low Density Country Residential and CR2 – High Density Country Residential Zoning Districts, where there is no maximum

General Provisions

- roof pitch, no Accessory Building shall have a roof pitch exceeding 5/12, except to match the roof pitch of the existing principal building;
5. Accessory Buildings, Structures and Uses shall not be permitted in the front yard in any zoning district, except for:
 - a) Residential garages that are attached to the principal building in any Residential Zoning District;
 - b) Elementary School, Secondary School, or Post Secondary School in an Institutional Zoning District, at the discretion of the Development Officer; and
 - c) When located in the front yard in the CR1 – Low Density Country Residential Zoning District, subject to:
 - i) Access gained from the existing crossing; and
 - ii) Meeting the minimum setback of the principal building.
 6. Accessory Buildings, Structures and Uses located in the side yard in any Commercial, Industrial, Institutional or Special Zoning District shall meet the side yard regulations of the principal building;
 7. Shipping containers shall be permitted in the specified zoning districts, and the regulations contained within this section shall apply;
 8. At the discretion of the Development Officer, a permanent Accessory Building may be constructed or placed on a site prior to the construction of the principal building, provided a development permit for both the Accessory Building and principal building has been approved;
 9. Temporary Accessory Buildings, which are to be used for the storage of tools, materials or any other similar use incidental to the erection or alteration of a principal building, may be placed on a site prior to the commencement of the development. All temporary Accessory Buildings of this nature shall be removed upon completion of the development;
 10. An Accessory Building or Structure may become part of the principal building; however, the regulations pertaining to the principal building shall apply;
 11. Human habitation shall not be permitted within an Accessory Building and only the keeping of domesticated animals or pets may be permitted within an Accessory Building.

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4.3 Swimming Pools

Swimming pools shall be permitted and the following regulations shall apply:

1. Enclosed swimming pools shall be considered an Accessory Building in accordance with Sections 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6 and 4.2.10 of this Bylaw;
2. Unenclosed swimming pools:
 - a) Shall be considered an Accessory Use in accordance with Sections 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6 of this Bylaw; and
 - b) Where the height of the pool is 0.60 metres or more above grade, a fence shall be provided, and the following shall apply:
 - i) The fence shall be located a minimum of 3 metres from the edge of the pool;
 - ii) The fence regulations contained within the relevant zoning district and in accordance with Section 4.4 of this Bylaw; and
 - iii) The fence shall be secured with a locking gate; and
3. In addition to Section 4.2.1, an additional 5% lot coverage shall be permitted for swimming pools.

4.4 Fences and Hedges

1. Fences shall be constructed out of appropriate fencing products and maintained in accordance with the regulations contained in the Property Amenities Bylaw.
2. Hedges shall be planted entirely on the subject property, of a plant species capable of healthy growth in Prince Albert, and maintained in accordance with the regulations contained in the Property Amenities Bylaw.
3. Hedges that function as a fence shall be subject to the fence height regulations indicated in each zoning district.
4. The use of barbed wire, razor wire or additional fortifications shall be in accordance with the Fortification Bylaw.
5. Barbed wire fencing, or any other similar fencing products, may be utilized in the following zoning districts:

CR1 – Low Density Country Residential
M1 – Heavy Industrial

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M2 – Small Lot Light Industrial
M3 – Large Lot Light Industrial
M4 – Airport Industrial
I1 – Institutional General
AG1 – Agricultural
CON – Conservation
P – Park
FUD – Future Urban Development

6. At the discretion of the Development Officer, subject to the regulations contained in Section 4.14 of this Bylaw, the fence height regulations indicated in each zoning district shall not apply to temporary construction fences, utilities, public parks, day cares, playgrounds, schools and uses located within the M1 – Heavy Industrial Zoning District, provided the fence consists of chain link or a similar material.

4.5 Buffering and Visual Screening

- 1 At the discretion of the Development Officer, buffering and visual screening may be required in the following circumstances:
 - a) Where a non-residential development or zoning district directly abuts a residential development or zoning district; or
 - b) Where a non-residential development or zoning district and a residential development or zoning district are separated by a lane, more specifically:
 - i) When the proposed development includes a use operating primarily or wholly outside the building; or
 - ii) Where the side or rear yard abutting the lane is used for vehicular access, parking, loading or any other similar activity.
2. Buffering or a buffer strip shall be completely contained on the development site and extend along the entire length of the site, where required, and the following regulations shall apply:
 - a) Buffer strips shall be a minimum of 1 metre in width; and
 - b) Where a site requires that the front, side or rear yard setback shall be landscaped, the width of the landscaped area shall satisfy the buffer strip requirement. In this case, the setback requirement cannot be varied or waived.
3. Buffer strips shall provide suitable visual screening, which consists of unbroken planting of trees or the installation of fencing, and the following regulations shall apply:

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- a) Any fencing installed shall be of a solid material, or if chain link fencing is utilized, privacy slats shall be required; and
- b) Any fencing installed shall be in accordance with Section 4.4 of this Bylaw and the fence regulations contained in the subject zoning district.

4.6 Landscaping

- 1. At the discretion of the Approving Authority, a landscape plan or a landscaping agreement that establishes how a site is to be landscaped and maintained may be required.
- 2. Landscaping shall be established and maintained in accordance with the following regulations:
 - a) All areas of a site not covered by a building, accessory use, parking lot, pedestrian or vehicular maneuvering area, or any other required site feature shall be soft landscaped. Hard landscaping may be permitted at the discretion of the Department of Public Works.
 - b) The quality and extent of the landscaping established on a site shall be the minimum standard required on the site for the life of the development;
 - c) Where communal amenity space is provided within a required landscaped area, it shall be considered as part of the required landscaping;
 - d) Landscaped areas shall be bound with poured in place concrete curbing;
 - e) At the discretion of the Development Officer, hard surfaced landscaping, such as pedestrian walkways and sidewalks, may be required;
 - f) All plant materials shall be of a species capable of healthy growth in Prince Albert, and shall conform to the Canadian Nursery Trades Association for nursery stock, and The City of Prince Albert Preferred Tree Species List, Tree Planting Guidelines and Master Specifications;
 - g) At the time of planting, wherever possible, a variety of tree sizes and species shall be planted;

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- h) The number of trees required shall be as follows:
 - i) An overall minimum ratio of one (1) tree per 45 square metres of required landscaped area; or
 - ii) At the discretion of the Development Officer, trees may be planted:
 - (1) One (1) tree per 10 linear metres along the front yard, and one (1) tree per 10 linear metres along the front and side yards for corner lots; and
 - (2) Where a boulevard immediately adjacent to the subject site contains minimal or no trees, additional trees may be required;
- i) At the discretion of the Development Officer, if space is limited, a portion of the trees required to be planted on the site may be placed in the boulevard in order to meet the requirement;
- j) At the discretion of the Approving Authority, if the planting of trees conflicts with other necessary site features such as municipal or crown utilities, or if healthy growth is not feasible, all or a part of the tree requirement may be waived;
- k) Existing soft landscaping retained on the site may remain and be considered in fulfilment of a portion of the total landscaping requirement, in accordance with the following:
 - i) The retained landscaping shall be properly maintained and in good health; and
 - ii) The retained landscaping shall conform to the regulations contained in this Bylaw.

4.7 Amenity Space

- 1. The provision of amenity space shall be required for the following uses in all applicable zoning districts:

Commercial and Institutional Additional Dwelling Units
Dwelling Group
Multi-Unit Dwelling
Multi-Unit High Rise Dwelling

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2. Where amenity space is required, it shall be provided in accordance with one of the following:
 - a) Private amenity space shall be provided for each dwelling unit and the following regulations shall apply:
 - i) A minimum dimension of 1.5 metres and minimum area of 4.5 square metres; and
 - ii) Shall be designed to provide visual privacy from one dwelling unit to another; or
 - b) Communal amenity space shall have a minimum dimension of 4 metres and a minimum area of 16 square metres for the first five (5) dwelling units, plus an additional two (2) square metres for each additional dwelling unit over five (5); and
 - c) Notwithstanding Section 4.7.2(a) and (b) of this Bylaw, at the discretion of the Development Officer, communal amenity space may be provided indoors, however, such amenity space shall be a minimum of 4.5 square meters in area per dwelling unit.

4.8 Outdoor Storage

1. Notwithstanding any other provisions of this Bylaw, and in conjunction with an approved use in the Commercial or Industrial Zoning Districts, the storage and maintenance of goods and equipment shall be permitted within the side and rear yard of a site. At the discretion of the Approving Authority, the portions of the site used for outdoor storage may be required to be visually screened from public view.
2. The outdoor storage of materials and equipment shall be in accordance with the Property Amenities Bylaw.
3. At the discretion of the Development Officer:
 - a) The sale of typical, seasonal products may be undertaken in the front yard in the following zoning districts:

C1 – Downtown Commercial
C3 – Large Lot Arterial Commercial
C4 – Highway Commercial
M1 – Heavy Industrial
M3 – Large Lot Light Industrial
 - b) The products displayed for sale in the front yard shall be kept in a neat and orderly fashion and shall not inhibit pedestrian or vehicular traffic.

General Provisions

4. The placement and storage of any goods, fences, temporary structures, or similar items shall not:
 - a) Inhibit the flow of pedestrian and vehicular traffic; or
 - b) Obstruct the maneuverability and function of delivery vehicles.

4.9 Garbage and Recycling Storage

1. All developments shall be provided with sufficient waste and recycling storage in accordance with the Property Amenities Bylaw, the Waste Collection and Disposal Bylaw, and this Bylaw.
2. Garbage and recycling storage shall be in accordance with the following regulations:
 - a) May be located in the side yard or rear yard, or the front yard at the discretion of the Development Officer;
 - b) Shall be placed in a manner that accommodates proper pick up; and
 - c) Shall be visually screened from all adjacent sites and public thoroughfares, and to the satisfaction of the Development Officer.

4.10 Outdoor Lighting

Outdoor lighting shall be located, installed and maintained to deflect, shade and focus light away from any adjacent site.

4.11 Exceptions to Projections into Setbacks

Steps, ramps, lifts, or any other similar feature providing barrier free access to a building or site shall not be considered a projection into a required setback.

4.12 Exceptions to Height Limitations

At the discretion of the Development Officer, the height limitations of this Bylaw shall not apply to church spires, parapets, water tanks, elevator enclosures, flag poles, roof mounted communications equipment, ventilators, skylights, chimneys, mechanical penthouses, utilities, or any other similar development feature.

4.13 Building Height and Storey Calculation

1. The height of a building shall be calculated from grade to the top plate of the wall.
2. A storey shall be calculated in accordance with the *National Building Code of Canada*.

General Provisions

3. Where applicable, a basement shall also be considered a storey in accordance with the *National Building Code of Canada*.

4.14 Corner Visibility

1. Except in the C1 – Downtown Commercial, C2 – Small Lot Arterial Commercial and M2 – Small Lot Light Industrial Zoning Districts, the regulations contained in Subsection 39 of the Traffic Bylaw pertaining to “corner obstructions and line of sight”, shall apply to all zoning districts.
2. Notwithstanding Section 4.14.1, fences may be permitted within the corner visibility triangle provided the fence is constructed of chain link and visibility is maintained.

4.15 Excavating, Stripping and Grading

In addition to the regulations contained in Section 3.5 of this Bylaw, the following information shall be submitted with a development permit application for excavating, stripping and grading of land 4,000 square metres or more in area, or where the disturbance of a wetland or any other environmentally sensitive or protected area is proposed:

1. A site plan or professional report detailing the following:
 - a) The location and size on which the development is to occur;
 - b) The existing land use, and the existence of any wetlands and vegetation;
 - c) The proposed timing and phasing of the development;
 - d) The amount, type and disposal location of any vegetation, soil or other material being removed; and
 - e) The measures that will be taken to prevent or lessen the creation of dust and other nuisances during and after the work is completed.
2. At the discretion of the Development Officer, a Phase 1 Environmental Report, and further reports or permits, may be required.

4.16 Temporary Development Permit

Any form of development listed within a zoning district may be approved temporarily, in accordance with the following regulations:

1. The proposed development shall be subject to the permit application and review processes in accordance with Sections 3.5 through 3.8 of this Bylaw;

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2. The proposed development may be approved for a term up to twelve (12) months, starting from the date of approval. Within thirty (30) days of expiry of the term, the development shall be discontinued and the site shall be returned to its original state; and
3. If an application is submitted to convert the temporary development into a permanent development, all relevant regulations in this Bylaw shall apply and additional site work may be required.

4.17 Sidewalk Cafes and Patios

At the discretion of the Development Officer:

1. Sidewalk Cafes and Patios may be permitted as an accessory use to an approved food or beverage related use;
2. Sidewalk Cafes and Patios may be located within the front, side or rear yard setback; and
3. A site plan may be required that shows the placement of seating, tables, garbage facilities and other related items.

4.18 Communication Tower

Communication Towers may be permitted in accordance with the following regulations:

1. An anti-climbing fence or barrier may be required, and the type and height of any fencing installed shall be at the discretion of the Development Officer; and
2. The applicant shall:
 - a) Provide third party liability insurance naming and indemnifying the City of Prince Albert, and the value of the policy shall be reviewed and approved by the City;
 - b) Complete the appropriate public consultation process established by the federal government; and
 - c) Locate the tower in an area that is generally compatible with nearby sites.

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4.19 Community Garden

Community Gardens shall be permitted in accordance with the following regulations:

1. A Community Garden shall not be operated as a commercial business;
2. The applicant shall provide a Phase I Environmental Site Assessment of the proposed garden site. At the discretion of the Development Officer, further information or assessments may be required; and
3. The applicant shall be responsible for the regular maintenance and upkeep of the site, which includes but is not limited to, grass cutting and weeding, and proper removal and disposal of garbage and garden waste.

4.20 Site Frontage

1. Unless otherwise provided for through a municipal servicing agreement, no person shall undertake development on a site unless it fronts a legal right-of-way, developed and maintained to municipal standards.
2. The Development Officer shall determine the frontage of an undeveloped corner site or through site. The owner shall have the right to appeal the decision to City Council.

4.21 Municipal Services Required

No person shall undertake a development on a site unless the development is connected to municipal water, sewer and sanitary services, and in accordance with the *Public Health Act*, or through a municipal servicing agreement.

4.22 Site Coverage Transfer

At the discretion of the Development Officer, where a portion of a site is transferred into the name of the City, or vested as legal right-of-way, the amount of the area transferred shall still be considered as part of the site for the purposes of site coverage and area calculation.

4.23 Reduction of Lot Area

Except as provided for in Section 4.22 of this Bylaw, no lot shall be reduced in area so that the lot or any existing building or structure no longer meets the regulations contained in the subject zoning district.

General Provisions

4.24 Right-of-Way Widening

Where the City has undertaken a right-of-way widening, and upon the submission of an application for development on a property that abuts the right-of-way to be widened, the following regulations shall apply:

1. The City and owner shall enter into an agreement regarding the sale and development of the land to be vested as a right-of-way; and
2. The amount of land required to be vested as part of the right-of-way shall be at the discretion of the Department of Public Works.

4.25 Municipal Heritage Properties

The designation, management and demolition of a designated municipal heritage property shall be in accordance with the *Heritage Property Act* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines).

4.26 Demolition

The demolition of a building or structure shall be permitted in all zoning districts. At the discretion of the Development Officer, notice may be provided to City Council for the demolition of a building in the C1 – Downtown Commercial Zoning District.

(16 of 2020, s. 1a. to 1l.; 1.rrrrr.; 13 of 2022, s. 1c.&d.; 19 of 2024, s.1d. to i.; 26 of 2025, s.1.e. to j.)

Parking

Section 5: Parking

5.1 General Regulations

1. No person shall commence with development or use unless the required parking and loading is provided in accordance with this Bylaw.
2. All required parking and loading shall be located on the same site as the principal use.
3. Required parking and loading shall be used solely by patrons of or those providing services to the site and shall be kept free of obstructions.
4. Sites that contain multiple uses shall provide the number of parking and loading spaces that is equal to the sum of the requirements for each use.
5. At the discretion of the Development Officer, where this Bylaw lists two parking categories for a single use, one, both or a combination of the two parking categories may be applied to that use.
6. If the calculation of required parking or loading spaces results in a fractional number, it shall be rounded to the nearest whole number.
7. In the case where a parking or loading regulation is not listed in this Bylaw, the following shall apply:
 - a) The Development Officer shall establish an interim regulation; or
 - b) The parking regulation pertaining to the same or a similar use, located in a similar zoning district, shall apply.
8. All parking and loading spaces shall be clearly delineated with painted lines. Alternative methods for delineating parking and loading spaces may be utilized or required.
9. At the discretion of the Development Officer, the utilization of tandem parking may be allowed for residential developments where the spaces are assignable to a single dwelling unit or for Bed and Breakfast Homes.
10. At the discretion of the Development Officer, a parking and traffic analysis may be required.
11. At the discretion of the Approving Authority, lanes abutting Multi-Unit Dwellings and Multi-Unit High Rise Dwellings may be required to be hard surfaced.

Parking

12. The design and placement of crossings shall be in accordance with the Crossing Bylaw.

13. Off-Site Parking

Notwithstanding Section 5.1.2, at the discretion of City Council, regular parking and loading spaces may be located in an off-site parking lot, in accordance with the following:

- a) The use of any off-site parking spaces shall not eliminate those required for the principal use located on the secondary site;
- b) The off-site parking lot shall be located within 120 metres of the principal site;
- c) The off-site parking lot shall be developed in accordance with the regulations contained in Section 5 of this Bylaw;
- d) The parking spaces located off-site shall be identified as reserved for the exclusive use of the principal site with the placement of signage on both sites;
- e) The parking spaces located off-site shall be available for use during the operating hours of the principal use; and
- f) The use of the off-site parking lot shall be secured for the life of the principal use through a legal agreement, and the agreement may be registered with Information Services Corporation against the title of one or both sites.

14. Parking Lot Design

The design of a parking lot shall be in accordance with the following:

- a) A parking lot shall be designed to minimize the number of crossings onto a right-of-way;
- b) Crossings shall be planned in a manner that minimizes conflict with existing crossings on adjacent or abutting sites;
- c) The minimum distance to or between crossings and intersections shall be in accordance with the Crossing Bylaw;
- d) Parking and loading spaces shall not require excessive maneuvering to access;

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- e) Where a site or multiple sites are planned to function together, the parking, drive aisles and intersections shall be developed to minimize traffic conflict and congestion on each site;
- f) At the discretion of the Development Officer, on-site directional and traffic signage may be required; and
- g) At the discretion of the Development Officer, large, expansive parking lots may be required to have the drive aisles, intersections, parking and loading spaces, or any other site feature appropriately delineated with continuous, poured-in-place or precast concrete curbing and soft landscaping.

15. Drive-through or Queue Line

Where proposed or required, a drive-through or queue line shall be in accordance with the following:

- a) The drive-through or queue line shall be accommodated entirely on-site;
- b) The drive-through or queue line shall not create an obstruction or inhibit movement within the parking lot;
- c) The capacity of the drive-through or queue line shall accommodate the anticipated volume of traffic at peak operating hours;
- d) The majority of the queueing spaces shall be located before the order window;
- e) The width and configuration of the drive-through or queue line shall ensure ease of access and maneuverability; and
- f) Signage may be required in order to direct or restrict drive-through or queue line traffic.

16. On-Site Drive Aisles

On-site drive aisles shall be designed to appropriately accommodate the orientation of the parking spaces, the required direction of travel, and the number of crossings, in accordance with the following:

- a) A one-way drive aisle, accommodating angled parking of up to 45 degrees located on one (1) side, shall be a minimum of 3.7 metres in width;

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- b) A one-way drive aisle, accommodating angled parking of 46 to 90 degrees located on one (1) side, shall be a minimum of 5.5 metres in width;
- c) A two-way drive aisle, accommodating angled parking of up to 45 degrees located on one (1) side, shall be a minimum of 6 metres in width;
- d) A two-way drive aisle, accommodating angled parking of 46 to 90 degrees located on one (1) side, shall be a minimum of 7 metres in width; and
- e) In addition to the regulations contained in Section 5.1.15, at the discretion of the Development Officer, the width of a drive aisle that provides access to parking spaces located on both sides may be required to be increased by up to 2 metres in width.

17. Parking Structure

- a) At the discretion of the Development Officer, parking structures may be required to install an architectural treatment or finish to the areas directly abutting a street or lane.
- b) At the discretion of the Department of Public Works, additional information, plans or reports pertaining to the parking structure or the subject site may be required.

18. Required Parking Space Reduction

At the discretion of the Approving Authority, the number of required parking spaces may be reduced, in accordance with the following:

- a) The applicant shall submit a parking and traffic analysis, which shall demonstrate the following:
 - i) That the amount of parking required by this Bylaw for the proposed development is objectively excessive; and
 - ii) The justification and means by which the applicant intends to offset any potential impact caused by a reduction in parking spaces;
- b) For a Business Complex or Business Group, if the proposed uses located within the Business Complex or Business Group maintain differing or non-conflicting hours of operation, the parking regulations pertaining to those particular uses may be reduced by 25%. Upon the discontinuation of one or more of the uses considered, the parking reduction may be revoked; and

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- c) A reduction in required parking spaces shall not:
 - i) Include required visitor, loading or barrier free parking spaces; and
 - ii) Adversely interfere with the amenity of the neighbourhood or surrounding development(s).

19. Barrier Free Parking

- a) Barrier free parking spaces shall be located as close as possible to the primary point of access to a building or development.
- b) Where a physical obstruction or raised sidewalk is located immediately adjacent to a barrier free parking space, a curb cut or ramp and access aisle with a minimum width of 1.5 metres shall be provided, and constructed in accordance with the *National Building Code of Canada*.
- c) In addition to the regulations contained in Section 5.1.19(b), where two (2) barrier free parking spaces are located side by side, a single curb cut or ramp and access aisle with a minimum width of 1.5 metres may be shared by the barrier free spaces and shall be located between the spaces.
- d) At the discretion of the Development Officer, where a development is specifically intended to provide specialized services to those requiring barrier free parking, an increased number of barrier free parking spaces may be required.
- e) All barrier free parking spaces and access aisles shall be delineated and identified with industry standard painted lines and signage.
- f) The standardized symbol shown below shall be used for both the barrier free parking space and the sign, and the access aisle shall be painted with diagonal stripes:

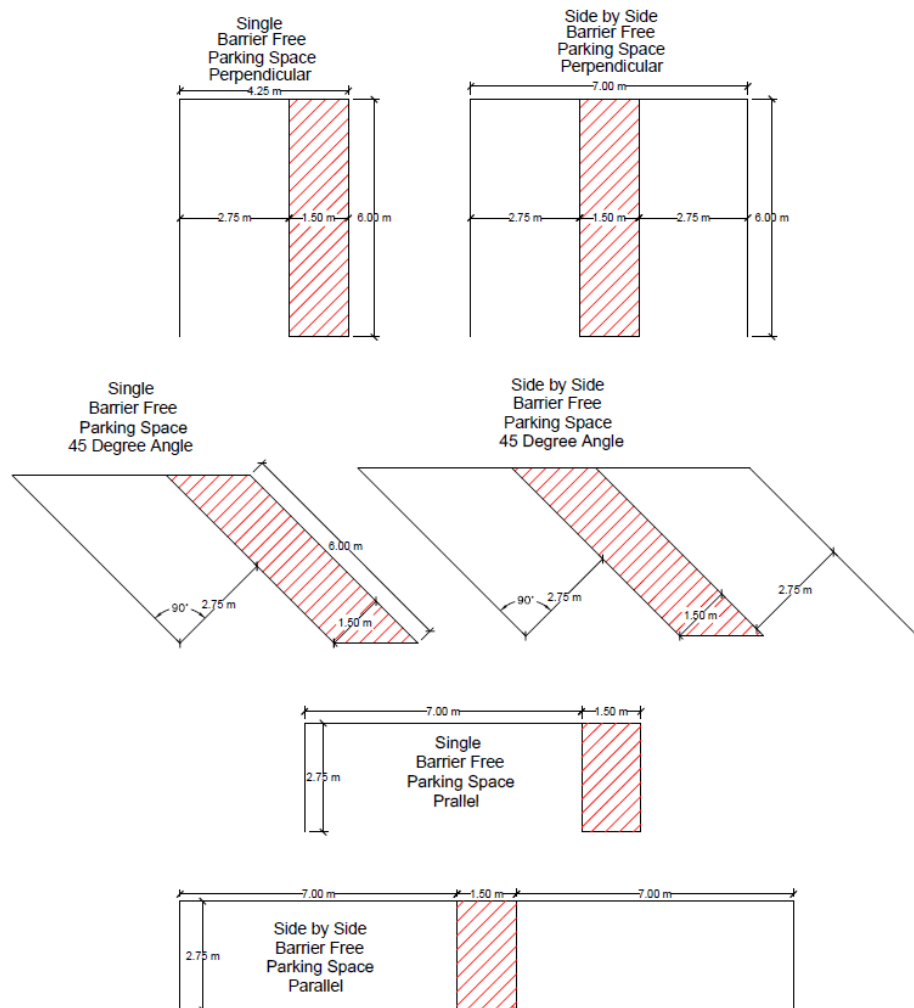


- g) Barrier free parking space dimensions shall be in accordance with the following:
 - i) Perpendicular or angled spaces shall be a minimum of 2.75 metres wide by 6 metres long, plus a 1.5 metre wide painted

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access isle and curb cut or ramp in accordance with 5.1(19)(b) and (c);

- ii) Where two (2) angled, perpendicular or parallel spaces are planned side by side, the spaces shall be a minimum of 2.75 metres wide by 6 metres long, plus a 1.5 metre wide painted access isle and curb cut or ramp in accordance with 5.1(19)(b) and (c);
- iii) At the discretion of the Development Officer, depending on the design of the parking lot, the provision for additional space to exit the vehicle may be required for parallel parking spaces; and



- iv) All barrier free parking spaces shall have a minimum clearance of 2.75 metres.

