

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.)