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- h) The minimum number of barrier free parking spaces required per site shall be in accordance with the following:
 - i) Where the total number of parking spaces required is from one (1) to ten (10), one (1) space shall be designed and designated as barrier free;
 - ii) Where the total number of parking spaces required is from eleven (11) to four hundred (400), two (2) spaces or 2% of the total number of spaces, whichever is greater, shall be designed and designated as barrier free; or
 - iii) Where the total number of parking spaces required is more than four hundred (400), eight (8) spaces plus an additional 1% of the total number of spaces required over four hundred (400) shall be designed and designated as barrier free.

20. Loading Space and Loading Zone Requirements

- a) At the discretion of the Development Officer:
 - i) Where loading is required, it shall be provided by a loading space or loading zone; and
 - ii) Where more than one use occupies a building or site, or for a Business Complex or Business Group, loading spaces and loading zones may be shared by one or more uses.
- b) Loading spaces and loading zones shall:
 - i) be located entirely on site;
 - ii) be clearly identified with painted lines or signage;
 - iii) be used solely by delivery vehicles providing services to the site; and
 - iv) Be conveniently located for the building, structure or use intended for.
- c) Loading spaces and loading zones shall not:
 - i) Conflict with any other site feature including drive aisles or regular and barrier free parking spaces; and
 - ii) Require a vehicle to maneuver excessively or reverse onto or off of the site.

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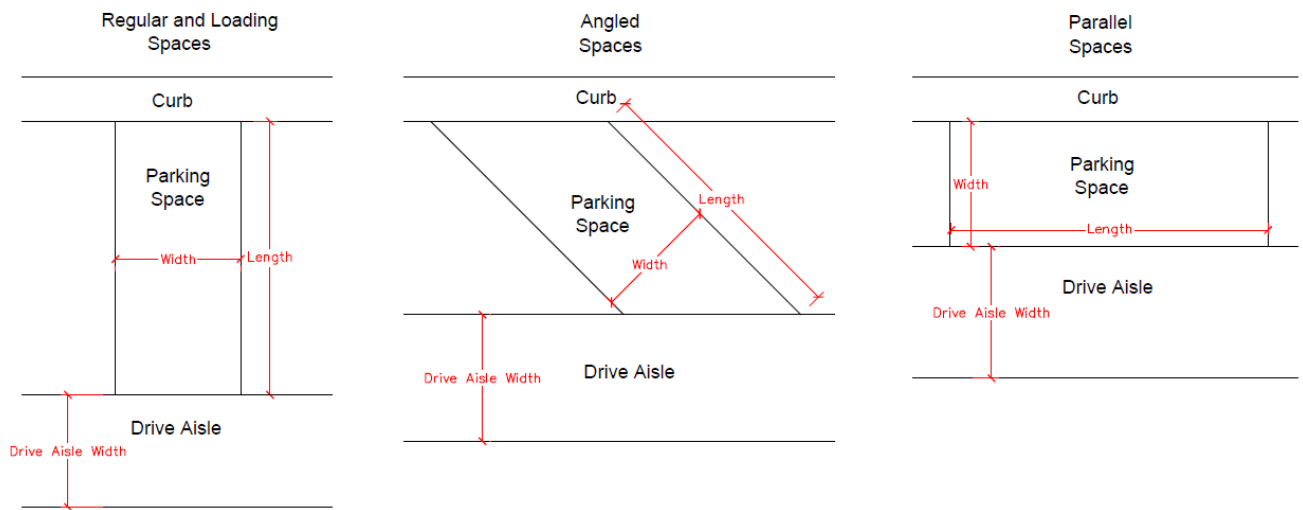
- d) Loading spaces shall not obstruct the flow of traffic within the parking lot when occupied.
- e) Loading spaces shall be located as close as possible to the intended building or structure.
- f) Loading spaces shall be utilized solely by delivery vehicles and shall be kept free of obstructions or other vehicles.
- g) Delivery vehicles shall not maneuver in reverse onto or off of the subject site.

21. Parking and Loading Space Requirements

- a) Parking space dimensions shall be in accordance with the following:
 - i) Perpendicular and angle spaces shall be a minimum of 2.75 metres wide by 6 metres long;
 - ii) Parallel spaces shall be a minimum of 2.75 metres wide by 7 metres long; and
 - iii) Non-barrier free parking spaces shall have a minimum clearance of 2 metres.
- b) Loading space and loading zone dimensions shall be in accordance with the following:
 - i) For residential developments, a loading space or loading zone shall be a minimum of 3 metres wide by 7 metres long;
 - ii) Except for residential developments, a loading space shall be a minimum of 3 metres wide by 12 metres long;
 - iii) Except for residential developments, a loading zone shall be of a sufficient size to accommodate the largest vehicle that may provide delivery services to the site, and shall have a minimum dimension of 3 metres by 6 metres; and
 - iv) A loading space or loading zone shall have a minimum clearance of 4 metres.
- c) Residential developments with more than four (4) dwelling units shall require either a loading space or loading zone, in accordance with the regulations contained in the subject zoning district.

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- d) All parking and loading spaces shall be measured in accordance with the illustrations below:



22. The number of on-site parking spaces required shall be in accordance with the table below:

Parking Space Category	Number of Spaces Required
1	0.5 spaces per dwelling unit
2	1 space per dwelling unit
3	Inner City: 1 Bedroom – 1 space per unit 2 Bedroom – 1 space per unit 3 Bedroom – 1.25 spaces per unit
	Outer City: 1 Bedroom – 1.25 spaces per unit 2 Bedroom – 1.5 spaces per unit 3 Bedroom – 1.5 spaces per unit
	C1 Zoning District: 0.5 spaces per unit
4	0.5 spaces per guest room plus 1 for receiving family
5	1 per staff member plus 1 per 5 beds
6	1 space per 55 square metres of gross floor area

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Parking Space Category	Number of Spaces Required
7	1 space per 15 square metres of gross floor area
8	1 space per guest room plus 1 space per 10 seats in an assembly area
9	1 space per 10 seats
10	1 space per 2 employees
11	1 space per 25 square metres of gross floor area
12	1 space per 4 seats
13	1 space per staff member
14	1 space per 35 square metres of gross floor area
15	1 space per fuel bay plus 1 space per 55 square metres of gross floor area
16	1 space per 100 square metres of gross floor area
17	1 space per staff member plus 1 space per 5 beds
18	1 space per bay
19	1 space per staff member plus 1 space per 5 people enrolled in the facility
20	1 space per staff member plus 3 spaces per classroom plus 1 space per 10 seats in public assembly areas

5.2 Residential Zoning Districts

In addition to the regulations contained in Section 5.1 of this Bylaw, the following regulations shall apply:

1. For Multi-Unit Dwellings and Multi-Unit High Rise Dwellings, parking may be located in the front, side or rear yard, and shall be hard surfaced with asphalt or concrete;

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2. Parking for One Unit Dwellings and Additional Dwelling Units shall be located in the side or rear yard, and shall be hard surfaced with gravel, asphalt or concrete;
3. Notwithstanding 5.2.2, parking for One Unit Dwellings and Additional Dwelling Units may be located in the front yard when:
 - a) no rear lane exists, and access cannot be reasonably obtained to the side or rear yard; or
 - b) all available space in the rear yard has been utilized for required parking spaces;
4. When located in the front yard:
 - a) The parking area for a One Unit Dwelling, with or without one (1) Additional Dwelling Unit, for a total of two (2) dwelling units per site, shall abut a side property line and have a maximum width of 6 metres; unless it is utilized to access a garage(s) or similar structure(s), in which case, the width shall be the same as the width of the garage(s) or similar structure(s); and
 - i) Where a One Unit Dwelling with one (1) Additional Dwelling Unit is required to provide parking in the front yard, and where only one dwelling unit is provided access to a garage or similar structure, the parking space for the Additional Dwelling Unit must abut the garage or similar structure; or
 - ii) Where a One Unit Dwelling is required to provide a parking pad, it shall be in accordance with the Property Amenities Bylaw;
 - b) The parking area for a One Unit Dwelling with two (2) or three (3) Additional Dwelling Units, for a total of three (3) or four (4) dwelling units per site, shall:
 - i) abut a side property line,
 - ii) have a width equivalent to the number of parking spaces required, and
 - iii) maintain a minimum distance of 6 metres from one property line, or
 - iv) if utilized to access a garage(s) or similar structure(s), be the same width as the garage(s) or similar structure(s);

Parking

- c) Wherever possible, the parking areas for two (2) abutting sites shall be located along the shared property line.
- 5. Where a parking space is located or vehicular access to the rear yard is provided through a side yard, the minimum side yard setback shall be 2.75 metres;
- 6. Notwithstanding 5.2.2, 5.2.3 and 5.2.4, parking for fee simple, subdivided, three (3) and four (4) unit dwellings shall be provided off a rear lane and in the rear yard.

5.3 Commercial Zoning Districts

In addition to the regulations contained in Section 5.1 of this Bylaw, the following regulations shall apply:

- 1. Except for in the RMU – Residential Mixed Use Zoning District, parking and loading spaces may be located in the front, side, or rear yard. All parking and traffic circulation areas shall be hard surfaced with asphalt, concrete, or a similar material at the discretion of the Department of Public Works; and
- 2. In the RMU – Residential Mixed Use Zoning District, the parking regulations contained in Section 5.2 shall apply.

5.4 Industrial Zoning Districts

In addition to the regulations contained in Section 5.1 of this Bylaw, the following regulations shall apply:

- 1. Parking and loading spaces may be located in the front, side or rear yard;
- 2. Except in the M1 – Heavy Industrial Zoning District, public parking, loading and traffic circulation areas shall be surfaced with asphalt, concrete or a similar material at the discretion of the Department of Public Works; and
- 3. In the M1 – Heavy Industrial Zoning District, public parking, loading and traffic circulation areas shall be surfaced with gravel, asphalt, concrete or a similar material at the discretion of the Department of Public Works.

5.5 Institutional Zoning Districts

In addition to the regulations contained in Section 5.1 of this Bylaw, the following regulations shall apply:

- 1. Parking and loading spaces may be located in the front, side or rear yard;

Parking

2. Parking, loading and traffic circulation areas shall be surfaced with gravel, asphalt, concrete or a similar material at the discretion of the Department of Public Works;
3. Notwithstanding 5.5.2, parking, loading and traffic circulation areas located in the front yard, or utilized by the general public shall be surfaced with asphalt, concrete or a similar material at the discretion of the Department of Public Works; and
4. At the discretion of the Development Officer, a passenger drop off spaces or a passenger drop-off zone may be required for Elementary and Secondary Schools, in accordance with the following:
 - i) Eight (8) spaces for the first 100 students, and two (2) spaces for each additional 100 students thereafter shall be provided on site;
 - ii) Drop off spaces shall be 3 meters wide by 6 metres long; and
 - iii) If a drop-off zone is provided, it shall have the equivalent dimensions of the required number of drop-off spaces.

5.6 Special Zoning Districts

In addition to the regulations contained in Section 5.1 of this Bylaw, the following regulations shall apply:

1. Parking and loading spaces may be located in the front, side or rear yard;
2. In the P – Park Zoning District, all public parking, loading and traffic circulation areas shall be surfaced with gravel, asphalt, concrete or a similar material at the discretion of the Department of Public Works;
3. In the AP – Airport Zoning District, parking, loading and traffic circulation areas located groundside, in the front or side yard, shall be surfaced with asphalt, concrete, or a suitable material at the discretion of the Department of Public Works; and
4. In the AG – Agricultural, CON – Conservation, and FUD – Future Urban Development Zoning Districts, parking and loading areas located in the front yard shall be surfaced with gravel, asphalt, concrete or a similar material at the discretion of the Department of Public Works.

(16 of 2020, s.1m. to 1v.; 1rrrrr; 19 of 2024, s.1l.&m.; 21 of 2024, s.1a.; 26 of 2025, s.1.k.&l.)

Residential Zoning Districts

Section 6: Residential Zoning Districts

6.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within a Residential Zoning District:

1. Accessory Buildings, Structures and Uses

- a) Where located in the side yard, the minimum setback shall be 1.2 metres from the property line.
- b) Where located in the rear yard, the minimum setback shall be 0.76 metres from the side or rear property line, except:
 - i) Where a physical lane exists or where a future lane may be established, the minimum setback from the rear property line shall be a minimum of 3.8 metres;
 - ii) Where a legal lane exists and the vehicular entrance to an Accessory Building is provided by the street or lane, the Accessory Building shall maintain a minimum setback of 2 metres from the property line abutting the street or lane, and in no case shall the Accessory Building be within 8 metres of the opposite boundary of the street or lane;
 - iii) In a circumstance where a proposed accessory building or structure cannot meet the regulations contained in Sections 6.1.1 a) or b), the setback shall be established at the common line at the discretion of the Development Officer; and
 - iv) Where an easement exists, which is greater in width than a required setback, the width of the easement shall become the minimum required setback.

2. Fences

- a) Fences located within the front yard shall have a maximum height of 1.2 metres from grade.
- b) Fences located within the side and rear yard shall have a maximum height of 1.9 metres from grade.
- c) Notwithstanding Subsection 6.1.2 a), fences located in the front yard of a Dwelling Group may have a maximum height of 1.9 metres from grade.

Residential Zoning Districts

3. Projections into Required Setbacks

- a) Non-structural features may project to a maximum of 0.60 metres into a setback.
- b) Unenclosed decks, patios or other similar structures with a maximum height of 0.60 metres from grade, may project:
 - i) A maximum of 2 metres into a front yard setback;
 - ii) To the property line of a side yard, in accordance with to Section 6.1.3(d); and
 - iii) A maximum of 3.6 metres into a rear yard setback.
- c) Notwithstanding Section 6.1.3(b), landings that have a maximum area of 2.23 square metres may project to a maximum of 1.2 metres into a setback.
- d) Where vehicular access is provided through a front, side or rear yard, projections into the setback(s) shall have a minimum clearance of 2.5 metres.
- e) Notwithstanding Section 6.1.3(b), for a Dwelling Group, an unenclosed deck with no maximum height may project to a maximum of 3.6 metres into a rear yard setback.
- f) Cantilevered features for interior sites may project up to a maximum of:
 - i) 0.60 metres into the front yard;
 - ii) 0.60 metres into a single side yard;
 - iii) 1.5 metres into the rear yard; and
 - iv) The maximum area of all cantilevered features located in the side yard shall be 3 square metres per floor.
- g) Cantilevered features for corner sites may project up to a maximum of:
 - i) 0.60 metres into the front yard;
 - ii) 0.60 metres into an interior side yard;
 - iii) 1.5 metres into a side yard abutting a street or lane;

Residential Zoning Districts

- iv) 1.5 metres into the rear yard; and
- v) The maximum area of all cantilevered features located in the interior side yard shall be 3 square metres per floor, except the side yard abutting a street or lane where there is no maximum area.
- h) Notwithstanding Section 6.1.3(b) and 6.1.1(iv), unenclosed decks, patios or other similar structures with no maximum height may project up to 3.6 metres into a rear yard setback and shall be at least 3 metres from the rear property line.

4. Infill Lot

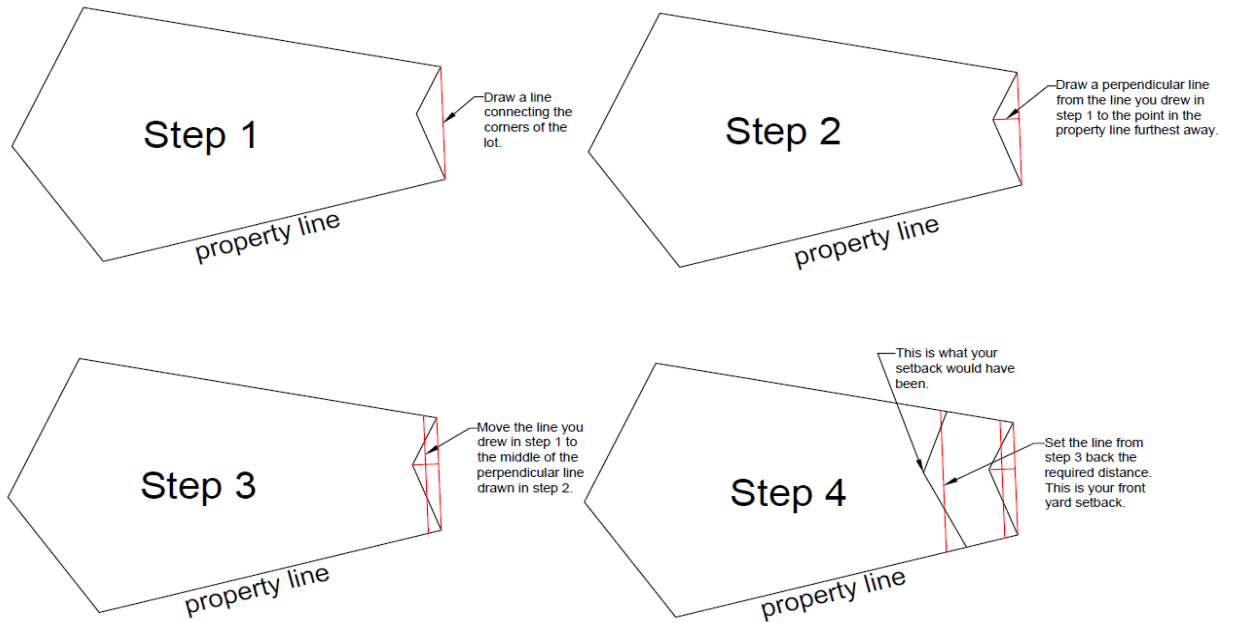
Except in the CR1 – Low Density Country Residential and CR2 – High Density Residential Zoning Districts, a One Unit Dwelling may be developed on a site having less than the minimum required site width and area in accordance with the following:

- a) The site width shall be a minimum of 7.62 metres;
- b) The site area shall be a minimum of 232 square metres;
- c) The minimum required side yard setback may be reduced to 0.76 metres on one side; and
- d) Projections into the side yards shall not be permitted if one side yard is reduced to 0.76 metres.

5. Irregular Lot Frontage Calculation

At the discretion of the Development Officer, for a lot with an atypical or irregular front property line, the front yard setback may be calculated as illustrated below:

Residential Zoning Districts



6. Parking

The regulations pertaining to Parking for Residential Zoning Districts are contained in Section 5 of this Bylaw.

7. Signs

The regulations pertaining to Signs for Residential Zoning Districts are contained in Section 13 of this Bylaw.

8. Home Based Business

Home Based Businesses may be permitted in any dwelling unit, and in accordance with the following:

- a) The dwelling unit utilized for the Home Based Business shall be the primary residence of the owner or tenant;
- b) Only residents of the dwelling unit shall be engaged in the Home Based Business within the dwelling unit;
- c) A Home Based Business shall not be permitted in conjunction with the following developments or uses:

Private Care Home
Residential Care Home
Private Day Care Home
Residential Day Care Home
Family Child Care Home
Group Family Child Care Home
Custodial Care Facility

Residential Zoning Districts

- d) The type of use and amount of floor area used for the Home Based Business shall not change the National Building Code of Canada classification for the entire dwelling unit or accessory building;
- e) Any activity associated with the Home Based Business shall be undertaken within the dwelling unit and may be allowed within the accessory building;
- f) Items offered for sale shall be limited to those produced, packaged or stored within the dwelling unit or accessory building;
- g) Subject to 6.1(8)(d), any equipment used shall be directly related to the operation of the Home Based Business;
- h) The Home Based Business shall not eliminate any required parking;
- i) Only light commercial or passenger vehicles used primarily by the residents of the dwelling may be kept on-site and shall be parked on-site;
- j) Vehicles utilized by employees who do not reside in the licensed dwelling shall not be kept on site;
- k) There shall be no outdoor storage or exterior display of merchandise, material or equipment associated with the Home Based Business;
- l) Any signage located on site shall be in accordance with the Portable Sign Bylaw; and
- m) A Home Based Business shall not negatively affect the peace, quiet and dignity of the neighbourhood through the creation of any dust, noise, odour, smoke, fumes, vibration, glare, hazardous or unacceptable waste, electronic interference, excessive vehicular traffic, or hours of operation considered to be outside standard business hours.

9. Secondary Suite

In the Residential Zoning Districts and in the RMU – Residential Mixed Use Zoning District, Secondary Suites shall be considered Additional Dwelling Units.

10. Garage Suite

- a) Notwithstanding the regulations in Section 6.1.18 of this Bylaw, Garage Suites be considered Additional Dwelling Units; and

Residential Zoning Districts

- b) Garage Suites shall be permitted in the CR1 – Low Density Country Residential Zoning District and CR2 – High Density Country Residential Zoning District.

11. Bed and Breakfast Home

A Bed and Breakfast Home shall be permitted in a One Unit Dwelling, in accordance with the following:

- a) As per Section 5.1.9 of this Bylaw, tandem parking spaces may be permitted;
- b) Not more than six (6) bedrooms within the One Unit Dwelling shall provide sleeping accommodations for guests and host family;
- c) The One Unit Dwelling is the primary residence of the owner or operator of the Bed and Breakfast Home;
- d) Food services associated with the Bed and Breakfast Home shall not be provided to guests only; and
- e) Cooking facilities shall not be located within a bedroom.

12. Private Care Home, Residential Care Home, and Residential Care Facility

- a) A Private Care Home or a Residential Care Home shall be permitted within a dwelling unit.
- b) A Private Care Home or Residential Care Home shall not be permitted in the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Residential Care Facility shall not be permitted within a dwelling unit.
- d) All Private Care Homes, Residential Care Homes and Residential Care Facilities may be required to provide proof of Provincial and Public Health approvals.

13. Family Child Care Home, Group Family Child Care Home, and Child Care Centre

- a) A Family Child Care Home or Group Family Child Care Home shall be permitted within a One Unit Dwelling.

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- b) A Family Child Care Home or Group Family Child Care Home shall not be permitted within the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Child Care Centre shall not be permitted within a dwelling unit.
- d) All Family Child Care Homes, Group Family Child Care Homes and Child Care Centres may be required to provide proof of Provincial and Public Health approvals.

14. Private Day Care Home, Residential Day Care Home, and Residential Day Care Facility

- a) A Private Day Care Home or a Residential Day Care Home shall be permitted within a One Unit Dwelling.
- b) A Private Day Care Home or a Residential Day Care Home shall not be permitted within the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Residential Day Care Facility shall not be permitted within a dwelling unit.
- d) All Private Day Care Homes, Residential Day Care Homes and Residential Day Care Facilities may be required to provide proof of Provincial and Public Health approvals.

15. Custodial Care Facility

In addition to the regulations contained in the zoning districts where a Custodial Care Facility is permitted, the applicant may be required to provide proof of Provincial and Public Health approvals.

16. Garage and Yard Sales

Garage and Yard Sales may be undertaken in a Residential or Institutional Zoning District, in accordance with the following:

- a) The garage or yard sale shall be undertaken by a resident of the dwelling, or by a non-profit group with permission of the property owner;
- b) No more than three (3) sales may be conducted on a residential site in one calendar year, and no sale shall last more than three (3) consecutive days;

Residential Zoning Districts

- c) The resident or non-profit group shall ensure that the size and operation of the garage or yard sale does not negatively affect neighbouring properties or the amenity of the neighbourhood; and
 - d) Garage or yard sale signage shall conform to the regulations contained in this Bylaw and the Portable Sign Bylaw.
- 17. In addition to the Development Standards specified in each Residential Zoning District for the following uses, the first 3 metres of the required front yard, calculated from the property line, shall be landscaped, and in the case of a corner site, the side yard abutting the flanking street shall also be landscaped:
 - Child Care Centre
 - Courthouse
 - Custodial Care Facility
 - Place of Worship
 - Protective and Emergency Services
 - Residential Care Facility
 - Residential Day Care Facility
- 18. Additional Dwelling Unit(s)
 - a) The regulations pertaining to One Unit Dwellings shall apply to Additional Dwelling Units; and
 - b) Where a One Unit Dwelling, with or without one (1) Additional Dwelling Unit, is planned to be built in connection with another One Unit Dwelling, with or without one (1) Additional Dwelling Unit, and where they are planned to be subdivided (fee simple) along a single common wall into two (2) sites, each containing two dwelling units:
 - i) the minimum lot width per site shall be 7 metres; and
 - ii) the minimum site area shall be 200 square metres.
 - c) Where a One Unit Dwelling and two (2) or three (3) Additional Dwelling Units, for a total of three (3) or four (4) dwelling units, are built to be subdivided (fee simple), along the common walls, the minimum lot width shall be 6 metres.

Residential Zoning Districts

6.2 R1 – Large Lot Residential

1. Purpose

The purpose of the R1 – Large Lot Residential Zoning District is to provide for residential development on large lots and allow for limited, complementary uses. Typically, this zoning district is located furthest from the Central Business District and larger shopping centres. This zoning district is automobile dependent and contains smaller or linear neighborhood park space.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R1 – Large Lot Residential Zoning District are in accordance with the following:

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	450	14.5	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	450	14.5	6	1.2	6	10.7	50	-	4	-	-
Community Garden	450	14.5	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-

Residential Zoning Districts

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	450	14.5	6	1.2	6	10.7	50	-	2	-	-
One Unit Dwelling ⁷	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Dwelling Group	450	14.5	6	6	6	10.7	-	35	3	20	-
Discretionary Uses – Council											
Child Care Centre	450	14.5	6	1.2	6	10.7	50	-	13	-	-
Custodial Care Facility	450	14.5	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ³	450	14.5	-	-	-	-	-	-	-	-	-
Place of Worship	450	14.5	6	1.2	6	10.7	50	-	9	-	-
Protective & Emergency Services	450	14.5	6	1.2	6	10.7	50	-	6	-	-
Residential Care Facility	450	14.5	6	3	6	10.7	50	-	5	-	-
Residential Care Home	450	14.5	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	450	14.5	6	1.2	6	10.7	50	-	19	-	-

Residential Zoning Districts

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Day Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-

Notes on Development Standards for the table above (R1 – Large Lot Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁶ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁷ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.3 R2 – Small Lot Residential

1. Purpose

The purpose of the R2 – Small Lot Residential Zoning District is to provide residential development on small lots and allow for limited, complementary residential uses. Similar to the R1 – Large Lot Residential Zoning District, this zoning district is typically located furthest from the Central Business District and larger shopping centers, is generally automobile dependent, and contains smaller or linear neighborhood park space.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R2 – Small Lot Residential Zoning District are in accordance with the following:

R2 – SMALL LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	60	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Home Based Business	303.5	10	6	1.2	6	10.7	60	-	2	-	-
One Unit Dwelling ⁷	303.5	10	6	1.2	6	10.7	60	-	2	-	-

Residential Zoning Districts

R2 – SMALL LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Private Care Home	303.5	10	6	1.2	6	10.7	60	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	60	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Custodial Care Facility	303.5	10	6	1.2	6	10.7	60	-	5	-	-
Excavating, Stripping and Grading ³	303.5	10	-	-	-	-	-	-	-	-	-
Multi-Unit Dwelling	303.5	10	6	3	6	10.7	-	35	3	20	1
Place of Worship	303.5	10	6	1.2	6	10.7	60	-	9	-	-
Protective & Emergency Services	303.5	10	6	1.2	6	10.7	60	-	6	-	-
Residential Care Facility	303.5	10	6	3	6	10.7	60	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	60	-	5	-	-
Residential Day Care Facility	303.5	10	6	1.2	6	10.7	60	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-

Notes on Development Standards for the table above (R2 – Small Lot Residential):

¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.

Residential Zoning Districts

- 2 For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- 3 The regulations in Section 4.15 of this Bylaw shall apply.
- 4 The regulations in Section 5 of this Bylaw shall apply.
- 5 The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- 6 The regulations in Section 6.1.18 of this Bylaw shall apply.
- 7 One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.4 R3 – Medium Density Residential

1. Purpose

The purpose of the R3 – Medium Density Residential Zoning District is to provide one to five unit residential development that allow for limited, complementary uses. With increased, direct access to major thoroughfares, the R3 – Medium Density Residential Zoning District provides a greater level of access to public parks, amenities and commercial services than the R1 and R2 Zoning Districts, through multiple modes of transportation.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R3 – Medium Density Residential Zoning District are in accordance with the following:

R3 – MEDIUM DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁸	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Home Based Business	303.5	10	6	1.2	6	10.7	50	-	2	-	-

Residential Zoning Districts

R3 – MEDIUM DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
One Unit Dwelling ⁹	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Boarding House	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Multi-Unit Dwelling	303.5	10	6	- ⁸	6	10.7	-	35	3	20	1
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Custodial Care Facility	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ⁴	303.5	10	-	-	-	-	-	-	-	-	-
Place of Worship	303.5	10	6	2	6	10.7	50	-	9	-	-
Protective & Emergency Services	303.5	10	6	2	6	10.7	50	-	6	-	-

Residential Zoning Districts

R3 – MEDIUM DENSITY RESIDENTIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Care Facility	303.5	10	6	3	6	10.7	50	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	303.5	10	6	2	6	10.7	50	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-

Notes on Development Standards for the table above (R3 – Medium Density Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁵ A minimum front yard setback of 6 metres; except for the area legally described as Lots 15 and 16, Block 2, Plan 99PA10819, where the minimum front yard setback shall be 4 metres.
- ⁶ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁷ Multi-Unit Dwellings shall have a side yard setback of 3 metres or half the height of the abutting wall, whichever is less.
- ⁸ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁹ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.5 R4 – High Density Residential

1. Purpose

The purpose of the R4 – High Density Residential Zoning District is to provide the full continuum of residential development options and allow for limited, complementary uses. With no maximum density, this zoning district is best located along arterial and collector streets or immediately adjacent to commercial nodes or centres. This zoning district provides the highest level of access to park space and commercial services through multiple modes of transportation.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R4 – High Density Residential Zoning District are in accordance with the following:

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁷	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-

Residential Zoning Districts

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	303.5	10	6	1.2	6	10.7	50	-	2	-	-
One Unit Dwelling ⁸	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Boarding House	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Multi-Unit Dwelling	303.5	10	6	- ⁷	6	10.7	-	35	3	20	1
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Courthouse	303.5	10	6	1.2	6	10.7	-	-	9 or 10	-	1
Custodial Care Facility	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ⁴	303.5	10	-	-	-	-	-	-	-	-	-
Multi-Unit High Rise Dwelling	450	15.24	6	5	7.5	30	-	35	3	20	1
Place of Worship	303.5	10	6	2	6	10.7	50	-	9	-	-

Residential Zoning Districts

R4 – HIGH DENSITY RESIDENTIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Protective & Emergency Services	303.5	10	6	2	6	10.7	50	-	6	-	-
Residential Care Facility	303.5	10	6	3	6	10.7	50	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	303.5	10	6	2	6	10.7	50	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Shelter	232	7.6	-	-	-	-	-	-	17	-	-

Notes on Development Standards for the table above (R4 – High Density Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁶ Multi-Unit Dwellings shall have a side yard setback of 3 metres or half the height of the abutting wall, whichever is less.
- ⁷ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁸ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.6 CR1 – Low Density Country Residential

1. Purpose

The purpose of the CR1 – Low Density Country Residential Zoning District is to provide rural, multi-lot residential development, with level 1 urban service provision, on land that does not support agricultural use or require environmental protection. Located exclusively on the north side of the North Saskatchewan River, in a rural setting, this zoning district supports a limited number of complementary uses, is automobile dependant and requires a moderate commute to reach urban amenities.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the CR1 – Low Density Country Residential Zoning District are in accordance with the following:

CR1 – LOW DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	20,000	60	-	-	-	4.88	2 ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	20,000	60	10.6	6	8	10.7	5	-	4	-	-
Community Garden	20,000	60	10.6	6	8	-	-	-	-	-	-
Family Child Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-
Group Family Child Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-

Residential Zoning Districts

CR1 – LOW DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	20,000	60	10.6	6	8	10.7	5	-	2	-	-
One Unit Dwelling	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Private Care Home	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Private Day Care Home	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Custodial Care Facility	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Excavating, Stripping and Grading ³	20,000	60	-	-	-	-	-	-	-	-	-
Place of Worship	20,000	60	10.6	6	8	10.7	5	-	9	-	-
Protective & Emergency Services	20,000	60	10.6	6	8	10.7	5	-	6	-	-
Residential Care Facility	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Residential Care Home	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Residential Day Care Facility	20,000	60	10.6	6	8	10.7	5	-	19	-	-
Residential Day Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-

Notes on Development Standards for the table above (CR1 – Low Density Country Residential):

¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.

Residential Zoning Districts

- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and 6.1.17 of this Bylaw shall apply.

Residential Zoning Districts

6.7 CR2 – High Density Country Residential

1. Purpose

The purpose of the CR2 – High Density Country Residential Zoning District is to provide semi-rural, multi-lot, residential development, with level 2 urban service provision, on land that does not support agricultural use or require environmental protection. Located exclusively on the north side of the North Saskatchewan River, this zoning district supports a limited number of complementary uses, is located within close proximity to park space, is automobile dependant and requires a short commute to reach urban amenities.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the CR2 – High Density Country Residential Zoning District are in accordance with the following:

CR2 – HIGH DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	2,000	35	-	-	-	4.88	5 ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	2,000	35	6	1.2	6	10.7	15	-	4	-	-
Community Garden	2,000	35	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-
Group Family Child Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-

Residential Zoning Districts

CR2 – HIGH DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	2,000	35	6	1.2	6	10.7	15	-	2	-	-
One Unit Dwelling	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Private Care Home	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Private Day Care Home	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Custodial Care Facility	2,000	35	6	1.2	6	10.7	15	-	5	-	-
Excavating, Stripping and Grading ³	2,000	35	-	-	-	-	-	-	-	-	-
Place of Worship	2,000	35	6	3	6	10.7	15	-	9	-	-
Protective & Emergency Services	2,000	35	6	3	6	10.7	15	-	6	-	-
Residential Care Facility	2,000	60	6	3	6	10.7	15	-	5	-	-
Residential Care Home	2,000	35	6	1.2	6	10.7	15	-	5	-	-
Residential Day Care Facility	2,000	35	6	3	6	10.7	15	-	19	-	-
Residential Day Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-

Notes on Development Standards for the table above (CR2 – High Density Country Residential):

¹ The regulations in Section 4.2 and Section 6.1 (1) of this Bylaw shall apply.

² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.

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- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.

(16 of 2020, s.1w. to 1qq.; 1uuuuu.; 13 of 2022, s. 1.g. to u.; 2 of 2023, s.1a&b; 19 of 2024, s.1n. to v.; 21 of 2024, s.1b. to d.; 26 of 2025, s.1.m. to ss.)

Commercial Zoning Districts

Section 7: Commercial Zoning Districts

7.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within a Commercial Zoning District:

1. Accessory Buildings, Structures and Uses
 - a) Where a vehicular entrance to an accessory building is provided by a street or lane, the accessory building shall have a minimum side yard setback of 1.5 metres; and
 - b) Notwithstanding Subsection 7.1.1 a), accessory buildings, structures and uses located in the RMU – Residential Mixed Use Zoning District shall be in accordance with Subsection 6.1.1.
2. Fences
 - a) In the C1 – Downtown Commercial, C2 – Small Lot Arterial Commercial, and CMU – Commercial Mixed Use Zoning Districts, fences located in the front, side or rear yard shall have a maximum height of 2.44 metres from grade.
 - b) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts, fences located in the front, side or rear yard shall have a maximum height of 3.66 metres from grade.
 - c) In the RMU – Residential Mixed Use Zoning District, fence heights shall be in accordance with Section 6.1.2 of this Bylaw.
3. Projections into Setbacks
 - a) At the discretion of the Development Officer, a canopy structure may project into any setback.
 - b) An exterior fire escape may project into the side or rear yard setback.
 - c) For residential uses in the CMU – Commercial Mixed Use and RMU – Residential Mixed Use Zoning Districts, projections shall be in accordance with Section 6.1.3 of this Bylaw.

Commercial Zoning Districts

4. Exceptions to Setbacks

- a) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts, one (1) side yard setback may be waived.
- b) At the discretion of the Development Officer, the minimum front, side or rear yard setback may be amended to match the established visual setback or common line.

5. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.

6. Landscaping

In addition to the Development Standards specified in each Commercial Zoning District, the following shall apply:

- a) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts the first 3 metres of the required front yard, calculated from the property line, shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres;
- b) In the CMU – Commercial Mixed Use Zoning District, the first 2 metres of the required front yard, calculated from the property line, shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres; and
- c) At the discretion of the Development Officer, where all required site elements cannot be functionally accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard, as measured from the property line to the established curb face, in accordance with the following:
 - i) No future right-of-way widening shall be planned for the area; and
 - ii) The applicant shall enter into a Landscape Agreement with the City.

Commercial Zoning Districts

7. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

8. Home Based Business

The regulations pertaining to a Home Based Business are contained in Section 6.1.8 of this Bylaw.

9. Secondary Suite

The regulations pertaining to Additional Dwelling Units in the RMU – Residential Mixed Use Zoning District are contained in Section 6.1.18 of this Bylaw.

10. Bed and Breakfast Home

The regulations pertaining to a Bed and Breakfast Home are contained in Section 6.1.11 of this Bylaw.

11. Private Care Home, Residential Care Home, and Residential Care Facility

The regulations pertaining to a Private Care Home, Residential Care Home, or a Residential Care Facility are contained in Section 6.1.12 of this Bylaw.

12. Family Child Care Home, Group Family Child Care Home, and Child Care Centre

The regulations pertaining to a Family Child Care Home, Group Family Child Care Home, or a Child Care Centre are contained in Section 6.1.13 of this Bylaw.

13. Private Day Care Home, Residential Day Care Home, and Residential Day Care Facility

The regulations pertaining to a Private Day Care Home, Residential Day Care Home, or a Residential Day Care Facility are contained in Section 6.1.14 of this Bylaw.

14. Liquor Store

In addition to the regulations contained in the zoning districts where a Liquor Store is permitted, the applicant shall:

- a) Provide proof of Provincial and Public Health approvals; and

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- b) A Liquor Store shall not be located within 500 metres of any other Liquor Store, provided that this restriction shall not apply to sites with lawfully operating Liquor Stores prior to September 30th, 2019.

15. Cannabis Retail Store

In addition to the regulations contained in the zoning districts where a Cannabis Retail Store is permitted, the applicant shall:

- a) Provide proof of Provincial and Public Health approvals, if applicable;
- b) A Cannabis Retail Store shall not be located within 200 metres of any Elementary School, Secondary School, or park;
- c) A Cannabis Retail Store shall not be located within 500 metres of any other Cannabis Retail Store; and
- d) The number of Cannabis Retail Stores in The City of Prince Albert shall be limited to three (3).

16. Right-of-Way Encroachment

At the discretion of the Development Officer, in the C1 – Downtown Commercial and C2 – Small Lot Arterial Commercial Zoning Districts, a non-structural feature may encroach into a right-of-way.

17. Right-of-Way Widening – 2nd Avenue West

Where the City has undertaken right-of-way widening and upon the submission of an application for development on land that abuts 2nd Avenue West, the following shall be required:

- a) The City and the property owner shall enter into an agreement regarding the sale and development of the land to be vested as right-of-way; and
- b) The amount of land to be vested as right-of-way shall be at the discretion of the Department of Public Works, and as required by the right-of-way widening project.

18. Development Standards – 2nd Avenue West

Any proposed development in the C4 – Highway Commercial Zoning District abutting 2nd Avenue West, shall be subject to the following:

- a) The proposed development shall front 2nd Avenue West; and

Commercial Zoning Districts

- b) Where the site directly abuts a Residential Zoning District, a 6 metre wide buffer strip or legally vested lane may be required to be located at the rear of the development.

19. Garage and Yard Sales

The regulations pertaining to a Garage and Yard Sale are contained in Section 6.1.16 of this Bylaw.

Commercial Zoning Districts

7.2 C1 – Downtown Commercial

1. Purpose

The purpose of the C1 – Downtown Commercial Zoning District, also known as the Central Business District, is to provide a diverse mixture of commercial, institutional and residential uses. The Central Business District prioritizes pedestrian mobility and is served by multiple modes of transportation. As an active, 24-hour street environment, the Central Business District is the cultural, economic and entertainment hub of the city.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C1 – Downtown Commercial Zoning District are in accordance with the following:

C1 – DOWNTOWN COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	232	7.5	-	-	-	-	-	-	-	-	-
Animal Care Service	232	7.5	-	-	-	-	-	-	-	-	-
Catering Service	232	7.5	-	-	-	-	-	-	-	-	-
Commercial Service Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Drug Store	232	7.5	-	-	-	-	-	-	-	-	-
Financial Institution	232	7.5	-	-	-	-	-	-	-	-	-
Health Clinic	232	7.5	-	-	-	-	-	-	-	-	-
Health Club	232	7.5	-	-	-	-	-	-	-	-	-
Home Based Business	232	7.5	-	-	-	-	-	-	-	-	-

Commercial Zoning Districts

C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Office	232	7.5	-	-	-	-	-	-	-	-	-
Payday Loan	232	7.5	-	-	-	-	-	-	-	-	-
Personal Service Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Post Office	232	7.5	-	-	-	-	-	-	-	-	-
Restaurant	232	7.5	-	-	-	-	-	-	-	-	-
Retail Store	232	7.5	-	-	-	-	-	-	-	-	-
Social Club	232	7.5	-	-	-	-	-	-	-	-	-
Take-Out Food Service	232	7.5	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	232	7.5	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s)	-	-	-	-	-	-	-	-	-	-	-
Business Complex	232	7.5	-	-	-	-	-	-	-	-	-
Business Group	232	7.5	-	-	-	-	-	-	-	-	-
Commercial Entertainment Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Food Kiosk	232	7.5	-	-	-	-	-	-	-	-	-
Funeral Home	232	7.5	-	-	-	-	-	-	-	-	-

Commercial Zoning Districts

C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Licensed Restaurant	232	7.5	-	-	-	-	-	-	-	-	-
Private School	232	7.5	-	-	-	-	-	-	-	-	-
Research & Development Facility	232	7.5	-	-	-	-	-	-	-	-	-
Discretionary Uses - Council											
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	-	-	-
Brewing & Distilling	232	7.5	-	-	-	-	-	-	-	-	-
Cannabis Retail Store	232	7.5	-	-	-	-	-	-	-	-	-
Child Care Centre	232	7.5	-	-	-	-	-	-	-	-	-
Courthouse	232	7.5	-	-	-	-	-	-	-	-	-
Drinking Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Excavating, Stripping and Grading ²	232	-	-	-	-	-	-	-	-	-	-
Food Bank	232	7.5	-	-	-	-	-	-	-	-	-
Gas Bar	232	7.5	-	-	-	-	-	-	-	-	-
Grocery Store	232	7.5	-	-	-	-	-	-	-	-	-
Hostel	232	7.6	-	-	-	-	-	-	-	-	-
Hotel	232	7.5	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	232	7.5	-	-	-	-	-	-	-	-	-

Commercial Zoning Districts

C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Liquor Store	232	7.5	-	-	-	-	-	-	-	-	-
Methadone Dispensary	232	7.5	-	-	-	-	-	-	-	-	-
Multi-Unit High Rise Dwelling	232	7.5	-	-	-	-	-	35	-	-	-
Night Club	232	7.5	-	-	-	-	-	-	-	-	-
Parking at Grade	232	7.5	-	-	-	-	-	-	-	-	-
Parking Structure	232	7.5	-	-	-	-	-	-	-	-	-
Pawn Shop ³	232	7.5	-	-	-	-	-	-	-	-	-
Place of Worship	232	7.5	-	-	-	-	-	-	-	-	-
Post Secondary School	232	7.5	-	-	-	-	-	-	-	-	-
Protective & Emergency Services	232	7.5	-	-	-	-	-	-	-	-	-
Public Assembly	232	7.6	-	-	-	-	-	-	-	-	-
Residential Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Residential Day Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Shelter	232	7.5	-	-	-	-	-	-	-	-	-
Shopping Centre	232	7.5	-	-	-	-	-	-	-	-	-
Special Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Theatre	232	7.5	-	-	-	-	-	-	-	-	-

Notes on Development Standards for the table above (C1 – Downtown Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ A maximum of three (3) Pawn Shops will be permitted in this zoning district.

Commercial Zoning Districts

- 4 The regulations in Section 5 of this Bylaw shall apply.
- 5 The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

Commercial Zoning Districts

7.3 C2 – Small Lot Arterial Commercial

1. Purpose

The purpose of the C2 – Small Lot Arterial Commercial Zoning District is to provide a diverse mixture of small scale, commercial and residential uses. Located along 2nd Avenue West and immediately adjacent to the Central Business District, the C2 – Small Lot Arterial Commercial Zoning District is primarily automobile oriented, though it is well served by multiple modes of transportation. Due to its unique location, the intention of this zoning district is to act as a transitional zoning district, providing both residential and commercial services to the public.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C2 – Small Lot Arterial Commercial Zoning District are in accordance with the following:

C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	232	7.6	-	-	-	-	-	-	-	-	-
Animal Care Service	232	7.6	-	-	-	-	-	-	16	-	-
Catering Service	232	7.6	-	-	-	-	-	-	10	-	-
Commercial Service Establishment	232	7.6	-	-	-	-	-	-	6	-	1
Drug Store	232	7.6	-	-	-	-	-	-	6	-	-
Financial Institution	232	7.6	-	-	-	-	-	-	6	-	-
Health Clinic	232	7.6	-	-	-	-	-	-	11	-	-
Health Club	232	7.6	-	-	-	-	-	-	11 or 19	-	-

Commercial Zoning Districts

C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	232	7.6	-	-	-	-	-	-	2	-	-
Office	232	7.6	-	-	-	-	-	-	6	-	-
Payday Loan	232	7.6	-	-	-	-	-	-	6	-	-
Personal Service Establishment	232	7.6	-	-	-	-	-	-	6	-	-
Post Office	232	7.6	-	-	-	-	-	-	6	-	1
Restaurant	232	7.6	-	-	-	-	-	-	7	-	1
Retail Store	232	7.6	-	-	-	-	-	-	6	-	1
Social Club	232	7.6	-	-	-	-	-	-	11 or 19	-	1
Take-Out Food Service	232	7.6	-	-	-	-	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	232	7.6	-	-	-	-	-	-	6	-	-
Veterinary Clinic – Small Animal	232	7.6	-	-	-	-	-	-	6	-	1
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Business Complex	232	7.6	-	-	-	-	-	-	6 or 11	-	1
Business Group	232	7.6	-	-	-	-	-	-	6 or 11	-	1
Commercial Entertainment Establishment	232	7.6	-	-	-	-	-	-	14	-	1
Food Kiosk	232	7.6	-	-	-	-	-	-	6	-	-
Funeral Home	232	7.6	-	-	-	-	-	-	9 or 13	-	1

Commercial Zoning Districts

C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Licensed Restaurant	232	7.6	-	-	-	-	-	-	7	-	1
Private School	232	7.6	-	-	-	-	-	-	20	-	-
Research & Development Facility	232	7.6	-	-	-	-	-	-	10	-	1
Single Vehicle Car Wash	232	7.6	-	-	-	-	-	-	18	-	1
Vehicle Sales	232	7.6	-	-	-	-	-	-	6	-	1
Vehicle Service	232	7.6	-	-	-	-	-	-	6	-	1
Discretionary Uses - Council											
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Brewing & Distilling	232	7.6	-	-	-	-	-	-	7 or 16	-	1
Cannabis Retail Store	232	7.6	-	-	-	-	-	-	6	-	1
Child Care Centre	232	7.6	-	-	-	-	-	-	13	-	-
Courthouse	232	7.6	-	-	-	-	-	-	9 or 10	-	1
Drinking Establishment	232	7.6	-	-	-	-	-	-	7	-	1
Excavating, Stripping and Grading ²	232	-	-	-	-	-	-	-	-	-	-
Food Bank	232	7.6	-	-	-	-	-	-	6	-	1
Gas Bar	232	7.6	-	-	-	-	-	-	15	-	1
Grocery Store	232	7.6	-	-	-	-	-	-	11	-	1
Hostel	232	7.6	-	-	-	-	-	-	17	-	-
Hotel	232	7.6	-	-	-	-	-	-	8	-	1

Commercial Zoning Districts

C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Licensed Commercial Entertainment Establishment	232	7.6	-	-	-	-	-	-	14	-	1
Liquor Store	232	7.6	-	-	-	-	-	-	6	-	1
Methadone Dispensary	232	7.6	-	-	-	-	-	-	11	-	-
Multi-Unit High Rise Dwelling	232	7.6	-	-	-	-	-	35	3	20	1
Night Club	232	7.6	-	-	-	-	-	-	7	-	1
Parking at Grade	232	7.6	-	-	-	-	-	-	-	-	-
Parking Structure	232	7.6	-	-	-	-	-	-	-	-	-
Place of Worship	232	7.6	-	-	-	-	-	-	9	-	-
Post Secondary School	232	7.6	-	-	-	-	-	-	20	-	1
Protective & Emergency Services	232	7.6	-	-	-	-	-	-	6	-	-
Public Assembly	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Residential Care Facility	232	7.6	-	-	-	-	-	35	5	-	-
Residential Day Care Facility	232	7.6	-	-	-	-	-	-	19	-	-
Shelter	232	7.6	-	-	-	-	-	-	17	-	-
Shopping Centre	232	7.6	-	-	-	-	-	-	14	-	1
Theatre	232	7.6	-	-	-	-	-	-	12	-	1

Notes on Development Standards for the table above (C2 – Small Lot Arterial Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.

Commercial Zoning Districts

- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

Commercial Zoning Districts

7.4 C3 – Large Lot Arterial Commercial

1. Purpose

The purpose of the C3 – Large Lot Arterial Commercial Zoning District is to provide a diverse mixture of medium scale, commercial uses. Located exclusively along arterial corridors, the C3 – Large Lot Arterial Commercial Zoning District is automobile oriented, though well served by multiple modes of transportation. The intention of this zoning district is to provide focused, commercial shopping opportunities to the traveling public.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C3 – Large Lot Arterial Commercial Zoning District are in accordance with the following:

C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	300	10	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	300	10	7.5	6	3	14.3	65	-	16	-	-
Catering Service	300	10	7.5	6	3	14.3	65	-	10	-	1
Commercial Service Establishment	300	10	7.5	6	3	14.3	65	-	6	-	-1
Drug Store	300	10	7.5	6	3	14.3	65	-	6	-	-
Financial Institution	300	10	7.5	6	3	14.3	65	-	6	-	-
Health Clinic	300	10	7.5	6	3	14.3	65	-	11	-	-
Health Club	300	10	7.5	6	3	14.3	65	-	11 or 19	-	-

Commercial Zoning Districts

C3 – LARGE LOT ARTERIAL COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	300	10	7.5	6	3	14.3	65	-	2	-	-
Office	300	10	7.5	6	3	14.3	65	-	6	-	-
Payday Loan	300	10	7.5	6	3	14.3	65	-	6	-	-
Personal Service Establishment	300	10	7.5	6	3	14.3	65	-	6	-	-
Post Office	300	10	7.5	6	3	14.3	65	-	6	-	1
Restaurant	300	10	7.5	6	3	14.3	65	-	7	-	1
Retail Store	300	10	7.5	6	3	14.3	65	-	6	-	1
Shipping Container ¹	300	10	-	-	-	3	-	-	-	-	-
Single Vehicle Car Wash	300	10	7.5	6	3	14.3	65	-	18	-	1
Social Club	300	10	7.5	6	3	14.3	65	-	11 or 19	-	1
Take-Out Food Service	300	10	7.5	6	3	14.3	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	300	10	7.5	6	3	14.3	65	-	6	-	-
Veterinary Clinic – Small Animal	300	10	7.5	6	3	14.3	65	-	6	-	-

Commercial Zoning Districts

Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	-	-	-
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Business Complex	300	10	7.5	6	3	14.3	65	-	6 or 11	-	1
Business Group	300	10	7.5	6	3	14.3	65	-	6 or 11	-	1
Commercial Entertainment Establishment	300	10	7.5	6	3	14.3	65	-	14	-	1
Fleet Service	300	10	7.5	6	3	14.3	65	-	16	-	1
Food Kiosk	300	10	7.5	6	3	14.3	65	-	6	-	-
Funeral Home	300	10	7.5	6	3	14.3	65	-	9 or 13	-	1
Garden Center	300	10	7.5	6	3	14.3	65	-	6	-	1
Gas Bar	300	10	7.5	6	3	14.3	65	-	15	-	1
Grocery Store	300	10	7.5	6	3	14.3	65	-	11	-	1
Licensed Restaurant	300	10	7.5	6	3	14.3	65	-	7	-	1
Private School	300	10	7.5	6	3	14.3	65	-	20	-	-
Research & Development Facility	300	10	7.5	6	3	14.3	65	-	10	-	1
Vehicle Sales	300	10	7.5	6	3	14.3	65	-	6	-	1
Vehicle Service	300	10	7.5	6	3	14.3	65	-	6	-	1
Discretionary Uses – Council											
Bingo Hall	300	10	7.5	6	3	14.3	65	-	12	-	1
Brewing & Distilling	300	10	7.5	6	3	14.3	65	-	7 or 16	-	1

Commercial Zoning Districts

Building Supplies & Products	300	10	7.5	6	3	14.3	65	-	6 or 16	-	1
Cannabis Retail Store	300	10	7.5	6	3	14.3	65	-	6	-	1
Child Care Centre	300	10	7.5	6	3	14.3	65	-	13	-	-
Drinking Establishment	300	10	7.5	6	3	14.3	65	-	7	-	1
Excavating, Stripping and Grading ³	300	-	-	-	-	-	-	-	-	-	-
Food Bank	300	10	7.5	6	3	14.3	65	-	6	-	1
Hotel	300	10	7.5	6	3	14.3	65	-	8	-	1
Licensed Commercial Entertainment Establishment	300	10	7.5	6	3	14.3	65	-	14	-	1
Liquor Store	300	10	7.5	6	3	14.3	65	-	6	-	1
Methadone Dispensary	300	10	7.5	6	3	14.3	65	-	11	-	-
Motel	300	10	7.5	6	3	14.3	65	-	8	-	1
Multi-Vehicle Car Wash	300	10	7.5	6	3	14.3	65	-	18	-	1
Night Club	300	10	7.5	6	3	14.3	65	-	7	-	1
Parking at Grade	300	10	7.5	6	3	14.3	65	-	-	-	-
Parking Structure	300	10	7.5	6	3	14.3	65	-	-	-	-
Place of Worship	300	10	7.5	6	3	22	65	-	9	-	-
Post Secondary School	300	10	7.5	6	3	14.3	65	-	20	-	1
Protective & Emergency Services	300	10	7.5	6	3	14.3	65	-	6	-	-
Public Assembly	300	10	7.5	6	3	14.3	65	-	6 or 12	-	1

Commercial Zoning Districts

Residential Care Facility	300	10	7.5	6	3	14.3	65	-	5	-	-
Residential Day Care Facility	300	10	7.5	6	3	14.3	65	-	19	-	-
Shopping Centre	300	10	7.5	6	3	14.3	65	-	14	-	1
Theatre	300	10	7.5	6	3	14.3	65	-	12	-	1

Notes on Development Standards for the table above (C3 – Large Lot Arterial Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The minimum front yard setback shall be 0.5 metres for the lands abutting 15th Street East between 6th Avenue and 10th Avenue East, legally described as Parcel S3, Plan 101954583, Ext. 1 and Parcel S1, Plan 101841881 Ext. 0.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- ⁶ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

Commercial Zoning Districts

7.5 C4 – Highway Commercial

1. Purpose

The purpose of the C4 – Highway Commercial Zoning District is to provide a diverse mixture of large scale, commercial uses. As an automobile dependent zoning district, the intention is to provide adequate space for large scale commercial developments, as well as easy access to the city's many arterial and highway corridors.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C4 – Highway Commercial Zoning District are in accordance with the following:

C4 – HIGHWAY COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	1,260	21	7.5	6	3	14.3	35	-	16	-	-
Catering Service	1,260	21	7.5	6	3	14.3	35	-	10	-	-
Commercial Service Establishment	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Drug Store	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Financial Institution	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Health Clinic	1,260	21	7.5	6	3	14.3	35	-	11	-	-

Commercial Zoning Districts

C4 – HIGHWAY COMMERCIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Health Club	1,260	21	7.5	6	3	14.3	35	-	11 or 19	-	-
Home Based Business	1,260	21	7.5	6	3	14.3	35	-	2	-	-
Office	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Payday Loan	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Personal Service Establishment	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Post Office	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Restaurant	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Retail Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Shipping Container ¹	1,260	21	-	-	-	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Social Club	1,260	21	7.5	6	3	14.3	35	-	11 or 19	-	1
Take-Out Food Service	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Veterinary Clinic – Small Animal	1,260	21	7.5	6	3	14.3	35	-	6	-	1

Commercial Zoning Districts

Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Business Complex	1,260	21	7.5	6	3	14.3	35	-	6 or 11	-	1
Business Group	1,260	21	7.5	6	3	14.3	35	-	6 or 11	-	1
Commercial Entertainment Establishment	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Fleet Service	1,260	21	7.5	6	3	14.3	35	-	16	-	1
Food Kiosk	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Funeral Home	1,260	21	7.5	6	3	14.3	35	-	9 or 13	-	1
Garden Center	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Gas Bar	1,260	21	7.5	6	3	14.3	35	-	15	-	1
Grocery Store	1,260	21	7.5	6	3	14.3	35	-	11	-	1
Licensed Restaurant	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Private School	1,260	21	7.5	6	3	14.3	35	-	20	-	-
Research & Development Facility	1,260	21	7.5	6	3	14.3	35	-	10	-	1
Vehicle Sales	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Vehicle Service	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Discretionary Uses – Council											
Bingo Hall	1,260	21	7.5	6	3	14.3	35	-	12	-	1
Brewing & Distilling	1,260	21	7.5	6	3	14.3	35	-	7 or 16	-	1
Building Supplies & Products	1,260	21	7.5	6	3	14.3	35	-	6 or 16	-	1

Commercial Zoning Districts

Cannabis Retail Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Cardlock	1,260	21	7.5	6	3	14.3	35	-	15	-	1
Child Care Centre	1,260	21	7.5	6	3	14.3	35	-	13	-	-
Drinking Establishment	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Excavating, Stripping and Grading ²	1,260	-	-	-	-	-	-	-	-	-	-
Food Bank	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Hotel	1,260	21	7.5	6	3	14.3	35	-	8	-	1
Large Vehicle Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Licensed Commercial Entertainment Establishment	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Liquor Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Methadone Dispensary	1,260	21	7.5	6	3	14.3	35	-	11	-	-
Motel	1,260	21	7.5	6	3	14.3	35	-	8	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Night Club	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Parking at Grade	1,260	21	7.5	6	3	14.3	35	-	-	-	-
Parking Structure	1,260	21	7.5	6	3	14.3	35	-	-	-	-
Place of Worship	1,260	21	7.5	6	3	22	35	-	9	-	-
Post Secondary School	1,260	21	7.5	6	3	14.3	35	-	20	-	1
Protective & Emergency Services	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Public Assembly	1,260	21	7.5	6	3	14.3	35	-	6 or 12	-	1
Residential Care Facility	1,260	21	7.5	6	3	14.3	35	-	5	-	-

Commercial Zoning Districts

Residential Day Care Facility	1,260	21	7.5	6	3	14.3	35	-	19	-	-
Shopping Centre	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Theatre	1,260	21	7.5	6	3	14.3	35	-	12	-	1

Notes on Development Standards for the table above (C4 – Highway Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

Commercial Zoning Districts

7.6 CMU – Commercial Mixed Use

1. Purpose

The purpose of the CMU – Commercial Mixed Use Zoning District is to provide small scale, commercial nodes throughout the city. Located on high volume, arterial junctions and adjacent to residential neighborhoods, the CMU – Commercial Mixed Use Zoning District is supported by multiple modes of transportation and is intended to provide small service centers that cater to the day-to-day needs of the surrounding neighborhood.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the CMU – Commercial Mixed Use Zoning District are in accordance with the following:

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	280	7.5	-	1.5	1.5	3	-	-	-	-	-
Catering Service	280	7.5	6	2	3	14.3	65	-	10	-	1
Commercial Service Establishment	280	7.5	6	2	3	14.3	65	-	6	-	1
Drug Store	280	7.5	6	2	3	14.3	65	-	6	-	-
Financial Institution	280	7.5	6	2	3	14.3	65	-	6	-	-
Health Clinic	280	7.5	6	2	3	14.3	65	-	11	-	-
Home Based Business	280	7.5	6	2	3	14.3	65	-	2	-	-
Office	280	7.5	6	2	3	14.3	65	-	6	-	-

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Personal Service Establishment	280	7.5	6	2	3	14.3	65	-	6	-	-
Post Office	280	7.5	6	2	3	14.3	65	-	6	-	1
Restaurant	280	7.5	6	2	3	14.3	65	-	7	-	1
Retail Store	280	7.5	6	2	3	14.3	65	-	6	-	1
Single Vehicle Car Wash	280	7.5	6	2	3	14.3	65	-	18	-	1
Social Club	280	7.5	6	2	3	14.3	65	-	11 or 19	-	1
Take-Out Food Service	280	7.5	6	2	3	14.3	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	280	7.5	6	2	3	14.3	65	-	6	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Animal Care Service	280	7.5	6	2	3	14.3	65	-	16	-	-
Business Complex	280	7.5	6	2	3	14.3	65	-	6 or 11	-	1
Business Group	280	7.5	6	2	3	14.3	65	-	6 or 11	-	1
Food Kiosk	280	7.5	6	2	3	14.3	65	-	6	-	-
Gas Bar	280	7.5	6	2	3	14.3	65	-	15	-	1
Health Club	280	7.5	6	2	3	14.3	65	-	11 or 19	-	-

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Private School	280	7.5	6	2	3	14.3	65	-	20	-	-
Discretionary Uses – Council											
Brewing & Distilling	280	7.5	6	2	3	14.3	65	-	7 or 16	-	1
Child Care Centre	280	7.5	6	2	3	14.3	65	-	13	-	-
Commercial Entertainment Establishment	280	7.5	6	2	3	14.3	65	-	14	-	1
Drinking Establishment	280	7.5	6	2	3	14.3	65	-	7	-	1
Excavating, Stripping and Grading ²	280	-	-	-	-	-	-	-	-	-	-
Food Bank	280	7.5	6	2	3	14.3	65	-	6	-	1
Funeral Home	280	7.5	6	2	3	14.3	65	-	9 or 13	-	1
Grocery Store	280	7.5	6	2	3	14.3	65	-	11	-	1
Hostel	280	7.5	6	2	3	14.3	65	-	17	-	-
Licensed Commercial Entertainment Establishment	280	7.5	6	2	3	14.3	65	-	14	-	1
Licensed Restaurant	280	7.5	6	2	3	14.3	65	-	7	-	1
Liquor Store	280	7.5	6	2	3	14.3	65	-	6	-	1
Multi-Unit High Rise Dwelling	280	7.5	6	5	7.5	46	-	35	3	20	1
Multi-Vehicle Car Wash	280	7.5	6	2	3	14.3	65	-	18	-	1

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Place of Worship	280	7.5	6	2	3	14.3	65	-	9	-	-
Post Secondary School	280	7.5	6	2	3	14.3	65	-	20	-	1
Protective & Emergency Services	280	7.5	6	2	3	14.3	65	-	6	-	-
Public Assembly	280	7.5	6	2	3	14.3	65	-	6 or 12	-	1
Residential Care Facility	280	7.5	6	3	6	14.3	65	-	5	-	-
Residential Day Care Facility	280	7.5	6	2	3	14.3	65	-	19	-	-
Shelter	280	7.5	6	2	3	14.3	65	-	17	-	-

Notes on Development Standards for the table above (CMU – Commercial Mixed Use):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

Commercial Zoning Districts

7.7 RMU – Residential Mixed Use

1. Purpose

The purpose of the RMU – Residential Mixed Use Zoning District is to provide residential development options as well as to accommodate a moderate variety of complementary commercial and institutional uses. The intention of this zoning district is two-fold: to incorporate small pockets of mixed use development within residential neighborhoods and to transition an area or neighbourhood from residential to commercial.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the RMU – Residential Mixed Use Zoning District are set out in the table below:

RMU – RESIDENTIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	280	7.5	-	-	-	3	15	-	-	-	-
Bed & Breakfast Home	280	7.5	6	2	3	10.7	50	-	4	-	-
Catering Service	280	7.5	6	2	3	10.7	65	-	10	-	1
Commercial Service Establishment	280	7.5	6	2	3	10.7	65	-	6	-	1
Drug Store	280	7.5	6	2	3	10.7	65	-	6	-	-
Family Child Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-
Group Family Child Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-

Commercial Zoning Districts

RMU – RESIDENTIAL MIXED USE

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Health Clinic	280	7.5	6	2	3	10.7	65	-	11	-	-
Home Based Business	280	7.5	6	2	3	10.7	50	-	2	-	-
Office	280	7.5	6	2	3	10.7	65	-	6	-	-
One Unit Dwelling	280	7.5	6	1.2	3	10.7	50	-	2	-	-
Personal Service Establishment	280	7.5	6	2	3	10.7	65	-	6	-	-
Post Office	280	7.5	6	2	3	10.7	65	-	6	-	1
Private Care Home	280	7.5	6	2	3	10.7	50	-	2	-	-
Private Day Care Home	280	7.5	6	2	3	10.7	50	-	2	-	-
Restaurant	280	7.5	6	2	3	10.7	65	-	7	-	1
Retail Store	280	7.5	6	2	3	10.7	65	-	6	-	1
Social Club	280	7.5	6	2	3	10.7	65	-	11 or 19	-	1
Take-Out Food Service	280	7.5	6	2	3	10.7	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	280	7.5	6	2	3	10.7	65	-	6	-	-

Commercial Zoning Districts

Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	2	-	-
Boarding House	280	7.5	6	2	3	10.7	50	-	4	-	-
Business Complex	280	7.5	6	2	3	10.7	65	-	6 or 11	-	1
Food Kiosk	280	7.5	6	2	3	10.7	65	-	6	-	-
Health Club	280	7.5	6	2	3	10.7	65	-	11 or 19	-	-
Private School	280	7.5	6	2	3	10.7	65	-	20	-	-
Discretionary Uses – Council											
Child Care Centre	280	7.5	6	2	3	10.7	65	-	13	-	-
Commercial Entertainment Establishment	280	7.5	6	2	3	10.7	65	-	14	-	1
Excavating, Stripping and Grading ²	280	-	-	-	-	-	-	-	-	-	-
Food Bank	280	7.5	6	2	3	10.7	65	-	6	-	1
Funeral Home	280	7.5	6	2	3	10.7	65	-	9 or 13	-	1
Grocery Store	280	7.5	6	2	3	10.7	65	-	11	-	1
Hostel	280	7.5	6	2	3	10.7	65	-	17	-	-
Licensed Restaurant	280	7.5	6	2	3	10.7	65	-	7	-	1
Multi-Unit Dwelling	280	7.5	6	3	6	10.7	-	35	3	20	1
Multi-Unit High Rise Dwelling	280	7.5	6	5	7.5	46	-	35	3	20	1
Parking at Grade	280	7.5	6	2	3	10.7	-	-	-	-	-
Place of Worship	280	7.5	6	2	3	10.7	65	-	9	-	-

Commercial Zoning Districts

Post Secondary School	280	7.5	6	2	3	14.3	65	-	20	-	1
Protective & Emergency Services	280	7.5	6	2	3	10.7	65	-	6	-	-
Public Assembly	280	7.5	6	2	3	10.7	65	-	6 or 12	-	1
Residential Care Facility	280	7.5	6	3	6	14.3	65	-	5	-	-
Residential Care Home	280	7.5	6	2	3	10.7	50	-	5	-	-
Residential Day Care Facility	280	7.5	6	2	3	10.7	65	-	19	-	-
Residential Day Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-
Shelter	280	7.5	6	2	3	10.7	65	-	17	-	-

Notes on Development Standards for the table above (RMU – Residential Mixed Use):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- ⁵ The regulations in Section 6.1.18 of this Bylaw shall apply.

(12 of 2019, s.1; 16 of 2020, s. 1rr. to 1eee.; 19 of 2020, s.1; 13 of 2022, s. 1.v to ii.; 2 of 2023, s. 1c to n.; 19 of 2024, s.1w. to dd.; 31 of 2024, s.1a.; 1 of 2025, s.1a.; 15 of 2025, s.1; 26 of 2025, s.1.tt. to ggg.)

Industrial Zoning Districts

Section 8: Industrial Zoning Districts

8.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within an Industrial Zoning District:

1. Accessory Buildings, Structures and Uses

The regulations pertaining to Accessory Buildings, Structures and Uses are contained in Section 4.2 of this Bylaw.

2. Fences

- a) Fences located within the front, side or rear yard shall have a maximum height of 3.66 metres from grade.
- b) Fences located in the front yard may be required to be constructed specifically of chain link.

3. Projections into Setbacks

- a) At the discretion of the Development Officer, a canopy structure may project into any setback.
- b) An exterior fire escape may project into the side or rear yard setback.

4. Exceptions to Setbacks

- a) In the M1 – Heavy Industrial, M3 – Large Lot Light Industrial and M4 – Airport Industrial Zoning Districts, one (1) side yard setback may be waived.
- b) At the discretion of the Development Officer, the minimum front, side or rear yard setback may be amended to match the established visual setback or common line.
- c) In the M1 – Heavy Industrial and M3 – Large Lot Light Industrial Zoning Districts, where a legal lane exists, the rear yard setback may be reduced to 3 metres.

5. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.

Industrial Zoning Districts

6. Landscaping

- a) In the M1 – Heavy Industrial, M3 – Large Lot Light Industrial and M4 – Airport Industrial Zoning Districts, the first 3 metres of the minimum required front yard calculated from the property line shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres.
- b) Notwithstanding Subsection 8.1.6(a) of this Bylaw, at the discretion of the Approving Authority, sites located in the M1 - Heavy Industrial Zoning District that are developed to the Service Level 2 or 3 standard in accordance with the OCP may not be required to provide on-site landscaping. When local improvements occur that increase the Service Level to 1, Subsection 8.1.6(a) shall apply.
- c) At the discretion of the Approving Authority, where all required site elements cannot be reasonably accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard as measured from the property line to the established curb face, in accordance with the following:
 - i) No future right-of-way widening shall be planned for the adjacent roadway; and,
 - ii) The applicant entering into a Landscape Agreement with the City.
- d) Notwithstanding Subsection 4.6.2(d) of this Bylaw, at the discretion of the Development Officer, alternatives to poured in place concrete curbing may be considered in the M1 - Heavy Industrial Zoning District.

7. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

8. Cannabis Production Facility

In addition to the regulations contained in the zoning districts where a Cannabis Production Facility is permitted, the applicant shall provide proof of Provincial, Federal and Public Health approvals, if applicable.

Industrial Zoning Districts

9. Cannabis Wholesale Facility

In addition to the regulations contained in the zoning districts where a Cannabis Wholesale Facility is permitted, the applicant shall provide proof of Provincial, Federal and Public Health approvals, if applicable.

10. Right-of-Way Encroachment

At the discretion of the Development Officer, a non-structural feature may encroach into a right-of-way.

Industrial Zoning Districts

8.2 M1 – Heavy Industrial

1. Purpose

The purpose of the M1 – Heavy Industrial Zoning District is to provide for a diverse mixture of regional scale, heavy industrial uses. The intention of this zoning district is to establish areas of intense industrial development, situated along heavy or dangerous goods routes, where uses are expected to create noise, smoke, smells, dust, light and other similar nuisances.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M1 – Heavy Industrial Zoning District are in accordance with the following:

M1 – HEAVY INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Aircraft Assembly & Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Animal Care Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Brewing & Distilling	1,260	21	7.5	6	7.5	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	21	7.5	6	7.5	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Garden Centre	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Health Club	1,260	21	7.5	6	7.5	14.3	-	-	11 or 19	-	-
Industrial Equipment Sales & Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1

Industrial Zoning Districts

M1 – HEAVY INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Industrial Service Establishment	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Manufacturing, Processing & Assembly	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Office	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Restaurant	1,260	21	7.5	6	7.5	14.3	-	-	7	-	1
Retail Store	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Shipping Container ¹	1,260	21	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	-
Storage Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Storage Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	-
Take-Out Food Service	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Veterinary Clinic – Small Animal	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	21	7.5	6	7.5	14.3	-	-	6 or 10	-	1
Discretionary Uses – Development Officer											
Aquaculture Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1

Industrial Zoning Districts

Building Supplies & Products	1,260	21	7.5	6	7.5	14.3	-	-	6 or 16	-	1
Business Complex	1,260	21	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Business Group	1,260	21	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Food Kiosk	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Gas Bar	1,260	21	7.5	6	7.5	14.3	-	-	15	-	1
Kennel	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Large Vehicle Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	1
Licensed Restaurant	1,260	21	7.5	6	7.5	14.3	-	-	7	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	1
Parking at Grade	1,260	21	7.5	6	7.5	-	-	-	-	-	-
Recycling Depot	1,260	21	7.5	6	7.5	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Vehicle Sales	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Vehicle Service	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Veterinary Clinic – Large Animal	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Discretionary Uses – Council											
Animal Shelter	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Asphalt, Aggregate & Concrete Plant	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Auto Wrecking & Salvage Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Bulk Fuel	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cannabis Production Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cannabis Wholesale	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cardlock	1,260	21	7.5	6	7.5	14.3	-	-	15	-	1

Industrial Zoning Districts

Correctional Institution & Related Facilities	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Crematorium	1,260	21	7.5	6	7.5	14.3	-	-	9 or 13	-	1
Excavating, Stripping and Grading ²	1,260	-	-	6	7.5	-	-	-	-	-	-
Fuel Production Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Licensed Commercial Entertainment Establishment	1,260	21	7.5	6	7.5	14.3	-	-	14	-	1
Manufacturing, Processing & Assembly – Dangerous Goods	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Post Secondary School	1,260	21	7.5	6	7.5	14.3	-	-	20	-	1
Protective & Emergency Services	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Pulp & Paper Mill	1,260	21	7.5	6	7.5	-	-	-	10	-	1
Rail Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Sand & Gravel Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	-
Veterinary Hospital	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1

Notes on Development Standards for the table above (M1 – Heavy Industrial):

- ¹ The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

Industrial Zoning Districts

8.3 M2 – Small Lot Light Industrial

1. Purpose

The purpose of the M2 – Small Lot Light Industrial Zoning District is to provide land for a diverse mixture of small scale, light industrial and commercial uses. The intention of this zoning district is to establish limited areas of industrial development, where uses are expected to create a moderate amount of noise, smoke, smells, dust, light or other similar nuisances.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M2 – Small Lot Light Industrial Zoning District are in accordance with the following:

M2 – SMALL LOT LIGHT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	300	10	-	1.5	1.5	10.7	-	-	-	-	-
Animal Care Service	300	10	-	-	3	10.7	-	-	16	-	-
Brewing & Distilling	300	10	-	-	3	10.7	-	-	7 or 16	-	1
Commercial Entertainment Establishment	300	10	-	-	3	10.7	-	-	14	-	1
Commercial Service Establishment	300	10	-	-	3	10.7	-	-	6	-	1
Community Garden	300	10	-	-	3	-	-	-	-	-	-

Industrial Zoning Districts

M2 – SMALL LOT LIGHT INDUSTRIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Financial Institution	300	10	-	-	3	10.7	-	-	6	-	-
Health Club	300	10	-	-	3	10.7	-	-	11 or 19	-	-
Industrial Service Establishment	300	10	-	-	3	10.7	-	-	16	-	1
Office	300	10	-	-	3	10.7	-	-	6	-	1
Post Office	300	10	-	-	3	10.7	-	-	6	-	1
Restaurant	300	10	-	-	3	10.7	-	-	7	-	1
Retail Store	300	10	-	-	3	10.7	-	-	6	-	1
Shipping Container ¹	300	10	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	300	10	-	-	3	10.7	-	-	18	-	-
Social Club	300	10	-	-	3	10.7	-	-	11 or 19	-	1
Storage Facility	300	10	-	-	3	10.7	-	-	10	-	1
Take-Out Food Service	300	10	-	-	3	10.7	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	300	10	-	-	3	10.7	-	-	6	-	-
Veterinary Clinic – Small Animal	300	10	-	-	3	10.7	-	-	6	-	-
Warehouse & Wholesale	300	10	-	-	3	10.7	-	-	6 or 10	-	1

Industrial Zoning Districts

Discretionary Uses – Development Officer											
Building Supplies & Products	300	10	-	-	3	10.7	-	-	6 or 16	-	1
Business Complex	300	10	-	-	3	10.7	-	-	6 or 11	-	1
Business Group	300	10	-	-	3	10.7	-	-	6 or 11	-	1
Fleet Service	300	10	-	-	3	10.7	-	-	16	-	1
Food Kiosk	300	10	-	-	3	10.7	-	-	6	-	-
Garden Center	300	10	-	-	3	10.7	-	-	6	-	1
Gas Bar	300	10	-	-	3	10.7	-	-	15	-	1
Large Vehicle Wash	300	10	-	-	3	10.7	-	-	18	-	1
Licensed Restaurant	300	10	-	-	3	10.7	-	-	7	-	1
Manufacturing, Processing & Assembly	300	10	-	-	3	10.7	-	-	16	-	1
Multi-Vehicle Car Wash	300	10	-	-	3	10.7	-	-	18	-	1
Parking at Grade	300	10	-	-	3	10.7	-	-	-	-	-
Recycling Depot	300	10	-	-	3	10.7	-	-	6 or 10	-	1
Research & Development Facility	300	10	-	-	3	10.7	-	-	10	-	1
Storage Yard	300	10	-	-	3	10.7	-	-	10	-	-
Vehicle Sales	300	10	-	-	3	10.7	-	-	6	-	-
Vehicle Service	300	10	-	-	3	10.7	-	-	6	-	1
Veterinary Clinic – Large Animal	300	10	-	-	3	10.7	-	-	6	-	1
Discretionary Uses – Council											
Cardlock	300	10	-	-	3	10.7	-	-	15	-	1

Industrial Zoning Districts

Excavating, Stripping and Grading ²	300	-	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	300	10	-	-	3	10.7	-	-	14	-	1
Personal Service Establishment	300	10	-	-	3	10.7	-	-	6	-	1
Private School	300	10	-	-	3	10.7	-	-	20	-	-
Protective & Emergency Services	300	10	-	-	3	10.7	-	-	6	-	-
Rail Yard	300	10	-	-	3	10.7	-	-	10	-	1

Notes on Development Standards for the table above (M2 – Small Lot Light Industrial):

- ¹ The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

Industrial Zoning Districts

8.4 M3 – Large Lot Light Industrial

1. Purpose

The purpose of the M3 – Large Lot Light Industrial Zoning District is to provide land for a diverse mixture of medium scale, light industrial and commercial uses. The intention of this zoning district is to establish corridors within the city where uses are served regularly by large vehicles, and expected to create a moderate amount of noise, smoke, smells, dust, light or other similar nuisances.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M3 – Large Lot Light Industrial Zoning District are in accordance with the following:

M3 – LARGE LOT LIGHT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	1,260	22	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	1,260	22	7.5	6	7.5	14.3	-	-	16	-	-
Brewing & Distilling	1,260	22	7.5	6	7.5	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	22	7.5	6	7.5	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Garden Center	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1

Industrial Zoning Districts

M3 – LARGE LOT LIGHT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Health Club	1,260	22	7.5	6	7.5	14.3	-	-	11 or 19	-	-
Industrial Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Office	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Post Office	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Restaurant	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Retail Store	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Shipping Container ¹	1,260	22	-	1.5	1.5	3	-	-		-	-
Single Vehicle Car Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	-
Social Club	1,260	22	7.5	6	7.5	14.3	-	-	11 or 19	-	1
Storage Facility	1,260	22	7.5	6	7.5	14.3	-	-	10	-	1
Take-Out Food Service	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Veterinary Clinic – Small Animal	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	22	7.5	6	7.5	14.3	-	-	6 or 10	-	1

Industrial Zoning Districts

Discretionary Uses – Development Officer											
Building Supplies & Products	1,260	22	7.5	6	7.5	14.3	-	-	6 or 16	-	1
Business Complex	1,260	22	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Business Group	1,260	22	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Food Kiosk	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Funeral Home	1,260	22	7.5	6	7.5	14.3	-	-	9 or 13	-	1
Gas Bar	1,260	22	7.5	6	7.5	14.3	-	-	15	-	1
Kennel	1,260	22	7.5	6	7.5	14.3	-	-	16	-	-
Large Vehicle Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	1
Licensed Restaurant	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Manufacturing, Processing & Assembly	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Multi-Vehicle Car Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	1
Parking at Grade	1,260	22	7.5	6	7.5	14.3	-	-	-	-	-
Recycling Depot	1,260	22	7.5	6	7.5	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	22	7.5	6	7.5	14.3	-	-	10	-	1
Storage Yard	1,260	22	7.5	6	7.5	14.3	-	-	10	-	-
Vehicle Sales	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Vehicle Service	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Veterinary Clinic – Large Animal	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1

Industrial Zoning Districts

Discretionary Uses – Council											
Animal Shelter	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Cardlock	1,260	22	7.5	6	7.5	14.3	-	-	15	-	1
Casino	1,260	22	7.5	6	7.5	14.3	-	-	12	-	1
Excavating, Stripping and Grading ²	1,260	-	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	1,260	22	7.5	6	7.5	14.3	-	-	14	-	1
Night Club	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Personal Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Place of Worship	1,260	22	7.5	6	7.5	14.3	-	-	9	-	1
Post Secondary School	1,260	22	7.5	6	7.5	14.3	-	-	20	-	1
Private School	1,260	22	7.5	6	7.5	14.3	-	-	20	-	-
Protective & Emergency Services	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-

Notes on Development Standards for the table above (M3 – Large Lot Light Industrial):

- ¹ The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

Industrial Zoning Districts

8.5 M4 – Airport Industrial

1. Purpose

The purpose of the M4 – Airport Industrial Zoning District is to provide land for a medium to large scale, airport related, commercial and light industrial uses. The intention of this zoning district is to create a business node that supports the function of Prince Albert (Glass Field). All uses located within the M4 – Airport Industrial Zoning District are subject to the regulations contained in the Airport Overlay Zoning District, as well as those of Transport Canada and NAV Canada.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M4 – Airport Industrial Zoning District are in accordance with the following:

M4 – AIRPORT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Aircraft Sales, Charters, Rentals & Service	1,260	21	7.5	3	3	14.3	-	-	6	-	-
Brewing & Distilling	1,260	21	7.5	3	3	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	21	7.5	3	3	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Food Kiosk	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-

Industrial Zoning Districts

M4 – AIRPORT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Garden Center	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Industrial Service Establishment	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Office	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Post Office	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Restaurant	1,260	21	7.5	3	3	14.3	-	-	7	-	1
Retail Store	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Shipping Container ¹	1,260	21	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	-
Storage Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Take-Out Food Service	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	3	3	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	21	7.5	3	3	14.3	-	-	6 or 10	-	1
Discretionary Uses - Development Officer											
Aircraft Assembly & Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Aquaculture Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1

Industrial Zoning Districts

M4 – AIRPORT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Business Complex	1,260	21	7.5	3	3	14.3	-	-	6 or 11	-	1
Business Group	1,260	21	7.5	3	3	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Gas Bar	1,260	21	7.5	3	3	14.3	-	-	15	-	1
Industrial Equipment Sales & Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Large Vehicle Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	1
Licensed Restaurant	1,260	21	7.5	3	3	14.3	-	-	7	-	1
Manufacturing, Processing & Assembly	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	1
Parking at Grade	1,260	21	7.5	3	3	14.3	-	-	-	-	-
Recycling Depot	1,260	21	7.5	3	3	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Storage Yard	1,260	21	7.5	3	3	14.3	-	-	10	-	-
Vehicle Service	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Discretionary Uses - Council											
Bulk Fuel	1,260	21	7.5	3	3	14.3	-	-	10	-	1

Industrial Zoning Districts

M4 – AIRPORT INDUSTRIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Cardlock	1,260	21	7.5	3	3	14.3	-	-	15	-	1
Excavating, Stripping and Grading ²	1,260	-	-	-	-	-	-	-	-	-	-
Fuel Production Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Post Secondary School	1,260	21	7.5	3	3	14.3	-	-	20	-	1
Private School	1,260	21	7.5	3	3	14.3	-	-	20	-	-
Protective & Emergency Services	1,260	21	7.5	3	3	14.3	-	-	6	-	-

Notes on Development Standards for the table above (M4 – Airport Industrial):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

(16 of 2020, s. 1fff. to s.1mmm.; 9 of 2021, s.1; 13 of 2022, s. 1jj. to uu.; 22 of 2022, s. 1; 2 of 2023, s.1o to v.; 22 of 2023, s.1; 19 of 2024, s.1ee. to ll.)

Institutional Zoning Districts

Section 9: Institutional Zoning Districts

9.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within an Institutional Zoning District:

1. Accessory Buildings, Structures and Uses
 - a) In a circumstance where a proposed accessory building or structure cannot meet the regulations contained in Sections 6.1.1 a) or b), the setback shall be established at the common line at the discretion of the Development Officer.
 - b) Where an easement exists, which is greater in width than a required setback, the width of the easement shall become the minimum required setback.
2. Fences
 - a) Fences located in the front yard shall have a maximum height of 1.22 metres from grade.
 - b) Fences located in the side or rear yard shall have a maximum height of 1.9 metres from grade.
3. Projections
 - a) The regulations pertaining to Projections are contained in Section 6.1.3 of this Bylaw.
 - b) In the I2 – Institutional Medical Service Zoning District, one (1) side yard setback may be waived.
4. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.
5. Landscaping
 - a) The minimum required front yard, except for crossings, shall be landscaped.

Institutional Zoning Districts

- b) At the discretion of the Development Officer, where all required site elements cannot be reasonably accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard as measured from the property line to the established curb face, in accordance with the following:
 - i) No future right-of-way widening shall be planned for the adjacent roadway; and,
 - ii) The applicant entering into a Landscape Agreement with the City.

6. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

7. Custodial Care Facility

In addition to the regulations contained in the zoning districts where a Custodial Care Facility is permitted, the applicant may be required to provide proof of Provincial and Public Health approvals.

8. Garage and Yard Sales

The regulations pertaining to a Garage and Yard Sale are contained in Section 6.1.16 of this Bylaw.

9. Residential Care Facility

The regulations pertaining to a Residential Care Facility are contained in Section 6.1.12 of this Bylaw.

10. Child Care Centre

The regulations pertaining to a Child Care Centre are contained in Section 6.1.13 of this Bylaw.

11. Residential Day Care Facility

The regulations pertaining to a Residential Day Care Facility are contained in Section 4 of this Bylaw.

Institutional Zoning Districts

12. Additional Dwelling Unit(s)
The regulations contained in Section 7.1 of this Bylaw shall apply.

Institutional Zoning Districts

9.2 I1 – Institutional General

1. Purpose

The purpose of if the I1 – Institutional General Zoning District is to provide large parcels of land throughout the city to accommodate a diverse mixture of regional scale Institutional uses. Located along arterial and collector corridors, the intention of the I1 – Institutional General Zoning District is to ensure that larger scale uses such as schools and care facilities are appropriately accommodated within residential neighbourhoods and within the city.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 9.1 of this Bylaw, the development and parking standards for the I1 – Institutional General Zoning District are in accordance with the following:

I1 – INSTITUTIONAL GENERAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	835	24	-	3	3	22	-	-	-	-	-
Catering Service	835	24	7.5	3	3	22	65	-	10	-	-
Child Care Centre	835	24	7.5	3	3	22	65	-	13	-	-
Community Garden	835	24	7.5	3	3	-	65	-	-	-	-
Convent	835	24	7.5	3	3	22	65	-	1	10	-
Drug Store	835	24	7.5	3	3	22	65	-	6	-	-
Health Clinic	835	24	7.5	3	3	22	65	-	11	-	-
Home Based Business	835	24	7.5	3	3	22	65	-	2	-	-

Institutional Zoning Districts

I1 – INSTITUTIONAL GENERAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Office	835	24	7.5	3	3	22	65	-	6	-	-
Parks and Playgrounds	835	24	7.5	3	3	-	65	-	-	-	-
Post Office	835	24	7.5	3	3	22	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Boarding House	835	24	7.5	3	3	22	65	-	4	-	-
Business Complex	835	24	7.5	3	3	22	65	-	6 or 11	-	1
Business Group	835	24	7.5	3	3	22	65	-	6 or 11	-	1
Health Club	835	24	7.5	3	3	22	65	-	11 or 19	-	-
Food Kiosk	835	24	7.5	3	3	22	65	-	6	-	-
Parking at Grade	835	24	7.5	3	3	22	65	-	-	-	-
Personal Service Establishment	835	24	7.5	3	3	22	65	-	6	-	-
Research & Development Facility	835	24	7.5	3	3	22	65	-	10	-	1
Restaurant	835	24	7.5	3	3	22	65	-	7	-	1

Institutional Zoning Districts

Discretionary Uses – Council											
Athletic & Recreational Facility	835	24	7.5	3	3	22	65	-	6 or 12	-	1
Campground	835	24	7.5	3	3	22	65	-	-	-	-
Cemetery	835	24	7.5	3	3	22	65	-	-	-	-
Community Workshop	835	24	7.5	3	3	22	65	-	16	-	1
Correctional Institution & Related Facilities	20,23 4	140	7.5	3	3	22	65	-	16	-	1
Courthouse	835	24	7.5	3	3	22	65	-	9 or 10	-	-
Elementary School	835	24	7.5	3	3	22	65	-	13	-	-
Excavating, Stripping and Grading ²	835	-	-	-	-	-	-	-	-	-	-
Parking Structure	835	24	7.5	3	3	22	65	-	-	-	-
Place of Worship	835	24	7.5	3	3	22	65	-	9	-	-
Post Secondary School	835	24	7.5	3	3	22	65	-	20	-	1
Protective & Emergency Services	835	24	7.5	3	3	22	65	-	6	-	-
Private School	835	24	7.5	3	3	22	65	-	20	-	-
Public Assembly	835	24	7.5	3	3	22	65	-	6 or 12	-	1
Residential Care Facility	835	24	7.5	3	3	22	65	-	5	-	-
Residential Day Care Facility	835	24	7.5	3	3	22	65	-	19	-	-
Secondary School	835	24	7.5	3	3	22	65	-	20	-	1
Shelter	232	7.6	-	-	-	-	-	-	17	-	-
Special Care Facility	835	24	7.5	3	3	22	65	-	5	20	-

Institutional Zoning Districts

Waste Water Treatment Plant	835	24	7.5	3	3	22	65	-	10	-	1
Water Treatment Plant	835	24	7.5	3	3	22	65	-	10	-	1

Notes on Development Standards for the table above (I1 – Institutional General):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 9.1.5 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

Institutional Zoning Districts

9.3 I2 – Institutional Medical Service

1. Purpose

The purpose of the I2 – Institutional Medical Service Zoning District is to facilitate the development of a regional, institutional hub, focused on the provision of medical services, research and development, and advanced learning centers for medical related uses. Located along arterial corridors, which provides high visibility and ease of access, the intent of this zoning district is to provide the framework required for the City to continue to provide and expand on the medical services provided to the region.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 9.1 of this Bylaw, the development and parking standards for the I2 – Institutional Medical Service Zoning District are in accordance with the following:

I2 – INSTITUTIONAL MEDICAL SERVICE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	835	24	-	3	3	30	-	-	-	-	-
Catering Service	835	24	7.5	3	3	30	55	-	10	-	1
Child Care Centre	835	24	7.5	3	3	30	55	-	13	-	-
Community Garden	835	24	7.5	3	3	-	55	-	-	-	-
Drug Store	835	24	7.5	3	3	30	55	-	6	-	1
Health Clinic	835	24	7.5	3	3	30	55	-	11	-	1
Home Based Business	835	24	7.5	3	3	30	55	-	2	-	-
Office	835	24	7.5	3	3	30	55	-	6	-	1
Parks and Playgrounds	835	24	7.5	3	3	-	55	-	-	-	-

Institutional Zoning Districts

I2 – INSTITUTIONAL MEDICAL SERVICE

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Personal Service Establishment	835	24	7.5	3	3	30	55	-	6	-	1
Post Office	835	24	7.5	3	3	30	55	-	6	-	1
Restaurant	835	24	7.5	3	3	30	55	-	7	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Additional Dwelling Unit(s) ⁵	-	-	-	-	-	-	-	-	-	-	-
Business Complex	835	24	7.5	3	3	30	55	-	6 or 11	-	1
Business Group	835	24	7.5	3	3	30	55	-	6 or 11	-	1
Food Kiosk	835	24	7.5	3	3	30	55	-	6	-	-
Parking at Grade	835	24	7.5	3	3	30	55	-	-	-	-
Private School	835	24	7.5	3	3	30	55	-	20	-	-
Research & Development Facility	835	24	7.5	3	3	30	55	-	10	-	1
Discretionary Uses – Council											
Athletic & Recreational Facility	835	24	7.5	3	3	30	55	-	6 or 12	-	1
Crematorium	835	24	7.5	3	3	30	55	-	9 or 13	-	1
Custodial Care Facility	835	24	7.5	3	3	30	55	-	5	-	-
Excavating, Stripping and Grading ²	835	-	-	-	-	-	55	-	-	-	-
Hospital	835	24	7.5	3	3	30	55	-	5	-	1

Institutional Zoning Districts

I2 – INSTITUTIONAL MEDICAL SERVICE

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Methadone Dispensary	835	24	7.5	3	3	30	55	-	11	-	-
Multi-Unit Dwelling	835	24	7.5	3	3	10.7	55	-	3	20	1
Parking Structure	835	24	7.5	3	3	30	55	-	-	-	-
Place of Worship	835	24	7.5	3	3	30	55	-	9	-	-
Post Secondary School	835	24	7.5	3	3	30	55	-	20	-	1
Protective & Emergency Services	835	24	7.5	3	3	30	55	-	6	-	-
Public Assembly	835	24	7.5	3	3	30	55	-	6 or 12	-	1
Residential Care Facility	835	24	7.5	3	3	30	55	-	5	-	-
Residential Day Care Facility	835	24	7.5	3	3	30	55	-	19	-	-
Shelter	835	24	7.5	3	3	30	55	-	17	-	-
Special Care Facility	835	24	7.5	3	3	30	55	-	5	20	-
Veterinary Hospital	835	24	7.5	3	3	30	55	-	6	-	1

Notes on Development Standards for the table above (I2 – Institutional Medical Service):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 9.1.5 of this Bylaw shall apply.
- ⁵ Parking for Additional Dwelling Units shall be as follows: Category 2 for up to four (4) dwelling units; and, Category 3, 20% Visitor, Barrier Free, and 1 Loading Space are required for five (5) or more dwelling units.

(16 of 2020, s.1nnn. to 1rrr.; 13 of 2022, s. 1vv. to yy.; 2 of 2023, s.1w to z.; 14 of 2023, s.1a.ii.; 19 of 2024, s.1mm. to rr.; 26 of 2025, s.1.hhh. to III.)

Special Zoning Districts

Section 10: Special Zoning Districts

10.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within a Special Zoning District:

1. Accessory Buildings, Structures and Uses
 - a) In a circumstance where a proposed accessory building or structure cannot meet the regulations contained in Sections 6.1.1 a) or b), the setback shall be established at the common line at the discretion of the Development Officer.
 - b) Where an easement exists, which is greater in width than a required setback, the width of the easement shall become the minimum required setback.
2. Fences
 - a) The following regulations shall apply to the AP – Airport Zoning District:
 - i) Fences located in the front, side or rear yard shall have a maximum height of 3.66 metres from grade; and
 - ii) Fences located in the front yard may be required to be constructed specifically of chain link.
 - b) The following regulations shall apply to the AG – Agricultural, P – Park, CON – Conservation and FUD – Future Urban Development Zoning Districts:
 - i) Fences located in the front yard shall have a maximum height of 1.22 metres from grade; and
 - ii) Fences located in the side or rear yard shall have a maximum height of 1.9 metres from grade.

Special Zoning Districts

3. Projections Into Setbacks

- a) The following regulations shall apply to the AP – Airport Zoning District:
 - i) At the discretion of the Development Officer, a canopy structure may project into any setback; and
 - ii) An exterior fire escape may project into the side or rear yard setback.
- b) The regulations contained in Section 6.1.3. shall apply to the AG – Agricultural, P – Park, CON – Conservation and FUD – Future Urban Development Zoning Districts.

4. Exceptions to Setbacks

The following regulations shall apply to the AP – Airport Zoning District:

- a) One (1) side yard setback may be waived; and
- b) At the discretion of the Development Officer, the minimum front, side or rear yard setback may be amended to match the established visual setback or common line.

5. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.

6. Landscaping

- a) In the AP – Airport Zoning District, the first 3 metres of the minimum required front yard calculated from the property line shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres;
- b) In the AG – Agricultural, P – Park, CON – Conservation, and FUD – Future Urban Development Zoning Districts, the minimum required front yard, except for crossings, shall be landscaped; and
- c) At the discretion of the Development Officer, where all required site elements cannot be reasonably accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard as measured from the property line to the established curb face, in accordance with the following:

Special Zoning Districts

- i) No future right-of-way widening shall be planned for the adjacent roadway; and
- ii) The applicant entering into a Landscape Agreement with the City.

7. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

8. Right-of-Way Encroachments

At the discretion of the Development Officer, in the AP – Airport Zoning District, a non-structural feature may encroach into a right-of-way.

Special Zoning Districts

10.2 AP – Airport

1. Purpose

The purpose of the AP – Airport Zoning District is to provide land for a limited mixture of small to medium scale airport specific and related uses. The intention of this zoning district is to facilitate the development of a regional airport hub at Prince Albert (Glass Field).

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 10.1 of this Bylaw, the development and parking standards for the AP – Airport Zoning District are in accordance with the following:

AP – AIRPORT ¹											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ²	300	10	3	3	7.5	14.3	15	-	-	-	-
Aircraft Sales, Charters, Rentals & Service	300	10	3	3	-	14.3	-	-	6	-	-
Fleet Service	300	10	3	3	-	14.3	-	-	16	-	1
Non-Intensive Agriculture	300	10	3	3	-	14.3	-	-	-	-	-
Office	300	10	3	3	-	14.3	-	-	6	-	1
Post Office	300	10	3	3	-	14.3	-	-	6	-	1
Private Hangar	300	10	3	3	-	14.3	-	-	-	-	-
Restaurant	300	10	3	3	-	14.3	-	-	7	-	1
Retail Store	300	10	3	3	-	14.3	-	-	6	-	1

Special Zoning Districts

AP – AIRPORT ¹

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Shipping Container ²	300	10	3	3	7.5	3	5	-	-	-	-
Storage Facility	300	10	3	3	-	14.3	-	-	10	-	1
Take-Out Food Service	300	10	3	3	-	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	300	10	3	3	-	14.3	-	-	6	-	-
Discretionary Uses - Development Officer											
Aircraft Assembly & Service	300	10	3	3	-	14.3	-	-	16	-	1
Business Complex	300	10	3	3	-	14.3	-	-	11 or 6	-	1
Business Group	300	10	3	3	-	14.3	-	-	11 or 6	-	1
Commercial Service Establishment	300	10	3	3	-	14.3	-	-	6	-	1
Licensed Restaurant	300	10	3	3	-	14.3	-	-	7	-	1
Parking at Grade	300	10	3	3	-	14.3	-	-	-	-	-
Storage Yard	300	10	3	3	-	14.3	-	-	10	-	-
Warehouse & Wholesale	300	10	3	3	-	14.3	-	-	6 or 10	-	1

Special Zoning Districts

Discretionary Uses - Council											
Airport Terminal	300	10	3	3	-	14.3	-	-	-	-	-
Bulk Fuel	300	10	3	3	-	14.3	-	-	10	-	1
Excavating, Stripping and Grading ³	300	-	-	-	-	-	-	-	-	-	-
Hotel	300	10	3	3	-	14.3	-	-	8	-	1
Parking Structure	300	10	3	3	-	14.3	-	-	-	-	-
Private School	300	10	3	3	-	14.3	-	-	20	-	-
Protective & Emergency Services	300	10	3	3	-	14.3	-	-	6	-	-

Notes on Development Standards for the table above (AP – Airport):

- ¹ The regulations contained in the Development and Parking Standards table shall apply to all development undertaken groundside. All airside development and parking standards shall be at the discretion of the Development Officer and the Department of Public Works.
- ² The regulations in Section 4.2 of this Bylaw shall apply.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 10.1.6 of this Bylaw shall apply.

Special Zoning Districts

10.3 AG – Agricultural

1. Purpose

The purpose of the AG – Agricultural Zoning District is to provide regulations for the remaining land within the corporate bounds of the City of Prince Albert that are utilized for agricultural purposes. Located exclusively north of the North Saskatchewan River, the AG – Agricultural Zoning District is typically utilized for land located outside of the Urban Service Area or for land that is not deemed feasible for development. The intent of this zoning district is to regulate the continuation of agricultural uses in order to not adversely impact the amenity or function of any adjacent zoning district, or the safe operation of Prince Albert (Glass Field).

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 10.1 of this Bylaw, the development and parking standards for the AG – Agricultural Zoning District are in accordance with the following:

AG – AGRICULTURAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	160,000	20	-	2	7.5	10.7	5	-	-	-	-
Community Garden	160,000	20	7.5	2	7.5	-	15	-	-	-	-
Home Based Business	160,000	20	7.5	2	7.5	10.7	15	-	2	-	-
Non-Intensive Agriculture	160,000	20	7.5	2	7.5	10.7	15	-	-	-	-
Parks and Playgrounds	160,000	20	7.5	2	7.5	-	15	-	-	-	-

Special Zoning Districts

AG – AGRICULTURAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Shipping Container	160,000	20	- ¹	2	7.5	3	5	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses - Council											
Excavating, Stripping and Grading ²	160,000	-	-	-	-	-	-	-	-	-	-
Garden Centre	160,000	20	7.5	2	7.5	10.7	15	-	6	-	1
Intensive Agriculture	160,000	20	7.5	2	7.5	10.7	15	-	-	-	-
One Unit Dwelling	160,000	20	7.5	2	7.5	10.7	15	-	2	-	-
Place of Worship	160,000	20	7.5	2	7.5	10.7	15	-	9	-	-
Plant Nursery	160,000	20	7.5	2	7.5	10.7	15	-	6 or 16	-	1
Protective & Emergency Services	160,000	20	7.5	2	7.5	10.7	15	-	6	-	-
Waste Water Treatment Plant	160,000	20	7.5	2	7.5	10.7	15	-	10	-	1

Notes on Development Standards for the table above (AG – Agricultural):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 10.1.6 of this Bylaw shall apply.

Special Zoning Districts

10.4 CON – Conservation

1. Purpose

The purpose of the CON – Conservation Zoning District is to restrict development on environmentally sensitive or protected land. The intention of this zoning district is to allow for passive recreation via trail or pathway networks, observation points, or other similar noninvasive uses.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 10.1 of this Bylaw, the development and parking standards for the CON – Conservation Zoning District are in accordance with the following:

CON – CONSERVATION											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	-	-	-	2	7.5	10.7	5	-	-	-	-
Parks and Playgrounds	-	-	7.5	2	7.5	-	5	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Excavating, Stripping and Grading ²	-	-	-	-	-	-	-	-	-	-	-
Protective & Emergency Services	-	-	7.5	2	7.5	10.7	-	-	6	-	-

Notes on Development Standards for the table above (CON – Conservation):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 10.1.6 of this Bylaw shall apply.

Special Zoning Districts

10.5 P – Park

1. Purpose

The purpose of the P – Park Zoning District is to provide land for a limited mixture of public, recreational uses. The intention of this zoning district is to provide necessary green space, as well as facilitate the passive and active recreation of the citizens of Prince Albert.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 10.1 of this Bylaw, the development and parking standards for the P – Park Zoning District are in accordance with the following:

P – PARK											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ^{2,5} (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	-	-	-	-	-	10.7	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-
Parks and Playgrounds	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Food Kiosk	-	-	-	-	-	10.7	-	-	6	-	-
Social Club	-	-	-	-	-	10.7	-	-	11 or 19	-	1

Special Zoning Districts

Discretionary Uses – Council											
Athletic & Recreational Facility	-	-	-	-	-	10.7	-	-	6 or 12	-	1
Campground	-	-	-	-	-	10.7	-	-	-	-	-
Correctional Institution & Related Facilities	-	-	-	-	-	10.7	-	-	16	-	1
Excavating, Stripping and Grading ³	-	-	-	-	-	-	-	-	-	-	-
Licensed Restaurant	-	-	-	-	-	10.7	-	-	7	-	1
Protective & Emergency Services	-	-	-	-	-	10.7	-	-	6	-	-
Public Assembly	-	-	-	-	-	10.7	-	-	6 or 12	-	1
Restaurant	-	-	-	-	-	10.7	-	-	7	-	1
Water Treatment Plant	-	-	-	-	-	10.7	-	-	10	-	1

Notes on Development Standards for the table above (P – Park):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² Wherever possible, natural landscaping shall be retained, and if it is disturbed or replaced every effort shall be made to use the same or similar vegetation. Large uninterrupted walls shall be softened in appearance through the utilization of landscaping.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 10.1.6 of this Bylaw shall apply.

Special Zoning Districts

10.6 FUD – Future Urban Development

1. Purpose

The purpose of the FUD – Future Urban Development Zoning District is to protect or hold undeveloped land for future development in accordance with a related area or secondary master plan. Existing uses may continue until the implementation of these plans.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 10.1 of this Bylaw, the development and parking standards for the FUD – Future Urban Development Zoning District are in accordance with the following:

FUD – FUTURE URBAN DEVELOPMENT											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Home Based Business	40,469	-	7.5	2	7.5	10.7	-	-	2	-	-
Non-Intensive Agriculture	40,469	-	7.5	2	7.5	10.7	-	-	-	-	-
Shipping Container ¹	40,469	-	- ¹	2	7.5	3	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Accessory Buildings, Structures & Uses ¹	40,469	-	7.5	2	7.5	10.7	2	-	-	-	-
Excavating, Stripping and Grading ²	40,469	-	-	-	-	-	-	-	-	-	-

Special Zoning Districts

FUD – FUTURE URBAN DEVELOPMENT

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
One Unit Dwelling	40,469	-	7.5	2	7.5	10.7	5	-	2	-	-
Protective & Emergency Services	40,469	-	7.5	2	7.5	10.7	5	-	6	-	-

Notes on Development Standards for the table above (FUD – Future Urban Development):

- ¹ The regulations in Section 4.2 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 10.1.6 of this Bylaw shall apply.

(16 of 2020, s.1sss. to 1bbbb.; 13 of 2022, s. 1zz. to iii.; 2 of 2023, s.1aa to dd.; 19 of 2024, s.1ss. to vv.)

Contract Zoning District

Section 11: Contract Zoning District

11.1 Purpose

The purpose of the C – Contract Zoning District is to accommodate the development of land that, due to unique characteristics or development circumstances, requires special consideration in order to ensure any development utilizing this zoning district are compatible with the applicable zoning regulations, and the nature of any adjacent land uses.

11.2 General Regulations

1. Contract zoning shall not be considered on or for a part of a site, building or structure, based on the leasehold interest of a lessee, at or on which the site, building or structure is located.
2. A contract zone shall only be considered in the following situations:
 - a) For excessively small or irregularly shaped lots;
 - b) For lots where development is restricted by significant physical barriers such as water courses, slopes, roadways or railways;
 - c) For infill sites in higher density residential or mixed use areas; or
 - d) For sites accommodating a unique development opportunity.
3. The application and review process for a proposed contract zoning district shall be in accordance with Section 3.5 and Section 3.16 of this Bylaw. A proposed timeframe for establishment, operation, and closure or removal of the proposed development shall be submitted with the application.
4. The appropriate zoning district and use shall be determined by the Development Officer based on the proposal, and the regulations contained within that zoning district shall be at the discretion of the Approving Authority.
5. Public notice shall be issued prior to considering the establishment, amendment or cancellation of a Contract Zoning Agreement, in accordance with the Public Notice Bylaw.
6. The agreement shall be registered as an interest on the Title of the subject parcel, and the agreement shall bind the owners, their heirs, executors, administrators, or any future party subject to the agreement.
7. Upon registering the agreement on Title, the land shall only be used as set out in the agreement.

Contract Zoning District

8. The interest shall only be discharged upon cancelation or expiry of the agreement.

11.3 Contract Zoning Agreement Requirements

In addition to the regulations contained in Section 11.2 of this Bylaw, the following may be required and included in the Contract Zoning Agreement:

1. All conditions imposed by the Approving Authority in order to ensure the agreement is administered and adhered to as intended;
2. A performance bond may be required prior to entering into an agreement to ensure that the site is utilized and subsequently decommissioned as set out in the agreement; and
3. That the agreement may be amended or canceled as follows:
 - a) By the Approving Authority if the land or buildings are used contrary to the established terms and conditions, or if the development fails to meet the timelines or limits prescribed; or
 - b) By the applicant upon the review and approval of the Approving Authority.

11.4 Reference

The use of the symbol “C” on the Zoning Map shall indicate a property which has been rezoned as a result of a Contract Zoning Agreement.

11.5 List of Contract Zoning Agreements

The following is a list of current approved Contract Zoning Agreements, and during their currency, shall be maintained in the register of the City Clerk:

1. Bylaw No. 26 of 2009 – Automotive Sales/Service
Civically known as 588 8th Street East, legally described as Lots 27 to 29, Block 8, Plan B400.
(Expires October 1, 2024)
2. Bylaw No. 10 of 2011 – Retail Sales of Building Supplies, Landscaping and Agriculture Supplies, Commercial/Industrial Supplies or Products, Storing and Wholesale Distribution of Liquid Fertilizer Products
Civically known as 275 38th Street East, legally described as Lot 7, Block D, Plan 80PA11701.
(Expires May 1, 2021 – renewed to May 1, 2031)

Contract Zoning District

3. Bylaw No. 23 of 2011 – Storage Containers and Continued Operation of Multiple Permitted Uses within the Principal Building
Civically known 139 17th Street West, legally described Lots 50 and 51, Block 15, Plan 99PA23055.
(Expires May 1, 2021 – renewed to May 1, 2026)
4. Bylaw No. 3 of 2012 – Manufacturing Concrete and Asphalt, Excavation Services, Storage of Sand and Gravel, and other Associated Operations
Civically known as 2403 17th Avenue West, legally described as Parcel 3, Plan CD214.
(Expires April 31, 2022 – renewed to April 30, 2027)
5. Bylaw No. 8 of 2012 – Indoor/Outdoor Storage and Construction of Dwelling Unit within Principal Building
Civically known as 333 15th Street NW, legally described as Parcels L and M, Plan BQ719, excepting the most westerly 3.048 metres in perpendicular width throughout Parcel L.
(Expires April 31, 2022 – renewed to April 30, 2027)
6. Bylaw No. 11 of 2012 – Office, Limited Agricultural Use and/or Indoor/Outdoor Storage
Civically known as 1800 Riverside Drive, legally described as LSD 5-SEC 7-TWP 49-RGE 26-W2M Ext. 8.
(Expires April 30, 2022 – renewed to April 30, 2027)
7. Bylaw No. 5 of 2015 – Accessory Buildings (Shipping Containers)
Civically known as 1100 15th Street East, legally described as Parcel B, Plan 83PA15238.
(Expires January 1, 2025)
8. Bylaw No. 25 of 2025 – Shelter
Civically known as 650 Exhibition Drive, legally described as a portion of Parcel A, Plan BZ4785 Ext. 0

(16 of 2020, s.1cccc. & 1dddd.; 25 of 2025)

Section 12: Overlay Districts**12.1 Conflict between Zoning and Overlay Districts**

The regulations and boundaries pertaining to zoning and overlay districts are contained in Section 2.2 and 2.3 of this Bylaw.

12.2 Airport Overlay**1. Purpose**

The purpose of the Airport Overlay District is to ensure that development located within the area shown in Appendix C does not impede the safe operation or future expansion of Prince Albert (Glass Field).

2. Development Permit Requirements

The Development Officer may refer a development permit application to the Airport Manager for review, and the Development Officer may impose any recommendations made by the Airport Manager as conditions of approval.

12.3 Fire Hazard Overlay**1. Purpose**

The purpose of the Fire Hazard Overlay District is to ensure that development within the area shown in Appendix D is managed by prioritizing the safety of people and the forested area, and by minimizing the risk of damage to property from fire.

2. Development Permit Requirements

The Development Officer may refer a development permit application to the Ministry of Environment for review, and the Development Officer may impose any recommendations made by the Ministry of Environment as conditions of approval.

12.4 Floodplain Overlay**1. Purpose**

The purpose of the Floodplain Overlay District is to ensure that development is managed by prioritizing the safety of people, and by minimizing the risk of damage to property located within the floodplain.

Overlay Districts

2. Floodplain Overlay Boundary

Notwithstanding Section 2.3.3 of this Bylaw, the boundary for the Floodplain Overlay District shall be defined by *The Planning and Development Act, 2007*, *The Statements of Provincial Interest Regulations*, and Schedule 16.1.9 of the City of Prince Albert Official Community Plan.

3. Development Requirements and Flood Management

All development located within the Floodplain Overlay District shall be undertaken and maintained in accordance with the following:

- a) The Estimated Peak Water Level (EPWL) and Safe Building Elevation (SBE) shall be established and provided by the Water Security Agency at the request of the Director of Planning and Development Services or their designate;
- b) All new construction shall be undertaken in accordance with the flood proofing measures detailed in Section 12.4.3(c) through (f) inclusive of this Bylaw, based on the SBE provided by the Water Security Agency;
- c) All buildings or structures, and any portion thereof, located below the SBE shall be evaluated by the Director of Planning and Development Services, or their designate, to determine the suitability for development or redevelopment, and any proposed development or redevelopment shall be designed by a professional engineer or architect, registered in the Province of Saskatchewan;
- d) All habitable living space shall be located above the SBE;
- e) Unless otherwise protected from flood waters in accordance with the regulations contained in Section 12.4.3 of this Bylaw, all mechanical and electrical equipment shall be located above the SBE; and
- f) At the discretion of the engineer or architect, flood proofing may be achieved through either “wet” or “dry” methods.

Permanent Signs

Section 13: Permanent Signs

13.1 General Sign Regulations

1. Sign Content

- a) All sign content, including text and language, shall comply with the *Canadian Code of Advertising Standards*.
- b) Signs shall not portray or represent any individual, group or concept that is deemed to be demeaning, derogatory, or contrary to public order or common moral standards, as determined by the Development Officer, and in accordance with the *Canadian Code of Advertising Standards*.
- c) Signs shall not resemble the shape and colour of any traffic sign, display the words "STOP", "DANGER" or any other directional words or symbols.
- d) Signs shall not flash, have revolving lights or graphic effects that could be confused as those of an emergency vehicle, or cause a distraction for drivers.

2. Sign Location

- a) All signs shall be located on the site for which the sign represents;
- b) All signs with a height of more than one (1) metre from grade shall have either:
 - i) A minimum clearance of 1.5 metres; or
 - ii) A minimum setback of 3 metres from the property line;
- c) Signs with a height up to one (1) metre from grade may have no minimum clearance or setback; and
- d) Signs shall not be placed in the following locations:
 - i) In or on any point of egress in a way that inhibits pedestrian or vehicular movement, visibility, or creates a physical hazard;
 - ii) Within a right-of-way, median or boulevard; or
 - iii) Within the corner visibility triangle, or "corner obstructions and line of sight" as described in the Traffic Bylaw.

Permanent Signs

3. Sign Construction

- a) All signs shall be constructed to a professional standard.
- b) In addition to Subsection 13.1.3 (a), the following signs shall be designed by a professional engineer:
 - i) Freestanding signs with a height of 3 metres from grade or more, or an area of 4.64 square metres or more;
 - ii) Signs that project 0.6 metres or more from a building face; and
 - iii) Roof signs.
- c) Secondary signage, posters, decorations or other similar materials shall not be attached to or hung from a sign.
- d) Signs that are illuminated shall be constructed of non-combustible materials, and the lighting shall be easily controlled and directed away from any adjacent right-of-way or neighbouring property.

4. Sign Maintenance

- a) Signs associated with any discontinued activity or use shall be appropriately concealed or removed in their entirety within 30 days of the discontinuation.
- b) Signs shall be maintained to a professional standard. At the discretion of the Development Officer, any sign that is deemed to be damaged, dilapidated or in any other state of repair that may be hazardous shall be repaired or removed. The Development Officer shall advise the sign applicant or the owner, if not the same, in writing, of the required repair or removal of the sign.

5. Third Party Advertising

In addition to the regulations contained in Section 13.1 of this Bylaw, and notwithstanding Section 13.1.2(a) of this Bylaw, third party advertising shall be permitted in accordance with the following:

- a) Third party advertising for non-profit organizations or community events shall be permitted on any sign;
- b) For-profit, third party advertising shall be permitted on billboards, in accordance with Section 13.3 of this Bylaw;

Permanent Signs

- c) For-profit, third party advertising shall be allowed on a freestanding sign, located on the site that directly abuts the principal business location; and
 - d) At the discretion of the Department of Public Works, third party advertising may be allowed on transit benches and transit shelters.
6. Sign Regulations not Otherwise Specified and City Council Consideration
- a) In a case where a sign regulation or requirement is not listed in this Bylaw, interim regulations or requirements shall be established by the Development Officer; and
 - b) A sign permit application may be referred to City Council for consideration where:
 - i) The Development Officer has found it necessary to apply additional regulations or requirements to a sign permit application; or
 - ii) At the discretion of the Development Officer, due to the content, location or general nature of the sign permit application, City Council consideration is required; and
 - iii) City Council may also apply additional conditions of approval, in accordance with the regulations contained in Section 56(3) of *The Planning and Development Act, 2007*.

13.2 Digital Sign

In addition to the regulations contained in Section 13.1 of this Bylaw, signs with digital faces or digital signs shall be administered in accordance with the following regulations:

1. Digital signs shall require City Council approval;
2. The brightness and message speed of a digital sign shall be easily adjustable and shall be at the discretion of the Development Officer;
3. Digital signs shall not broadcast live video or any type of audio;
4. One (1) digital sign shall be permitted per site; and
5. The City shall reserve the right to utilize a digital sign to display emergency or public safety broadcasts, or broadcast information regarding any other emergency situation where the general public may be affected.

Permanent Signs

13.3 Billboards

1. In addition to the regulations contained in Section 13.1.2 of this Bylaw, the location of large and small billboards shall be administered in accordance with the following regulations:
 - a) Billboards shall be located a minimum of 1.5 metres from any building;
 - b) Notwithstanding Section 13.1.2(b) of this Bylaw, billboards shall have a minimum front yard setback of 7.5 metres;
 - c) Billboards shall have a minimum side yard setback of 1.5 metres;
 - d) Notwithstanding Section 13.1.2(b) of this Bylaw, billboards shall have a minimum rear yard setback of 7.5 metres;
 - e) Notwithstanding Section 13.1.2(b) of this Bylaw, small billboards shall have a minimum clearance of 1.5 metres, regardless of location; and
 - f) Notwithstanding Section 13.1.2(b) of this Bylaw, large billboards shall have a minimum clearance of 3 metres, regardless of location.
2. In addition to the regulations contained in Section 13.1 and 13.3 of this Bylaw, large billboards shall be administered in accordance with the following regulations:
 - a) Large billboards shall be permitted within the M1 – Heavy Industrial or M3 – Large Lot Light Industrial Zoning Districts, or on City owned property as shown on Schedule A;
 - b) The sign face shall have a maximum area of 18.6 square metres;
 - c) The sign shall have a maximum height of 10.7 metres from grade; and
 - d) Large billboards shall be spaced a minimum of 90 metres apart when located on the same side of a right-of-way, except along a provincial highway where the minimum spacing shall be at the discretion of the Ministry of Highways and Infrastructure.
3. In addition to the regulations contained in Section 13.1 and 13.3 of this Bylaw, small billboards shall be administered in accordance with the following regulations:
 - a) Small billboards shall be permitted on City owned property as shown on Schedule A;

Permanent Signs

- b) The sign face shall have a maximum area of 4.64 square metres;
and
- c) The sign shall have a maximum height of 6.1 metres from grade.

13.4 Projection Sign

In addition to the regulations contained in Section 13.1 of this Bylaw, projection signs shall be permitted in any zoning district, and administered in accordance with the following regulations:

- 1. Awning and canopy signs shall be considered a type of projection sign;
- 2. Notwithstanding the regulations contained in Section 13.1.2, the sign shall have a minimum clearance of 2.43 metres;
- 3. A projection sign may extend outward from the building face or wall a maximum of 2 metres; and
- 4. Notwithstanding Section 13.1.2(c) of this Bylaw, and at the discretion of the Development Officer, a projection sign may encroach into a right-of-way where a building has been built to the property line.

13.5 Fascia Sign

In addition to the regulations contained in Section 13.1 of this Bylaw, fascia signs shall be permitted in any zoning district, and administered in accordance with the following regulations:

- 1. The sign face shall cover a maximum of 25% of the area of the building face or wall, on which the sign is to be located;
- 2. Notwithstanding the regulations contained in Section 13.1.2, the sign shall have a minimum clearance of 2.42 metres; and
- 3. Fascia signs shall not extend past, around the corner, or off the abutting side of the building face or wall on which the sign is located.

13.6 Feature Sign

In addition to the regulations contained in Section 13.1 of this Bylaw, feature signs shall be administered in accordance with the following regulations:

- 1. One (1) feature sign per site may be permitted:
 - a) In a Commercial, Industrial, Institutional or Special Zoning District;

Permanent Signs

- b) On a site with an approved Residential Care Facility; or
- c) In a Residential Zoning District:
 - i) At the entrance to a developed, residential subdivision;
 - ii) For a Multi-Unit Dwelling having six (6) or more units;
 - iii) For a Dwelling Group having six (6) or more units; or
 - iv) For a Multi-Unit High Rise Dwelling; and
- 2. The sign face shall have a maximum area of 12 square metres;
- 3. The sign shall have a single maximum dimension of 6 metres in length;
- 4. The sign shall have a maximum height of 3 metres from grade;
- 5. The sign may be affixed to a fence, however, it shall not exceed the maximum fence height; and
- 6. Notwithstanding 13.6.1 and in accordance with Section 13.6.2 through 13.6.5 of this Bylaw, two (2) feature signs may be permitted on a fence where the property frontage exceeds 90 metres.

13.7 Freestanding Sign

In addition to the regulations contained in Section 13.1 of this Bylaw, freestanding signs shall be administered in accordance with the following regulations:

- 1. Freestanding signs shall be permitted for a Multi-Unit Dwelling of four (4) or more units, a Dwelling Group of four (4) or more units, or a Multi-Unit High Rise Dwelling in a Residential Zoning District or the RMU – Residential Mixed Use Zoning District, and the following shall apply:
 - a) The sign face shall have a maximum area of 2.97 square metres; and
 - b) The sign shall have a maximum height of 3 metres from grade;
- 2. Freestanding signs shall be permitted for a Day Care Centre, Place of Worship, or Bed and Breakfast Home, located in any zoning district, and the following shall apply:
 - a) The sign face shall have a maximum area of 4.64 square; and
 - b) The sign shall have a maximum height of 3 metres from grade;

Permanent Signs

3. Freestanding signs shall be permitted in the C1 – Downtown Commercial, C2 – Small Lot Arterial Commercial, Institutional, Industrial and Special Zoning Districts, and the following shall apply:
 - a) The sign face shall have a maximum area of 16 square metres;
 - b) The sign shall have a maximum height of 10.7 metres from grade; and
 - c) In the Industrial, Institutional and Special Zoning Districts where two (2) or more signs are located on a single property, the minimum distance between signs shall be 30 metre;
4. Freestanding signs shall be permitted in the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts; and the following shall apply:
 - a) The sign face shall have a maximum area of 34 square metres;
 - b) The sign shall have a maximum height of 10.7 metres from grade; and
 - c) When two (2) or more signs are located on a single property, the minimum distance between signs shall be 30 metres; and
5. Freestanding signs shall be permitted in the CMU – Commercial Mixed Use Zoning District and for non-residential developments in the RMU – Residential Mixed Use Zoning District, and the following shall apply:
 - a) The sign face shall have a maximum area of 4.64 square metres;
 - b) The sign shall have a maximum height of 6 metres from grade; and
 - c) At the discretion of the Development Officer, where a property in the CMU – Commercial Mixed Use Zoning District directly abuts a provincial highway or major arterial corridor, the sign regulations for the C3 – Large Lot Arterial Commercial or C4 – Highway Commercial Zoning Districts may be applied.

13.8 Roof Sign

1. Roof signs shall be permitted in the following Zoning Districts:
 - C1 - Downtown Commercial Zoning District
 - C2 – Small Lot Arterial Commercial Zoning District
 - C3 – Large Lot Arterial Commercial Zoning District
 - C4 – Highway Commercial Zoning District
 - M1 – Heavy Industrial Zoning District

Permanent Signs

M2 – Small Lot Light Industrial Zoning District

M3 – Large Lot Light Industrial Zoning District

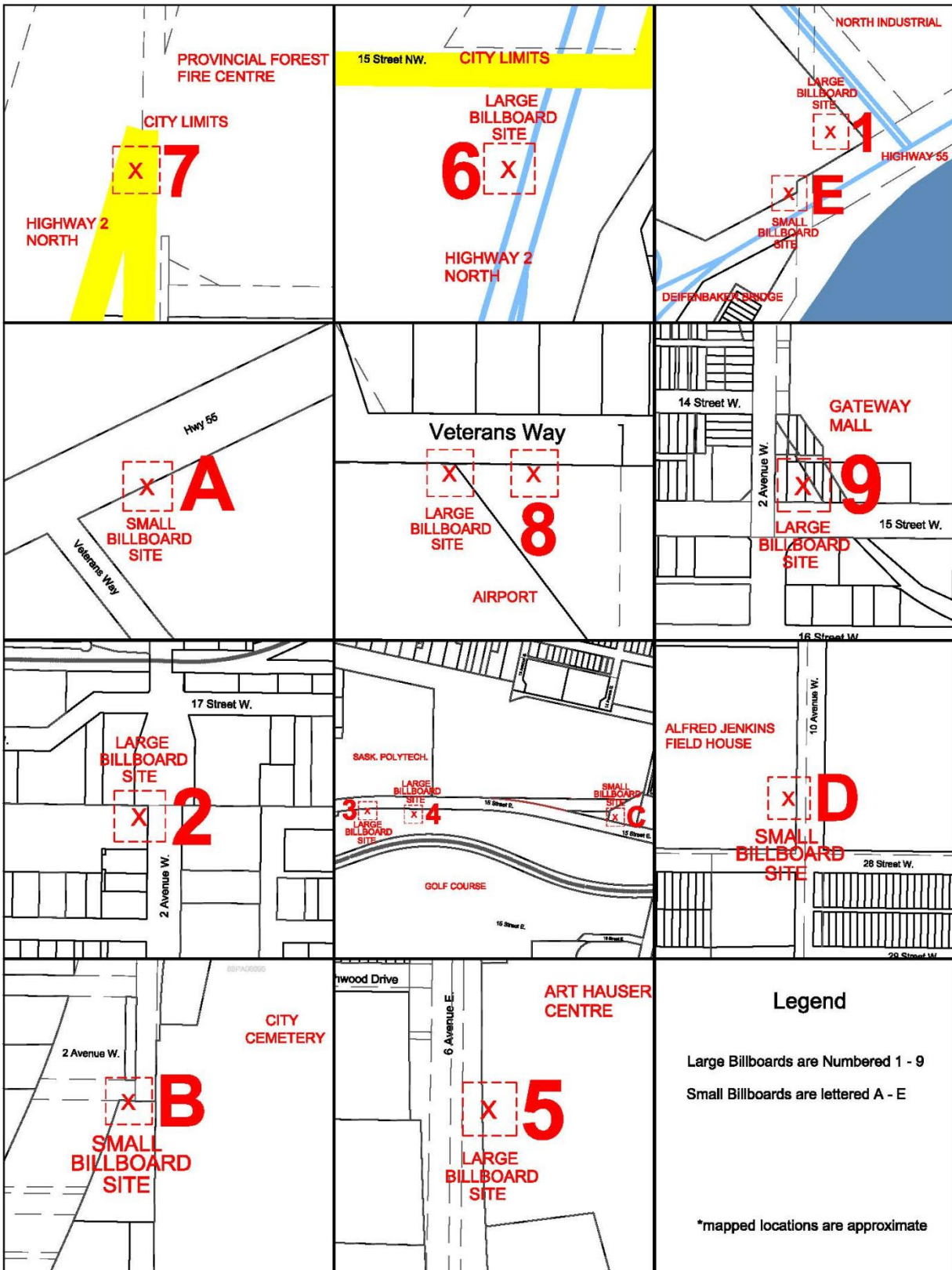
2. Notwithstanding the regulations contained in Section 13.1.3 of this Bylaw:
 - a) The sign face shall have a maximum area of 11 square metres; and
 - b) The sign shall have a maximum height of 6 metres, measured from the surface of the roof to the top of the sign.

(16 of 2020, s.1eeee. to s.1ssss; 1rrrrr; 13 of 2022, s. III.& mmm.)

Permanent Signs

Schedule A

Small and Large Billboard Locations



Section 14: Glossary

14.1 In this Bylaw:

accessory building

means a building which is subordinate or incidental to the principal use on the site;

accessory structure

means a structure, which may accommodate a use, that is subordinate or incidental to the principal use on the site;

accessory use

means a use which is subordinate or incidental to the principal use on the site;

additional dwelling units

- a) Residential/Residential Mixed Use means a second, third or fourth dwelling unit attached to a one unit dwelling. Additional dwelling units are considered a part of the principal use of a site;
- b) Commercial/Institutional Mixed Use means dwelling unit(s) on the first floor or more above grade, on a site with an existing principal use. Above grade additional dwelling units are considered part of the principal use of a site;

aircraft assembly and service

means the use of land, buildings or structures for the assembly, repair, or maintenance of aircraft and aircraft related items;

aircraft sales, charters, rentals and service

means the use of land, buildings or structures for the sale, charter or rental of aircraft, and may include incidental maintenance services, and the sale of parts and accessories;

airport

means the use of land, buildings or structures for the arrival, departure, or any other management or movement of commercial aircraft, passengers, or cargo, certified under Part III of the Civil Aviation Regulations, formally designated Prince Albert (Glass Field);

airport terminal

means a building or structure, located at a certified airport, where cargo and passengers are transferred between ground and air transportation. This may include accessory uses such as offices, restaurants, and retail uses, which provide additional support or amenity to the traveling public;

Glossary

amenity space

means an area such as a patio, balcony, roof top terrace, deck, courtyard or designated internal building space provided for exclusive use by tenants as on-site recreational space;

animal care service

means land, a building, or a portion thereof, used for training, grooming, or the temporary keeping, which does not include overnight accommodation, of domestic animals;

animal shelter

means land, building, a structure, or a portion thereof, that is used for the care of lost, abandoned, abused or neglected animals;

Approving Authority

means the Development Officer or the Council of the City of Prince Albert, as the case may be;

aquaculture facility

means the use of land, a building, or a portion thereof, for the breeding or raising of fish or shellfish, and where the fish or shellfish may be processed, packaged, tested, stored or shipped;

asphalt, aggregate or concrete plant

means the use of land, a building, a structure, or portion thereof, for the preparation and production of asphalt, aggregate, or concrete, or another similar product, and may include sorting and stockpiling of similar materials;

athletic and recreational facility

means the use of land, a building, or a portion thereof, for athletic, recreational or leisure activities, which may include swimming pools, skating rinks, arenas, gymnasiums or similar facilities;

auto wrecking and salvage yard

means the use of land, a building, a structure, or a portion thereof, for the storage, dismantling, crushing, or selling of dilapidated, damaged, inoperable or obsolete vehicles, and their parts;

awning

means an overhead shelter supported entirely by the exterior wall of a building, which is typically composed of non-rigid materials except for the supporting framework;

awning sign

means a sign that is printed, painted or stenciled on the covering material of an awning;

Glossary

bed and breakfast home

means a portion of a one unit dwelling that is used by the owner or operator for the purpose of providing, for remuneration, temporary sleeping accommodations and one meal per day to guests;

billboard

means a poster panel freestanding sign that is only allowed in specific locations for the purposes of providing third party advertising;

bingo hall

means a building, or portion thereof, where bingo games are held on three (3) or more days in any one calendar week;

boarding house

means a building that provides sleeping accommodations for five (5) or more boarders, exclusive of the receiving family and which includes shared cooking facilities;

brewing and distilling

means a building where beer, wine, spirits and other alcoholic beverages are manufactured, and may include:

- a) areas and facilities for the storage, packaging, bottling, canning and shipping of products made;
- b) a private hospitality area where products made on-site are provided to a private group for tasting and consumption as a special event, and may include the preparation of food items; and
- c) the retail sale of products made on the premises for the consumption on or off premises;

buffering

means the provision of a landscaped area along the perimeter of a site for the purposes of creating a physical barrier from the abutting sites. This may include the use of fences, trees, or other vegetation to provide additional screening;

building

means any structure used or intended for shelter or accommodation and consists of a roof supported by walls or columns;

building height

means the maximum vertical distance between final grade to the eave line of a building. In the case of a Quonset type structure where the roof line is an inversed u-shape, the building height shall be the maximum vertical distance between the final grade and the highest point of the structure;

Glossary

building supplies and products

means the use of land, a building, structure, or a portion thereof, for the sale and outdoor storage of typical building or construction materials, products and supplies. This may also include the sale and rental of products and equipment related to the materials, products and supplies being sold;

bulk fuel

means the use of land, buildings, structures, or a portion thereof for the outdoor storage and wholesale of large quantities of petroleum or other fuel products;

business complex

means a multi-unit building, with shared parking and site access, constructed for the purposes of providing individual, leasable units to two (2) or more tenants;

business group

means a site containing two (2) or more buildings, with shared parking and site access, constructed for the purposes of providing individual, leasable units to multiple tenants;

campground

means the use of land, buildings, structures, or a portion thereof, for the purpose of providing temporary, individual, rentable spaces for the public, utilizing recreational vehicles or tents, and may include an administration building, as well as laundry, washroom, waste disposal, and other related facilities;

cannabis production facility

means a building, or a portion thereof, regulated by provincial and federal legislation, used to grow, cultivate, process, test, manufacture, package, store or ship cannabis or cannabis products;

cannabis retail store

means a building, or a portion thereof, used to display and sell cannabis, cannabis products, and may include the sale and display of related accessories and ancillary items;

cannabis wholesale facility

means a building, or a portion thereof, regulated by provincial legislation, used for the storage and shipment of wholesale cannabis or cannabis products;

canopy

means a roof construction or cantilevered roof free of enclosing walls;

canopy sign

means a sign that is specifically incorporated into or printed on a canopy;

cantilever

means a structural feature that projects out from the side of a wall or building that is supported at one end only;

Glossary

cardlock

means the use of land, buildings, or a portion thereof, for the retail sale of fuel to commercial trucks or large motor vehicles, and may be operated without an attendant;

casino

means the use of a building for a gaming establishment, licensed by the Province of Saskatchewan, operating slot machines, table games, video lottery terminals, and other related games of chance, but does not include a bingo hall;

catering service

means the use of a building, or a portion thereof, for the preparation and storage of food, which is then delivered for consumption. This use may include specialized cooking and refrigeration equipment, and delivery vehicles may be located within or outside of the building;

cemetery

means the use of land, buildings, or a portion thereof, for the internment of the deceased, which may include accessory uses such as a columbarium, but shall not include a crematorium;

child care centre

means the use of a building, or a portion thereof, for the provision of care and supervision to twelve (12) or more children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

City Council

means the Council of The City of Prince Albert;

The City of Prince Albert, or City of Prince Albert or City

means the urban municipality of The City of Prince Albert or the land lying within the corporate limits of The City of Prince Albert, as the context so requires;

clearance

means the vertical distance between the lowest part of a sign and the finished grade;

commercial entertainment establishment

means the use of a building, or a portion thereof, for providing entertainment or amusement, with or without a fee, where food and non-alcoholic beverages may be prepared and consumed on-site;

commercial service establishment

means a building, or portion thereof, used for the provision of services to businesses or households, including appliance repair, upholstery, graphic design and printing, laundromats, shoe repair, dry cleaning, and other similar services;

Glossary

common line

means an established, visual setback, based on the location of buildings on abutting sites. The common line shall be established as follows:

- a) for a site that abuts one other site, the setback distance, or common line, shall be the same as the setback distance as measured from the property line to the principal building of the abutting site;
- b) for a site that has sites abutting it on either side, the setback distance, or common line, shall be the average of the two setback distances, as measured from the property line to the principal building, calculated for each abutting site;

communal amenity space

means the a specific space, a courtyard, roof top terrace or other similar site feature used exclusively by tenants of the building as communal, on-site, recreational space;

communication tower

means a structure, or a part thereof, used for the broadcasting of information through various radio frequency signals;

community garden

means the use of land, or a portion thereof, for growing and harvesting fruits, plants, vegetables, or ornamental crops such as flowers;

community workshop

means the use of land, a building, structure, or a portion thereof, for the small scale production of furniture and household items, by a community organization;

convent

means the use of a building, or a portion thereof, as a residence, operated as a single housekeeping unit solely by and for a group of individuals who have professed vows in a religious order;

corner site

means a site at the intersection or junction of two or more streets;

corner visibility triangle

as defined in the City of Prince Albert Traffic Bylaw;

correctional institution and related facilities

means the use of land, a building, structure, or a portion thereof, for the purpose of detaining, treating and rehabilitating individuals who are in the lawful custody of the government of Saskatchewan or Canada, and which may include penitentiaries, prisons, jails, mental health institutions, remand centres, and other related corrections services;

Glossary

courthouse

means the use of a building, or portion thereof, where courts of law are regularly held;

crematorium

means the use of a building, or a portion thereof, for the preparation and cremation of the deceased, that may also provide services such as the preparation for burial and the carrying out of funeral services;

custodial care facility

means a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Young Offenders Act (Canada)*, *The Summary Offences Act (Saskatchewan)*, *The Corrections and Conditional Release Act (Canada)*, or a community training resident as defined in *The Corrections Act (Saskatchewan)*;

dangerous goods

means any product, substance, organism or similar, included by its nature or by the regulations contained in the schedule to *The Transportation of Dangerous Goods Act (Canada)* or *The Dangerous Goods Transportation Act (Saskatchewan)*;

density

- a) site density means the number of dwelling units on a site expressed as units per site;
- b) neighbourhood density means the number of dwelling units in a particular area or neighbourhood expressed as units per acre;

development

means the carrying out of any construction, site work, or other operations in, on or over land, or the making of any material change in the use or intensity of the use of any building or land;

development officer

means the City of Prince Albert Director of Planning and Development Services, or anyone authorized by the Director of Planning and Development Services, to administer this Bylaw;

development permit

means a document authorizing a development, issued by a Development Officer or the Council of the City of Prince Albert, pursuant to this Bylaw;

digital sign

means a type of sign that displays digital images, graphics, text, animation or other information. These signs are capable of storing or displaying multiple formats and at varying intervals;

Glossary

discretionary use – council

means any form of development, that shall be considered, approved or denied by a resolution of Council, with or without additional development conditions;

discretionary use – development officer

means any form of development, that shall be considered, approved or denied by a Development Officer, with or without additional development conditions;

drinking establishment

means the use of a building, or a portion thereof, for the on-site sale and consumption of food and alcohol, which is licensed by the Saskatchewan Liquor and Gaming Authority, and that may have a space for the provision of entertainment or dancing up to a maximum of 15 square metres in area;

drug store

means the use of a building, or a portion thereof, for the storage, sale and distribution of medicines and related medical items, but does not include methadone;

dwelling group

means a group of two (2) or more residential buildings that occupy the same site, and where the form of residential development comprising the dwelling group is an allowed use in the subject zoning district;

dwelling unit

means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

eave line

means the line formed by the intersection of the wall and roof of a building;

elementary school

means the use of land, a building, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction of children from pre-kindergarten to grade 9;

excavating, stripping and grading

means the grading or disturbance of land, clearing of vegetation or any similar activity;

family child care home

means an accessory use to a one unit dwelling where child care services are provided to not more than eight (8) children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

Glossary

fascia sign

means a sign or individual letters or numbers, attached, marked, painted or inscribed on or otherwise affixed to the face of a building wall;

feature sign

means an identification sign, which may have a civic address, building name, business name, or a subdivision name, and may include numbers, symbols or logos;

federal

means The Government of Canada or an agency of the Government of Canada;

fence

means a vertical physical barrier constructed to provide visual screening or to prevent unauthorized access;

financial institution

means the use of a building, or a portion thereof, for banks, credit unions, trust companies, and treasury branches, but does not include payday loans, pawnshops or businesses that offer financing for products sold;

fleet service

means the use of land, a building, structure, or a portion thereof, for the keeping, dispatching, storage and repair of buses, couriers, limousines, taxis or other similar vehicles which may include administrative offices or other related activities. This does not include the production, display or sale of vehicles;

flood fringe

means the portion of the Flood Plain located outside the Flood Way and where the waters in the flood are projected to be less than a depth of one metre or a velocity of metre per second;

flood plain

means the flood prone area as shown on Schedule 16.1.9 in the City of Prince Albert Official Community Plan;

flood proofing – dry

means a building that is protected against flood waters whereby all areas below the safe building elevation are made to resist major water intrusion;

flood proofing – wet

means a building that is protected against flood waters whereby flood waters are intentionally allowed into the building to minimize water pressure on the structure;

flood way

means the portion of the Flood Plain adjoining the channel where the waters levels in a flood event are projected to meet or exceed a depth of one metre or a velocity of one meter per second;

Glossary

food bank

means the use of a building, or a portion thereof, which is operated by a non-profit organization, to collect, store and distribute food and other goods to individuals or groups;

food kiosk

means a small building or structure where food and beverages are provided for immediate consumption, which may include a small seating area, but shall not have a drive-through service;

foundation

means a system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock;

freeboard

means a 0.5 metre measurement that is added to the Estimated Peak Water Level;

freestanding sign

means a sign supported by a permanent structure with one or more uprights, braces or pylons, and which stands independently of a building;

front yard

means the area of a site, bound by the front of the principal building and the front and side property lines;

frontage

means the length of a property, shared with a street or right-of-way, that is considered the front of the property. In a case where more than one (1) property line abuts a street or right-of-way, the frontage shall be determined by the Development Officer;

fuel production facility

means the use of land, a building, structure, or a portion thereof, for the processing or production of fuel sources. This may include the on-site storage of fuels, fuel products, and other related items or equipment;

funeral home

means the use of a building, or a portion thereof, for organizing and conducting funeral services, where the deceased may be prepared for burial or cremation and which may include a columbarium. This use may also include on site cremation services, which cannot emit any noxious or offensive gasses, smells or smoke;

garage suite

means a self-contained dwelling unit that may be at or above grade, which is located within a detached garage or similar accessory building;

Glossary

garden centre

means the use of land, a building, or portion thereof, for the retail sale of plants and associated landscaping and gardening supplies, but does not include a plant nursery;

gas bar

means the use of land, a building, structure, or a portion thereof, where automotive fuels are sold, which may include the sale of vehicle accessories and products, and miscellaneous food and beverage items;

grade

means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground;

grocery store

means the use of a building, or a portion thereof, that is 375 square metres or more in area, where fresh or packaged food and daily household items are sold, which may include the preparation of food and non-alcoholic beverages;

gross floor area

means the sum of the total, horizontal floor area of a building or use within a building, measured at each floor level. All dimensions shall be measured from the exterior faces of the exterior walls;

group family child care home

means an accessory use to a one unit dwelling where child care services are provided to not more than twelve (12) children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

habitable space

A space in a building that is used for living, sleeping, eating, or cooking. Bathrooms, closets, halls, recreation space, storage or utility spaces, and similar areas are not considered habitable space.

health clinic

means the use of a building, or a portion thereof, where a licensed practitioner provides human health services that are preventative, diagnostic, therapeutic or rehabilitative, without the provision for overnight accommodation;

health club

means the use of a building, or a portion thereof, for the provision of active recreation or physical training space, which may include one or both of the following:

- a) activities such as aerobic exercise, walking, running, the use of exercise equipment, game courts or other similar activities; or

Glossary

- b) classes to train participants in a specific sport or discipline, including karate, dance, yoga, or another similar activity;

home based business

as defined in the City of Prince Albert Business License Bylaw;

hospital

means the use of a building, or a portion thereof, for the provision of health care services by licensed physicians, nurses, and other health care personnel, which includes inpatient, outpatient, short and long term care, diagnostic, laboratory, and surgical services, and which may include services for the treatment of mental health, and drug rehabilitation;

hostel

means the use of a building, or a portion thereof, for the provision of temporary, single or group style accommodations to the public, for remuneration, typically for one (1) week or less;

hotel

means the use of a building, or a portion thereof, for the provision of temporary accommodations to the public, and may include additional facilities and services such as assembly areas, banquet halls, recreational facilities, and other related food and service uses;

industrial equipment sales and service

means the use of land, a building, structure, or a portion thereof, for the sale, rental or service of heavy vehicles, machinery or mechanical equipment that is typically used in heavy industrial or agricultural operations;

industrial service establishment

means the use of land, a building, structure, or a portion thereof, for the repair of industrial items, which includes functions such as welding, sandblasting, machining, forging, and other similar uses, and which may also provide for the outdoor storage of related equipment and supplies;

infill

means the development or redevelopment of a vacant site following the completion of the initial development of the area;

inner city

means the portion of the city lying within the area bound by 6th Avenue East, 6th Avenue West, the North Saskatchewan River and 19th Street East and West;

intensive agriculture

means the use of buildings or structures for the production of crops using hydroponic techniques, or by use of intensive irrigation and fertilizer application;

Glossary

interior site

means a development site that is flanked on either side by development sites;

kennel

means the use of land, a building, or a portion thereof, for the keeping and overnight boarding of domestic animals and includes the use of outdoor enclosures, pens, runs or exercise areas, and which may include the sale of products relating to the services provided;

landing

means a platform or a level surface extending horizontally from a building that provides direct access to an entry door direct access from grade;

landscaped area

means the portion of a site that is required to be landscaped with hard or soft surfaces, such as grass, rock, flowers, shrubs, trees, etc., and does not include pools, drive aisles, parking areas, or boulevards;

landscaping

means the 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 and grass;
- b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt; and
- c) architectural elements consisting of wing walls, sculptures and similar structures;

large vehicle wash

means the use of a building, or a portion thereof, for the washing of motor vehicles with a gross vehicle weight greater than 5,000 kilograms, and may include full service, automatic, or hand operated facilities;

licensed commercial entertainment establishment

means the use of a building, or a portion thereof, for providing entertainment or amusement, with or without a fee, and where food and alcoholic beverages may be prepared and consumed. This may include activities such as a bowling alley, billiard parlour or amusement arcade, but does not include a bingo hall;

licensed restaurant

means the use of a building, or a portion thereof, for the preparation and sale of food and alcoholic beverages, for on-site consumption, which is licensed by the Saskatchewan Liquor and Gaming Authority;

Glossary

lift

means a powered device designed to raise an occupant in order to overcome a step or similar vertical barrier;

liquor store

means the use of a building, or a portion thereof, for the sale of alcoholic beverages that are consumed off-site, which does not include a drive-through service, and which is licensed by the Saskatchewan Liquor and Gaming Authority;

loading space

means a designated parking space for a vehicle providing services to the principal use or where loading and unloading of goods and equipment may occur;

loading zone

means a designated area of a site where a vehicle providing services to the principal use loads and unloads goods and equipment;

lot

means a legal parcel of land under one ownership;

lot area

means the entire area contained within the boundaries of a lot as shown on a plan of subdivision or described in a certificate of title;

lot coverage

means that portion of the lot area covered by buildings or structures;

lot width

means the width of a lot where it abuts a street, except for irregular lots where it is measured across at the minimum front yard setback;

manufacturing, processing and assembly

means the use of land, a building, structure, or a portion thereof, for the processing, manufacturing, assembly, and storage or distribution of goods, products or equipment, and may include an indoor display of products for sale, an office, technical or administrative support, or any operation considered necessary for the use;

manufacturing, processing and assembly – dangerous goods

means the use of land, a building, structure, or a portion thereof, for the handling, processing, manufacturing, assembly, storage, and distribution of products or equipment that may be considered dangerous according to the schedule to *The Transportation of Dangerous Goods Act (Canada)* or *The Dangerous Goods Transportation Act (Saskatchewan)*, which may include an indoor display of products for sale, an office, technical or administrative support, or any operation considered necessary for the use;

Glossary

methadone dispensary

means the use of a building, or a portion thereof, for the dispensing of medicines, specifically including methadone, which may include the sale of other medical products;

minister

means the Minister of Government Relations or the Deputy Minister of Government Relations in the Province of Saskatchewan;

mobile home

means a dwelling unit that conforms to Canadian Standards Association's (CSA) Standard No. Z240 for mobile homes or to such standards as may have been defined by the CSA for mobile homes at any time subsequent to the definition of the standard set out as Z240;

motel

means the use of a building, group of buildings, or a portion thereof, for the provision of temporary accommodations to the public. Each separate, sleeping unit, shall be provided with its own exterior access, which is typically located immediately adjacent to an associated parking space;

multi-unit dwelling

means a building with a maximum of three (3) storeys, which contains five (5) or more dwelling units;

multi-unit high rise dwelling

means a building with more than three (3) storeys, which contains five (5) or more dwelling units;

multi-vehicle car wash

means the use of a building, or a portion thereof, for the full service, automatic, or hand operated washing of motor vehicles with a gross vehicle weight equal to or less than 5,000 kilograms, where more than one vehicle may be washed at one time, and where items related to the use may be sold;

municipal

means anything pertaining to The City of Prince Albert;

mural

means a graphic design or artwork, painted directly onto a building or structure, which does not constitute any type of sign;

night club

means the use of a building, or a portion thereof, for the sale and consumption of liquor, where entertainment is provided in the form of a dance floor, live music or live performances and where food may be prepared and sold for on-site consumption;

Glossary

non-intensive agriculture

means the use of land, a building, structure, or a portion thereof, for the production of field crops or for grazing livestock, and where trees and shrubs may be intensively grown;

office

means the use of a building, or a portion thereof, for the operation of a professional, management, administrative or consulting business, or any other similar service, to either a select clientele, or with limited contact with the public at large;

one unit dwelling

means a detached building containing a single dwelling unit, which shall not include mobile homes;

outdoor storage

means the use of land, or a portion thereof, for the storage of items outside a building or structure;

outer city

means the portion of the city lying outside the area defined as inner city;

owner

means the assessed owner as designated in the assessment rolls of The City of Prince Albert, or the registered owner on record with Information Services Corporation;

parking at grade

means the use of land, or a portion thereof, for the short term parking of vehicles at grade;

parking lot

means the use of land for the temporary parking and maneuvering of typical motor vehicles;

parking space

means a portion of a site that is designated and intended for the individual use of a typical motor vehicle;

parking structure

means the use of a building, structure, or a portion thereof, for the short term parking of vehicles at, below or above grade;

parks and playgrounds

means the use of land, or portion thereof, for active or passive public recreation and that may include the use of natural or artificial landscaping, playing fields and any associated buildings or structures;

Glossary

pawn shop

means the use of a building, or a portion thereof, for the sale or pawn of items, and where more than 10 pawn transactions per month are conducted, in accordance with *The Pawned Property (Recording) Act*;

payday loan

means the use of a building, or portion thereof, used for the advancement of money in exchange for a postdated cheque, a pre-authorized debit or a future payment of a similar nature, but not for a guarantee, suretyship, overdraft protection or security on property and not through a margin loan, pawnbroker, a line of credit or credit card;

permitted use

means any form of development, that shall be considered, approved or denied by a Development Officer;

person

means an individual, corporation, partnership, sole proprietor or any combination of these;

personal service establishment

means the use of a building, or a portion thereof, for the grooming of persons, which includes the sale of related products and accessories. This use may include hairdressers, beauty salons, tanning salons, and tattoo parlours, but does not include any use that would fall under health clinic;

place of worship

means the use of a building, or a portion thereof, where people assemble for religious or spiritual purposes, which includes rooms for administrative functions, child care services, classrooms for religious instruction, a kitchen and eating areas, recreation facilities, and may include a single a dwelling unit known as a parsonage;

plant nursery

means the use of land, a building, structure, or a portion thereof, for the cultivation, harvesting, packaging, storage or shipping of produce or landscaping plants, and where gardening or gardening related supplies, equipment or materials may be displayed and sold;

post office

means the use of a building, or portion thereof, for the collection and distribution of mail and parcels, which may include the sale of stamps, packaging materials, and other items necessary, and shall be considered separately from a fleet service;

post-secondary school

means the use of land, a building, structure, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction of adults, which includes colleges, universities, technical or vocational institutions;

Glossary

principal building

means a building that accommodates the principal use of a site;

principal use

means the main use of a building or site as listed in each zoning district;

private amenity space

means an area such as a balcony, deck, or other similar structure associated with a single dwelling unit, for private, on-site, recreational space;

private care home

means an accessory use to a dwelling unit that is licensed by the province to provide 24 hour care for up to and including five (5) persons, exclusive of receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

private day care home

means an accessory use to a one unit dwelling that may be licensed by the province to provide day care for up to and including five (5) persons, exclusive of receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

private hangar

means the use of a building, structure, or a portion thereof, owned or rented by an individual or company for the purpose of storing, cleaning, and the incidental repair of aircraft owned or rented by the same individual or company;

private school

means the use of land, a building, or a portion thereof, which meets provincial requirements, but does not secure the majority of its funding from taxation or any government agency, for elementary, secondary, post-secondary or other forms of education and training. This may include vocational and commercial schools, or other similar schools;

projection sign

means a sign that is attached to an exterior building wall and projects outward from the face of the building wall;

property line

means a legal boundary of an area of land;

protective & emergency services

means the use of land, a building, structure, or a portion thereof, where police, fire, ambulance or other emergency services are provided for the protection of persons and property from injury, harm or damage, which may include storage of emergency equipment and vehicles, detention cells, living quarters, and offices;

Glossary

provincial

means the Government of the Province of Saskatchewan or an agency of the Government of the Province of Saskatchewan;

public assembly

means the use of land, a building, structure, or a portion thereof, by the general public for cultural, social, or community purposes, which may include auditoriums, community halls, libraries, museums, and art galleries;

pulp and paper mill

means the use of land, a building, structure, or a portion thereof, for the collection and storage of wood chips or other plant fiber sources that are to be converted into a secondary fiber product, which can be shipped to a paper mill for further processing;

rail yard

means the use of land, a building or structure, or a portion thereof, having a network of railway tracks and locations for the storage and maintenance of railcars and engines;

ramp

means an inclined plane installed in addition to or instead of stairs to allow ease of access to a building;

rear yard

means the area of a site, bound by the rear of the principal building and the side property lines;

recreational vehicle

means a type of vehicle, which may or not may be motorized, that may provide temporary living or sleeping accommodations, and which may be required to be pulled by a motor vehicle. This may include a motor home, fifth wheel travel trailer, tent trailer, quad, snow machine, or other similar vehicle;

recycling depot

means the use of land, a building, structure, or portion thereof, for the collection, sorting and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper and paint, and may include machinery used for compaction;

research and development facility

means the use of land, a building, structure, or a portion thereof, for conducting research or for creating or improving existing services or products, but does not include the sale of retail or wholesale products;

Glossary

residential care facility

residential care facility means the use of a building, or a portion thereof, that may be licensed by the province to provide 24 hour staffed care, in a residential setting, for people who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

residential care home

means an accessory use to a dwelling unit that is licensed by the province to provide 24 hour care for up to and including nine (9) persons, exclusive of staff or receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

residential day care facility

means the use of a building, or a portion thereof, which may be licensed by the province to provide day care for people in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

residential day care home

means an accessory use to a one unit dwelling that may be licensed by the province to provide day care for up to and including nine (9) persons, excluding receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

restaurant

means the use of a building, or a portion thereof, for the preparation and sale of food, which may be consumed on or off-site, and which may include drive-through services;

retail store

means the use of a building, or a portion thereof, for the display and sale of merchandise to the public, including the storage of merchandise within the building in quantities sufficient to supply the establishments daily needs and which may include a grocery store up to 375 square metres in area;

roof sign

means a sign that is mounted on or above the roof of a building;

sand and gravel yard

means the use of land, a building, structure, or a portion thereof, for the extraction and storage of earth, clay, gravel, sand, stone or other forms of aggregate;

screening

means the total or partial, visual concealment of a building, structure or activity by a fence, wall, berm and/or soft landscaping;

Glossary

secondary school

means the use of land, a building, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction for grades 6 to 12;

secondary suite

means a self-contained dwelling unit that is accessory to and located within a one unit dwelling;

shelter

means the use of a building, or a portion thereof, for the temporary housing and support of those who are vulnerable, homeless, or are in need of emergency short term accommodation;

shipping container

means a prefabricated container or box specifically constructed for the transport of goods by rail, ship or transport truck, and shall be considered a type of accessory building or structure when used for any other purpose than the transporting of goods. A shipping container does not include semi-trailer units, truck boxes, portable construction site units or any similar type of conveyance;

shopping centre

means a building, located on a single lot, which contains multiple, leasable, commercial units, as well as other related services which share facilities such as on-site parking, hallways, public washrooms, eating areas and common entrances/exits;

side yard

means the area of a site bound by the front and rear of the principal building, and the side property line;

sign

any device which is placed on or affixed to a building, structure or land intended for the advertising or calling attention to any person, matter, object or event;

sign face

means the entire area or surface of the sign containing advertising, letters, numbers or symbols;

sign permit

means a document authorizing the placement of a permanent sign issued pursuant to this Bylaw;

single vehicle car wash

means the use of a building, structure, or a portion thereof, for the provision of full service, automatic or hand operated washing of motor vehicles with a gross vehicle weight equal to or less than 5,000 kilograms, which contains a single wash bay that is only capable of washing one vehicle at a time;

Glossary

site

means a single area of land, devoted to a certain use, which may be occupied by a building or group of buildings;

site plan review

means the Administrative review completed by the Development Officer when alterations are proposed to a site that may impact parking, vehicle circulation, or any site feature;

social club

means the use of a building, or a portion thereof, by members of a group, club or organization to participate in passive recreational, social or cultural activities, which may include rooms to hold meetings, events and classes, or provide space for the consumption of food and alcohol, but does not provide for uses that would be considered a health club;

special care facility

means the use of a building, or a portion thereof, for the rehabilitation of individuals, with or without the provision of overnight accommodation, which include facilities that provide mental health care, drug rehabilitation and detoxification treatment centres;

street townhouse

means a residential building constructed in the typical townhouse style, containing three (3) or four (4) dwelling units that provide individual, at grade, exterior access and are separated by party walls;

storage facility

means the use of a building, structure, or a portion thereof, for the provision of leasable space for the indoor storage of personal items, goods, merchandise, equipment or materials, which may include an administrative office associated with the use;

storage yard

means the use of land, or a portion thereof, for the provision of leasable space for the outdoor storage of personal items, goods, merchandise, equipment or materials, which may include an administrative office associated with the use;

storey

means that portion of a building that 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 such floor and the ceiling above it;

street

means a boulevard, square, right-of-way, road allowance, or highway that is vested in the name of Her Majesty, or is set aside for such purposes. This may include bridges or similar forms of public improvement erected upon or are in connection with a street;

Glossary

structure

means anything erected or constructed, the use of which requires the temporary or permanent location on, or support of, the soil or attachment to something having permanent location on the ground or soil. This does not include pavements, curbs, sidewalks, or open air, hard surfaced areas located on ground level;

suite

means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, or dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies;

take-out food service

means the use of a building, or a portion thereof, for the preparation and sale of food, for consumption primarily off-site, but may include limited seating space for on-site consumption;

tandem parking

means two (2) parking spaces that are provided, one in front of the other, with a common or shared point of access to the drive isle;

temporary use

means a use that is established for a fixed period of time, and that is to be discontinued upon the expiration of the time period specified for that use;

theatre

means the use of a building, or a portion thereof, for the viewing of motion pictures, or live performances of theatre, music or dance provided to the general public, which may include the preparation and sale of food and beverages to be consumed on-site;

third party advertising

means a sign which directs attention to a business, commodity, or service that is conducted, sold or offered at a location other than where the sign is located;

use

means the purpose or activity that occupies or is maintained on a site or lot;

utilities

means any one or more of the following:

- a) above or below grade systems for the distribution of gas (whether artificial or natural), electricity, cable, internet, telephone, or other similar services;
- b) facilities for the storage, transmission, distribution or supply of water;

Glossary

- c) facilities for the collection, transmission or disposal of sanitary sewage; and
- d) storm sewage and related drainage facilities;

vehicle renting and leasing

means the use of land, a building, or a portion thereof, for the rental of automobiles, motorcycles, snowmobiles, boats, recreational vehicles, or other similar light vehicles, which may include cleaning, detailing or incidental maintenance;

vehicle sales

means the use of land, a building, or a portion thereof, for the sale of automobiles, motorcycles, snowmobiles, boats, recreational vehicles or other similar vehicles, which may include cleaning, detailing, incidental maintenance, service and sale of parts;

vehicle service

means the use of land, a building, or portion thereof, for the servicing, repair and painting of automobiles, motorcycles, snowmobiles, boats, recreational vehicles or similar vehicles;

veterinary clinic – large animal

means the use of a building, or a portion thereof, for the medical treatment of large animals and livestock, which may include indoor, overnight accommodation, and the sale of products related to the use;

veterinary clinic – small animal

means the use of a building, or a portion thereof, for the medical treatment of small animals, which may include indoor, overnight accommodation, and the sale of products related to the use;

veterinary hospital

means the use of land, a building, structure, or a portion thereof, for the medical treatment of all animals, which includes either indoor or outdoor, overnight accommodation, and which may be a part of a learning hospital or another post-secondary education institution;

warehousing and wholesale

means the use of a building, structure, or a portion thereof, for the storage of wholesale goods and materials, and where goods, materials or other commodities are sold to retailers for the purpose of carrying on any trade or business;

waste water treatment plant

means a facility owned and operated by the City which treats sewage and other waste water and stores the treated water prior to disposal;

water treatment plant

means a facility owned and operated by the City which treats raw water and stores the treated water prior to distribution;

Glossary

wetland

means a low-lying area covered by water often enough to promote and support the growth of aquatic plants and animals for part of their life cycle. Included as part of a functional wetland are the transitional vegetative zones which separate the wetland from adjacent uplands;

yard

means an unoccupied space open to the sky on the same site with a building or structure;

zone or zoning district

means an area of land located within the municipality that is governed by a specific set of requirements and regulations, which are contained in this Bylaw.

(16 of 2020, s.1tttt. to 1ooooo.; 1rrrrr; 13 of 2022, s.1nnn to yyy; 2 of 2023, s.1ee & ff.; 19 of 2024, s.1ww. to yy.; 21 of 2024, s.1e.; 4 of 2025, s.1; 26 of 2025, s.1.mmm. to ffff.)

Appendix “A”

Fee Schedule

Development Permit

Permitted Use \$200

Discretionary Use
Development Officer \$350

Discretionary Use
Council \$500

Site Plan Review \$200

Zoning Bylaw Amendment \$500 + advertising fee

Minor Variance \$100

Contract Zone Agreement \$1500

Zoning Memorandum \$75

Building Compliance Letter \$75

Zoning Compliance Letter \$75

Sign Permits

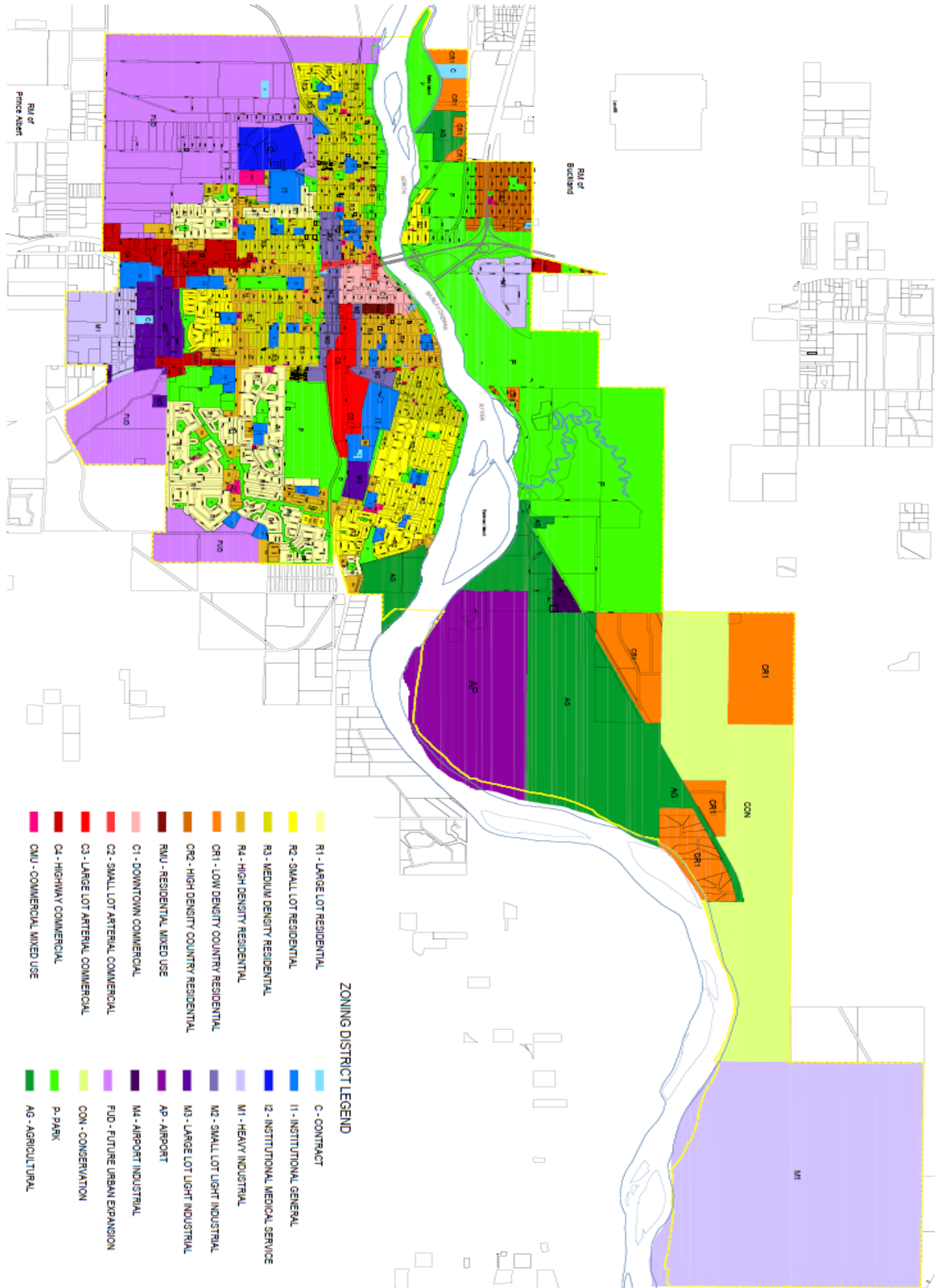
Permanent Signs \$150

Digital Signs \$400

Street and Walkway Closure \$500 + advertising fee

(16 of 2020, s.1ppppp & 1qqqqq; 16 of 2023, s.1.a.)

Zoning Map & Amendments

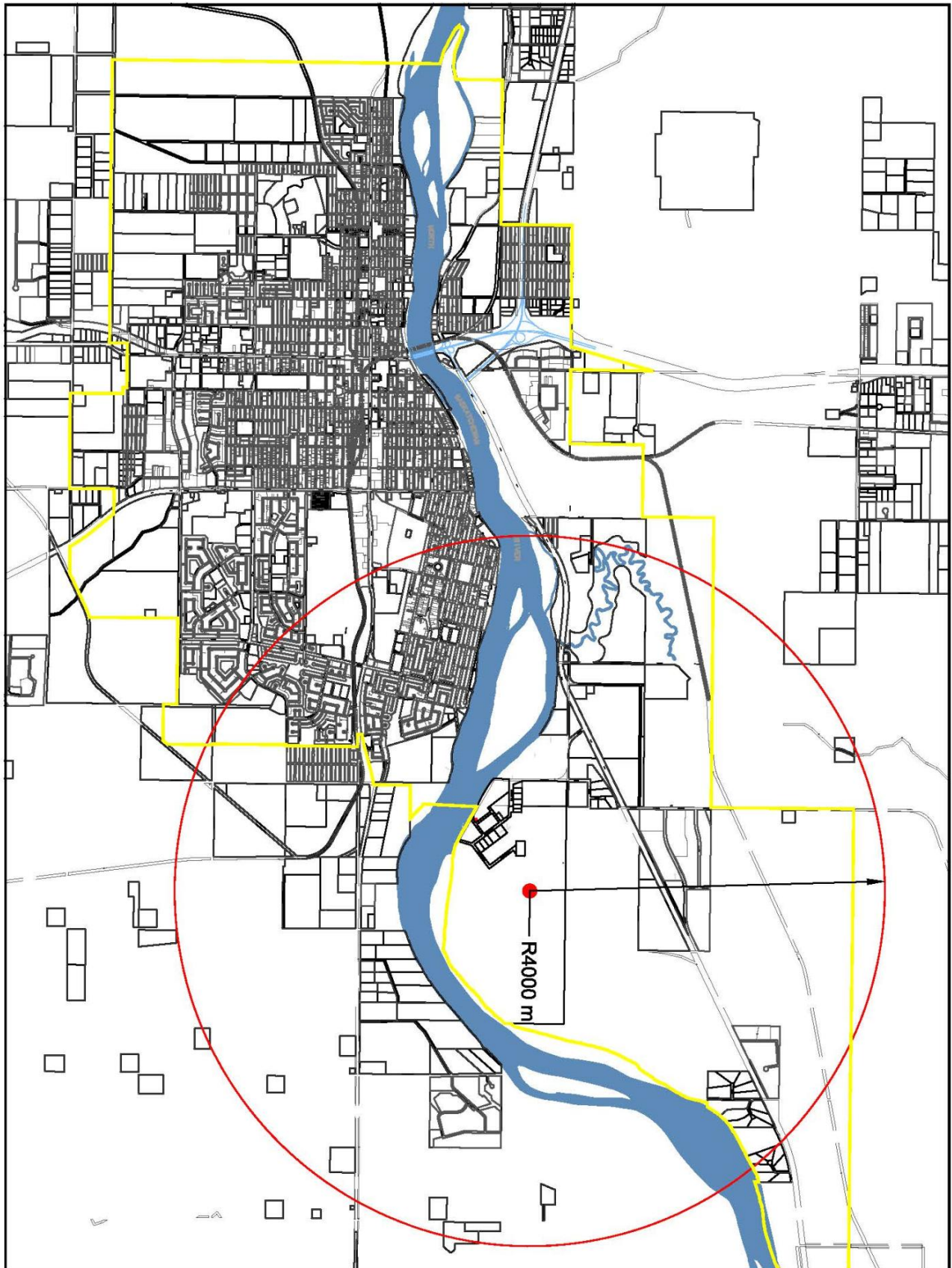


Appendix “B”

Bylaw No.	Adopted by Council	Description
19 of 2019 6 of 2020	January 27, 2020 May 19, 2020	R2 to R4, Parcel FF, Plan 102152405 Ext. 0 FUD to R4 & CMU, Parcel E, Plan 68PA08273 & Parcel L, Plan 102244429
23 of 2020	October 13, 2020	CMU to R4, Lot 3A, Block Q, Plan 102222357 Ext. 0
4 of 2021 19 of 2021	March 15, 2021 November 29, 2021	R4 to C4, Lot 7, Block 6, Plan B668 Ext. 77 FUD to R3, Lot A, Block 6, Plan CW4900 Ext. 0
24 of 2021 26 of 2021	January 24, 2022 January 24, 2022	R3 to CMU, Lots 20-23, Block 34, Plan B651 CMU to R4, Lot 2, Block Q, Plan CY2276 Ext. 0
12 of 2022	May 16, 2022	FUD to C4, Parcel PAE & Parcel 1, Plan 102375446 Ext. 0; Parcel 2, 2A & 3, Plan 102382040 Ext. 0 M3 to C4, MR1 & MR2, Plan 102375446 Ext. 0
17 of 2022	September 6, 2022	R4 to C2, Lot 8 Ext. 0 & 9 Ext. 99, Block 4, Plan C199
23 of 2022	November 28, 2022	FUD to C4, Parcels 4, 5, 6 & 7, Plan 102391646 Ext 0
10 of 2023	March 27, 2023	FUD to I1, Portion of Parcel AA, Plan 62PA10512 Ext. 1
11 of 2023 19 of 2023	March 27, 2023 September 5, 2023	FUD to R4, Parcel H, Plan 102132199 R3 to CMU, Lot 41, Block 33, Plan 99PA01237 Ext. 0
20 of 2023	November 6, 2023	FUD to R4, Portion of Parcel J, Plan 72PA00606 Ext. 4
7 of 2024	March 25, 2024	FUD to C4, Parcel 49, Plan 101816939 Ext. 129
17 of 2024	May 13, 2024	FUD to R4, Parcel F & G, Plan 68PA08273 Ext. 0
18 of 2024 21 of 2024	May 13, 2024 August 19, 2024	FUD to C4, Parcel 9A, Plan 102406801 Ext. 0 FUD to R4, a portion of Parcel AA, Plan 62PA10512 Ext. 1
24 of 2024 25 of 2025	August 19, 2024 October 6, 2025	CMU to R2, Lot 1, Block 13, Plan CI2892 M2 to C, Portion of Parcel A, Plan BZ4785 Ext.0

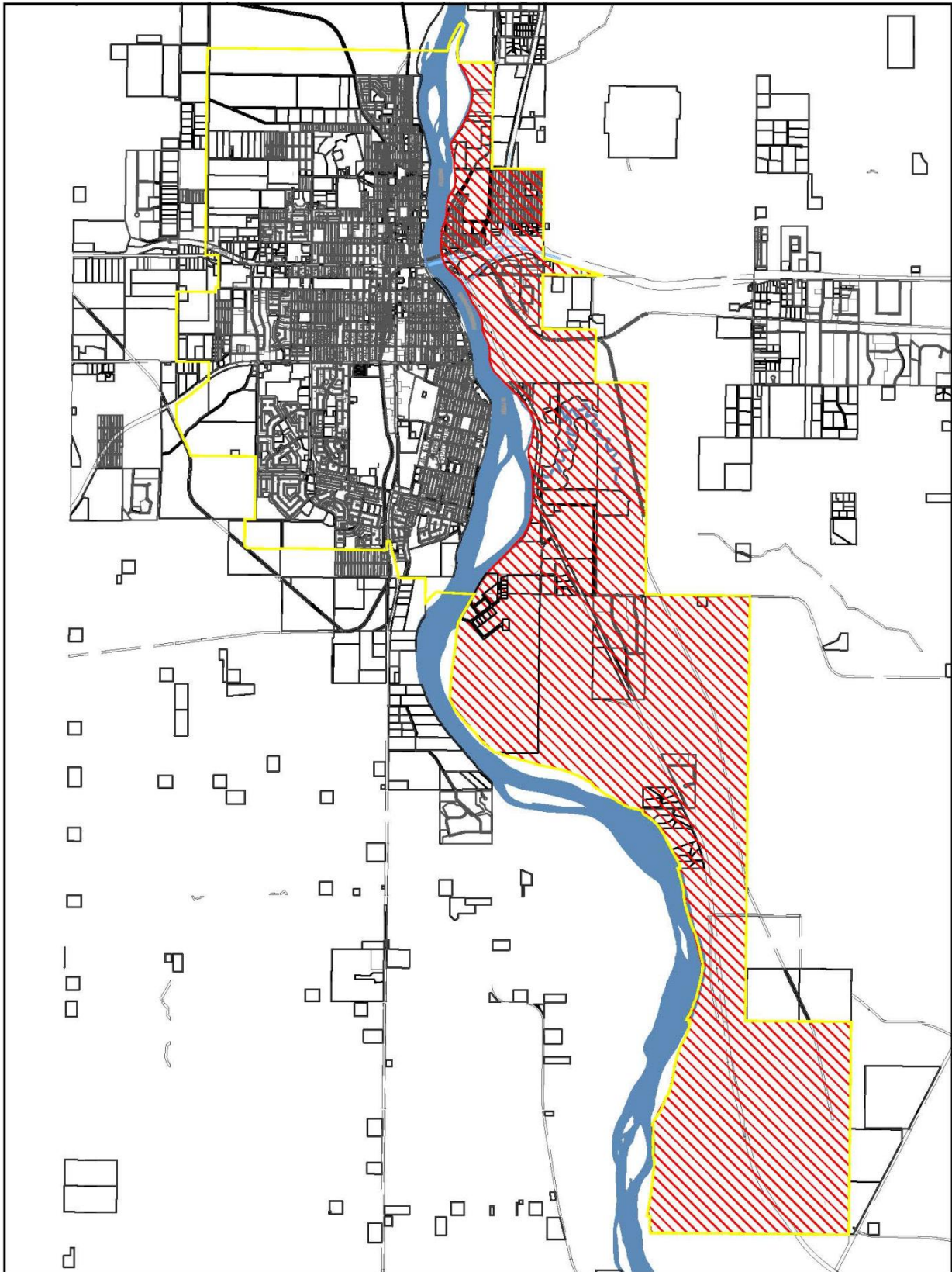
Appendix “C”

Airport Overlay



Appendix “D”

Fire Hazard Overlay



(16 of 2020, s. 1rrrrr)